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## MINUTES

Meeting:	<b>Planning Committee</b>
Date:	Friday 13 March 2015 at 10.00 am
Venue:	Aldern House, Baslow Road, Bakewell
Chair:	Mr P Ancell
Present:	Cllr D Birkinshaw, Cllr P Brady, Cllr C Carr, Cllr Mrs H Gaddum, Cllr Mrs N Hawkins, Cllr H Laws, Cllr A McCloy, Ms S McGuire, Mr G Nickolds, Cllr Mrs K Potter, Cllr Mrs L C Roberts, Cllr Mrs J A Twigg, Cllr S Wattam and Cllr D Williams
Apologies for absence:	Cllr D Chapman and Cllr A R Favell

### **16/15 MINUTES OF THE MEETING OF 13 FEBRUARY 2015**

The minutes of the last meeting of the Planning Committee on Friday 13 February 2015 were approved as a correct record.

### **17/15 URGENT BUSINESS**

There was no urgent business to report, however the Chair took the opportunity to thank Mr G Nickolds for his 8 years' valued contribution as an Authority Member appointed by the Secretary of State and to note that this was to be his last Planning Committee before leaving the Authority.

### **18/15 MEMBERS DECLARATIONS OF INTEREST**

#### Item 6

Cllr Mrs K Potter declared a personal interest as she had attended the meeting of Baslow Parish Council at which this matter was discussed, however she had left the room prior to that discussion.

Cllr D Williams declared a personal interest as a member of the Co-operative Society. He had also replied to an email from Jonathan Fish.

Ms S McGuire declared a personal interest as a member of the Co-operative Society and she had also replied to an email from Jonathan Fish.

Cllr P Brady declared a personal interest as his grandchildren spent time with the children of one of the doctors who worked at Baslow Health Centre.

Cllr Chris Carr declared a personal interest as he had replied to a letter from Jonathan Fish, declining his invitation to meet with him.

Cllr Mrs H Gaddum declared a personal interest as she had responded to a letter from Jonathan Fish, declining his invitation to go and see the application site with him.

Cllr Mrs L Roberts declared a personal interest, as she had replied to and declined an offer to meet with Jonathan Fish. Cllr Roberts also declared a personal interest as a member of the Co-operative Society.

Mr G Nickolds declared a personal interest as he had declined an invitation to meet with Jonathan Fish. Mr Nickolds also declared a personal interest as a member of the Co-operative Society.

The Chair announced that many representations had been received by Members. These included 2 anonymous letters, and representations from the following:

Harold Cupitt  
Ben McIntyre  
Baslow and Bubnell Parish Council  
Dr Tessa Peasgood  
Eileen Langsley  
Robin Hayes  
Jonathan Fish  
Cllr Mike Longden  
Robert Cotterell  
Tony Mottram  
Emily White  
Matthew Snell  
Sue Goad  
David Upton  
Martin Hurrell  
Martin Hughes on behalf of New River Retail  
Dan Kirby  
Baslow Save Our Shop Group  
Enid Ellis  
Margaret Wilkinson  
Ian and Louise Fell  
A.D Knighton

Item 7

Mr G Nickolds declared a personal interest as a member of the Heritage Lottery Fund East Midlands committee – the application had been discussed but he did not have a prejudicial interest in it.

Cllr Mrs K Potter declared a prejudicial interest as the applicant is a fellow member of Rowsley Parish Council and his business is located in Rowsley – she would leave the room after making her representation as Chair of Rowsley Parish Council and would take no part in the debate or voting. She also declared a personal interest as a member of the Campaign for the Protection of Rural England (CPRE) and the Friends of the Peak District (FOPD).

Items 8 and 9

Cllr Mrs J Twigg declared a personal interest as she attends the meetings of Ashford in the Water Parish Council and knows of Mr Griffiths but not personally.

John Scott, Director of Planning, declared a prejudicial interest as in his previous role as a planning consultant, he had advised the applicant about a different planning application. He would leave the room and take no part in the discussion.

