
MINUTES

Meeting: **Planning Committee**

Date: Friday 10 November 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 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 A Hart and Cllr Mrs J A Twigg.

124/17 CHAIR'S ANNOUNCEMENTS

The Chair announced that a one minute silence would be held at the start of the meeting as it was the closest meeting to Remembrance Day. He also welcomed Jane Newman who had been promoted to Acting Head of Development Management. The meeting then stood in silence for one minute.

125/17 MINUTES OF PREVIOUS MEETING

The minutes of the last meeting of the Planning Committee held on 13 October 2017 were approved as a correct record.

126/17 URGENT BUSINESS

There were no items of urgent business to consider.

127/17 MEMBERS DECLARATIONS OF INTEREST

Item 7

Cllr P Brady, Cllr C Carr, Cllr Mrs C Howe and Cllr Mrs K Potter all declared that they had received correspondence from Sheldon Parish Meeting.

Cllr P Brady declared a prejudicial interest as an occupant of Rose Cottage, which is adjacent to the site, was a regular visitor to his house.

Item 8

Mr R Helliwell declared a prejudicial interest as the applicant was well.

Cllr A McCloy declared a personal interest as he knew the applicant.

Item 9

Mr R Helliwell declared a personal interest as he knew the applicant.

Item 10

Mr R Helliwell declared a personal interest as he knew the applicant.

Item 11

Mr R Helliwell declared a personal interest as he knew the applicant.

Item 12

It was noted that Members had received correspondence from Dr P Owens.

128/17 PUBLIC PARTICIPATION

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

129/17 FULL APPLICATION - DEMOLITION OF EXISTING AGRICULTURAL BUILDING AND ERECTION OF A SINGLE LOCAL NEEDS AFFORDABLE DWELLING AT MANOR FARM, POWN STREET, SHEEN

It was noted that Members had visited the site on the previous day.

The Planning officer reported that a petition in support of the application, containing 46 signatures had been received. A letter from the applicant's father's doctor had also been received regarding the father's progressive illness and need for care and supported the applicant's desire to live near her father.

The Planning officer stated that the main issue to consider was whether or not there was a local need as the applicant was still short of the 10 years local residence requirement.

The following persons spoke under the public participation at meetings scheme:

- Mr Ken Wainman, Agent
- Cllr Gill Heath, Supporter

A motion for approval was moved and seconded. Members felt that although the officer recommendation for refusal was in line with policies there could be some flexibility in this instance as there was sufficient evidence of a local residence and need.

The Director of Conservation and Planning stated that normally in instances like this the application would be referred back to the next Planning Committee, under Standing Order S1.48, for further debate but that in this instance he thought this was unnecessary as Members were giving significant weight to the amount of time the applicant has lived in the area. Therefore an approval should include:

1. S.106 agreement to tie the accommodation to affordable local needs
2. 2 year implementation
3. Adopt amended plans
4. Permitted development rights removed for alterations, extensions, outbuildings, gates, fences and walls.
5. Written scheme of investigation submitted and agreed and Level 1 record of long barn
6. Details of making good the land after demolition of long barn to be agreed
7. Exit gateway to be blocked off and verge reinstated
8. Hard and soft landscaping scheme agreed
9. Highway conditions for access surfacing and maintenance, gates to be no less than 5m from rear carriageway
10. Vehicle access through site to field in north to be maintained in perpetuity
11. Design details to be submitted and agreed including sample panels
12. No stonework from listed barn to be used in development
13. Details of new gates to be agreed
14. Other minor details.

The motion for approval subject to conditions was then voted on and carried.

