
MINUTES

Meeting:	Planning Committee
Date:	Friday 11 August 2017 at 10.00 am
Venue:	The Conference Room, The Agricultural Business Centre, Agricultural Way, Bakewell
Chair:	Mr P Ancell
Present:	Cllr D Birkinshaw, Cllr P Brady, Cllr C Carr, Cllr D Chapman, Cllr A Hart, Mr R Helliwell, Cllr Mrs C Howe, Cllr A Law, Cllr H Laws, Cllr Mrs K Potter, Cllr Mrs L C Roberts and Cllr Mrs J A Twigg
Apologies for absence:	Cllr J Macrae, Cllr A McCloy and Cllr F J Walton

84/17 MINUTES OF PREVIOUS MEETING OF 14 JULY 2017

The minutes of the last meeting of the Planning Committee were approved as a correct record with the following amendment:

82/17 Monitoring & Enforcement Quarterly Review – July 2017

Swallow Cottage, Pilhough

On behalf of Stanton Parish Council, Cllr Mrs K Potter expressed concern that a steel structure on the site had not been entirely removed, despite the recent appeal decision. The officer advised that a new planning application had been submitted and that a small proportion of the steel structure could be used for the proposed smaller garage, which would be built on the footprint of the original garage. Discussions between officers and the applicant continued in order to achieve an acceptable design.

85/17 MEMBERS DECLARATIONS OF INTEREST

Item 8

Cllr Mrs L Roberts declared that she had been lobbied by the Chair and Deputy Chair of Castleton Parish Council.

John Scott, Director of Conservation and Planning, declared a personal interest as the agent was a close friend. He would leave the committee table during debate but remain in the room so that he could listen to any debate on policy matters.

Item 9

Cllr Mrs L Roberts declared a personal interest as she knew the applicant.

Cllr P Brady declared a personal interest as he knew a member of Hartington Parish Council, but had not discussed the matter with him.

Item 16

It was noted that all Members except Cllr D Birkinshaw had received emails from objectors Paul Roe and Paul Thompson.

Cllr Mrs K Potter declared a personal interest as a member of CPRE, which had objected to the application.

Cllr Mrs Potter also declared a prejudicial interest as an objector to the proposed scheme. She would make her representation as a local resident and leave the room during the debate and voting.

Cllr D Chapman declared an interest as a Derbyshire Dales District Councillor and would leave the room during the debate, taking no part in the voting.

86/17 PUBLIC PARTICIPATION

7 members of the public had registered to make representations to the Committee.

87/17 FULL APPLICATION - CHANGE OF USE TO 3 OPEN MARKET DWELLINGS AT HURST WATER TREATMENT PLANT, DERBYSHIRE LEVEL, GLOSSOP

Members had visited the site prior to a planning committee meeting in November 2016.

The officer corrected the information given about new door openings on page 15 of the meeting pack. He said that there would be one on the front elevation, one on the gable end and two on the rear, not four on the rear.

The officer recommended that condition 5 should specify hedging rather than fencing and that a condition be added requiring full details of door and window design, including the obscure glazing, to be agreed prior to the commencement of works.

It was noted that the applicant had supplied evidence of the current building's historic connections and significance, and that although the building was neither listed nor in a conservation area, it was possible that it might be added to the list of local assets.

Members felt that the amended design was acceptable and appropriate. More detail about obscure glazing on the south east gable was requested.

The recommendation was moved and seconded.

In response to Members' questions, the officer confirmed that the contamination referred to in condition 7 was possible contamination from products like chlorine that may have been used on site in the water treatment process, not sewage.

The recommendation was put to the vote and carried.

RESOLVED:

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

1. **Three-year time limit**
2. **Development in accordance with the submitted plans**
3. **Removal of permitted development rights for alterations and extensions**
4. **Reduce the number of rooflights (twin units to become singles)**
5. **Detailed landscaping scheme including hedge planting to be agreed**
6. **Submit and agree precise details of obscure glazing to the south east gable**
7. **Further contaminated land assessment to be undertaken and mitigation implemented where necessary**
8. **Details of packaged sewage treatment plant to be confirmed**
9. **Provision of bat boxes**
10. **Highway conditions to secure site construction compound, parking and bin storage**
11. **Submit and agree full details of door and window design, window design to retain the historic glazing pattern with no alteration to opening sizes and to provide the actual design of the means proposed to finish and obscure views of the internal first floor edge detail.**

The Chair welcomed Cllr Alan Law to his first planning committee since being appointed to the Authority by Sheffield City Council.

