
MINUTES

Meeting: **Planning Committee**

Date: Friday 12 October 2018 at 10.00 am

Venue: Board Room, Aldern House, Baslow Road, Bakewell

Chair: Mr P Ancell

Present: Cllr J Atkin, Cllr P Brady, Cllr C Carr, Cllr M Chaplin, Cllr D Chapman, Cllr A Hart, Mr R Helliwell, Cllr Mrs C Howe, Cllr H Laws, Cllr J Macrae, Cllr Mrs K Potter and Cllr Mrs L C Roberts

Mr Ken Smith attended to observe and speak but not vote.

Apologies for absence: Cllr D Birkinshaw and Cllr A McCloy.

123/18 CHAIRS ANNOUNCEMENT

The Chair welcomed Mr Ken Smith as a new Secretary of State appointed Authority Member to Planning Committee.

The Chair reported that Cllr Doug Birkinshaw was hoping to be back next month following his recent illness.

124/18 MINUTES OF PREVIOUS MEETING

The minutes of the last meeting of the Planning Committee held on 14 September 2018 were approved as a correct record

125/18 URGENT BUSINESS

There were no items of urgent business

126/18 MEMBERS DECLARATIONS OF INTEREST

Item 6

Cllr Andrew Hart declared a personal interest as he knew Cllr Gill Heath as a Councillor at Staffordshire Moorlands District Council

It was noted that all Members knew Cllr Gill Heath, who had given notice to speak as a Member of the Authority.

Cllr Lesley Roberts declared a personal interest as she was semi acquainted with the agent Mr Ken Wainman

Item 8

Mr Robert Helliwell declared a personal interest as he knew of the applicant Mr Owen Fletcher

127/18 PUBLIC PARTICIPATION

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

128/18 FULL APPLICATION - ERECTION OF AN AGRICULTURAL WORKERS DWELLING AT HIGHER FORD, WETLEY FARM, FORD WETLEY, FORD

Members had visited the site on the previous day.

The Planning Officer introduced the report.

The following spoke under the public participation at meetings scheme:

- Mr Ken Wainman, Agent
- Ms Katherine Alcock, Supporter
- Cllr Gill Heath, Supporter

The Members were supportive of the need for additional accommodation, but were concerned on the size of the proposed dwelling and asked whether an alternative solution could be found. The Planning Officer informed Members that there was a barn on site next to the main house that could be converted to a dwelling but it was currently used for storage.

A motion to defer the application to allow for further discussions with the applicant about the need for the size of the dwelling as proposed, the possibility of converting the barn or creating ancillary accommodation as an alternative, and meeting the financial test was moved, seconded, voted on and carried.

RESOLVED:

That the application be DEFERRED to allow for further discussions with the applicant.

129/18 FULL APPLICATION - RESTRICTED USE OF AN EXISTING OUTBUILDING AS A TEA ROOM AND TO USE THE GARDEN TO SERVE TEAS AND CAKES AT IVY COTTAGE, DALE HEAD, LYDGATE, EYAM S32 5QU

Members had visited the site on the previous day.

The Planning Officer introduced the report and informed Members that the site had been used as a Tea Room since 2017 so the application was therefore partly retrospective. Whilst on the site visit, Members had met one of the neighbours who clarified that they had no objection to the proposal now that they had seen the revised plans, and the

Planning Officer also informed Members that since the report was published a further letter of support had also been received.

The following spoke under the public participation at meetings scheme:

Ms Kathleen Hall, Applicant

The Members considered that the proposal was low level use in a quiet area of Eyam and that the only neighbour affected had no objections.

A motion to approve the application subject to conditions so that the tea room as proposed on the approved plans would only operate on a Sunday between 11am – 5pm and would remain ancillary to Ivy Cottage.

RESOLVED:

To APPROVE the application contrary to the Officer recommendation, was moved, seconded, put to the vote and carried, subject to the following conditions:-

- 1. The operating hours would be between 11am-5pm on Sundays.**
- 2. Development shall be carried out in accordance with the amended plans.**
- 3. The use as a tea Room would remain ancillary to Ivy Cottage.**

The meeting was adjourned at 11:13am for a short break and reconvened at 11.22am

130/18

FULL APPLICATION - FIRST FLOOR EXTENSION OVER AN APPROVED GROUND FLOOR EXTENSION, BOWLING GREEN COTTAGE, PEAK FOREST

Members had visited the site on the previous day.

The Planning Officer introduced the report and informed Members that some aspects of the 2009 application had not been carried out in accordance with approved plans, and that the applicant had made unauthorised changes to the back of the property. The garage was also being used as a holiday let without consent.

The following spoke under the public participation at meetings scheme:

- Cllr Christine Hopley, Parish Council, Supporter
- Mr Owen Fletcher, Applicant

A motion to defer the application to allow for further discussions with the applicant regarding the design of the extension and the need for the porch was moved, seconded, voted on and carried.

RESOLVED:

That the application be DEFERRED to allow for further discussions on the design with the applicant.

131/18 SECTION 73 APPLICATION - REMOVAL OR VARIATION OF CONDITIONS 2 AND 9 ON NP/DDD/0317/0305 AT GREENFIELDS FARM, ASHFORD LANE, ASHFORD IN THE WATER

The Planning Officer introduced the report and informed Members of an amendment to the report at para 4. Which read "Condition 3 reads" which should have read "Condition 2 reads".

