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## MINUTES

Meeting:	<b>Planning Committee</b>
Date:	Friday 15 April 2016 at 10.00 am
Venue:	Board Room, Aldern House, Baslow Road, Bakewell
Chair:	Mr P Ancell
Present:	Cllr P Brady, Cllr C Carr, Cllr Mrs C Howe, Ms S McGuire, Cllr J Macrae, Cllr Mrs K Potter and Cllr Mrs J A Twigg  Cllr Mrs L C Roberts attended to observe and speak but not vote.
Apologies for absence:	Cllr D Birkinshaw, Cllr D Chapman, Cllr Mrs N Hawkins, Mr R Helliwell, Cllr H Laws, Cllr G Weatherall and Cllr A McCloy.

### **52/16 MINUTES OF PREVIOUS MEETING**

The minutes of the last meeting of the Planning Committee held on 11 March 2016 were approved as a correct record.

In response to a member's comment, the Director of Planning and Conservation said he would make it clear in future when standing order 1.48 was being invoked.

### **53/16 MEMBERS DECLARATIONS OF INTEREST**

Item 6

Cllr Mrs K Potter – declared a prejudicial interest as the applicant had given Rowsley Parish Council gravel for a community garden but Cllr Potter was not directly involved with the negotiations for. She stated that she would leave the room during consideration of this item.

Item 8

It was noted that some Members had received an email regarding the application.

### **54/16 PUBLIC PARTICIPATION**

Twenty one members of the public were present to make representations to the Committee.

### **55/16 FULL APPLICATION - CONSTRUCTION OF TWO LOCAL NEEDS DWELLINGS, HEY FARM, WARDLOW**

Cllr Mrs K Potter left the room during discussion of this item due to a prejudicial interest.

This application had been deferred by the Planning Committee in March in accordance with Standing Order 1.48 as the Committee were minded to approve the application contrary to Authority Policy and the Officer recommendation.

The following spoke under the Public Participation at Meetings Scheme:

- Mr John Millhouse, Agent.

As the committee considered that the proposal would not cause significant harm to the conservation area and that there was public benefit of in providing affordable local needs housing the motion to approve the application, subject to a Section 106 agreement and appropriate conditions was then moved, seconded, put to the vote and carried.

### **RESOLVED**

**That subject to the prior entry into the Authority's affordable housing a S106 Agreement restricting the affordability and occupancy to local qualifying needs, the application be APPROVED subject to the following conditions:**

- 1. Statutory time limit for implementation.**
- 2. Development to be carried out in accordance with specified approved plans, with the option showing the development set further back on the site.**
- 3. No development shall commence until details of a scheme of archaeological monitoring have been submitted and approved in writing. The development shall then be carried out in accordance with the approved details.**
- 4. No development shall commence until details of foul sewerage showing a package treatment plant has been submitted and approved in writing. The development shall then be carried out in accordance with the approved details.**
- 5. Submission and approval of scheme of landscaping prior to completion or first occupation of the development. Any hard landscaping to be completed prior to first occupation and any planting to be during the first planting season after first occupation of the development.**
- 6. Specification of design and architectural details including approval of sample panel of the stonework for the external walls, sample of roof slates, specification of rainwater goods, finish of external windows and doors, roof verges, pipe work and meter boxes.**
- 7. Remove permitted development rights for domestic extensions, alterations, outbuildings, walls fences or other means of enclosure, solar and photovoltaic panels.**
- 8. Before any operations are commenced, space shall be provided within the site curtilage for site accommodation, storage of plant and materials,**

parking and manoeuvring of site operative's and visitor's vehicles together with the loading / unloading and manoeuvring of goods vehicles, designed, laid out and constructed all as may be agreed with the Local Planning Authority in advance of construction work commencing and maintained free from impediment throughout the duration of construction works.

9. Before any other operations are commenced the existing vehicular access shall be improved in accordance with the application drawings, laid out, constructed and provided with visibility sightlines extending from a point 2.4m from the carriageway edge, measured along the centre line of the access, to the extremities of the site frontage abutting the highway in each direction. The land in advance of the sightlines shall be maintained in perpetuity clear of any object greater than 1m in height (0.6m in the case of vegetation) relative to the adjoining nearside carriageway edge.
10. The proposed access drive to the B6465 shall be no steeper than 1 in 15 for the first 10m from the nearside highway boundary and measures shall be implemented to prevent the flow of surface water onto the adjacent highway. Once provided any such facilities shall be maintained in perpetuity free from any Impediment to their designated use
11. The premises, the subject of the application, shall not be occupied until the on-site parking and turning spaces have been provided for in accordance with the application drawings laid out and constructed as may be agreed with the Local Planning Authority and maintained thereafter free from any impediment to designated use.
12. The access shall not be gated within 5m of the highway limits and where fitted, shall open into the site only unless otherwise agreed with the Local Planning Authority.
13. Prior to the occupation adequate bin storage and a bin dwell area for use on refuse collection days shall be provided clear of the public highway, within the site curtilage clear of all access and parking and turning provision and retained thereafter free from impediment to designated use.

