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## MINUTES

Meeting: **Planning Committee**

Date: Friday 16 June 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,  
Mr R Helliwell, Cllr Mrs C Howe, Cllr H Laws, Cllr Mrs K Potter,  
Cllr Mrs L C Roberts and Cllr Mrs J A Twigg

Cllr A McCloy attended to observe and speak but not vote.

Apologies for absence: Cllr A Hart and Cllr J Macrae.

### 62/17 MINUTES OF PREVIOUS MEETING

The minutes of the last meeting of the Planning Committee on 12 May 2017 were approved as a correct record.

### 63/17 URGENT BUSINESS

Mr R Helliwell informed the committee that Mr Bill Gordon, Ranger at North Lees had been awarded the British Empire Medal in the Queens Honours List for services to nature, conservation of wildlife and the Ring Ouzel in particular. Members agreed to send a message of congratulations to Mr Gordon.

Cllr H Law requested a minutes silence for the victims of the recent Grenfell Tower fire. This was observed.

### 64/17 MEMBERS DECLARATIONS OF INTEREST

#### Item 8 & 9

Mr P Ancell had been copied into emails with the Parish Council.

Cllr P Brady declared that he is acquainted with the Chair of Winster Parish Council who is also the Chair of the Peak Park Parishes Forum but this didn't amount to a personal interest.

Cllr Mrs K Potter had received a letter from the Clerk of Winster Parish Council

Cllr Mrs L Roberts had received an email from Rob Greateorex, the Clerk of Winster Parish Council

## Item 11

Mr P Ancell had received an email by Mr R May

## Item 12

Cllr Mrs C Howe declared that Coombes School is in the ward she represents on High Peak Borough Council but she had had no involvement in the application.

Cllr Mrs J Twigg declared a prejudicial interest as a Derbyshire County Councillor as the application was made by the County Council and would leave the meeting during this item as would Cllr J Atkin who was also a County Council and was observing this Planning Committee as part of his induction to the Authority.

## 65/17 PUBLIC PARTICIPATION

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

## 66/17 FULL APPLICATION - CONVERSION OF REDUNDANT WATER TREATMENTS WORKS INTO 16 APARTMENTS, CONVERSION OF STONE OUTBUILDING INTO A STUDIO APARTMENT AND 4 NEW COTTAGES AT FORMER TREATMENT WORKS, MILL LEE ROAD, LOW BRADFELD

Members had visited the site on the previous day.

The applicant's heritage report supports the retention of the 1950s section of the building but this was disputed by the Authority's conservation team who stated that the 1950 section is not of interest. The applicant has stated that only the full development including the four open market houses would be a viable development.

The Officer read out an extract from the report by the independent consultant who had been asked to produce a critical analysis of the applicant's viability appraisal which highlighted a number of errors and inconsistencies which the applicant has disputed and sent further representation to this effect.

Further discussion had been held with the consultant regarding conversion of the 1913 building only in a way that would enable part of the open atrium to be conserved but still be a viable project and the conclusion was that this would be possible.

The Officer stated that additional letters of support had been received, the contents were summarised as:

- Support for retention of 1913 and 1950 sections as both part of the history of building, the village and improvement in treatment of water in the 1950s, also great benefit for local businesses and village as a whole.
- No significant change to traffic, not a big impact on local schools and a need for more local housing.
- Not an overdevelopment as more people are needed to support village life.

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

- Stuart Shepherd, local resident & Supporter
- Douglas Hague, Supporter
- Richard Matthewman, local resident and Supporter

- Scott Jenkins, Supporter
- Rachel Hague, on behalf of the Applicant

Members expressed concerns that there was no intention to include affordable housing in the development and that there was a tight turning space on part of the site.

A motion to defer the proposal for further discussions with the applicant was moved. Members considered the 1950s extension to be of merit and worthy of retention, but they considered that officers and the applicant should explore the possibility of accommodating some affordable housing on the site. The deferral would also allow discussions on matters relating to viability and site layout.