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

RESOLVED:

To APPROVE the application subject to the following conditions:

- 1. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted plans including ref: 'Proposed Floorplans', and 'Proposed Site Layout', subject to the following conditions or modifications.**
- 2. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 (or any order revoking or re-enacting that Order) no alterations to the external appearance of the dwelling shall be carried out and no extensions, porches, ancillary buildings, satellite antenna, gates, fences, walls or other means of boundary enclosure shall be erected on the site without the National Park Authority's prior written consent.**
- 3. The dwelling shall not be occupied until the parking and manoeuvring space shown on the approved plan has been constructed.**
- 4. Vehicular access to the property hereby approved shall be gained via the existing access through Greenfields Farm only, in perpetuity, and not via Little Lane.**
- 5. The recommendations in Section 4.2 of the Dunelm Ecology June 2018 report shall be followed and fully implemented prior to the first occupation of the dwelling hereby approved. In addition to the measures set out in 4.2, a minimum of 5 hessian sacks (of traditional material) should be secured to the walls of the dedicated bat space in suitable locations, enhancing the roosting provision for brown long eared bats, prior to first occupation of the dwelling hereby approved.**
- 6. Prior to the dwelling hereby approved being first occupied two ridge tile access points shall be provided.**
- 7. The recommendations in 4.4 (*Sensitive Working Methods and New Roost Creation*) of the October 2016 survey by Dunelm Ecology shall be adhered to.**

8. The existing barn owl feature shall be retained for the life of the development.
9. Before any works commence on external hard landscaping a detailed scheme for landscaping (walling, fencing or ground surfacing as necessary) shall be submitted to and approved in writing by the National Park Authority. Once approved, the planting or seeding shall be carried out to the reasonable satisfaction of the Authority within the first planting seasons following completion or occupation of the development. Any walling or surfacing shown on the approved plan shall be completed before the building is first occupied.
10. Prior to the erection/provision of any timberwork, including doors and windows, a detailed scheme for the external finish of the timberwork shall be submitted to and approved in writing by the National Park Authority. The development shall thereafter be carried out in accordance with the approved specification and the timberwork shall be permanently so maintained.
11. The rainwater goods shall be either timber or cast metal, painted black. The gutters shall be fixed directly to the stonework with brackets and without the use of fascia boards. There shall be no projecting or exposed rafters.

132/18

FULL APPLICATION - ERECTION OF GARDEN SHED FOR USE AS DOMESTIC SHED/WORKSHOP AND HOME GYM AT 44 BURTON EDGE, BAKEWELL

The Planning Officer introduced the report and informed Members that this was a retrospective application as it had already been substantially built as the applicant thought it was permitted development.

A motion to approve the application was moved, seconded, put to the vote and carried.

RESOLVED:

To APPROVE the application subject to the following conditions:

1. Standard commencement period.
2. Carry out in accordance with specified plans.
3. Removal of existing smaller shed.
4. Use to remain private and ancillary.
5. Roofing to be approved.
6. Cladding to be approved.
7. All rainwater goods shall be black.

Cllr Jason Atkin left the meeting at 12:25pm

133/18 MONITORING & ENFORCEMENT QUARTERLY REVIEW- OCTOBER 2018

The Monitoring & Enforcement Team Manager introduced his report and informed Members of a correction to the report regarding case reference 16/0057 Rising Sun Hotel, Bamford on the list of Breaches Resolved, which read "Building to be demolished" and should have read "Building proposed to be demolished as part of a current planning application." He then went on to show some before and after photographs to Members, and expand on the three cases where formal notices had been issued in the last quarter, and some of the cases that had been resolved either through negotiation or by enforcement action. One of the cases where an enforcement notice was issued was for the track that had been constructed on land at Mickleden Edge, Midhope Moor which had been refused planning permission following consideration at the Planning Committee meeting in June. The notice is due to come into effect on the 12 November unless an appeal is received before then.

RESOLVED:

To note the report.

Cllr Jamie Macrae left the meeting at 12:35

134/18 DESIGNATION OF GREAT HUCKLOW AND FOLOW NEIGHBOURHOOD AREA

The Head of Policy and Communities introduced the report to Members, which set out that the two parishes of Great Hucklow and Foolow be designated as a neighbourhood area as it would allow them to work effectively together in developing a joint neighbourhood plan as both parishes had many similar issues which needed to be addressed.

A motion to approve the designation of the 2 parishes was moved, seconded, put to the vote and carried.

RESOLVED:-

To APPROVE the designation of the 2 parish areas of Great Hucklow and Foolow, which include the villages and hamlets of Foolow, Grindlow, Great Hucklow, Windmill, Little Hucklow and Coplowdale, as a neighbourhood area under Schedule 9 of the Town and Country Planning Act 1990.

135/18 THE ADOPTED NATIONAL PLANNING POLICY FRAMEWORK (2018)

The Head of Policy & Communities introduced the report which outlined the key changes that the Government had made to the revised National Planning Policy Framework (NPPF) 2018 from the former NPPF (2012). The comments submitted by National Parks England on behalf of the Authority were taken into consideration, and that the majority of changes that were asked for were included within the revised NPPF.

The Director of Conservation & Planning informed Members that the NPPF formed part of the compulsory Planning Training which was for all Members, not just for those on Planning Committee. The final rescheduled session was due to be held on the 26 October, and Members should let him know as soon as possible if they could not attend so an alternative session could be arranged.

Members welcomed the report

RESOLVED:-

That the report be noted

136/18 HEAD OF LAW REPORT - PLANNING APPEALS

The motion to receive the report was moved, seconded, put to the vote and carried.

RESOLVED:

That the report be received.

The meeting ended at 1.00 pm