RESOLVED:

That the application be APPROVED subject to completion of a S.106 agreement tying the accommodation to affordable local needs and the following conditions:

1. **2 year implementation**
2. **Adopt amended plans**
3. **Permitted development rights removed for alterations, extensions, outbuildings, gates, fences and walls to ensure the property remains affordable and to protect the Conservation Area.**
4. **Written scheme of investigation to be submitted and agreed and a Level 1 record of the long barn.**
5. **Details of making good the land after demolition of the long barn to be submitted and agreed.**
6. **Exit gateway to be blocked off and the verge reinstated in accordance with approved plans before dwelling brought into use.**
7. **Hard and soft landscaping scheme to be submitted and agreed.**
8. **The access should be surfaced and maintained in a solid bound material**
9. **Gates to be no less than 5m from the rear of the carriageway.**
10. **The garage to be retained for private domestic parking.**
11. **Vehicle access through the site to the field to the north to be provided and maintained in perpetuity.**
12. **Design details including sample panels to be submitted and agreed**
13. **No stonework from the listed barn to be used in the construction of the dwelling and/or its surrounds.**
14. **Details of new gates to be submitted and agreed**
15. **Other minor details.**

130/17 FULL APPLICATION - CHANGE OF USE OF BARNES TO FOUR HOLIDAY UNITS AT MANOR FARM, JOHNSON LANE, SHELDON

Cllr Mrs K Potter declared a personal interest as she knew the speaker Mr Noble.

The Head of Law reminded the meeting that Cllr P Brady had left the room due to his declared prejudicial interest in this application.

It was noted that Members had visited the site on the previous day.

The Planning officer reported that there were 2 amendments to make to the report. In the first paragraph under the heading 'Proposals' the last sentence should state 'and one 6-bed unit' not 'and one 4-bed unit'. In the recommendation there were 2 conditions numbered 11 and the second one of these should be deleted, it was noted that it was a duplication of the condition numbered 5. Also an amended site plan had been circulated.

The following persons spoke under the public participation at meetings scheme:

- Cllr Joe Noble, Sheldon Parish Meeting, Objector
- Mr Hackett, Applicant

Although some Members were concerned about the scale and intensity of the development and the effects on the village the recommendation for approval subject to conditions as amended and including an extra condition regarding provision of bat boxes and nesting bird boxes was moved and seconded. This was then voted on and carried.

RESOLVED:

That the application be APPROVED subject to the following conditions:

- 1. 3 year time limit.**
- 2. Adopt submitted and amended plans.**
- 3. Holiday occupancy condition.**
- 4. Remove permitted development rights for alterations, extensions, outbuildings, fences, gate and walls.**
- 5. Foul sewage to be disposed of via a package treatment plant unless otherwise agreed in writing by the National Park Authority, details of the siting and design of which to be submitted and agreed.**
- 6. Games room hereby to remain ancillary to the holiday accommodation hereby approved. Remaining space within the building to be used for agricultural purposes only.**
- 7. Before any external lighting is provided, full details of the number, siting, design and luminosity of the lighting to be submitted to and agreed by the National Park Authority.**
- 8. No construction works to take place on Sundays or Bank Holidays or before 8am nor after 6pm on weekdays and before 9am nor after 1pm on Saturdays unless otherwise agreed in writing.**
- 9. Before any operations are commenced, space shall be provided within the site curtilage for site accommodation, storage of plant and materials, parking and manoeuvring of site operative's and visitor's vehicles together with the loading/unloading and manoeuvring of goods vehicles, designed, laid out and constructed all as may be agreed with the Local Planning Authority in advance of construction work commencing and maintained free from impediment throughout the duration of construction works.**
- 10. The premises, the subject of the application, shall not be occupied until the on-site parking spaces (each measuring a minimum of 2.4m x 4.8m) and turning have been provided for laid out and constructed in accordance with the approved plans maintained thereafter free from any impediment to designated use.**

11. **Prior to the occupation adequate bin storage and a bin dwell area for use on refuse collection days shall be provided 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.**
12. **Minor architectural and design details.**
13. **Provision of bat boxes and nesting bird boxes.**

The meeting was adjourned at 11.16am for a short break and reconvened at 11.28am.

131/17 APPLICATION TO VARY OR REMOVE PLANNING CONDITIONS (S73) - REMOVAL OF CONDITION REQUIRING STONE CLADDING OF EXTENSION TO ALLOW TIMBER CLADDING AS ORIGINALLY PROPOSED, PINFOLD CROFT, PINFOLD HILL, CURBAR

The Planning officer introduced the report and clarified that the condition referred to in the application was for the use of reconstituted stone or natural stone for the cladding.