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

**RESOLVED:**

**That the application be DEFERRED to enable officers and the applicant to explore, in the context of development viability and members wish to see the 1950 extension retained, the possibility of accommodating affordable housing on the site. Deferral would also allow time for the site layout to be amended to allow vehicular access.**

The meeting was adjourned at 11.25 for a short break and reconvened at 11.35.

**67/17 FULL APPLICATION - PROPOSED CHANGE OF USE OF EXISTING BUILDINGS, EXTENSIONS TO EXISTING BUILDINGS AND PROVISION OF NEW ACCESS TO THE SITE AT BRADFIELD BREWERY, WATT HOUSE FARM, LOXLEY ROAD, SHEFFIELD, BRADFIELD**

Members had visited the site on the previous day.

Members suggested that consideration should be given to the material used to surface the new access road and ways to screen the road. It was agreed that an additional condition with details of the surface and screening would be added.

Following the site visit Members considered that the some areas of the site needed to be tidied and that clarification in condition 6 should be added to ensure storage is appropriate to the site.

The Officer confirmed that the Parish Council and Highways Authority (Sheffield City Council) had not responded to the consultation.

Members requested the inclusion of a Transport Plan in the conditions to ensure that heavy good vehicles use the new access road, that permitted development rights be removed and that condition 5 be amended so that the brewery shall remain in the same ownership and control as Watt House Farm.

The Officer recommendation for approval subject to changes to the conditions was moved, seconded, put to the vote and carried.

**RESOLVED:**

**That the application be APPROVED subject to the prior entry into a S106 legal agreement tying the business operation, the house and the surrounding land**

together to prevent separate sale and a management plan which provides for the maintenance of the land in agricultural use together with the repair and maintenance of the historic pattern of drystone boundary walls, and subject to the following conditions and/or modifications.

1. Standard time limit.
2. Development in complete accordance with the submitted plans and specifications.
3. Use restricted to brewery as per the submitted plans and no other purposes (including any other purposes within the same use class B2). Limit uses of the site to defined areas on the specified approved plan.
4. Operational uses of each of the brewery buildings limited to the specific use specified on the approved block plan BB-PL03 only and for no other purposes without the prior written consent of the Authority.
5. The brewery shall remain in the same ownership and control as Watt House Farm and shall not be operated by any independent person or persons.
6. There shall be no storage of materials or equipment outside the buildings other than in areas to be agreed.
7. Building 4 as identified on the block plan shall be constructed of natural gritstone to match the existing.
8. The roof of Building 4 as identified on the block plan shall be clad with natural stone slate to match the existing.
9. Any sheeting for the roof or walls or doors of building 1, 2 and 3 as identified on the block plan shall be factory colour coated to BS 4800 18B29 and shall be permanently so maintained.
10. Prior to commencing development submission of a method statement for trackway construction shall be submitted to the Authority. If the trackways construction includes any digging down or cutting then no development shall take place until a Written Scheme of Investigation for an archaeological watching brief has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and
  1. The programme and methodology of site investigation and recording;
  2. The programme and provision to be made for post investigation analysis and reporting;
  3. Provision to be made for publication and dissemination of the analysis and records of the site investigation;
  4. Provision to be made for archive deposition of the analysis and records of the site investigation;
  5. Nomination of a competent person or persons/organization to undertake the works set out within the Written Scheme of Investigation".
  6. Road surface details to be included in Landscape Scheme

**b) No development shall take place other than in accordance with the archaeological Written Scheme of Investigation approved under condition (a).**

**c) The development hereby permitted shall not be occupied until the archaeological site investigation and post investigation analysis and reporting shall have been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (a) and the provision to be made for publication and dissemination of results and archive deposition shall have been secured.**

**11. No works or development shall take place until full details of both hard and soft landscape scheme proposals have been submitted to and approved by PDNPA. These details shall include, as appropriate:**

- **Details of walling to be retained / new walling**
- **Planting plan to address issues of screening and integration of the development into the landscape**
- **Softworks specifications (including cultivation and other operations associated with tree, plant and grass establishment)**
- **Planting schedules, noting species, planting sizes and proposed numbers / densities where appropriate**
- **Agree road surfacing materials – not tarmacadam.**

**Once agreed All hard and soft landscape works shall be carried out in accordance with the approved details and to a standard in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice. The works shall be carried out prior to the occupation of any part of the development or in accordance with the timetable agreed with the Authority. Any trees or plants that, within a period of five years after planting, are removed, die or become, in the opinion of the Authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the Authority gives its written consent to any variation.**

**12. Traffic Management Plan to be included.**

**13. Withdraw permitted development rights for alterations and extensions to industrial buildings.**

Cllr D Chapman left the meeting at 12.30 following consideration of this item.