The meeting was adjourned from 10.45 to 10.50 following the consideration of this item.

Cllr Mrs Kath Potter returned to the meeting.

**56/16 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**

Members had visited the site the previous day.

In introducing the report it was confirmed that the applicant was Mr Tom Bell and not the person stated in the report.

The following spoke under the Public Participation at Meetings Scheme:

- Mr Tom Bell, Applicant
- Mrs Sarah Bell

There was a discussion on whether condition 7 was strong enough to ensure that the ancillary accommodation remained part of the main property and whether a S106 agreement was appropriate. The Officer view was that condition 7 was sufficient in this instance because of the scale of the accommodation and its relationship to the house.

The Officer recommendation was moved, seconded, put to the vote and carried.

**RESOLVED:**

**To APPROVE the application subject to the following conditions or modifications:**

- 1. Statutory three year time limit for implementation.**
- 2. Development not to be carried out otherwise than in accordance with specified approved plans.**
- 3. Prior approval of detailed scheme of landscaping (including planting, earth mounding, re-seeding, walls, gates and hard standing) to be implemented as part of the development.**
- 4. Conditions to specify or require prior approval of architectural and design details for the dwelling including, stonework sample panel, window and door details and finish, roof materials, roof verge and rainwater goods.**
- 5. Prior approval of a scheme of energy saving measures to be incorporated into the approved development to be submitted to and agreed in writing by the Authority.**
- 6. Removal of permitted development rights for external alterations, extensions outbuildings, hard standing, walls, fences and other means of enclosure to approved dwelling.**
- 7. Accommodation above the garage to be restricted to be ancillary to the existing dwelling only and retained within a single planning unit.**
- 8. Access to be laid out prior to any other works commence and maintained in perpetuity.**
- 9. Parking and turning areas (including garages) to be laid and constructed prior to occupation and maintained in perpetuity.**

Cllr Mrs K Potter requested that her vote against the recommendation be noted.

The meeting was adjourned from 11.35 to 11.40 following consideration of this item.

**57/16 FULL APPLICATION - RETROSPECTIVE APPLICATION FOR RETENTION OF  
TIMBER DECKING - ROBIN HOOD INN, RAINOW**

Members had visited the site on the previous day.

It was noted that a number of Members knew one of the speakers, Cllr Mrs Hilda Gaddum as a former member of the Authority.

The following spoke under the Public Participation at Meetings Scheme:

- Mrs Mary Marsh, Individual, Supporter
- Bob Langstaff, Rainow Historical Society
- Mr David Hasler, CAMRA, Supporter
- Cllr Ken Butler, Rainow Parish Council, Supporter
- Cllr Hilda Gaddum, Ward Councillor for Rainow, Supporter
- Mrs Suzanne Price, Applicant and landlady of the Robin Hood

A motion to approve the application was moved and seconded. The motion was put to the vote and carried. The Planning Officer advised that no conditions were necessary as the application is retrospective and Members were minded to approve the development as built.

**RESOLVED:**

**The application was APPROVED unconditionally.**

**58/16 HOUSEHOLDER APPLICATION - ALTERATIONS, EXTENSIONS, AND NEW GARAGE WITH ACCOMMODATION ABOVE - WARREN LODGE, BAR ROAD, CURBAR**

Members had visited the site on the previous day.

The following spoke under the Public Participation at Meetings scheme:

- Dr P Owens, Objector
- Mr Martin Games, Curbar Parish Council, Objector
- Mr John Lapish, Applicants father, supporter

A motion to refuse the application was moved, seconded, put to the vote and carried.

**RESOLVED:**

**To REFUSE the application for the following reasons:**

**The development would by virtue of its design and siting have a harmful impact on the character and appearance of Warren Lodge and the landscape of the surrounding area.**

Cllr P Brady briefly left the room during consideration of this item and did not participate in discussions or voting.