Cllr H Laws declared a personal interest as a member of the National Trust.

Item 10

Cllr A McCloy declared a personal and prejudicial interest in that he knows the applicant well. He would leave the room prior to the item being heard and would take no part in the debate or voting.

## **19/15 PUBLIC PARTICIPATION**

The Chair noted that 15 members of the public had registered to make representations to the Committee.

## **20/15 FULL APPLICATION - ALTERATIONS AND EXTENSIONS TO EXISTING PUBLIC HOUSE TO FACILITATE CONVERSION TO CLASS A1 CONVENIENCE STORE - RUTLAND ARMS, CALVER ROAD, BASLOW**

The Chair informed the meeting that this item was being video recorded by a member of the public and invited anyone in the public gallery to indicate their objection to being filmed. There were no objections.

It was noted that Members had visited the site on the previous day.

This application sought permission to extend and alter the Rutland Arms Public House to facilitate its change to an A1 shop use.

The officer gave several updates to the meeting:

- 14 more letters of objection had been received by the deadline since publication of the report, none of which raised any new points to consider.
- Cllr Mike Longden, Derbyshire County Councillor for the Derwent Valley Division, had received a letter from Post Office Counters Ltd confirming that they had no plans to close any of their post offices.
- Amended plans had been received since the report was published which omitted the extension. Consequently, a bat survey was no longer required and the words "subject to receipt of a satisfactory bat survey, it is recommended that" were removed from the officer recommendation. Conditions 4, 5 and 19 were deleted. The remaining conditions were re-numbered accordingly.

The officer stated that any signs for the proposed shop would be the subject of a separate application for advertisement consent. He added that although the conversion of a pub into a shop would normally be accepted under permitted development rights, in this case the applicant had decided to combine a change of use application with the internal alterations of the building to enable officers and the members of planning committee to consider the proposed changes in their entirety. As a result, the ways in which the applicant had sought to mitigate some of the concerns raised by objectors could be demonstrated. The

conversion remained as an option for the applicant under permitted development rights, should the current proposals be refused.

The officer noted that competition between businesses was not a material planning consideration.

The following spoke under the Authority's Public Participation Scheme:

- Cllr D Dawson, Baslow and Bubnell Parish Council, in objection
- Kate Poole, Objector
- Jonathan Fish, Objector
- John Earnshaw, Objector
- Richard Conroy, Objector
- John Cook, Objector
- Nick Beecroft, Objector
- Rodger Lownsborough, Objector
- Fran Muscroft, Objector
- David Upton, Objector
- Ruth Child, Peter Brett Associates, Agent

Following consideration of the issues pertaining to this proposal, Members were minded to defer a decision until Derbyshire Dales District Council had responded to an application to list the Rutland Arms as an Asset of Community Value (ACV). The implications of such listing appear on page 7 of the report (page 21 of the pack). However, the Director of Planning advised that this was not a valid reason to defer the decision.

A break was taken between 11.35 and 11.40am.

Members moved and seconded deferral to obtain more information about the following:

- potential parking and highway issues, both in the car park and along the roadside, to include the size and frequency of delivery vehicles
- the conservation area setting especially in relation to the setting of the Grade 1 listed bridge and the listed church
- noise emissions from refrigeration and air conditioning units (a noise survey was required under condition 8)
- blocking up of the windows in a conservation area
- the future of the beer garden

The Chair reminded the meeting of the potential risks of deferring the decision. The applicant could proceed under permitted development rights and could also appeal against non-determination.

On the basis of the requirement for more information as specified above, the proposal to defer this item was put to the vote and carried.

