

Peak District National Park Authority

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MINUTES

Meeting: **Planning Committee**

Date: Friday 13 May 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 D Chapman, Mr R Helliwell, Cllr Mrs C Howe, Cllr H Laws, Ms S McGuire, Cllr J Macrae, Cllr Mrs K Potter, Cllr Mrs J A Twigg and Vacant

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

Apologies for absence: Cllr C Carr, Cllr Mrs N Hawkins and Cllr G Weatherall.

70/16 MINUTES OF PREVIOUS MEETING

The minutes for the last meeting of the Planning Committee held on 15 April 2016 were approved as a correct record.

71/16 MEMBERS DECLARATIONS OF INTEREST

Item 6

It was noted that some members had received an email from the applicants.

Mr Robert Helliwell had received an email from Mr B Graham.

Item 7

It was noted that some members had received an email from Mr Peter Thompson with photos.

Item 9

Mr Robert Helliwell had received a phone call from an objector

Item 14

It was noted that some members had received emails regarding this report from Mr Richard Mason.

Mr Paul Ancell had received indirect email correspondence from Mr Richard Mason.

Cllr Patrick Brady had met with Mr Richard Mason

72/16 PUBLIC PARTICIPATION

Nine members of the public were present to make representations to the Committee.

73/16 FULL APPLICATION - RE-DEVELOPMENT OF BUSINESS PARK TO CREATE HERITAGE CENTRE WITH CRAFT SHOP/CAFE WITH ASSOCIATED RETAILING, TWO TIED WORKER ACCOMMODATION UNITS, TOURIST ACCOMMODATION SPACE, TRAINING ROOM/COMMUNITY FACILITY, CAFE AND OFFICE SPACE AT, ROCKMILL BUSINESS PARK, THE DALE, STONEY MIDDLETON

The following spoke under the Public Participation at Meetings Scheme:

- Mr Chris Tsiekepi, representing SMILE, Supporter
- Ms Sue Bettney, Chair of Stoney Middleton Parish Council, Supporter
- Ms Beth Ely, Supporter
- Mr Colin Hall, Applicant

The application had previously been approved subject to conditions and prior entry into a S.106 Agreement at the Planning Committee in December 2013. Following continued consultation with the Chair and Vice Chair of Planning Committee the decision had been made by the Chair of Planning Committee that the application be bought back to the Committee to consider required changes to the Section 106 agreement which were outside the scope of the previous resolution. There had been a delay in finalising the agreement and returning to Committee as the applicant had wished to purchase land to be included in the development prior to signing.

The proposed changes to the S.106 related firstly to the tied worker dwellings currently for use of staff employed to work in Rock Mill Accommodation unit. This would change to also include staff working in the Heritage Centre and if no staff require accommodation it would default to meeting eligible local needs for affordable housing. The second change would remove the restriction on common ownership of the Rock Mill Accommodation building and the Heritage Centre.

Members commended the developers for commitment to the development and the community.

The officer's recommendation to approve the application with section 106 Agreement and conditions was moved, seconded, put to the vote and carried.

RESOLVED:

That the application be APPROVED subject to prior entry into a S.106 legal agreement requiring the accommodation centre and heritage centre to be developed concurrently, provision of community space, highway works and control of occupancy of the worker accommodation units; and

Subject to the imposition of planning conditions within Appendix 3 of the report with delegated authority to the Director of Conservation and Planning to finalise detailed conditions following consultation with the Chair and Vice Chair of the Planning Committee.

Cllr Mrs K Potter left the meeting at 10.45 and returned at 10.47.

74/16 FULL APPLICATION - CONVERSION OF STONE BUILT OUTBUILDING TO HOLIDAY ACCOMMODATION AT 1 THE CROSS, GREAT LONGSTONE

The application had been deferred by the Planning Committee in April pending a site visit to provide members with an understanding of the site including parking and access rights.

Members had visited the site on the previous day.

