
MINUTES

Meeting:	Planning Committee
Date:	Friday 8 September 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 Mrs C Howe, Cllr A Law, Cllr H Laws, Cllr J Macrae, Cllr Mrs K Potter and Cllr Mrs L C Roberts Cllr A McCloy attended to observe and speak but not vote.
Apologies for absence:	Cllr D Chapman, Cllr A Hart, Mr R Helliwell, Cllr Mrs J A Twigg and Cllr F J Walton.

98/17 MINUTES OF PREVIOUS MEETING

The minutes of the last meeting of the Planning Committee held on 11 August 2017 were approved as a correct record.

99/17 URGENT BUSINESS

There were no items of urgent business to consider.

100/17 MEMBERS DECLARATIONS OF INTEREST

Item 6

Mr P Ancell had received documents and a petition from Mrs Jennifer Wills.

Cllr Mrs K Potter declared a personal interest as she knew Mr Howard Griffith and Mrs Julie Kidd

Item 8

Cllr P Brady declared a personal interest as he knew Mr Roger Yarwood, agent for the application.

Cllr Mrs K Potter declared a personal interest as she attended the parish council meetings but did not stay for planning discussions.

101/17 PUBLIC PARTICIPATION

Six members of the public were present to make representations to the Committee. Mrs Julie Kidd was unable to attend and requested Mr Howard Griffith read out her statement. The Committee Chair approved this.

102/17 RETROSPECTIVE PLANNING APPLICATION: FOR RETENTION OF TWO WIRE SAWS (AND ASSOCIATED LIGHTING COLUMNS) AND RETROSPECTIVE CHANGE OF USE OF LAND FOR THE IMPORTATION OF BLOCKSTONE FOR PROCESSING AT STOKE HALL QUARRY, NEW ROAD, GRINDLEFORD

Members had visited the site on the previous day.

The Minerals Planning Officer confirmed receipt of additional representations regarding concerns about the Heavy Goods Vehicle (HGV) activity and recent conflicts between other road users and HGV drivers. A petition with 179 signatures had been received following completion of the report.

The application was the result of discussions with the applicant who had agreed to bring forward the restoration of Phase 1 of the works including starting to plant trees before the end of 2017. The application also proposes daily and weekly caps on all movement of HGVs both to and from the site. The Environmental Health Officer had no objections to the application, and the Highways Authority advised that an objection on highway safety grounds was not sustainable.

The following spoke under the Public Participation at Meetings Scheme:

- Mr Andy Bowman, Objector
- Mr Howard Griffith, Objector. Mr Griffith also read out a statement by Mrs Julie Kidd, Objector who was unable to attend the meeting.
- Mrs Jennifer Ann Willis, on behalf of objectors

Members felt there was insufficient information about vehicle movements and the highway safety issues before them to make a decision on the application at this time and a motion to defer the application was moved and seconded.

Members expressed difficulties assessing the effect on HGV movements and requested that a representative from the Highways Authority be present at a future discussion of the item at committee to provide clarification on the concerns raised by objectors.

Members also requested greater clarification on the effect of any lawfulness of the importation of stone into the quarry as there seemed to be uncertainty regarding the evidence relating to when importation had started.

Members requested the opportunity to view a video of incidents involving vehicles from the site and also that the video be passed to the Highways Authority. Members also requested a requirement for a traffic plan be added to the application.

Clarification of the following should be presented to the next discussion on the application:

- Details of HGV movements
- Direction of travel of HGVs accessing and leaving the site
- Lawfulness of use
- Actual HGV movements and increase in movements
- Alternative sites.

The motion to defer the item was put to the vote and carried.

RESOLVED:

The application was **DEFERRED** to allow clarification on the traffic and highway safety issues and request Derbyshire County Council Highways Authority to attend the next committee at which this application is discussed. Also, for further explanation on extent that the Highways Authority view would change in light of police involvement and effect of lawful use, if any.

The meeting was adjourned from 11.15 to 11.25 following consideration of this item

103/17

FULL PLANNING APPLICATION: CHANGE OF USE FROM CAMPSITE TO ALLOW THE SITING OF 6 STATIC CARAVANS, 2 PODS AND 4 TENTS ANCILLARY TO THE WIDER USE OF THE EXISTING HOLIDAY PARK; RETENTION OF EXISTING ACCESS ROAD, CONSTRUCTION OF PARKING SPACES, HARDSTANDING BASES AND ASSOCIATED LANDSCAPING, PLANTING AND DECKING AT LONGNOR WOOD HOLIDAY PARK, NEWTOWN, LONGNOR

Members had visited the site on the previous day.

The following spoke under the Public Participation at Meetings Scheme:

- Mr John O'Neill, Applicant

During the site visit members had agreed that the change of use of part of an established site would have a minimal landscape impact and therefore an exception from the Authority's polices was acceptable. Some additional planting on the southern boundary would be required, as would a landscape management plan for the existing landscaping to ensure long-term screening.

The Officer recommendation to approve the application was moved and seconded.

Members requested the inclusion of a Landscape Management Plan in the conditions.

The Planning Officer confirmed that the units would be subject only to short term lets.

The Officer recommendation to approve the application was put to the vote and carried.

RESOLVED:

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

1. **The development hereby permitted shall be begun within three years of the date of the permission.**
2. **The development shall not be carried out other than in complete accordance with the submitted plans subject to the following conditions / modifications:**
3. **No external lighting without the Authority's prior written consent.**
4. **Landscaping to be implemented within first planting season and additional planting on southern boundary. Also submission/approval of landscaping Management Plan.**
5. **Holiday occupancy restrictions**

104/17 HOUSEHOLDER APPLICATION: ERECTION OF DOMESTIC GARAGE AND STORE AT SWALLOW COTTAGE, PILHOUGH ROAD, ROWSLEY

The application site is located in the parish of Stanton-in-Peak and not Rowsley despite the postal address being Rowsley.

The following spoke under the Public Participation at Meetings Scheme:

- Ms Sue Fogg, Objector
- Mr Ian Mortimer, Objecting on behalf of the Parish Council

Members felt the scale of the development was too large for the site and that the decisions relating to the previous two applications which had gone to appeal and been refused, applied to the new application.

A motion for refusal contrary to Officer Recommendation was moved and seconded.

Members were unclear why there was a need for windows/rooflights in the roof and an external staircase and a need for a building of this scale. The reasons stated by the Planning Inspector for refusal of the appeal on the previous applications applied to the new application.

The motion was voted upon and carried.

RESOLVED:

That the application be refused contrary to Officer Recommendation on the grounds that the proposal is too large and the location not suitable.

105/17 HEAD OF LAW REPORT - PLANNING APPEALS

RESOLVED:

That the report be received.

The meeting ended at 12.25 pm