



MINUTES

Meeting: **Planning Committee**

Date: Friday 11 March 2016 at 10.00 am

Venue: Board Room, Aldern House, Baslow Road, Bakewell

Chair: Mr P Ancell

Present: Cllr D Birkinshaw, Cllr P Brady, Cllr C Carr, Cllr D Chapman,
Cllr Mrs N Hawkins, Mr R Helliwell, Cllr Mrs C Howe, Cllr H Laws,
Ms S McGuire, Cllr Mrs K Potter, Cllr Mrs J A Twigg and
Cllr G Weatherall

Cllr Mrs L C Roberts and Cllr A McCloy attended to observe and speak
but not vote.

Apologies for absence: Cllr J Macrae.

41/16 MINUTES OF PREVIOUS MEETING

The minutes of the last meeting of the Planning Committee on 12 February 2016 were approved as a correct record.

42/16 MEMBERS DECLARATIONS OF INTEREST

Item 6 & 7

Ms S McGuire declared a personal interest as she was in contact with the applicant approximately 10 years ago when researching a stone circle on their land

Mr R Helliwell declared a prejudicial interest as the applicant was known to him and he would leave the room during this item.

Item 8

Cllr C Furness, member of the Authority is speaking as a member of the public and is known to all members of the committee.

Cllr P Brady declared a personal interest and has exchanged some correspondence with L Grainger regarding the application and also with Mr J Keeley, Planning Officer.

Item 9

Cllr Mrs K Potter – declared a prejudicial interest as the applicant gave Rowsley Parish Council gravel for a community garden but Cllr Potter was not directly involved with

negotiations, Cllr Potter stated she would leave the room during consideration of this item.

43/16 PUBLIC PARTICIPATION

Seven members of the public had given notice to speak under the Public Participation at Meetings Scheme.

Mr R Helliwell left the room for the following two items, having declared prejudicial interests in Item 6 and 7 which were to be taken together but the order would be reversed so that item 7 relating to the Listed Building consent would be dealt with first and then the planning application Item 6.

44/16 LISTED BUILDING CONSENT - CONVERSION OF BARN TO RESIDENTIAL DWELLING AT HIGHLOW FARM HOUSE, HIGHLOW, HATHERSAGE

Members had visited the site in January 2016

The following spoke under the Public Participation at Meetings Scheme:

- Mr Craig Barks, Agent.

The planning officer highlighted the harm to features under the current plan and that there was not enough public benefit to allow the current proposal to proceed. Planning consent had already been given for the conversion of the first floor to holiday accommodation and the use of the ground floor would require protection of the stable end of the building and particularly the beams which were of significant interest.

Clarification was sought on the comments of Historic England as they were not clear. They had stated they would be happy to leave the decision to the Authority's Archaeology and Conservation officers who support the refusal.

Officers are continuing to work with the applicant to find a solution. Officers advised that the permission granted in 2008 for a holiday let could now be accepted in principle as an open market dwelling due to the changes in Core Strategy policy in 2011.

The recommendation for refusal was moved and seconded. The motion was then voted on and carried.

RESOLVED:

That the application be REFUSED for the following reason.

- 1. The proposed works would harm the significance of the grade II listed barn contrary to Core Strategy Policy L3 and Local Plan Policy LC6. In the absence of any overriding public benefits it is considered that any approval would also be contrary to the National Planning Policy Framework.**

Cllrs D Chapman and G Weatherall joined the meeting during the consideration of this item and did not take part in the voting.

45/16 FULL APPLICATION - CONVERSION OF BARN TO RESIDENTIAL DWELLING AT HIGHLOW FARM HOUSE, HIGHLOW, HATHERSAGE

Discussed under Item 7.

The following spoke under the Public Participation at Meetings Scheme:

- Mr Craig Barks, Agent.

RESOLVED:

That the application be REFUSED for the following reason.

- 1. The proposed development would harm the significance of the grade II listed barn contrary to Core Strategy Policies GSP1, GSP3, L3 and HC1 and Local Plan polices LC4, LC6 and LC8. In the absence of any overriding public benefits it is considered that any approval would also be contrary to the National Planning Policy Framework.**

Cllrs D Chapman and G Weatherall did not take part in the voting as they joined the meeting during consideration of this item.

Mr R Helliwell returned to the room.

46/16 HOUSEHOLDER APPLICATION - INSTALLATION OF ROOFLIGHTS AND WINDOW OF REAR GABLE OF PROPERTY - BETHLEHEM CHAPEL, HUGH LANE, BRADWELL

This application was deferred by Members of the Planning Committee in February so that design alterations to the gable window and rooflights could be negotiated by Officers, and so that the planning history and lawful use of the site could be clarified.

The following spoke under the public participation at meetings scheme:

- Cllr Peter Higgs, Bradwell Parish Council
- Cllr Chris Furness, speaking on enforcement
- Mr Ian Kern-Lowe, Applicant

It was noted that some alterations already carried out on the building are unauthorised but are not relevant to this application determination as they are a separate enforcement issue and the Authority's Enforcement Team are engaging with the applicant regarding this matter.

The Planning Officer reported that amended plans had been received and had incorporated the changes requested by officers.

Some concerns regarding parking were expressed by the Parish Council based around the increase in the number of bedrooms in proportion to the number of parking spaces and also an issue regarding manoeuvring in and out of the parking spaces. Members were advised that the increased number of bedrooms within the property did not necessarily have an impact on the number of parking spaces required and that access to the parking spaces was not a planning issue in this instance.

The recommendation for approval subject to conditions was moved, seconded, voted on and carried. It was agreed to include two additional conditions, one to ensure that the parking spaces could only be used for parking of vehicles and a second condition to ensure the appropriate detailing of the new window.

