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## MINUTES

Meeting: **Planning Committee**

Date: Friday 12 August 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, Mr R Helliwell, Cllr Mrs C Howe, Cllr H Laws, Cllr J Macrae, Cllr Mrs K Potter, Cllr Mrs L C Roberts, Cllr Mrs J A Twigg and Cllr D Williams

Cllr A Hart attended to observe only and Cllr F J Walton attended to observe and speak but not vote.

Apologies for absence: Ms S McGuire and Cllr A McCloy.

### **99/16 MINUTES OF PREVIOUS MEETING**

The minutes of the last meeting of the Planning Committee held on 15 July 2016 were approved as a correct record subject to an amendment to Minute 93/16 to note that Cllr C Furness spoke at the meeting as Member Representative for Economy.

### **100/16 MEMBERS DECLARATIONS OF INTEREST**

#### Item 6

Cllr D Chapman declared a personal and prejudicial interest as he is a friend of the applicant and had done business with him and will leave the meeting during this item.

Mr R Helliwell declared a personal interest as the following speakers are known to him: Grant Hattle, Simon Frost & Michael Redfern

Cllr Mrs K Potter declared an interest as she had been unable to take part in the site visit due to the odour and felt she could not be entirely objective about the application and will leave the room during this item. She had received correspondence on the matter.

Cllr P Brady declared a personal interest as he had been contacted by Mr Baxter and spoken to local residents

Cllr Mrs J Twigg declared a personal interest as one of the speakers, Simon Frost is known to her.

#### Item 7

It was noted that the majority of Members knew Sue Prince, one of the speakers, as a previous member of the Authority.

Cllr Mrs K Potter declared a personal interest as is a member of CPRE and Friends of the Peak District

Cllr C Carr declared a personal interest as the applicant is known to him.

Item 9

Cllr C Furness is known to all members of the Authority.

Item 11

Cllr Mrs K Potter declared a personal interest as is a member of CPRE and Friends of the Peak District

Item 16

All members with the exception of Mr R Helliwell had received an email from John Graveling relating to this matter.

#### **101/16 PUBLIC PARTICIPATION**

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

#### **102/16 FULL APPLICATION - EXTENSION TO EXISTING HIDES' BUILDING AND PROPOSED ADJOINING NEW BUILDING TO ENCOMPASS PROCESSING OF ANIMAL BY-PRODUCTS TO EXTRACT OIL FOR ON-SITE ELECTRICITY GENERATION, THE KNACKERS YARD, MAIN ROAD, FLAGG**

Cllr Mrs K Potter and Cllr D Chapman left the room during discussion of this item due to their prejudicial interests

Members had visited the site the previous month.

The officer reported receipt of a letter from a number of members of Flagg Parish Council which stated that the previous correspondence from the Parish Council Clerk did not accurately represent the views of the Parish Council and that the Parish Council supported the application. Due to the confusion regarding whether the Parish Council supported or opposed the application Members were minded to defer the application to enable further consideration by the Parish Council to clarify their position regarding this application.

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

#### **RESOLVED:**

**That the application be DEFERRED to allow for clarification of the Flagg Parish Council view.**

Cllr Mrs K Potter and Cllr D Chapman returned to the meeting and Cllr D Williams joined the meeting following consideration of this item.

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**103/16 FULL APPLICATION - REPLACEMENT WINDOWS, BAKEWELL TOURIST INFORMATION CENTRE, OLD MARKET HALL, BRIDGE STREET, BAKEWELL**

Item 13, 14 and 15 were considered together.

The recommendation for conditional approval of planning permission for the replacement windows was moved, seconded, voted on and carried.

**RESOLVED:**

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

- 1. Three year time limit for commencement**
- 2. Adopt amended plans**
- 3. Specify external finishes**

**104/16 ADVERTISEMENT CONSENT APPLICATION - NEW SIGNAGE, BAKEWELL TOURIST INFORMATION CENTRE, OLD MARKET HALL, BRIDGE STREET, BAKEWELL**

Members expressed concerns regarding the location and design of the sign on the wall on the car park side of the building as they felt it looked out of place and drew attention to patch stonework. Members requested that further discussions regarding siting of this sign and the design be carried out with the Conservation officer and a separate application for the sign be made.

A motion to make a split decision, granting consent for the hanging sign and refusing consent for the wall sign was moved, seconded, voted on and carried.

**RESOLVED:**

**That the application be APPROVED with the exception of the car park sign and subject to the standard conditions in the advert regulations and the following additional conditions:**

- 1. Adopt amended plans.**
- 2. All new fixtures and fittings to be inserted into existing mortar joints and not into the existing stonework.**

**105/16 LISTED BUILDING APPLICATION - NEW SIGNAGE AND REPLACEMENT WINDOWS, BAKEWELL TOURIST INFORMATION CENTRE, OLD MARKET HALL, BRIDGE STREET, BAKEWELL**

The recommendation for approval with the exception of the car park sign was moved and seconded. The motion was then voted on and carried.

