



MINUTES

Meeting:	Planning Committee
Date:	Friday 12 May 2017 at 10.00 am
Venue:	Board Room, Aldern House, Baslow Road, Bakewell
Chair:	Mr P Ancell
Present:	Cllr P Brady, Cllr C Carr, Cllr A Hart, Mr R Helliwell, Cllr Mrs C Howe, Cllr H Laws, Cllr J Macrae, Cllr Mrs K Potter, Cllr Mrs J A Twigg and Mr D Williams
Apologies for absence:	Cllr D Birkinshaw, Cllr D Chapman, Ms S McGuire, Cllr Mrs L C Roberts, Cllr A McCloy and Cllr F J Walton.

46/17 MINUTES OF PREVIOUS MEETING 7 APRIL 2017

The minutes of the last meeting of the Planning Committee on 7 April 2017 were approved as a correct record.

The Chair announced that Mr D Williams would be leaving the Authority, following the recent local elections for Derbyshire County Council. He thanked Mr Williams for his contribution to the work of the Authority and wished him well on behalf of all Members.

47/17 URGENT BUSINESS

There was no urgent business to report.

48/17 MEMBERS DECLARATIONS OF INTEREST

Item 7

It was noted that Mr P Ancell, Cllr A Hart, Mr R Helliwell, Cllr Mrs C Howe, Cllr H Laws, Cllr Mrs K Potter and Cllr Mrs J Twigg had received an email from Mr Martin Hughes.

Item 8

It was noted that Cllr C Carr, Cllr A Hart, Mr R Helliwell, Cllr Mrs C Howe, Cllr Mrs K Potter and Cllr Mrs J Twigg had received an email from Miss Hannah Barton.

Item 12

Cllr A Hart, Cllr Mrs K Potter and Cllr H Laws declared a personal interest as the applicant was a Member of the Authority.

Cllr Mrs C Howe declared a personal interest as the applicant was a Member of the Authority and also her fellow councillor at High Peak Borough Council. She would therefore abstain from voting on the recommendation.

Mr R Helliwell declared a personal and prejudicial interest as he knew the applicant personally. He would leave the room during consideration of the application and take no part in the debate or voting.

49/17 PUBLIC PARTICIPATION

The Chair announced that 14 members of the public had registered to speak under the Authority's Public Participation Scheme.

50/17 FULL APPLICATION - CHANGE OF USE OF THE LODGE FROM C3 TO C2 (CARE HOME FOR ADULTS WITH AUTISM AND LEARNING DIFFICULTIES) AND RETENTION OF ACCESS TO SERVE THE LODGE, MANCHESTER ROAD, HOLLOW MEADOWS, BRADFIELD

Members had visited the site on the previous day.

The Officer stated that the application description had been amended to cover alterations to the outbuilding, clarified that the proposal was only retrospective in relation to the access and outbuilding alterations, that the Enforcement Notice served regarding the alleged change of use from a C3 dwelling to a C2 Care Home was in the process of being withdrawn and that the site lay within Bradfield Parish. He also reported that Sheffield City Council Highways Department had no objection to the proposals and as the Council had not suggested any conditions he proposed conditions covering the following: C2 Use to use new access only, tarmacadam from highway to access gates, drainage, setting back gates 5m and maintenance of visibility splays. He then reported that a further representation had been received from Knight Frank on behalf of the residents of Hollow Meadows Mews, which reiterated points already set out in the report and stated that they had sole ownership of the access shared with The Lodge.

The following made representations to the Committee under the Authority's Public Participation Scheme:

- Ms Megan Wilmot, Objector, on behalf of the Residents of Hollow Meadows Mews
- Mr Canello, representing the Applicant

Mr John Hunt, Agent, was present to answer Members' questions if required.

The recommendation was moved and seconded. However, Members saw no need to relocate the driveway and proposed that condition 3 be omitted and that condition 4 be amended by adding the words "to the East of the drive" after the word "hedge" and omitting the rest of the sentence after the word "Lodge". Also the word "new" was omitted from Condition 8.

The motion as amended was moved, seconded, put to the vote and carried.

RESOLVED:

That the application be APPROVED subject to the following conditions:

1. **Define use and maximum occupancy of the premises.**
2. **Specify approved plans**
3. **Submit and agree detailed landscaping scheme with maintenance plan for the reinstatement of the field boundary/hedge, to the east of the drive, and for landscaping to the car parking area in front of the Lodge.**
4. **Submit and agree detailed lighting scheme for the whole site which shall be controlled by motion sensors.**
5. **Agree parking plan/layout**
6. **Specify design details for the annexe window/door alterations with implementation within 3 months or other agreed timetable.**
7. **Submit and agree a traffic management plan promoting the use of the drive for all care home traffic, details internal signage to prevent visitors/staff using the shared access other than in emergencies.**
8. **Submit and agree details of bin storage and dwell areas.**
9. **Highway conditions including C2 use to be accessed solely via new drive tarmacadam from highway to access gates, drainage, setting back gates 5m and maintenance of visibility splays.**
10. **Footnote regarding need for clear signage to indicate access to the Care Home shall be via the new drive only - to be subject to advertisement regulations.**

51/17 SECTION 73 APPLICATION - FOR THE VARIATION OF CONDITION 2 (APPROVED PLANS) OF APP/M9496/W/16/3157101 TO ADD SIDE EXTENSION - FORMER RUTLAND ARMS, CALVER ROAD, BASLOW

The Officer stated that in his view, the proposed variation of Condition 2 of the approved planning application would simplify the arrangements for the delivery of goods into the building and provide a modest improvement to the appearance of the side elevation.