RESOLVED:

That the application be APPROVED subject to the following conditions:

- 1. Statutory time limit.**
- 2. Completion in accordance with the revised plans.**
- 3. Roof lights to be conservation type, fitted flush with roof slope.**
- 4. Agree details of the new window at gable end.**
- 5. That the parking area be available throughout the lifetime of the development for domestic vehicle use only.**

The meeting was adjourned for a short break at 11.20 and reconvened at 11.30.

Cllr Mrs K Potter left the room and the Head of Law informed the meeting that this was due to Cllr Potter declaring a prejudicial interest in the following item 9.

47/16 FULL APPLICATION - CONSTRUCTION OF TWO LOCAL NEEDS DWELLINGS, HEY FARM, WARDLOW

The following spoke under the Public Participation at Meetings Scheme:

- Mr Jon Millhouse, Agent.

Member debated the impact of the proposal on the conservation area and specifically the medieval field strips. It was noted that the conservation appraisal did not prevent all development but set a high bar for identifying suitable sites.

Members and Officers agreed that Wardlow was a suitable village for the siting of affordable homes but no feasibility study had been carried out to identify alternative sites. Members concerns were about the balance between the protection of the conservation area and providing affordable housing to ensure a vibrant community is maintained.

A special Parish Council meeting had been held and overall support for the proposal given.

Recommendation of refusal moved and seconded with an amendment to paragraph 3 (omitting the second sentence).

The motion was voted on and lost.

The majority view of the committee was that the need for affordable homes outweighed the potential harm to the landscape in this instance as the impact of the proposal would be minor and not block out the whole of the opening of the field strip.

Members suggested a change to the layout of the buildings to ensure minimum impact on the neighbouring houses, setting the new houses further back, as originally proposed.

Members were minded to approve the application subject to a legal agreement on the basis that there is a need for affordable homes in the village and the proposed

siting of the houses still leaves a gap at the frontage and that it is not so harmful to be a refusal when weighed against the benefits. The Director of Conservation and Planning advised that the application should therefore be deferred to the next Planning Committee in accordance with the Authority's Standing Order 1.48.

RESOLVED:

To DEFER consideration of the application in accordance with Standing Order 1.48 as the Committee were minded to approve the application contrary to Authority Policy and the Officer recommendation.

Cllr Mrs K Potter returned to the meeting.

48/16 FULL APPLICATION - REPLACEMENT DWELLING - ST MARYS BUNGALOW, QUEEN STREET, TIDESWELL

The Planning Officer asked for an amendment to the original report numbering, the last condition needed to be changed to '8'.

The applicants have shown an interest in introducing environmental measures, which should be encouraged.

Some concerns discussed regarding the use of the yard attached to the house, if commercial use required this would need additional planning permission. Development of the yard is covered by item 7 of the conditions.

Recommendation for approval subject to conditions was moved and seconded with the addition of a condition to remove the existing garage and a change to condition 3 with removal of wording after "extensions". The motion was then voted on and carried.

RESOLVED

That the application be APPROVED subject to the following conditions:

- 1. Statutory 3 year time limit for implementation.**
- 2. Development not to be carried out otherwise than in accordance with specified plans.**
- 3. Removal of permitted development rights for external alterations and extensions.**
- 4. Conditions to specify or require prior approval of architectural and design details for the dwelling including, stonework, roof materials, windows and door design and finish and rainwater goods.**
- 5. Prior approval of space within the site for accommodation, storage of plant, materials and parking for site operative's vehicles during construction works.**
- 6. Prior approval of environmental management measures prior to commencement.**

7. **Prior approval of landscaping, including extent of garden reinstatement, boundary treatments, profiling of ground, hard landscaping , and tree retention and planting.**
8. **Parking to be provided prior to occupation.**
9. **Removal of existing garage.**

49/16 FULL APPLICATION - DEMOLITION OF THE EXISTING HOUSE AND GARAGE AND REPLACEMENT WITH A NEW DWELLING AND NEW DOUBLE GARAGE WITH ANCILLARY ACCOMMODATION ABOVE AT RIVERDALE, EDALE ROAD, HOPE

In accordance with the Authority's Standing Orders, the meeting voted to continue its business beyond 3 hours.

The following spoke under the Public Participation at Meetings Scheme:

- Mr Tom Bell, Applicant

Members discussed concerns regarding the contemporary design and the fit with the landscape. Concern was also expressed about the large amount of glass in the building and its visibility from the surrounding open landscape. Therefore a motion for deferral to allow for Members to visit the site was moved and seconded. The motion was then voted on and carried.

Members also requested more information regarding the ancillary accommodation above the garage on the proposal.

RESOLVED:

The application was DEFERRED to the next Planning Committee pending a site visit.

50/16 HOUSEHOLDER APPLICATION - CONSTRUCTION OF REAR AND SIDE EXTENSIONS, FIELD VIEW, EYAM

Members discussed the issue regarding the variety of building materials already used in previous extensions and the difficulty in finding a suitable material for this work.

Members recommended approval with the addition of a condition requesting a sample panel of the building material before work commences. The motion was moved, seconded, voted on and carried.

RESOLVED:

That the application be APPROVED subject to the following conditions:

1. **Statutory time limit.**
2. **Completion in accordance with the revised plans.**
3. **Conditions to specify architectural and design details including, stonework, roof materials, windows and door design and finish and rainwater goods.**

4. Sample of building material to be submitted before work commences.

51/16 PLANNING APPEALS- HEAD OF LAW REPORT

RESOLVED:

That the report be received.

The meeting ended at 1.27 pm