**RESOLVED:**

**That the application be APPROVED with the exception of the carpark sign and subject to the following conditions:**

1. **Three year time limit for commencement**
2. **Adopt amended plans**
3. **Specify external finishes**
4. **All new fixtures and fittings to be inserted into existing mortar joints and not into the existing stonework.**

The meeting was adjourned at 10.50 for a short break and reconvened at 11.00.

**106/16 FULL APPLICATION - CHANGE OF USE OF FORMER PORTAL FRAMED BUILDING TO A BUILDING USED FOR COMMUNITY EVENTS, WEDDINGS AND OTHER CELEBRATIONS AND EVENTS (USE CLASS D2 ASSEMBLY AND LEISURE) (RETROSPECTIVE), EXTERNAL ALTERATIONS AND EXTENSION TO EXISTING BUILDING TO FORM AMENITIES BLOCK AND ASSOCIATED CAR PARKING PROVISION AT LOWER DAMGATE FARM, ILAM MOOR LANE, ILAM**

Members had visited the site on the previous day.

Cllr J A Twigg and Cllr A Hart both declared personal interests as they knew Cllr Wain, one of the speakers.

It was noted that Mr Izzard, who had given notice to speak, was unable to attend the meeting. The following spoke under the Public Participation Scheme:

- Marion Beloe, Supporter
- Luke Hatton, Supporter
- Caisine Prutton, Supporter
- Keith Warrington, Supporter
- Cameron Jack, Supporter
- Mrs Dawn-Elizabeth Rudd, Supporter
- Cllr E Wain, Ward Councilor in support
- Sue Prince, Objector
- Mr Joe Oldfield on behalf of neighbour and objector Mr J Clarke
- Ken Wainman, Agent

Director of Conservation and Planning, John Scott, declared an interest as he had worked for Sue Prince in his previous job and he took no part in the discussion.

Members expressed concerns regarding the neighbourliness of the proposal and the ability to enforce all of the conditions. Members preferred the number of events to be reduced and the applicant has expressed a willingness to do this.

Members requested that the item be deferred to the next committee to allow consideration of conditions that may make the proposed development acceptable. Possible additional conditions are:

- Permitted development in field withdrawn
- Events to be restricted to using inside of buildings only
- Noise controlled
- Reduction in number of events

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

**RESOLVED:**

**That the application be DEFERRED to the next committee for consideration of conditions that may be imposed and allow further consideration of the planning merits of the proposals. .**

**107/16 CHANGE OF USE OF FORMER WOOD YARD TO STORAGE AND TRANSHIPMENT OF BLOCKSTONE AT FORMER WOOD YARD, PARK LANE, ROWSLEY**

Members visited the site on the previous day. It was noted that this was a retrospective application.

The officer reported receipt of a letter from the applicant following submission of the report to the committee. This included reference to the highways issue and the plans to address those concerns were summarised at the Committee.

The following spoke under the Public Participation Scheme:

- Mr Howard Griffith on behalf of SADE, Objector
- Cllr Fogg, Stanton in Peak Parish Council, Objector
- Imogen Scotney, Agent

The officer informed the committee that the applicant had asked to defer the item to a future committee to allow for improvements to the visibility spray relating to the access to the main road. Officers still had substantial concerns for refusal and had therefore included the application on the committee agenda.

Members expressed concerns regarding location and asked whether a suitable site could be found outside the National Park.

The recommendation for refusal was moved and seconded.

Clarification was sought from the Agent regarding the number and type of vehicles that would be visiting the site and that this would reduce the number of vehicles accessing Dale View Quarry.

The motion for refusal was then voted on but lost. A motion to defer the application for further information was moved, seconded, put to the vote and carried.

**RESOLVED:**

**That application NP/DDD/0416/0363, for the change of use of former wood yard to storage and transhipment of blockstone, be DEFERRED for further information.**

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

The meeting was adjourned at 13.05 for a short break and reconvened at 13.10.

**108/16 FULL APPLICATION - EXTERNAL ALTERATIONS AND INTERNAL RE-CONFIGURATION OF EXISTING VISITOR CENTRE FOR RETAIL AREA, TOURIST AND INFORMATION SERVICES, MUSEUM, CAFÉ, CLASSROOM AND INTERPRETATION SPACE AT CASTLETON VISITOR CENTRE, BUXTON ROAD, CASTLETON**

It was noted that Cllr Mrs C Howe had attended a consultation evening at Castleton Visitor Centre.

The following spoke under the Public Participation at Meetings Scheme:

- Chris Furness, Member Representative for Economy, Supporter
- Peter Wilkinson on behalf of Mr Markham of Orchard House (local resident), Objector

The Chair advised that the request by Cllr Chris Furness to add an additional condition requiring submission of a viable business plan before the development commences was not a valid planning condition and that this was matter for the Authority to consider as applicant rather than as a planning authority.

Members expressed concerns regarding condition 7 and the restriction of hours to closing at 17.00.