The following made representations to the Committee under the Authority's Public Participation Scheme:

- Ms Ruth Child, Agent

The recommendation was moved and seconded.

Members suggested that reclaimed stone, approved prior to use, would be appropriate to achieve a unified appearance of the whole building.

The recommendation was voted upon and carried.

RESOLVED:

That the application be APPROVED subject to the same conditions as previously imposed by Appeal decision APP/M9496/W/16/3157101, with variation to Condition 2 (approved plans) to include the addition of the extension, and additional conditions to protect the ecological interests of the site:

- 1) Development within 3 years from 22 October 2015.**
- 2) Development in complete accordance with amended plans.**
- 3) Prior approval of sample panel of reclaimed stonework to match the existing stonework.**
- 4) Window details to be agreed.**
- 5) Details of window blanking to be agreed.**
- 6) External lighting to be agreed**
- 7) Details of any external refrigeration, air conditioning, motors or fans to be agreed**
- 8) The hours of deliveries and refuse collections restricted to 0700 to 2000 on Mondays to Saturdays and 1000 to 1600 on Sundays and Bank Holidays only.**
- 9) Access visibility splays maintained in accordance with approved plans**
- 10) Construction site layout to be agreed**
- 11) Delivery Management Plan to be agreed**
- 12) Traffic Management Plan to deter roadside parking to be agreed**
- 13) Parking provided prior to use commencing**
- 14) No door fronting a highway to open outwards.**
- 15) No access ramps to be constructed within the highway**
- 16) Permitted development rights for extension withdrawn**
- 17) Flood mitigation measures to be implemented**
- 18) Method statement/construction environmental management plan dealing with the treatment of the river corridor to be agreed**
- 19) Initial soft-strip of the external features of the buildings to check for bats required**
- 20) Removal of vegetation to be completed outside of the breeding bird season**

The meeting was adjourned for a short break at 11.10 and reconvened at 11.15am.

Cllr Mrs J Twigg left the meeting at 11.10am.

52/17 FULL APPLICATION - CHANGE OF USE OF PART OF THE EXISTING GARAGE BUILDING TO CAFE AND CATERING USE AT PADDOCKSIDE, OAKENBANK LANE, RAINOW

This item had been deferred for the undertaking of a site visit at the last meeting of the Planning Committee. Members had visited the site on the previous day.

The following made representations to the Committee under the Authority's Public Participation Scheme:

- Mr Ellison, Supporter
- Mrs Barton, Supporter
- Mr Phil Goodwin, Supporter
- William Barton, Supporter
- Hannah Barton, Applicant

Members considered that there were good reasons for approving the application, particularly as it was small-scale and had links to agriculture and the local economy.

A motion to approve the application was moved and seconded.

Following Officer suggestions for conditions, the motion to approve was put to the vote and carried.

RESOLVED:

That the application be APPROVED subject to the following conditions:

- 1. Grasscrete surface for parking area**
- 2. Opening hours between 9am and 6pm**
- 3. Café and off-site catering business maintained as ancillary to the cottage only and together forming one planning unit**
- 4. Doors and windows to be recessed and given suitable finish**

Footnote regarding advertisement regulations covering signage for the café and in the local area and encouraging pre-application engagement

53/17 FULL APPLICATION - AGRICULTURAL SHED (PART RETROSPECTIVE) AT 'TENNIS COURTS FIELD', MACCLESFIELD ROAD, KETTLESHULME

The following made representation to the Committee under the Authority's Public Participation Scheme:

- Mr S Cowen, Applicant

Condition 3 was amended to include the words "agreed and" before the word "implemented".

The recommendation to approve this partly retrospective application with the slight amendment to Condition 3 was moved, seconded, voted upon and carried.

RESOLVED:

That the application be APPROVED subject to the following conditions:

- 1. Statutory time limit**
- 2. Completion in accordance with submitted plans**
- 3. Landscaping to be agreed and implemented within the first planting season following erection of the building**
- 4. Doors to the western elevation to be coloured dark brown to match the adjacent walls and be permanently so maintained**

54/17 FULL APPLICATION - SINGLE STOREY EXTENSION, POTTING SHED, GARDEN WALLS AND ASSOCIATED LANDSCAPING WORKS, UPPER HURST, GATEHOUSE LANE, HATHERSAGE

The following made representation to the committee under the Authority's Public Participation Scheme:

- Mr Jonathan Bond, Applicant

The recommendation was moved, seconded, voted upon and carried.

