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## MINUTES

Meeting:	<b>Planning Committee</b>
Date:	Friday 8 February 2019 at 10.00 am
Venue:	Board Room, Aldern House, Baslow Road, Bakewell
Chair:	Mr P Ancell
Present:	Cllr D Birkinshaw, Cllr J Atkin, Cllr P Brady, Cllr C Carr, Cllr M Chaplin, Cllr D Chapman, Mr R Helliwell, Cllr A McCloy, Cllr Mrs K Potter, Cllr Mrs L C Roberts and Mr K Smith
Apologies for absence:	Cllr A Hart, Cllr Mrs C Howe, Cllr H Laws and Cllr J Macrae

### 16/19 MINUTES OF PREVIOUS MEETING

The minutes of the last meeting of the Planning Committee held on 11 January 2019 were approved as a correct record.

### 17/19 URGENT BUSINESS

Cllr Kath Potter thanked the Minerals Team for the work to restore Moss Rake East Quarry and requested that a visit to the site be included in the Members Annual Tour in June.

### 18/19 MEMBERS DECLARATIONS OF INTEREST

#### Item 7

Mr Paul Ancell declared that he had received an email from the applicant which had also been sent to all Members of the Planning Committee

#### Item 8/9

Mr Paul Ancell declared that he had received correspondence from the applicant which had also been sent to all Members of the Planning Committee.

#### Item 12

Cllr Andrew McCloy declared a personal and prejudicial interest as he is a member of Youlgrave Parish Council and would leave the room during the discussion of this item and would not vote.

#### Item 13

Cllr David Chapman declared a personal interest as he is Chair of the Moors for the Future Partnership Board

All Members declared a personal interest as the application was by the National Park Authority.

## **19/19 PUBLIC PARTICIPATION**

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

## **20/19 FULL APPLICATION - DEMOLITION OF RISING SUN HOTEL AND ERECTION OF HOTEL (CLASS C1) INCORPORATING GROUND FLOOR FLOORSPACE WITH FLEXIBILITY TO BE USED FOR RESTAURANT/BAR(CLASS A3/A4 USES) AND FUNCTION FACILITIES, ALTERATIONS TO EXISTING SITE ACCESS, CAR PARKING, LANDSCAPING AND OTHER ASSOCIATED WORKS AT THE RISING SUN HOTEL, HOPE ROAD, BAMFORD**

Members had visited the site on the previous day.

The Planning Officer introduced the report and provided updates regarding representations received following its submission:

- A petition had been received from local residents titled 'the undersigned strongly object to the plans for such a large hotel' which had 36 signatures.
- Three further letters of representation had been received which raised similar issues to those already set out in the report.

The Planning Officer requested that the recommendation of the report on page 17, point A, the requirement for the section 106 agreement covering highway improvement be a Grampian style condition. This is more appropriate as a condition and would achieve the same outcome.

The previous building had no architectural value and had been stripped out since it had become empty in 2017 and was no longer fit for the hotel market. Although the current building was well screened by trees, the proposed building would be visible due to the increase in size but Planning Officers on balance, considered that there was insufficient impact on the neighbouring property or surrounding landscape to oppose the application. There were no highway, archaeology or ecology concerns.

The site contained a high pressure sewer pipe and the proposed plans had been adapted to avoid this which had also constrained the development.

The following spoke under the Public Participation at Meetings Scheme:

- Mr John Church, Objector
- Mr Jeremy Williams, Agent

Members requested clarification regarding the viability of the development and if the size of the property was necessary to the development. The Planning Officers confirmed that the scale of the proposal was supported by the viability information and that this was consistent with other recent hotel proposals in the National Park.

Members expressed support for the design and improvement to the street scene that the development would bring.

The Officer recommendation to approve the application was moved.

Members confirmed support for the demolition of the current building and redevelopment of the site but were concerned regarding the size of the proposal and asked if smaller options could be considered. The Planning Officer confirmed that the current application was based on the viability study which only considered the application proposal. This was not a full development financial viability assessment which would normally assess the viability of other development within policy alongside smaller scale hotel proposals.

Members expressed concern that refusal of this application would lead to a derelict site being left undeveloped.

The Committee Chair confirmed with Officers that it would be reasonable to refuse the application on the issue of scale and massing and no other issues to be considered.

The Officer recommendation to approve the application was seconded, put to the vote but not carried

A motion to refuse the application contrary to Officer recommendation was moved and seconded.