88/17 FULL APPLICATION - VARIATION OF CONDITIONS OF NP/HPK/0517/0525 (CONVERSION OF BARN TO HOLIDAY LET PROPERTY) TO REMOVE HOLIDAY LET OCCUPANCY CONDITION AND TO VARY CONDITIONS ADDRESSING ECOLOGICAL MITIGATION MEASURES AT BEAN HILL FARM, CASTLETON

Cllr Mrs L Roberts declared a personal interest in this item as she had been lobbied by the Chair and Deputy Chair of Castleton Parish Council at the opening of the Authority's newly refurbished visitor centre in Castleton.

The Planning Officer summarised a letter of support from the Parish Council, which had been received since the report was drafted.

The following made a representation to the meeting in accordance with the Authority's Public Participation Scheme:

- Mr P Hodkinson, Applicant

A motion to support the application to remove condition 3 and vary conditions 18 and 19 of planning application NP/HPK/0517/0525 was moved and seconded.

Reasons for supporting the application included circumstances contributing to delay in completing the barn conversion. In particular, Members were of the view that the local community would benefit from the barn's conversion to an open market dwelling rather than another holiday let.

The motion was then voted upon and carried.

RESOLVED:

That the application to vary the conditions of planning application NP/HPK/05017/0525 by removing the holiday let occupancy condition and varying the conditions addressing ecological mitigation measures be APPROVED for the following reasons:

- 1. The conversion of the barn had been stalled due to circumstances beyond the applicant's control**
- 2. The proposed conversion was of sufficient merit to justify approval as an open market dwelling**
- 3. An open market dwelling would support the vitality and vibrancy of the village in line with planning policy**

A break was taken between 11.05 and 11.15am.

89/17 FULL APPLICATION - CONVERSION OF REDUNDANT BARN TO RESIDENTIAL USE AT BARN TO REAR OF GROVE COTTAGE, MARKET PLACE, HARTINGTON

Members had visited the site on the previous day.

The officer reported that the barns were considered to be "valued vernacular non-designated heritage assets".

The following made a representation to the committee in accordance with the Authority's Public Participation Scheme:

- Mr A Newby, Agent

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

RESOLVED:

That the application be APPROVED subject to the following conditions:

- 1. Three year implementation time limit**
- 2. Adopt submitted plans**
- 3. Remove permitted development rights for alterations, extension, outbuildings and boundaries**
- 4. Submit and agree details of any external lighting**
- 5. Submit and agree details of location and design of bat and bird boxes**
- 6. Submit and agree Archaeological Written Scheme of Investigation**
- 7. Parking and manouevering space to be provided and maintained throughout the life of the development**
- 8. Details of construction compound to be submitted and agreed**
- 9. Bin storage and bin dwell areas to be provided and maintained**
- 10. Demolition of lean-to on outbuilding, re-cladding of wall on outbuilding and re-roofing of lean-to on north barn to be completed before the dwelling is first occupied**
- 11. Domestic curtilage to be restricted to area hatched pink on revised block plan**
- 12. Minor design details**

90/17 FULL APPLICATION - THE USE OF THE LAND FOR A SIX WEEK CONSECUTIVE PERIOD BETWEEN THE MONTHS OF JULY AND SEPTEMBER IN ANY YEAR IN

ASSOCIATION WITH THE DERBY KIDS CAMP AT NEW HOUSE FARM, SCHOOL ROAD, WETTON

Members had visited the site on the previous day.

The officer reported that the applicant had agreed to apply for six consecutive weeks of use between July and September rather than their original proposal for a four month period. This would have less impact on neighbouring properties.

If approved, the permission would apply specifically to the Derby Kids' Camp charity, quoting the charity number.

The recommendation was moved and seconded.

Members requested an additional condition to ensure that no amplified music would be played after 10pm and required more detail in condition 1 to restrict the parking area to parking only.

The mover and seconder accepted these amendments.

The motion was carried in the vote.

RESOLVED:

That the application be APPROVED subject to the following conditions:

- 1. Accord with submitted details**
- 2. 6 week time period between July and September for Derby Kids Club only**
- 3. Remove permitted development rights for siting of caravans and 28 day permitted development rights**
- 4. All camp fires extinguished by 11pm**
- 5. Surfacing to gate entrance to be agreed**
- 6. Field gates to open inwards only**
- 7. Parking area to be used for no purpose other than parking in connection with the club's activities**
- 8. No amplified music after 10pm**

91/17 FULL APPLICATION - PROPOSED AGRICULTURAL BUILDING TO SERVE SHEEP ENTERPRISE AT WELLCROFT FARM, OLDFIELDS LANE, GRINDON

This application had been deferred for more information at the planning committee on 10 February 2017.