A motion to approve the application subject to a change in condition 7 to allow opening hours until 19.00 was moved, 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 approved plans.**
- 3. Notwithstanding the approved plans, no planning permission is granted for an extract vent terminating on the west elevation. Prior to the installation of any extract vent, full details of its position and design shall have been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details.**
- 4. Prior to the first occupation of the café hereby approved, full details of the bin storage area shall be submitted to and approved by the Local Planning Authority. The development shall then not be carried out other than in accordance with the approved details.**
- 5. Any door on the west elevation of the building shall remain closed at all times and not be utilised for access other than in an emergency.**
- 6. External finish of new door and window frames shall match the existing.**
- 7. The hours of opening of the development hereby permitted shall be restricted to 09:00 – 19:00 hours on any day.**

The meeting was adjourned at 13.30 for a lunch break and reconvened at 13.55.

Chair: Mr P Ancell

Present: Cllr D Birkinshaw, Cllr P Brady, Cllr C Carr,  
Cllr D Chapman, Mr R Helliwell, Cllr Mrs C Howe,

Cllr H Laws, Cllr J Macrae, Cllr Mrs K Potter,  
Cllr Mrs L C Roberts, Cllr Mrs J A Twigg and  
Cllr D Williams

Cllr F J Walton attended to observe and speak but not  
vote.

Apologies for absence: Ms S McGuire and Cllr A McCloy and Cllr H Laws.

**109/16 FULL APPLICATION - ERECTION OF AGRICULTURAL BUILDING - SHUTTLE  
HOUSE, CALVER**

It was noted that this item had been withdrawn from the agenda.

**110/16 HOUSEHOLDER APPLICATION - ALTERATIONS, EXTENSIONS AND NEW EARTH  
SHELTERED GARAGE - WARREN LODGE, BAR ROAD, CURBAR**

The following spoke under the Public Participation at Meetings Scheme:

- Dr Peter Owens – Supporter
- John Lapish (Applicant's Father), Supporter

Members were pleased with the changes made to the plans originally submitted to the  
April 2016 Planning Committee.

The recommendation for approval was moved, seconded, voted on and carried.

**RESOLVED:**

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

- 1. Commence development within 3 years.**
- 2. Completion in accordance with the submitted plans.**
- 3. Conditions to specify architectural and design details including, stonework, roof materials, windows and door design including finish and rainwater goods.**
- 4. New buildings to remain ancillary to Warren Lodge only.**
- 5. Domestic curtilage to be limited to that shown on the proposed site plan.**
- 6. Material and plant storage area to be agreed prior to commencement.**
- 7. Parking and turning area to be made available before occupation.**
- 8. Lighting scheme agreed prior to installation.**
- 9. Development carried out in accordance with the recommendations of the protected species survey.**

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**111/16 ADVERTISEMENT CONSENT APPLICATION - REPLACEMENT SIGNAGE TO PUBLIC HOUSE AT THE BRIDGE INN, CALVER**

The members had driven past the site on the previous day.

The following spoke under the Public Participation at Meetings Scheme:

- Dr Peter Owens – Objector

Agreement had already been reached with the agent to amend the large road sign to black background with orange wording.

Members expressed their concerns regarding the brightness and garishness of the signs and that they seemed inappropriate for the setting. A more traditional pub sign was preferred.

The officer confirmed that, although the Authority had control over the size, colour and design of a sign it does not have any control on the content and is unable to request a change to the lower case format used on the signs.

A motion to refuse the application, contrary to the officer recommendation, because of the style, colour, location and positioning of the signs; the adverse impact on the character of the location, special quality of the conservation area and nearby listed buildings was moved and seconded.

**RESOLVED:**

**That the application be REFUSED because, as a result of their design, colour, location and positioning upon the building the signs would have a significant adverse effect upon the character and appearance of the Inn, the amenity of the area and the special qualities of the Conservation Area, including the setting of the nearby listed bridge.**

**112/16 CONFIRMATION OF TREE PRESERVATION ORDER, FROGGATT**

Members visited the site on the previous day.

The Officer confirmed that the order needed to be confirmed by 11 September 2016 or it would lapse.

The Director of Conservation and Planning explained that a Tree Preservation Order does not prevent legitimate work to trees for health and safety reasons and proper tree management, but any work would need approval from the National Park Authority before proceeding.

The following spoke under the Public Participation at Meetings Scheme:

- Mr Boulby, Land Owner

The recommendation to approve the Tree Preservation Order TPO 89/2016 was moved, seconded, voted upon and carried.

**RESOLVED:**



1. **To APPROVE confirmation of Tree Preservation Order TPO 89/2016 (Appendices 1 and 2 attached to the report) without modification**

#### **113/16 HEAD OF LAW REPORT - PLANNING APPEALS**

Members requested clarification on the Warren Lodge Appeal as there had been some confusion about the type of appeal. Originally it had been submitted as a Householder appeal, then changed to Written Representation and finally changed back to a Householder appeal. All those who had contacted the Authority regarding this application had been contacted under the written representation rules to put forward their views but under householder rules no representations are allowed.

#### **RESOLVED:**

**That the report be received.**

The meeting ended at 2.50 pm