Members confirmed that the reason for refusal was the scale and mass of the development and the impact on the landscape

The motion to refuse the application contrary to Officer recommendation was voted on and carried.

**RESOLVED:**

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

- 1. That the excessive scale, height and massing of the hotel building in this proposal for 'major development' would cause significant harm to the valued character of the National Park landscape and that the harm identified would not be outweighed by the public benefits arising from the proposal.**

**21/19 FULL APPLICATION - CHANGE OF USE OF SITE FROM INDUSTRIAL TO RESIDENTIAL; ERECTION OF A RESIDENTIAL ANNEX AT STONE PITTS WORK, UNNAMED ROAD FROM THE GABLES TO CRESSBROOK OLD SCHOOL, VIA LOWER WOOD, CRESSBROOK**

Members had visited the site on the previous day.

The Planning Officer confirmed that work had not yet started on the development approved in 2018 and that the annex approved in that application had been moved to be attached as a rear extension to the main house following discussions between the applicant and the Planning Officer.

The Planning Officer stated that the concrete wall which was located on the site of the proposed annex building had been expected to be removed following submission of a detailed landscape plan pursuant to the planning application in 2018, but this had not yet been discharged. The wall is shown on the approved 2018 plans as remaining with planting to the front, and the bank remains behind. As a result, the applicants' starting point is with the wall in situ.

The Planning Officer noted that the second annex was acceptable in principle but that there were concerns regarding the harm to the landscape and the erosion of the openness of the site by adding another building and retaining the raised banking.

The following spoke under the Public Participation at Meetings Scheme:

- Ms Amy Lewis, Applicant

Members requested clarification of the objections to the application as the site visit the previous day had not clarified this.

The Planning Officer confirmed that the previous application had included an annex in the same location as the application being considered. Planning officers had negotiated a change to the proposal to move the annex to the rear of the house to open up the site. The new application 'closed' the site and did not enhance the landscape scheme. Planning officers had strived to reduce the 'defensive' nature of the design by moving the previously approved annex nearer to the house.

Members commented on the good design of the proposal.

A motion to approve the application contrary to Officer recommendation was moved and seconded.

If Members were minded to approve the application a condition to restrict the building to ancillary residential use would be required.

The motion to approve the application contrary to Officer recommendation and subject to conditions was voted on and carried.

**RESOLVED:**

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

- 1. Commencement of development within three years**
- 2. No construction to take place in advance or separately to the construction work on the main house.**
- 3. Ancillary dependant unit to the house only part of the single planning unit.**
- 4. Detailed landscaping scheme**
- 5. Specification of materials to be agreed in advance of construction**
- 6. Metal, estate fencing to replace wall and mound as part of the landscaping scheme**
- 7. No external floodlighting of the site other than an external lighting scheme agreed in advance with the Authority in writing.**
- 8. The annexe for residential use only.**

The meeting was adjourned at 11.30 for a short break and reconvened at 11.35

**22/19 FULL APPLICATION - PARTIAL DEMOLITION OF LINKING STRUCTURE AND CONSTRUCTION OF REPLACEMENT LINKING STRUCTURE. INTERNAL ALTERATION OF EXISTING STONE STAIR. ALTERATION OF INTERNAL STAIR AND CONSTRUCTION OF WALL IN EXISTING ANCILLARY ACCOMMODATION/BARN CONVERSION TO PROVIDE ACCOMMODATION FOR A DEPENDENT RELATIVE. REMOVAL OF STUD PARTITIONS AND PARTIAL REMOVAL OF WALLING TO RELOCATE KITCHEN. EXTENSION OF EXTERNAL TERRACE AND WALL. FLUE TO**

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**WOODBURNING STOVE, EXTERNAL DOOR AND EXTERNAL LIGHTS AT MITCHELL FIELD FARM, UNNAMED ROAD FROM THE DALE TO CAM HEIGHT, HATHERSAGE**

Members had visited the site on the previous day.

The Chair advised that as items 8 & 9 on the agenda were linked, they would be considered together (see also minute 24/19)

The Planning Officer introduced the report and reported that the applicant had withdrawn some sections of the proposal after publication of the report. These included the sky lights in the converted barn and loss of the shippon wall to allow access for the cloakroom.