**RESOLVED:**

**That the application be DEFERRED for the following reason:**

**To gather and report more information about the following issues:**

- **potential parking and highway issues, both in the car park and along the roadside, to include the size and frequency of delivery vehicles**

- the conservation area setting especially in relation to the setting of the Grade 1 listed bridge and the listed church
- noise emissions from refrigeration units (a noise survey was required under condition 8)
- blocking up of the windows in a conservation area
- the future of the beer garden

**21/15 FULL APPLICATION: PROPOSED SOUTH WESTERLY EXTENSION TO ONCE A WEEK QUARRY TO EXTRACT 69000 TONNES OF LIMESTONE (AT A RATE OF 2500 TONNES PER ANNUM), RETENTION OF EXISTING STONE CROPPING SHED/OFFICE/STORE WITH RESTORATION TO HAY MEADOW**

It was noted that Members had visited the site on the previous day.

The officer used a PowerPoint presentation to show the location and extent of each of the three phases of the proposed extension.

He reported that following the hay meadow translocation appraisal, there had been agreement with the applicant that the complete translocation of hay meadow identified during Phase 1B would not take place. It was proposed to translocate the hay meadow from the Phase 1 and Phase 2 areas, but if this proved unsuccessful, the translocation of hay meadow and mineral working from the remaining Phase 3 area would not take place.

The following amendments to the report were noted:

- Page 4 condition 10 – after “revised information” add “following agreement of the hay meadow translocation methodology, no hay meadow translocation and no tipping of quarry waste in Tip T2 shall take place if the translocation of the hay meadow under Phase 1 and the Phase 2 working area has failed. If successful, then hay meadow translocation and mineral working will take place in the next Phase, but there shall be no storage of waste in Tip T2.”
- Page 4 condition 7 – after “no more than 750 tonnes per annum” add “or 30%, whichever is the greater”
- Page 5 condition 31 Site and Quarry access and transportation – amend to state “no more than 5 lorry movements in and 5 out of the site per day.”
- Page 17 paragraph 8 and page 27 paragraph 2 – delete reference to “unilateral”
- Page 25 paragraph 6 – add “area” between “wider” and “which”

The following spoke under the Authority’s Public Participation Scheme:

- Cllr Mrs K Potter, Authority Member and Chair of Rowsley Parish Council

After speaking, Cllr Mrs Potter left the room and took no part in the debate or voting.

The recommendation of approval including the amended conditions was moved, seconded, put to the vote and carried.

**RESOLVED:**

**RECOMMENDATION**

**It is recommended that, subject to the prior completion of the S106 planning obligation whereby the Applicant, and those with an interest in the site, formally agree to:**

- (a) the use of the extraction stone solely for dimensional stone purposes, and
- (b) No more than 750 tonnes per annum, or 30%, whichever is the greater in total (calculated January to December) of stone product shall be removed from the site where delivery addresses are outside the Peak District National Park.

A) That the application be APPROVED subject to conditions covering the following:

1. Development to commence within 3 years from the date of the permission.
2. Duration for the winning and working of mineral to 30 September 2042, the removal of buildings and restoration completed by 30 September 2043.
3. The site and approved details - development to be undertaken in accordance with the application details.
4. Type of Mineral - No mineral other than limestone to be extracted from the site shall be worked.
5. Output Restriction - Limestone shall only be removed from the site for building, walling and decorative stone uses.
6. Mineral Restriction - Limestone shall not be removed from the site as or in the form of aggregate.
7. Destination Restriction - No more than 750 tonnes per annum, or 30%, whichever is the greater in total (calculated January to December) of stone product shall be removed from the site where delivery addresses are outside the Peak District National Park boundary.
8. Right to Inspect Delivery Notes.
9. Submission of a statement of sales.
10. Working scheme including phasing – development to be undertaken in accordance with the 3 phases of working identified in the application and revised information following agreement of the hay meadow translocation methodology, no hay meadow translocation and no tipping of quarry waste in Tip T2 shall take place if the translocation of the hay meadow under Phase 1 and the Phase 2 working area has failed. If successful, then hay meadow translocation and mineral working will take place in the next Phase, but there shall be no storage of waste in Tip T2.
11. Submission and approval of Hay meadow Translocation methodology prior to commencement), including measures of translocation success.
12. Phase 3 quarry operations shall not proceed should Phase 1 & 2 be deemed unsuccessful.
13. 10 year aftercare period for Translocation Phase 1 and 2.
14. Translocation works supervision - Preparation of donor and receptor sites, aftercare and management shall be supervised by a competent and suitably experienced Ecologist.
15. Aftercare of all translocated turf shall begin immediately after Phase 1 & 2 have been moved to the receptor site, and shall continue for a period of at least 10 years after turves from phase 3 have been placed on the receptor site
16. Fencing – submission of fencing details prior to commencement.
17. Method statement for Great Crested Newts mitigation – to be submitted for approval prior to commencement).
18. Agreement of access route for the internal haul road – access route set out in the details and plan submitted in the application (pre-commencement)
19. Restoration – implication of restoration plan as set out in the restoration management plan.
20. Site Access – Use of approved vehicle access.
21. Access improvements – Submission of a scheme of junction improvements (pre-commencement).
22. Submission and implementation of landscaping scheme for quarry.