**68/17 FULL APPLICATION - CHANGE OF USE OF ANCILLARY ACCOMMODATION (TO ROCK VIEW COTTAGE) TO A SEPARATE B1 OFFICE USE AT ROCK VIEW COTTAGE, EAST BANK, WINSTER**

Members had visited the site on the previous day.

Agenda items 8 and 9 were discussed together but were voted on separately.

The applicant, Mrs Sue Harrison, was present at the meeting.

The Officer confirmed that following the site visit a further discussion with the Highways Authority had taken place regarding the size of the garage and they had confirmed it was

suitable for use of one car only but that one parking space is still sufficient to meet the parking standards.

Due to an administrative error the Parish Council had not been notified of the application but had submitted their comments by email the day before the meeting and requested the item be deferred. The Officer read out the email from the Parish Council at the meeting and Members considered it was appropriate to proceed with consideration of the item.

The Officer recommendation for approval subject to changes to condition 3 to reduce it to 1 parking space and a re-wording of condition 4 to allow the use as an office only and for no other purposes whatsoever was moved, seconded, put to the vote and carried.

**RESOVLED:**

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

- 1. 3 year time limit**
- 2. Adopt submitted plans**
- 3. The premises the subject of the application shall not be taken into use until the proposed car parking has been laid out to provide 2 spaces for Rock View Cottage and 1 space for the proposed premises with vehicular access secured from East Bank. Once provided the parking spaces shall remain available for use throughout the life of the development with no impediment to their designated use.**
- 4. Use of the building shall be as an office and for no other purpose whatsoever without express planning consent from the National Park Authority (including any other purpose in Class B1 of the schedule to the Town and Country Planning (Use Classes) Order 1987 or in any order revoking and re-enacting that order.)**

**69/17 FULL APPLICATION - CHANGE OF USE OF ANCILLARY ACCOMMODATION TO A SEPARATE HOLIDAY LET AT ROCK VIEW COTTAGE, EAST BANK, WINSTER**

Members had visited the site on the previous day.

Agenda items 8 and 9 were discussed together but were voted on separately.

The applicant, Mrs Sue Harrison, was present at the meeting.

The Officer confirmed that following the site visit a further discussion with the Highways Authority had taken place regarding the size of the garage and they had confirmed it was suitable for use of one car only but that one parking space is still sufficient to meet the parking standards.

Due to an administrative error the Parish Council had not been notified of the application but had submitted their comments by email the day before the meeting and requested the item be deferred. The Officer read out the email from the Parish Council at the meeting and Members considered it was appropriate to proceed with consideration of the item.

The Officer recommendation for approval subject to changes to condition 3 to reduce it to 1 parking space and a re-wording of condition 4 to allow the use as an office only and for no other purposes whatsoever was moved, seconded, put to the vote and carried.

The Officer recommendation for approval subject to changes to condition 3 to reduce it to 1 parking space, the removal of condition 4 and its replacement with a short-let holiday residential use condition and amendment to condition 5 to say that the disposal of household waste associated with the use shall be in accordance with submitted details 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 submitted plans**
- 3. The premises the subject of the application shall not be taken into use until the proposed car parking has been laid out to provide 2 spaces for Rock View Cottage and 1 space for the proposed premises with vehicular access secured from East Bank. Once provided the parking spaces shall remain available for use throughout the life of the development with no impediment to their designated use.**
- 4. This permission relates solely to the use of the premises hereby approved for short-let holiday residential use; the property shall not be occupied as a permanent dwelling and shall not be occupied by any one person for a period exceeding 28 days in any calendar year.**
- 5. Household waste storage in association with the holiday let shall be in accordance with the submitted details.**

**In accordance with the Authority's Standing Orders, the meeting voted to continue its business beyond 3 hours.**

**70/17 FULL APPLICATION - ERECTION OF AGRICULTURAL BUILDING ON LAND ADJACENT TO NEW ROAD FARM, NEW ROAD, LONGNOR**

The following spoke under the Public Participation at Meetings Scheme:

- Kenneth Wainman, Agent

The Officer confirmed that two further letters of support had been received for the application, they reiterated the reasons already contained within the report.