Key considerations were the impact upon significance from replacing the link corridor, currently hidden behind the garden wall, with a visible glazed extension and the impact on the foundations of the barn by the changes to the steps and doorway to the barn from the linking structure.

The following spoke under the Public Participation at meetings scheme:

- Peter Tavern, Applicant

Members supported the proposal to improve the linking structure due to the environmental impact of the improvement for heating and the opportunity to preserve the listed buildings.

The Planning Officer confirmed that there was no objection to rebuilding the link but there were issues with the design. The development would cause substantial harm in comparison to the public benefit gained from the changes.

Members considered the size of the link which had been dictated by the location of the door in the shippon part of the building and the stairs into the barn. There were concerns that the size of the link would lead to it being used as a room.

Members expressed concerns regarding the late changes to the plan and the impact this had on their ability to make a decision as the changes were not clear.

A motion to defer the item contrary to Officer recommendation was moved to allow for a new report to include the late changes made by the applicant.

The motion to defer the item contrary to Officer recommendation was seconded.

The Planning Officer confirmed that the changes to the link were harmful to the listed buildings and were not outweighed by the benefits of preserving the main buildings.

The motion to defer the item contrary to Officer recommendation was put to the vote and lost.

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

**RESOLVED:**

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

- 1. The proposed development would have a harmful impact upon the significance of Mitchell Field Farm and its setting. There are no public benefits that would outweigh this harm and therefore the proposals are contrary to Core Strategy policies GSP1, GSP3, L1 and L3, saved Local Plan policies LC4, LC6 and LC8 and the National Planning Policy Framework.**

**23/19 LISTED BUILDING APPLICATION - PARTIAL DEMOLITION OF LINKING STRUCTURE AND CONSTRUCTION OF REPLACEMENT LINKING STRUCTURE. INTERNAL ALTERATION OF EXISTING STONE STAIR. ALTERATION OF INTERNAL STAIR AND CONSTRUCTION OF WALL IN EXISTING ANCILLARY ACCOMMODATION/BARN CONVERSION TO PROVIDE ACCOMMODATION FOR A DEPENDENT RELATIVE. REMOVAL OF STUD PARTITIONS AND PARTIAL REMOVAL OF WALLING TO RELOCATE KITCHEN. EXTENSION OF EXTERNAL TERRACE AND WALL. FLUE TO WOODBURNING STOVE, EXTERNAL DOOR AND EXTERNAL LIGHTS AT MITCHELL FIELD FARM, UNNAMED ROAD FROM THE DALE TO CAM HEIGHT, HATHERSAGE**

This item was considered in conjunction with the related planning application details of which are in the minute 23/19 above.

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

**RESOLVED:**

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

- 1. The proposed development would have a harmful impact upon the significance of Mitchell Field Farm and its setting. There are no public benefits that would outweigh this harm and therefore the proposals are contrary to Core Strategy policies GSP1, GSP3, L1 and L3, saved Local Plan policies LC4, LC6 and LC8 and the National Planning Policy Framework.**

**24/19 FULL APPLICATION - ERECTION OF CONDENSING UNIT AT GROUND LEVEL TO THE WEST ELEVATION OF THE BUILDING AT J E NOUTCH, HOPE ROAD, BAMFORD**

Members had visited the site on the previous day.

The Planning Officer introduced the report and updated Members on a report from the Environmental Health Officer regarding the alleged noise nuisance to the neighbouring property. The noise level in the property had been measured over the previous few days and was low and it was considered could have been generated by another source other than the condensing unit. The Environmental Health Officer therefore had no objection to the proposal.

The Planning Officer confirmed that a reported change of use of the property had been investigated by the Authority's Monitoring and Enforcement Team and no change of use had been identified.

The following spoke under the Public Participation at Meetings Scheme:

- Ms Linda Warrington, Objector
- Ms Caroline McIntyre, Agent

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

The Planning Officer confirmed that the unit was to cool a room where bodies were stored and that the condensing unit had now been fitted on rubber mounts.

The Officer recommendation to approve the application was voted on and carried.

**RESOLVED:**

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

- 1. The external condensing unit hereby approved shall incorporate anti-vibration mounts to prevent structure-borne noise to adjoining properties and shall be permanently so maintained.**

**25/19 FULL APPLICATION - ERECTION OF STABLES AND STORE AT WESTFIELD, PINFOLD HILL, CURBAR**

Members had visited the site on the previous day.

The Planning Officer introduced the report.