23. Biodiversity and habitat creation - submission and approval of details.
24. Pond - Retention of pond and surrounding habitat within the site. - Management and control of Canadian pondweed.
25. Restoration, aftercare and management of quarry – Submission of restoration and aftercare proposals and 5 year aftercare period.
26. Recreational access provision to be agreed.
27. Production of appropriate information and interpretation.
28. Details of drystone walling repair to be agreed.
29. Hours of working – 07:30 - 17:30 daily Monday to Friday, 07:30 - 12:00 Saturday; no working on Sundays, Bank or Public Holidays: except for emergency operations
30. Output and resource monitoring- no more than 2,500 tonnes to be removed from the site per annum; total extracted stone leaving the site shall not exceed 69,000 tonnes; provision of annual output records to Authority in January of each year
31. Site and Quarry access and transportation – no more than 5 lorry movements in and 5 out of the site per day carrying stone from the site; via the internal haul road onto Flagg Lane; lorry types.
32. Quarry waste control - any overburden shall be used within the site for progressive restoration.
33. Archaeology - erection of protective fencing to protect remnant industrial features; a programme of archaeological work including a Written Scheme of Investigation to be submitted for approval (pre-commencement).
34. Noise - noise levels from site operations shall not exceed 10dB Laeq1h above background noise levels or where the background noise is below 35 Laeq1h shall not exceed a limit of 45 Laeq1h.
35. Blasting - no blasting permitted.
36. Dust, Smoke and Fumes – make available facilities to include water bowser, to control dust problems arising.
37. Lighting - no lighting without Authority's consent.
38. Drainage and water pollution – prevention of slurry, no discharge of foul or contaminated drainage from the site; suitable storage of oils fuel or chemicals; no vehicle maintenance except on impermeable areas.
39. Restrict permitted development rights (buildings, structures, plant machinery) colours of ancillary buildings; parking of plant and vehicles; and removal of ancillary development when no longer required.

**B. That authority be delegated to the Director of Planning and the Head of Law jointly to determine the details of the section 106 obligation.**

**C. That authority is delegated to the Director of Planning to approve the final details of the conditions in consultation with the Chair and Vice Chair of the Planning Committee.**

In accordance with the Authority's Standing Orders, the committee voted to continue the meeting beyond 1pm.

The committee broke for lunch at 1.05pm and reconvened at 1.35pm.

Chair: Mr P Ancell

Present: Cllr D Birkinshaw, Cllr P Brady, Cllr C Carr, Cllr Mrs N Hawkins, Cllr H Laws, Cllr A McCloy, Ms S McGuire, Mr G Nickolds, Cllr Mrs K Potter, Cllr Mrs L C Roberts, Cllr Mrs J A Twigg, Cllr S Wattam and Cllr D Williams

Apologies for absence: Cllr D Chapman and Cllr A R Favell

**22/15 FULL APPLICATION - CONVERSION OF THE MILL TO RESIDENTIAL USE. REPAIR AND CONSOLIDATION OF THE SHELL AND INTERIOR INCLUDING, NEW CAST-METAL RAINWATER GOODS, FENESTRATION AND JOINERY. RE-ROOF AND TIMBER REPAIRS. PEDESTRIAN BRIDGE TO CONNECT TO THE A6, REINSTATE SMALL ROOF LIGHTS, THE MILL, MILL LANE, ASHFORD IN THE WATER**

Cllr H Laws declared a personal interest in Items 8 and 9 as he was a member of the National Trust.