Members considered that there was good reason to add a condition that would restrict storage outside the building and to ensure the area was well screened and only used for the intended purpose.

The Officer recommendation for approval subject to changes to the conditions was moved, seconded, put to the vote and carried.

Members asked that Officers discussed with the applicant the possibility of lowering the hedge either side of the access gate to enable better visibility for cars approaching on the road.

**RESOLVED:**

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

- 1. 3 year time limit.**
- 2. Adopt amended plans.**
- 3. Landscaping scheme to be implemented and include screening of the site.**
- 4. Details of surfacing for access track and hardstanding to be submitted and agreed.**
- 5. Building to be removed when no longer required for agriculture.**
- 6. No external storage of machinery or implements.**

**71/17 HOUSEHOLDER APPLICATION - CONVERSION OF BUNGALOW TO ONE-AND-A-HALF STOREY DWELLINGHOUSE - GLENHAVEN, 12 WHITE EDGE DRIVE, BASLOW**

The following spoke under the Public Participation at Meetings Scheme:

- John Hillman, Applicant

Members sought clarification regarding the use of dormer windows on conversions from bungalows to houses. The Director of Conservation and Planning explained that each application needed to be taken in context and because of the particular location of this site, dormer windows were deemed appropriate.

Members raised concerns regarding the flue and requested that this be changed to a chimney, and that a condition be added to ensure windows in the side elevation overlooking the neighbours property could not be installed at a later date.

The Officer recommendation for approval subject to changes to the conditions was moved, seconded, put to the vote and carried.

Cllr Mrs K Potter requested that her vote against the application be recorded.

**RESOLVED:**

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

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



3. Conditions to specify architectural and design details including stonework, roof verge and eaves detailing, window and door details, rooflights, rainwater goods and addition of a chimney to replace the proposed flue.
4. Highway conditions to ensure space for plant and materials is provided, and that the parking spaces remain free from obstruction throughout the life of the development
5. No windows will be installed in the side wall of the bungalow at any time.

**72/17 FULL APPLICATION - CLASSROOM EXTENSION WITH ASSOCIATED SERVICING AT COMBS COUNTY SCHOOL, LESSER LANE, COMBS**

Cllr Mrs J Twigg & Cllr J Aitkin left the room during the discussion of this item due to the prejudicial interest they had declared at the start of the meeting.

The Officer recommendation 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. Standard time limit
2. Development in complete accordance with the submitted plans 'PBS16-0812-D04', 'PBS16-0812-D05', 'PBS16-0812-D07', 'PBS16-0812-D08' and specifications, subject to the following conditions or modifications.
3. Stonework, natural gritstone, to match the existing and shall be coursed and pointed to match the existing.
4. The roof shall be clad with natural blue slate to match the existing.
5. The rainwater goods shall be cast metal painted black and shall be fixed directly to the stonework on rise and fall brackets, without the use of fascia boards.
6. The windows and doors shall be made of timber and shall have a painted or stained white or off white finish to match the existing.
7. Flush pointed roof verges.
8. The rooflights shall be fitted flush with the plane of the roof slope.
9. Windows and doors recessed 100mm from the external face of the stonework.
10. The development shall not be carried out other than in complete accordance with the submitted tree protection plan 'PBS16-0812-D04/x/100'.

Cllr Mrs J Twigg and Cllr J Atkin returned to the meeting following discussion of this item

**73/17 HEAD OF LAW REPORT - PLANNING APPEALS**

**RESOLVED:**

**That the report be noted.**

The meeting ended at 1.45 pm