The officer reported that a revised application including a more acceptable location for the agricultural building had been received but also that the applicant had requested deferral of the current application. As this would serve no purpose, the application had been brought back to committee.

The recommendation was moved and seconded.

Members asked that enforcement action be taken against the land owner because of the unsightliness of the property.

The recommendation was voted upon and carried.

RESOLVED:

That the application be **REFUSED** for the following reasons:

1. **By virtue of its siting and design the building appears as an isolated and intrusive feature in the landscape and would harm the valued character of the area contrary to paragraph 115 of the NPPF, Core Strategy policies GSP and L1, Local Plan policies LC4 and LC13 and advice in the Adopted Supplementary Planning Guide on Agricultural Developments in the National Park.**
2. **The building does not make use of the least obtrusive or otherwise damaging location contrary to Development Plan policy LC13.**

92/17 FULL APPLICATION - REPLACEMENT OF EXISTING AGRICULTURAL BUILDINGS WITH GENERAL PURPOSE AGRICULTURAL BUILDING AND AN 'AMERICAN' BARN FOR EQUESTRIAN USE (CHANGE OF USE), FAR BROOK FARM, BACK O 'TH'CROSS, QUARNFORD

Members had visited the site on the previous day.

The following made a representation to the committee in accord with the Authority's Public Participation Scheme:

- Mr A Newby, Agent

The recommendation was moved and seconded.

Members requested additional conditions to define landscaping around the buildings and the siting and type of external lighting.

The recommendation with additional conditions was carried in the vote.

RESOLVED:

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

1. **The proposed development shall not be carried out other than in complete accordance with the submitted plans and specifications received by the Authority 12 May 2017**
2. **The use of the equestrian building shall be restricted to private use by the applicant and guests staying in the holiday accommodation on site**
3. **Submit and agree a full scheme of landscaping around the new buildings**
4. **External lighting to be agreed in writing**

93/17 FULL APPLICATION - EXTENSION TO DWELLING, GARAGE MODIFICATIONS, SOLAR PV, SEWERAGE TREATMENT AND EXTERNAL ALTERATIONS, 1 ROSE COTTAGE, NEW ROAD, HULME END, FAWFIELDHEAD

Members had visited the site on the previous day.

The following made a representation to the committee in accord with the Authority's Public Participation Scheme:

- Mr A Hassan, Objector
- Mr Bohme, Applicant

The officer confirmed that as the property was not in a conservation area, the addition of solar panels was classed as permitted development. Putting them on the front roof of a property does not require planning permission, provided that they are sited to minimise visual impact as far as is practicable. Although the panels are shown on the application drawings, whether or not the proposed panels met the terms of the General Permitted Development Order would be determined separately.

The installation of the log burner and the ancillary use of the garage were also classed as either permitted development or are not development at all.

Members queried the need for condition 8, which the officer agreed could be removed because of the colour of the building in this case.

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

RESOLVED:

That the application be APPROVED subject to the following conditions:

- 1. The development hereby permitted shall be begun within 3 years from the date of this permission.**
- 2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the amended plans titled 'Proposed Plans and Site Layout', drawing number 'A.03, Rev. A2', 'Garage and Greenhouse Layout', drawing number 'A.04, Rev. 3', 'Proposed Elevations with Sections', drawing number 'A.05', Rev. 3 and 'Proposed Section Details', drawing number 'A.06, Rev. A.3' received by the Authority on the 6th July 2017, subject to the following conditions:**
- 3. All timber work to the greenhouse and garage shall be finished in a dark recessive stain and permanently so maintained unless agreed in writing by the Authority**
- 4. The walls shall be rendered to a specification which shall be submitted to and approved in writing by the National Park Authority**
- 5. The roof of the extension shall be clad with Staffordshire blue tiles to match the existing**
- 6. All new windows and doors should be constructed from timber**
- 7. All new window frames shall be recessed from the external face of the wall the same depth as the existing frames**
- 8. The roof lights shall be fitted flush with the roof slope**

In accordance with Standing Orders, Members voted to continue the meeting beyond 1pm.

A break was taken between 1.05 and 1.10pm.