Having declared a prejudicial interest in Items 8 and 9, the Director of Planning left the room and took no part in the proceedings relating to either item.

It was noted that Members had visited the site on the previous day.

The planning application Item 8 and the listed building application Item 9 were considered together but voted upon separately.

The planning application proposed the conversion of the mill building to a single open market dwelling. The officer confirmed that there would be little external change and that those changes would be of benefit to the building.

The following spoke under the Authority's Public Participation Scheme:

- Mr A Bench, Agent

The recommendation of approval was moved, seconded, voted upon and carried.

**RESOLVED:**

**That the application be APPROVED subject to the following conditions:**

1. **3 year implementation time limit**
2. **Adopt amended plans including plans for the sloped bridge with yachting wire infill panels.**
3. **Conversion to be within shell of building with no demolition or rebuild without the prior written agreement of the National Park Authority.**
4. **All repairs to historic fabric outlined in the submitted 'Condition Survey and Repair Methods' to be completed before the dwelling is first occupied.**
5. **No development to commence until a detailed scheme for the bridge has been submitted and agreed in writing. The details shall include cross sections, design calculations and details of construction, materials etc., a schedule for installation and a remediation plan in the event that the conversion is not carried out.**
6. **Pedestrian bridge to be completed before dwelling is first occupied.**



7. The pedestrian bridge shall be ancillary to and for the use of occupiers of The Mill only in emergency flood situations.
8. Sample of colour for steelwork and yachting wire to bridge to be submitted and agreed.
9. Any gates to the pedestrian bridge shall open inwards only. Excluding the means of attachment no part of the proposed pedestrian bridge shall be located within the public highway.
10. Extent of domestic curtilage to be limited to area edged green on plan no. 14158/P/102.1a
11. Parking spaces and bin store and bin dwell area to be provided and maintained throughout the life of the development.
12. Details of construction compound to be submitted and agreed prior to commencement.
13. Recommendations of Protected Species Survey to be fully adhered to.
14. Submission and agreement of a scheme of archaeological monitoring measures.
15. Lighting scheme to be submitted and agreed.
16. Details of internal doors to be submitted and agreed.
17. Details of etched map on lobby glass to be agreed.
18. Windows and doors to be repaired on a like for like basis unless otherwise agreed in writing by the National Park Authority.
19. Photographic record of internal and external features to be submitted before work commences.
20. Minor Design Details.

**23/15 LISTED BUILDING CONSENT APPLICATION - REPAIR AND CONSOLIDATION OF THE SHELL AND INTERIOR INCLUDING, NEW CAST-METAL RAINWATER GOODS, FENESTRATION AND JOINERY. RE-ROOF AND TIMBER REPAIRS. CONVERSION OF THE MILL TO RESIDENTIAL USE. PEDESTRIAN BRIDGE TO CONNECT TO THE A6. REINSTATE SMALL ROOF LIGHTS AT THE MILL, MILL LANE, ASHFORD IN THE WATER**

Cllr H Laws declared a personal interest in Items 8 and 9 as he was a member of the National Trust.

Having declared a prejudicial interest in Items 8 and 9, the Director of Planning left the room and took no part in the proceedings relating to either item.

It was noted that Members had visited the site on the previous day.

The planning application Item 8 and the listed building application Item 9 were considered together but voted upon separately.

The application for listed building consent proposed alterations to the listed building in association with the conversion of the mill building to a single open market dwelling.

The recommendation of approval was moved, seconded, voted upon and carried.