The following spoke under the Public Participation at Meetings Scheme:

- Mr Peter Thompson, objector
- Mr Paul Hudson, objector

Members discussed the impact of the proposal on neighbours and the issue around the safety of parking and access from the parking space to the highway. Discussions around alternatives to the proposal to improve safety would be difficult to enforce.

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

RESOLVED:

That the revised application be REFUSED on the grounds that the development would have an adverse impact on residential amenity of neighbouring properties by virtue of over intensive use and car parking.

The meeting was adjourned from 11.25 to 11.30 following consideration of this item

75/16 CONSULTATION RESPONSE - PROPOSED DEVELOPMENT OF AN ALTERNATIVE SCHEME OF 3 WIND TURBINES WITH HEIGHT TO BLADE TIP OF UP TO 100M AND ASSOCIATED SUBSTATION BUILDING, NEW AND UPGRADED ACCESS TRACK FROM MANYSTONES LANE AND B5056, HARDSTANDING, TEMPORARY COMPOUNDS AND ASSOCIATED WORKS AT GRIFFE GRANGE, MANYSTONES LANE, BRASSINGTON

Members discussed the impact on the landscape of the additional turbines as proposed and the concerns over the cumulative impact which should be mentioned in the objection as an additional bullet point.

The recommendation as set out in the report for the National Park Authority to Object with additional bullet point was moved, seconded, put to the vote and carried.

RESOLVED:

The National Park Authority OBJECTS to the revised proposals for three wind turbines (100m to blade tip, 59m hub height) at Griffie Grange for the following reasons:

- **By virtue of their design and siting, and size and scale, the three turbines at Griffie Grange would have a significant adverse visual impact on the landscape character of the National Park, substantially detract**

from the enjoyment of its special qualities, and result in harm to its cultural heritage.

- The harm caused by these three turbines in isolation would be further exacerbated by their cumulative effects combined with the presence of seven other operational turbines within the local area as the increasing spread and number of turbines would significantly increase their influence and result in increased harm to the character and appearance of the landscape and the setting of the National Park.
- The revised proposals would therefore conflict with the statutory purposes of the National Park's designation and conflict with national planning policies in the Framework.
- The cumulative impact of an additional site so close to those already in use would be unacceptable on the surrounding landscape.

Accordingly, it is also recommended that this Authority should continue to support any subsequent defence of the current appeal by the District Council.

76/16 FULL APPLICATION - RETROSPECTIVE APPLICATION FOR RETENTION OF FACILITIES BLOCK - LOSEHILL HALL, HOW LANE, CASTLETON

Members had visited the site on the previous day.

Mr Robert Helliwell, Ms Stella McGuire and Cllr David Chapman all declared that they knew one of the speakers Mrs Priestley. Cllr Chapman also declared that he knew Ms Serby who was also speaking.

The following spoke under the Public Participation at Meetings Scheme:

- Ms Maeve Serby, Objector
- Mrs Janet Priestley, Objector
- Ms Sheila Bailey, Objector

Two further letters of representation had been received objecting to the application.

Members discussed concerns over the use of the site for camping and lack of restrictions other than 60 days a year limit. The YHA have a Camping Exemption Certificate issued by Natural England which is due to expire in 2017 and Members requested that the Authority request consultation with Natural England before the certificate is renewed.

Concerns regarding design, material and location of facilities which were not in keeping with landscape were also raised.

The motion for refusal contrary to officer recommendation was moved, seconded, put to the vote and carried.

RESOLVED:

That the application be REFUSED on the grounds that the development has an adverse impact on the site and its setting by virtue of its location, design and use of materials.

77/16 FULL APPLICATION - ALTERATIONS AND EXTENSION TO REAR OF PUB PLUS ALTERATIONS AND EXTENSION TO EXISTING OUTBUILDING, THE MOON INN, STONEY MIDDLETON

Members had visited the site on the previous day.

A motion to approve the application was moved subject to conditions, seconded, put to the vote and carried.

RESOLVED:

That the application be APPROVED subject to the following conditions or modifications.