94/17 PEAK DISTRICT NATIONAL PARK AUTHORITY CONSULTATION RESPONSE TO REVISED SCHEME - DEVELOPMENT OF 507 DWELLINGS, 2800M2 COMMERCIAL FLOORSPACE (CLASS B1), SHOP AND CAFE, WITH ASSOCIATED VEHICLE, CYCLE AND PEDESTRIAN INFRASTRUCTURE (OUTLINE) AT CAWDOR QUARRY,

PERMANITE WORKS AND PART OF SNITTERTON FIELDS, MATLOCK SPA ROAD, MATLOCK - DDDC REF:

The Chair moved to Item 16 as there were speakers present to speak on the item and there were no speakers for items 14 or 15.

Cllr D Chapman declared an interest as a Derbyshire Dales District Councillor and left the room.

The officer reported that the National Park Authority had objected to the original outline application when consulted in April 2017, saying that it would be acceptable only if the greenfield areas were omitted from the scheme.

The amended plans still included a hectare of greenfield land with 20 houses, although the landscape impact had been reduced. Historic England had originally objected to the scheme but were happy with the amendments.

The following made representations to the committee:

- Cllr Mrs K Potter, local resident and member of CPRE
- Mr J Wallbank, Objector on behalf of South Darley Parish Council
- Mr D Roberts, Objector

Cllr Mrs K Potter left the room immediately after making her representation and did not take part in the debate or voting.

Members objected to the scheme as submitted and urged that if Derbyshire Dales District Council was minded to approve it, the Council should do so only if exceptional circumstances could be proven to ensure the viability of the scheme. Members also asked that the Authority should have ongoing involvement in detailed design matters, including, scale, density, layout and materials.

The motion to object to the application as amended was moved, seconded, voted upon and carried.

RESOLVED:

That the Authority objects to the application ref. no. 16/00923/OUT as amended and requests that the Authority be consulted on detailed design matters should the application be approved by Derbyshire Dales District Council.

The committee adjourned for lunch between 1.55 and 2.25pm.

Cllr C Carr, Cllr A Hart, Cllr Mrs K Potter and Cllr D Chapman left the meeting after the lunch break.

95/17 HOUSEHOLDER APPLICATION - REPLACEMENT OF EXISTING OUTBUILDING, 6 HILLSIDE COTTAGES, SHEFFIELD ROAD, HATHERSAGE

The officer suggested that condition 3 could be worded to make it clear that no holiday or bed and breakfast use would be permitted.

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

RESOLVED:

That the application be APPROVED subject to the following conditions/modifications:

- 1. The proposed development shall not be carried out other than in complete accordance with the submitted plans and specifications as received by the Authority 25 May 2017**
- 2. The window in the south elevation shall be obscured glazing to Pilkington glass privacy level 3 or equivalent**
- 3. Use of the building to remain ancillary to the dwelling and to exclude any holiday or B&B use**

96/17 REVOCATION ORDER - BALLIDON QUARRY, BALLIDON, DE6 1QX

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

RESOLVED:

That a Revocation Order be made under Section 97 of the Town & Country Planning Act 1990 and all other powers enabling the Authority to revoke the following permissions:

1884/9/11 & 22: The winning and working of limestone, the disposal of waste material and the erection of new crushing and grinding plant.

1884/9/30: To develop land by the winning and working of limestone, the disposal of waste material and the erection of buildings.

ASR/163/2: To extend the limestone quarrying area and the tipping area.

NP/ASR/373/2: An extension of limestone workings.

NP/WED/783/292: Extension of limestone workings.

NP/WED/1190/623: Variation of condition 4 of planning permission consent NP/WED/783/292 to permit extraction of a further lift from the west quarry followed by backfilling using quarry waste.

NP/WED/392/192: Extension of quarry workings and development of quarry tip.

NP/DDD/0500/172: Merging of existing planning consents into a single consolidated consent including surrender of parts of existing permissions and a small extension for landscape purposes of the north face of the main quarry.

NP/DDD/0803/419: Variation of condition 13 of planning consent NP/DDD/0500/171 to increase the total sales output of mineral from 1 million tonnes to 1.1 million tonnes in any one calendar year.

NP/DDD/0214/0210: Variation of condition 10 (iii) of planning consent NP/DDD/0803/419 to increase the number of powders tankers delivering overnight.

97/17 HEAD OF LAW REPORT - PLANNING APPEALS

The Director of Conservation and Planning would provide in full the Planning Inspector's decisions for the month of August 2017.

The Director explained the appeals process and how the Authority responds to appeals, noting that in some cases the Grounds of Appeal supplied to the Inspector gave more information than was available at the time the application decision was made.

RESOLVED:

That the report be received.

The meeting ended at 2.45 pm