Before adjourning for lunch, in accordance with the Authority's Standing Orders, the meeting voted to continue beyond three hours.

The meeting adjourned for lunch at 1.04pm and reconvened at 1.30pm

Present: Cllr P Brady, Cllr C Carr, Cllr Mrs C Howe, Ms S McGuire, Cllr J Macrae, Cllr Mrs K Potter and Cllr Mrs J A Twigg  
Cllr Mrs K Potter and Cllr Mrs J A Twigg

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

**59/16 FULL APPLICATION - NEW DEPENDANT RELATIVE DWELLING AT CARR BOTTOM FARM, CARR LANE, THORNHILL**

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The following spoke under the Public Participation at Meetings Scheme:

- Cllr Beckett, Bamford with Thornhill Parish Council, Supporter
- Mr John Bennett, Applicant

It was noted that if approved the proposal would be for a new build house in open countryside. In these circumstances, only an application on agricultural grounds could permit development.

A motion to defer the application was moved, seconded, put to the vote and carried.

**RESOLVED:**

**To DEFER consideration of the application to allow further discussions with the applicant about whether an agricultural need for the dwelling can be demonstrated.**

**60/16 FULL APPLICATION - CHANGE OF USE TO FIELD NO.S 8485 AND 8877 TO A SEASONAL OVERFLOW CAMPING FIELD AT KNOTLOW FARM, FLAGG**

Members had visited the site on the previous day.

The following spoke under the Public Participation at Meetings Scheme:

- Mrs Margaret Hollinrake, Applicant

Members had concerns regarding the use of the upper part of the field as it was exposed and visible from the surrounding area and the lower part of the field was liable to flooding.

A motion to defer the application was moved, seconded, put to the vote and carried.

**RESOLVED:**

**To DEFER the application to allow further discussions with the applicant about alternative sites and to explore the business case for additional camping on site.**

**61/16 HOUSEHOLDER APPLICATION - ERECTION OF DOMESTIC GARAGE AND STORE AT SWALLOW COTTAGE, PILHOUGH ROAD, ROWSLEY**

Members had visited the site the previous day.

The following spoke under the Public Participation in Meetings Scheme:

- Mr Ian Mortimer, Stanton Peak Parish Council, Objector
- Mr Roger Yarwood, Agent

Members felt that the current proposals did not address the concerns raised by the Inspector following the recent appeal.

The motion to refuse the application was moved and seconded, put to the vote and carried.

**RESOLVED:**

**To REFUSE the application for the following reason:**

The proposed garage would be clearly visible from public vantage points and in more distant views and by virtue of its physical separation from Swallow Cottage; the garage would read as an isolated building that would look out of place in its landscape setting by virtue of its siting and design. In close proximity, the scale of the building would be apparent and even though it would be set against the background of hillside and woodland; it would appear as a dominant and discordant feature. Overall the building would have a significant harmful impact on the character and appearance of the area and on its special qualities that contribute to the valued characteristics of the National Park. The proposals therefore conflict with Policies GSP1, GSP2, GSP3 and L1 of the Core Strategy and LC4 and LH4 of the Local Plan.

**62/16 FULL APPLICATION - DEPOSIT OF SOIL TO IMPROVE VEHICLE TURNING AT SWALLOW COTTAGE, PILHOUGH ROAD, ROWSLEY**

Members had visited the site on the previous day.

The following spoke under the Public Participation at Meetings Scheme:

- Mr Roger Yarwood, Agent

The Officer recommendation for refusal was moved, seconded, put to the vote and carried.

**RESOLVED:**

**To REFUSE the application for the following reasons:**

1. By virtue of the size, form, scale and massing of the remodelled embankment, its retention would be a physical and harmful incursion into an area of open countryside and it would be a visually intrusive development that would neither reflect nor respect the character of its landscape setting and would detract from the surrounding special qualities of the surrounding landscape that contribute positively to the National Park's scenic beauty.
2. Consequently, the proposals would have a significant adverse visual impact on the character of the landscape setting of the application site and the scenic beauty of the National Park contrary to policies GSP1, GSP2, GSP3 and L1 in the Authority's Core Strategy, contrary to saved Local Plan policy LC4, and contrary to the landscape conservation objectives set out in national planning policies in the Framework.
3. Furthermore, there is insufficient justification for retaining the deposit of soil or the creation of the embankment taking into account policy Core Strategy CC3 requires appropriate off-site disposal of spoil arising from development if it cannot be re-used on-site without damaging the environmental quality of the local area. In this case, it is clear the excavation material cannot be dealt with appropriately on site and its retention has resulted in the creation of an inappropriate embankment into the field that has resulted in disposal of waste in open countryside contrary to the provisions of CC3 and contrary to the landscape

conservation objectives of policies in the Development Plan and the Framework.