**RESOLVED:**

**That the application be APPROVED subject to the following conditions:**

- 1. 3 year implementation time limit**
- 2. Adopt amended plans including plans for the sloped bridge with yachting wire infill panels.**
- 3. Conversion to be within shell of building with no demolition or rebuild without the prior written agreement of the National Park Authority.**
- 4. All repairs to historic fabric outlined in the submitted 'Condition Survey and Repair Methods' to be completed before the dwelling is first occupied.**
- 5. Details of internal doors to be submitted and agreed.**
- 6. Details of etched map on lobby glass to be agreed.**
- 7. Windows and doors to be repaired on a like for like basis unless otherwise agreed in writing by the National Park Authority.**
- 8. Photographic record of internal and external features to be submitted before work commences.**
- 9. Minor design details.**

*Cllr Mrs L Roberts left the meeting at 2.05pm. Following consideration of this item, John Scott, Director of Planning, returned to the meeting.*

**24/15 FULL APPLICATION - CONVERSION OF 3 AGRICULTURAL BUILDINGS TO 2 HOUSES AND GARAGES/GAMES ROOM ANCILLARY TO DWELLING, IVY HOUSE FARM, UPPERTOWN, BIRCHOVER**

Having declared a personal and prejudicial interest in this item, Cllr A McCloy left the room and took no part in the debate or voting.

This application proposed a change of use for two detached single-storey agricultural buildings in the courtyard to become open market dwellings. Consent was also sought for the change of use of the two-storey agricultural building in the courtyard to ancillary garaging for the farmhouse, with a games room on the first floor.

Members had visited the site in 2014 at the time of the previous, withdrawn application.

The following spoke under the Authority's Public Participation Scheme:

- Mr J Oldfield, Agent

The recommendation of refusal was moved, seconded, voted upon and carried.

**RESOLVED:**

**That the application be REFUSED for the following reasons:**

**The proposal fails to meet the requirements of Core Strategy Policy HC1 because it proposes the conversion of a relatively modern range of buildings in a relatively isolated location in the open countryside. It has not been demonstrated that the impetus of the open market value of new houses is required to secure any conservation or enhancement to the site and its setting. The proposal would also be contrary to the National Planning Policy Framework which promotes sustainable development in rural areas, notably paragraph 55 of the Framework which seeks to avoid isolated new homes in the countryside unless there are special circumstances.**

*Cllr Mrs N Hawkins left the meeting at 2.25pm. Following consideration of this item, Cllr A McCloy returned to the meeting.*

**25/15 FULL APPLICATION - DEMOLITION OF FORMER DWELLING AND THE ERECTION OF A NEW OPEN MARKET DWELLING AT HOPE VIEW COTTAGE, PINDALE ROAD, CASTLETON**

It was noted that Members had visited the site on the previous day.

The officer suggested two additional reasons for refusal as the Highway Authority had raised objections over the increased use of the existing access which had severely restricted exit visibility and also that the potential for roosting bats using the site had not been fully investigated.

The following spoke under the Authority's Public Participation Scheme:

- Mr R Bryan, Agent

The recommendation of refusal including the two additional reasons was moved, seconded, voted upon and carried.

**RESOLVED:**

**That the application be REFUSED for the following reasons:**

- 1. Contrary to Policy HC1C II, that the proposed development is not required to conserve or enhance the site and the wider Conservation Area.**
- 2. Inappropriate scale and design of the new dwelling, contrary to policies GSP3, L3, LC4 and LC5.**
- 3. The proposals would increase use of the existing access where exit visibility is severely restricted due to lack of highway margins and the boundary walls.**
- 4. The potential for roosting bats at the site had not been fully investigated.**

*Cllr Mrs K Potter and Cllr C Carr left the meeting at 3pm.*

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**26/15 FULL APPLICATION - PROVISION OF AN ALL WEATHER RIDING SURFACE TO AN APPROVED RIDING ARENA, INCLUDING NEW PERIMETER TIMBER FENCE AND LANDSCAPING AT LANE END FARM, ABNEY**

This application proposed the provision of a new all-weather riding surface for the existing riding arena, along with the erection of a new timber perimeter fence and landscaping.