The following spoke under the public participation at meetings scheme:

- Prof Crook, Applicant spoke first as he had to then leave for another commitment
- Dr P Owens, Objector
- Cllr D Nicholson, Curbar Parish Council, Objector

Members had mixed views on whether or not the condition to require the reconstituted or natural stone cladding had been reasonable, however the recommendation for approval to remove the condition subject to conditions was moved and seconded. This was then voted on and carried.

RESOLVED:

That the application be APPROVED subject to the following conditions:

1. **Statutory 3 year time limit for implementation.**
2. **Development not to be carried out otherwise than in accordance with specified amended plans.**
3. **Concrete tiles to match the existing dwelling, glass to the rear roof.**
4. **Roof light to be set flush with roof slope**

132/17 FULL APPLICATION - CONSTRUCTION OF A NEW AGRICULTURAL BARN FOR HOUSING CATTLE, ALONG WITH ASSOCIATED ACCESS TRACK, YARD AREA AND LANDSCAPING AT BROADMEADOWS FARM, LAWNS LANE, ALPORT

The Head of Law reminded the meeting that Mr R Helliwell had left the room due to his declared prejudicial interest and that Cllr A McCloy had declared a personal interest.

It was noted that Members had visited the site on the previous day.

The following spoke under the public participation at meetings scheme:

- Ms N Walker, Supporter

- Mr M Walker, Applicant

Members were supportive of this application but were concerned about landscaping of the site. It was noted that the applicant had stated his future intentions for further development on the site and that the landscaping required would need to take account of future development needs. A motion for approval was moved and seconded. Conditions for the approval would need to cover requirements for dark colouring and timber boarding, agricultural use, surfacing and construction of track, landscaping scheme as amended, existing trees and lighting controls.

The motion for approval subject to conditions was voted on and carried.

RESOLVED:

That the application be APPROVED subject to the following conditions:

- 1. Buildings to be dark coloured and have timber boarding**
- 2. Agricultural use only**
- 3. Details of surfacing and construction of track**
- 4. Adopt amended landscaping scheme and retaining existing trees.**
- 5. Submit scheme of details for lighting**

The meeting adjourned at 12.44pm for a lunch break and reconvened at 1.15pm.

Cllr A Law and Cllr Mrs L Roberts left during the lunch break.

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 J Macrae, and Cllr Mrs K Potter.

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

The Committee voted to agree to continue the meeting beyond 3 hours in accordance with Standing Order 1.10.

133/17

FULL APPLICATION - ERECTION OF A STEEL FRAMES BUILDING WITH A CANOPY AND AN EXTERNAL MUCK MIDDEN TO BE USED FOR THE HOUSING OF LIVESTOCK ALONG WITH THE STORAGE OF STRAW AND HAY AT STANEDGE GRANGE, NEWHAVEN

It was noted that Members had visited the site on the previous day.

The Planning Officer amended the report at Page 47 stating that the information supplied referring to the applicant renting a further 235 acres was incorrect and should be deleted.

In response to Members' queries the Director of Conservation and Planning stated that there was evidence that the applicant had spoken with the Authority's Tree Conservation Officer but no further pre-application advice had been requested.

The recommendation for refusal was moved, seconded, voted on and carried.

RESOLVED:

That the application be REFUSED for the following reason:

- 1. The proposed agricultural building and muck midden would be sited in an open setting, appearing isolated from the existing farm buildings whilst visible from long and short range vantage points, therefore creating a harmful impact upon the local landscape character and the wider scenic beauty of the National Park. Moreover, it is considered there is insufficient justification at this stage to demonstrate that the buildings are essential for the agricultural need and as such the benefits of the scheme would not outweigh the landscape harm that would arise from the development. The proposal is therefore contrary to Core Strategy policies GSP1, GSP3, L1, Local Plan Policies LC4 and LC13, and the National Planning Policy Framework.**

134/17 FULL APPLICATION - REAR EXTENSION TO PROVIDE HALL, WC AND STUDIO. INSERTION OF WC AT FIRST FLOOR LEVEL. REFURBISHMENT OF BASEMENT FOR USE AS HABITABLE SPACE INCLUDING FORMATION OF LIGHTWELLS FOR BASEMENT WINDOWS. HALL COTTAGE, BAULK LANE, HATHERSAGE

The Planning officer introduced this report and the following report for the associated listed building consent. The officer also summarised an email from the applicant clarifying the space available for the new staircase in response to the concerns in the report raised by the Conservation Officer.

