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## MINUTES

Meeting:	<b>Planning Committee</b>
Date:	Friday 10 February 2017 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 A Hart, Cllr Mrs C Howe, Cllr H Laws, Cllr Mrs K Potter, Cllr Mrs L C Roberts, Cllr Mrs J A Twigg and Cllr D Williams
Apologies for absence:	Mr R Helliwell, Ms S McGuire, Cllr J Macrae and Cllr A McCloy.

### **7/17 MEMBERS DECLARATIONS OF INTEREST**

#### Item 7

Some Members had received an email from the applicants agent Mr Jim Mundy. It was noted that Councillors Birkinshaw and Hart had not received it.

Councillor Patrick Brady, personal, as a friend of the owner of an adjoining field who had not objected to the application. Councillor Brady also knew the applicant's agent Mr Jim Mundy who had undertaken work on his behalf.

It was noted that Councillor Mrs Judith Twigg had received a telephone call from the applicant suggesting that Members needed more information before making a decision. She agreed to provide more details during the discussion.

#### Item 8

It was noted that Councillor Mrs Kath Potter had received an email from Mr Andrew Gregory a former Director of Blockstone.

### **8/17 PUBLIC PARTICIPATION**

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

### **9/17 FULL APPLICATION - PROPOSED ERECTION OF LOCAL NEED AFFORDABLE DWELLING ON LAND TO SOUTH OF HORSE LANE, MONYASH**

Members had visited the site the previous day.

The following spoke under the public participation scheme:

- Mr Howard, Applicant

## **RESOLVED**

To **APPROVE** the application subject to a section 106 agreement limiting occupancy to the applicant as first occupier and to local need thereafter and requiring the removal of the existing buildings, hardstanding and fencing on Horse Lane and the re-instatement of the land to agricultural use and the following conditions:

1. **2 year implementation time limit.**
2. **Adopt amended plans.**
3. **Prior to commencement of the development submit and agree details of the final finished levels of the dwelling hereby approved. Thereafter the dwelling to be constructed in accordance with agreed details.**
4. **Remove permitted development rights for alterations, extensions, outbuildings and boundaries.**
5. **Before any other operations are commenced a new vehicular access shall be created to Horse Lane 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.**
6. **The premises, the subject of the application, shall not be occupied until 2 on-site parking spaces (each measuring a minimum of 2.4m x 4.8m) 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.**
7. **Prior to occupation adequate bin storage and a bin dwell area for use on refuse collection days shall be provided as per the application drawings 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.**
8. **The mitigation measures contained within the Flood Risk Assessment by Oldfield Design (ref 15103f dated 25 October 2016) shall be fully implement prior to occupation of the dwelling hereby approved and shall be maintained throughout the life of the development.**
9. **Hard and soft landscaping scheme to be submitted and agreed including details siting and appearance of any proposed oil/lpg tank.**
10. **Mature tree in western corner of site to be protected during development.**
11. **Sample panel of stonework prior to erection of stonework and sample of roof slate to be agreed prior to commencement of roof.**

12. **Details of disposal of any spoil resulting from the development to be submitted to and agreed in writing by the National Park Authority.**
13. **Foul sewage shall be dealt with by means of a package sewage treatment plant unless otherwise agreed by the National Park Authority. Full details of the position and design of the plant shall be submitted to an agreed in writing and the plants shall be installed in accordance with the agreed details prior to occupation of the dwelling.**
14. **Any new power supply to the property to be located completely underground.**
15. **Minor architectural and design details.**

**10/17 FULL APPLICATION - PROPOSED AGRICULTURAL BUILDING TO SERVE SHEEP ENTERPRISE AT WELLCROFT FARM, OLDFIELDS LANE, GRINDON**

Members had visited the site the previous day.

The following spoke under the public participation scheme:

- Mr Craig Barks, Agent

**RESOLVED:**

**To DEFER the application to obtain more information on the following:**

1. **The viability of alternative sites.**
2. **Options for protecting the gap between the house and farm buildings.**
3. **Design options for reducing the impact of the proposals on the landscape.**
4. **Issues relating to the protection of the well and its water supply.**

Following consideration of this item the meeting was adjourned from 11.05am to 11.10am.

**11/17 FULL APPLICATION - REPLACEMENT DWELLING - GATE CLOSE, THE FOLD, STONEY MIDDLETON**

Members had visited the site the previous day.

Page 1 of the report was amended to reflect that the amended plans had replaced blue slate tiles with Rosemary clay tiles.

The following spoke under the public participation scheme:

- Mr Jim Mundy, Agent

As Councillor Patrick Brady had declared a personal interest in this item he confirmed that he would speak but not vote on the application.

Following a telephone conversation with the applicant Councillor Mrs Judith Twigg advised that the family had strong local connections with Stoney Middleton and before developing the current proposals they had intended to convert the existing building but had been unable to develop proposals that would address the needs of their teenage family which could not be met with existing houses in the village.

**RESOLVED:**

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

- 1. The proposed replacement dwelling fails to accord with Local Plan policies LH5, LC4 and LC5. The replacement dwelling is not a similar size to the existing dwelling and, both on its own merits and in the context of the appearance of the existing building, the proposed massing and design are considered to harm the character and appearance of the built environment and conservation area, and would be more intrusive in the landscape than the existing building.**

**12/17 STANTON MOOR MINERAL LIAISON GROUP - MINUTES AND PROGRESS REPORT (JEN)**

The recommendation as set out in the report were amended to reflect the dates of meetings held during 2016.

The Director of Conservation and Planning reported that from his perspective the time invested in supporting this group was worthwhile as it helped the parties involved to talk to each other and gain an understanding of their perspectives. He confirmed that this group had been used as a model for setting up other groups such as the one for the RHS Show at Chatsworth. It was also noted that in future the Group may meet less frequently after formal decisions on the future of quarrying in Stanton Moor had been determined.

It was noted that since the last annual report a new Chair had been appointed to the Group.

**RESOLVED:**

- 1. To note the minutes of meetings of the Stanton Moor Minerals Liaison Group held on 22 February 2016, 25 July 2016 and 2 November 2016.**
- 2. To confirm that the Group continues to operate during 2017 as constituted in 2014.**
- 3. To agree that Peter Stubbs continues to Chair meetings of the Group held during 2017.**

**13/17 MONITORING & ENFORCEMENT QUARTERLY REVIEW - JANUARY 2017**

The Committee received a summary of work carried out by the Monitoring and Enforcement Team between 1 October 2016 and 31 December 2016 and were shown 'before and after' photographs of some of the resolved cases. As the Member

Representative for Planning Enforcement Councillor David Chapman provided his views on the work of the team and recent and forthcoming changes in working practices.

Members expressed their thanks for the work carried out by the team

In discussing some of the cases highlighted in the report Members expressed concern about the impact fly-tipping on private land may have on landowners and the landscape and suggested that this should be monitored.

**RESOLVED: To note the report.**

**14/17 HEAD OF LAW REPORT - PLANNING APPEALS DECEMBER 2016 - JANUARY 2017**

In considering the report it was noted the recent Housing White Paper included proposals to introduce charges for appeals against planning decisions.

**AGREED: To note the report.**

The meeting ended at 12.30 pm