4. Therefore, granting planning permission for the current application would not achieve any significant public benefits and the adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits of retaining the embankment, when assessed against policies in the Development Plan and the Framework when taken as a whole. Consequently, the current application is contrary to the principles of sustainable development set out in policy GSP1 of the Core Strategy and national planning policies in the Framework.

Cllr J Macrae left the meeting at 2.45 pm following consideration of this item.

**63/16 HOUSEHOLDER APPLICATION - ERECTION OF GARAGE AT GARDENERS COTTAGE, PARWICH**

The Officer recommendation to approve the application was moved and seconded, put to the vote and carried.

Officers were asked to advise the Parish Council that the application had been approved unanimously.

**RESOLVED:**

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

1. The development hereby permitted shall be begun within three years of the date of the permission.
2. The development shall not be carried out other than in complete accordance with the submitted plans subject to the following conditions / modifications:
3. No development shall take place until root protection measures and planting scheme has been submitted and agreed in writing.
4. No external lighting without the Authority's prior written consent.
5. Minor details including confirmation of construction materials and height of walling.
6. The development to be retained solely for the parking of domestic vehicles ancillary to the ordinary domestic use of Gardeners Cottage

**64/16 FULL APPLICATION - RETENTION OF GARDEN SHED (RETROSPECTIVE) AT ROSEDENE COTTAGE, WOODHOUSE LANE, WINSTER**

The officer recommendation to approve was moved, seconded, put to the vote and carried.

**RESOLVED:**

**To APPROVE the revised application subject to the following conditions:**



1. The proposed fencing to be omitted in accordance with the amended plans
2. Within 3 months of the date of this decision, the platform/base of the shed shall be removed and the shed hereby permitted shall be re-sited on the pre-existing ground level or in accordance with a scheme to be first submitted to and agreed in writing by the Authority.
3. At the time the shed hereby permitted is lowered in accordance with the requirements of Condition 1, above, the external timberwork of the shed shall be painted a Stone Grey (RAL 7030) and shall be permanently so maintained thereafter.

**65/16 FULL APPLICATION - ERECTION OF THREE GRITSTONE GATE POSTS AND A TIMBER LOG STORE AT THE FORMER GOLDCREST ENGINEERING SITE, MAIN ROAD, STANTON IN PEAK**

Members had visited the site on the previous day.

The following spoke under the Public Participation at Meetings Scheme:

- Mr Ian Mortimer, Stanton in Peak Parish Council, Objector

The Officer recommendation to approve was moved and seconded, put to the vote and carried.

**RESOLVED:**

**To APPROVE the application.**

Cllr Mrs K Potter left the meeting at 3.05pm following consideration of this item.

**66/16 FULL APPLICATION - CONVERSION OF STONE BUILT OUTBUILDING TO HOLIDAY ACCOMMODATION AT 1 THE CROSS, GREAT LONGSTONE**

The following spoke under the Public Participation at Meetings Scheme:

- Mr Peter Thompson, Objector

A motion to defer consideration of the application was moved, seconded, put to the vote and carried.

**RESOLVED:**

**To DEFER consideration of the application to the next Planning Committee pending a site visit to provide members with an understanding of the site including parking and access rights.**

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**67/16 FULL APPLICATION - ERECTION OF NEW STOCK AND FODDER STORAGE BUILDINGS AT PICTOR FARM, WARDLOW**

Members had visited the site on the previous day.

A motion to defer the application for further discussion about alternative siting/layout was moved, seconded, put to the vote and carried.

**RESOLVED:**

**To DEFER the application to allow for further discussion about alternative siting/layout as the Committee were minded to support the officer recommendation for refusal in the current location.**

**68/16 MONITORING & ENFORCEMENT ANNUAL REVIEW - APRIL 2016**

A motion to defer consideration of the report to the next Planning Committee was moved, seconded, put to the vote and carried. It was suggested that the report should be considered near the start of the meeting.

**RESOLVED:**

**To DEFER to the next Planning Committee meeting.**

**69/16 HEAD OF LAW REPORT - PLANNING APPEALS**

**RESOLVED:**

**That the report be noted.**

The meeting ended at 3.30 pm