- 1. Statutory time limit for implementation.**
- 2. In accordance with specified amended plans.**
- 3. Conditions seeking prior approval of and specification of architectural and design details including stone sample panel, roof slates, windows and doors, rainwater goods and roof verges.**
- 4. The accommodation hereby approved to be occupied as staff accommodation and short stay letting units ancillary to the Moon Inn only and to be retained within a single planning unit.**

78/16 FULL APPLICATION - ERECTION OF NEW STOCK & FODDER STORAGE BUILDINGS AT PICTOR FARM, WARDLOW

The application was deferred by the Planning Committee in April for further discussion about alternative siting/layout with the applicant.

Following discussions with the applicant no changes had been made to the application which had been presented to the April Committee at the applicant's request.

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

RESOLVED:

That the application be REFUSED for the following reason:

- 1. The siting of the proposed building, with particular reference to its orientation, would result in a prominent structure that would project beyond the existing building line into the Open Countryside. It would thereby have a detrimental effect on the valued rural characteristics and visual appearance of the surrounding area, particularly as this is a gateway Conservation Area site into the village of Wardlow. The proposed building would therefore be contrary to policies L1 and L3 of the Core Strategy, policies LC4, LC5 and LC13 of the Local Plan, as well as the SPG: 'Agricultural Developments in the Peak District National Park'.**

79/16 FULL APPLICATION - PROPOSED SINGLE STOREY CONSERVATORY/EXTENSION AT THE OLD BAKERY, THE DALE, HATHERSAGE

Three further letters of representation had been received:- those received after the report had been published raised the same points as those mentioned in the report.

During discussions of the proposal Members requested that a record be made of the former shop front before it is removed as it is an important part of the history of the building. It was agreed that a photographic record would be appropriate.

A motion to approve the application was moved, seconded, put to the vote 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 amended plans.**
- 3. Natural gritstone to match the existing walls.**
- 4. Roof to be tiled in slate.**
- 5. Rooflight to be set flush with roof slope and 'conservation' style.**
- 6. Conservatory to be constructed of timber with a glass roof.**
- 7. External doors and windows to be constructed of timber.**
- 8. The external windows and doors shall have stone cills, lintels, surrounds to match the existing building.**
- 9. Photographic record (inside and out) of the former shop front prior to demolition.**

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

80/16 LISTED BUILDING CONSENT APPLICATION: RETROSPECTIVE CONSENT FOR UNAUTHORISED WORKS TO LISTED BUILDING AT 4 ANSON ROW, WINSTER

Members noted that the work had conserved the special qualities of a building at risk.

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

RESOLVED:

That the application be APPROVED.

81/16 MONITORING & ENFORCEMENT ANNUAL REVIEW: APRIL 2015 - MARCH 2016

Consideration of the report had been deferred by the Planning Committee in April.

The Monitoring and Enforcement Manager introduced the report and emphasised the reduction in staffing resources. He also pointed out that the annual target for resolving breaches had been met.

Due to the increase in the number of cases reported each year the Director of Conservation and Planning reported on changes to the process of dealing with cases which involved more engagement with the Area planning teams to look at cases once they have been approved as a way of using existing staff more effectively and in recognition of the reputational issue.

Enforcement Training had been offered to Parish Councillors and two events are due to take place on the 25 May and 15 June. It was noted that this could increase the number of cases being reported.

The Director of Conservation and Planning also reported on a recent visit he had made to Lean Low Farm, Hartington a prominent site with permission to extend existing buildings to house equipment which was currently spread over the land. The owner was informed that he had three months from March 2016 to comply with conditions and tidy the land or the Authority would pursue enforcement action.

A motion to note the report was moved, seconded, put to the vote and carried.

RESOLVED:

That the report be noted.

82/16 ANNUAL REPORT ON PLANNING APPEALS 2015/16

A motion to defer consideration of the report to the next Planning Committee was moved, seconded, put to the vote and carried.

Resolved:

To DEFER to the next Planning Committee Meeting

83/16 HEAD OF LAW REPORT - PLANNING APPEALS

RESOLVED:

That the report be noted

The meeting ended at 1.50 pm