The officer suggested an amendment to condition 4 to stipulate that the tanalised fencing and kickboards be left untreated to weather naturally to silver-grey. Members requested an additional condition 6 to control the management of drainage and surface water over potential concerns about possible pollution from the use of tyre chips in the surfacing.

The recommendation for approval with the amended condition and additional condition was moved, seconded, voted upon and carried.

**RESOLVED:**

**That the application be APPROVED subject to the following conditions or modifications:**

- 1. Statutory three year time limit for implementation.**
- 2. Development to be carried out in accordance with specified approved plans.**
- 3. Riding surface to be carried out in accordance with the sample received by the Authority and maintained in perpetuity.**
- 4. Tanalised timber fencing and kickboards to be unstained and left to weather naturally.**
- 5. Scheme of landscaping to be carried out in accordance with the approved plans and maintained in perpetuity.**
- 6. The management of drainage and surface water disposal to be agreed with planning officers unless pre-washed tyre chips used in the surfacing.**

*Cllr D Williams left the meeting at 3.07pm.*

**27/15 APPROVAL OF CHAPEL-EN-LE-FRITH NEIGHBOURHOOD DEVELOPMENT PLAN FOR REFERENDUM**

This report gave Members the opportunity to consider the Independent Examiner's report on the Chapel-en-le-Frith Neighbourhood Development Plan 2013 – 2028 and to decide how to proceed.

The recommendations were moved, seconded, voted upon and carried.

**RESOLVED:**

**That the Authority:**

- (1) Accepts the Examiner's recommendations to make modifications to the Neighbourhood Plan, and the reasons for the recommendations, as set out in the Examiner's report and listed in Appendix 2; and**

- (2) Agrees that the Chapel-en-le-Frith Neighbourhood Plan, as modified according to the Examiner's report, meets the Basic Conditions, is compatible with the Convention rights and complies with the definition of a Neighbourhood Development Plan and the provisions that can be made by a Neighbourhood Plan; and**
- (3) Agrees that a Referendum is now held on the adoption (making) of the Neighbourhood Plan, subject to further comments from High Peak Borough Council and Chapel-en-le-Frith Parish Council. If either High Peak Borough Council or Chapel-en-le-Frith Parish Council decline to accept the modifications, a further report will be presented to the Authority.**
- (4) Agrees to issue a Decision Statement in accordance with the Neighbourhood Planning Regulations (subject to recommendations 1 and 2 above) setting out the Authority's decision to take the Neighbourhood Plan forward for Referendum, being satisfied that the modifications and the reasons for them ensure that the Chapel-en-le-Frith Neighbourhood Development Plan is robust and meets the Basic Conditions.**

#### **28/15 POTT SHRIGLEY CONSERVATION AREA DRAFT APPRAISAL**

The report sought Member approval for the adoption of the Pott Shrigley Conservation Area Appraisal.

Members congratulated officers and expressed appreciation of their work.

The recommendation was moved, seconded, voted upon and carried.

#### **RESOLVED:**

- 1. That the Pott Shrigley Conservation Area Appraisal be adopted.**

#### **29/15 DESIGNATION OF LEEKFRITH NEIGHBOURHOOD AREA**

The report sought Member agreement to designate that part of Leekfrith parish that is within the National Park as part of the Leekfrith Neighbourhood Area, under the Localism Act 2011 Schedule 9.

The recommendation was moved, seconded, voted upon and carried.

#### **RESOLVED:**

**That the part of Leekfrith parish that is within the National Park is designated as part of the Leekfrith Neighbourhood Area (the shaded area within the parish boundary on the map in Appendix 1), under the Localism Act 2011 Schedule 9, Section 61G.**

#### **30/15 HEAD OF LAW REPORT**

The recommendation was moved, seconded, voted upon and carried.

#### **RESOLVED:**

**That the report be received.**

The meeting ended at 3.25 pm