RESOLVED:

That the application be APPROVED subject to the following conditions:

- 1. Statutory time limit**
- 2. Completion in accordance with submitted plans and specifications**

55/17 LISTED BUILDING CONSENT - SINGLE STOREY EXTENSION, POTTING SHED, GARDEN WALLS AND ASSOCIATED LANDSCAPING WORKS, UPPER HURST, GATEHOUSE LANE, HATHERSAGE

The recommendation was moved, seconded, voted upon and carried.

RESOLVED:

That the application be APPROVED subject to the following conditions:

- 1. Statutory time limit**
- 2. Completion in accordance with submitted plans and specifications**

As the next speakers were not due to make their representations until 1.30pm, the Chair brought forward Item 15 for consideration.

56/17 MONITORING & ENFORCEMENT ANNUAL REVIEW - MAY 2017

The Senior Monitoring & Enforcement Officer presented the report and informed the Committee that new housing developments and major developments are being more formally monitored than previously to ensure they are being carried out in accordance with the planning permission. The results of monitoring visits are also being better recorded.

Members also received updates on a number of the cases referred to in the report and the Officer answered several queries from Members on specific cases.

In response to Members' requests the Director of Conservation and Planning agreed to consider whether more information on outstanding enforcement cases could be included in future annual reports.

RESOLVED:

That the report be noted.

The meeting adjourned for lunch at 1pm and reconvened at 1.30pm.

Cllr Mrs J Twigg re-joined the meeting at 1.30pm.

57/17 FULL APPLICATION - LOFT CONVERSION INCLUDING RAISING OF ROOF HEIGHT/NEW DORMER WINDOWS AT LYDGATE BUNGALOW, ASHOPTON ROAD, BAMFORD

The Head of Law reminded the Committee that Mr R Helliwell had declared a personal and prejudicial interest in this item, and that Cllr Mrs C Howe had declared a personal interest in it.

As Mr R Helliwell had declared a prejudicial interest, he left the room and took no part in the debate or voting. Cllr Mrs C Howe remained in the room but would abstain from voting.

The following made representations to the committee under the Authority's Public Participation Scheme:

- Ginny Priestley, Supporter
- Cllr S Beckett, Chair of Bamford with Thornhill Parish Council

A motion to approve the application with a modified design of the dormer windows was moved.

Members recognised that an approvable scheme was possible provided that the overall design was improved.

The motion to approve with modifications was withdrawn. A further motion to defer consideration of the application pending discussion between Officers and the Applicant to resolve design issues, was moved and seconded. This motion was put to the vote and carried.

Cllr Mrs C Howe abstained from voting.

That the application be DEFERRED for the following reason:

- 1. To allow time for discussion between Officers and the Applicant in order to improve the design of the proposed development.**

At 2.05pm Mr R Helliwell returned to the meeting and Cllr Mrs K Potter left the meeting.

58/17 FULL APPLICATION - ALTERATIONS AND EXTENSIONS TO DWELLING AND ERECTION OF DOUBLE GARAGE WITH STUDIO OVER AT ARBOUR HEAD COTTAGE, HYDE LANE, HARTINGTON

The Officer corrected the spelling of the address as it appeared in the title of the report, changing Hyde to Hide.

He reported that amended plans of an appropriate scale had been received, which addressed objections raised by the Parish Council.

The following made representations to the Committee under the Authority's Public Participation Scheme:

- Mr J Oldfield, Agent

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

RESOLVED:

That the application be APPROVED subject to the following conditions:

- 1. 3 year time limit.**
- 2. Adopt amended plans.**
- 3. Maintain garage space for parking of vehicles**
- 4. Space to be provided for storage and plant during construction**
- 5. Visibility sightlines to be provided**
- 6. Means to prevent discharge of water onto the highway**
- 7. Stonework and roofing materials to match the existing dwelling**
- 8. All doors and windows to be timber construction, recess garage doors 150mm**
- 9. All pipework to be internal except rainwater goods**
- 10. Roof lights to be conservation type fitted flush with the roof slope**

59/17 LISTED BUILDING CONSENT - FOR WALL MOUNTED POST BOX - NORTH LEES HALL, HATHERSAGE

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

RESOLVED:

That the application be APPROVED subject to the following conditions:

- 1. Statutory time limit**
- 2. Completion in accordance with submitted plans**

60/17 ANNUAL REPORT ON PLANNING APPEALS 2016/17

The Director of Conservation & Planning presented the annual report and confirmed that 41 appeals had been decided during 2016/17 and 66% had been dismissed which is lower than in previous years resulting in 34% of appeals being allowed. Each appeal allowed had been analysed by the Director who confirmed that none of those allowed were fundamentally contrary to policy or raised wider policy issues. Members suggested that Officers send them an electronic link to the appeal decisions when they are received.

RESOLVED:

That the report be noted.

61/17 HEAD OF LAW REPORT - PLANNING APPEALS

RESOLVED:

That the report be noted.

The meeting ended at 3.00 pm