The following spoke under the public participation at meetings scheme for both this and the following item so 6 minutes was allowed:

- Mr M Shuttleworth, Applicant

Members were sympathetic to the application but also aware of the issues that would affect the listed building. A motion for deferral to allow for further discussion with the applicant regarding revisions to the scale and detailing of the proposed lean-to. This was voted on and carried.

RESOLVED:

That the application be DEFERRED pending further discussions with the applicant.

135/17 LISTED BUILDING CONSENT - REAR EXTENSION TO PROVIDE HALL, WC AND STUDIO. INSERTION OF WC AT FIRST FLOOR LEVEL. REFURBISHMENT OF BASEMENT FOR USE AS HABITABLE SPACE INCLUDING FORMATION OF LIGHTWELLS FOR BASEMENT WINDOWS. HALL COTTAGE, BAULK LANE, HATHERSAGE

This item was considered in conjunction with the related planning application details of which are in Minute No 134/17 above.

Members were sympathetic to the application but also aware of the issues that would affect the listed building. A motion for deferral to allow for further discussion with the applicant regarding revisions to the scale and detailing of the proposed lean-to. This was voted on and carried.

RESOLVED:

That the application be DEFERRED pending further discussions with the applicant.

Cllr D Chapman left the meeting after consideration of this item.

136/17 FULL APPLICATION - DOMESTIC GARAGE, WORKSHOP AND STORE AT BEIGHTON LODGE, COACH LANE, STANTON-IN-THE-PEAK

The following persons spoke under the public participation at meetings scheme:

- Mr I Mortimor, Stanton-in-Peak Parish Council, Objector
- Mr I Walford, Applicant

In response to an issue raised by the Parish Council speaker the Director of Conservation and Planning stated that under the guidelines for erecting yellow notices on sites it was not necessary to do so in this instance as the Parish Council and the immediate neighbour had been notified of the application directly.

The recommendation for approval subject to conditions was moved and seconded. Additional conditions covering construction management plan, disposal of soil and storage of waste bins were agreed. The motion for approval with amended conditions was voted on and carried.

RESOLVED:

That the application be APPROVED subject to the following conditions:

- 1. 3 year time limit**
- 2. Adopt amended plans**
- 3. Garage to remain available for parking of private domestic vehicles in connection with Beighton Lodge.**
- 4. Sample panel to be agreed.**
- 5. Minor architectural details.**
- 6. Agree construction management plan.**
- 7. Submit and approve disposal of soil.**
- 8. Storage of waste bins to be agreed.**

137/17 HEAD OF LAW REPORT - PLANNING APPEALS

The report on appeals lodged and decided during the month was received.

RESOLVED:

That the report be received.

138/17 PEAK DISTRICT NATIONAL PARK HISTORIC FARMSTEADS GUIDANCE

The Head of Policy and Communities and the Conservation Officer joined the meeting for this item. The report requested Members to endorse recently completed joint work by Historic England and Locus Consulting, supported by the National Park Authority, to provide a suite of reports and guidance detailing the significance of historic farmsteads in the Peak District.

An extra recommendation was added to the report to request that Members support the guidance as a material consideration on future planning applications.

In response to Members' queries officers stated that the information was an evidence base and toolkit to help officers and applicants. It was not being adopted as policy but was for guidance.

The recommendations set out in the report and the additional recommendation were moved, seconded, voted on and carried.

RESOLVED:

That Planning Committee:

- 1. Endorses the suite of documents forming the Peak District Historic Farmsteads Guidance**
- 2. Supports the future development of the Peak District Farmstead Assessment Framework as a Supplementary Planning Document**
- 3. Supports the use of the guidance in contributing to current work on redefining the National Park's special qualities.**
- 4. Supports the use of the guidance as a material consideration on future planning applications.**

The meeting ended at 3.20 pm