Members requested that the reference to matt black paint for the cladding in the conditions be removed and a natural wood coloured stain that would weather be used for treatment of the cladding.

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

Members requested an additional condition to ensure waste material from the stables was stored or removed with minimum impact.

The Planning Officer agreed to add a condition for the management plan for storage or removal of waste from the stables including storage on site.

Members requested clarification regarding other similar applications and future impact which the Planning Officer agreed to clarify by email to all members following the meeting.

Members raised concerns regarding the store which was to be attached to the bungalow and the possibility of this becoming habitable space. The Planning Officer confirmed the location was chosen as an unused corner and that there were no concerns regarding becoming part of the living area as there was no internal connection to the house and the construction of the store was not suitable for habitation. An additional condition to ensure the store could not be part of the living space was considered necessary by members and the officer confirmed this could be added.

The Planning Officer confirmed there were three amendments or additional conditions relating the colour of the stain on the wood cladding, the management of the waste from the stables and the restriction on the store relating to it becoming part of the main house.

The Officer recommendation to approve the application subject to changes to the conditions was voted on and carried.

**RESOLVED:**

**That the application be APPROVED subject to the following conditions or modifications-**

- 1. Standard time limit**
- 2. Development in complete accordance with the submitted plans 'P3 B' and specifications, subject to the following conditions or modifications.**
- 3. The timber shall be finished in a natural wood coloured stain and shall be permanently so maintained.**
- 4. The roof of the stable hereby approved shall be clad with timber shingles and shall be permanently so maintained.**
- 5. The roof of the store hereby approved shall be clad with materials to match the existing roof of the dwelling.**
- 6. Any additional lighting attached to the stable or store shall be operated only on a motion sensor basis between 7pm and 7am.**
- 7. The stables hereby approved shall be ancillary to the existing dwelling 'Westfield' for the private use of the occupants only and shall not be used for commercial stabling or livery. The existing dwelling and the stables shall remain within the same planning unit.**
- 8. A Management Plan for the storage and removal of manure including a storage unit on site to be submitted prior to commencement of construction of the stables.**
- 9. The 'store' attached to the bungalow shall not become a habitable part of the bungalow.**

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

## **26/19 FULL APPLICATION - RELOCATION OF THE TOILET BLOCK AND EXTENDED CAR PARK AT THE CAR PARK, COLDWELL END, YOULGRAVE**

Cllr Andrew McCloy left the room during this item due to a prejudicial interest as member of Youlgrave Parish Council.

Members had visited the site on the previous day.

The Planning Officer introduced the report and clarified that amended plans had been received showing that the proposed site for the toilet block would be clear of any neighbouring properties and alongside open fields and that the access doors had been moved to the car park side of the building in response to objections to the initial scheme. The amended plans were re-advertised. Several objectors to the initial scheme confirmed they now had no objections to the amended scheme and no additional objections were received.

Members requested that a condition be added to limit external lighting on the toilet block

The Officer recommendation to approve the application subject to an additional condition was moved and seconded.

There was no information regarding the opening hours of the toilets but this would be managed by the Parish Council.

The Office recommendation to approve the application subject to the additional condition was voted on and carried.

**RESOLVED:**

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

- 1. Three year time limit**
- 2. Development to be carried out in accordance with the amended plans.**
- 3. Doors to be timber construction**
- 4. No external lighting unless agreed with the Authority**

Cllr Andrew McCloy return to the meeting

**27/19 FULL APPLICATION - PLACEMENT OF A 20FT SHIPPING CONTAINER NEXT TO AN EXISTING CORRUGATED CORRUGATED IRON SHED AT UNITED UTILITIES, BOTTOMS YARD, WOODHEAD ROAD, TINTWISTLE**

The Director of Conservation and Planning declared a prejudicial interest as the Director responsible for the Moors for the Future Partnership and did not take part in the discussions.

Mr R Helliwell declared a personal interest in that he was involved with Moors for the Future

The Planning Officer introduced the report.

The Officer recommendation to approve the application was moved, seconded, voted on and carried.

**RESOLVED:**

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

- 1. This permission shall be for a limited period expiring on 1 July 2021. On or before that date the building shall be permanently removed from the land and the site shall be reinstated to its former condition.**
- 2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted plans 'greenclimber2' and specifications, subject to the following conditions or modifications.**
- 3. The dimensions of the container hereby approved shall be limited to 6m x 2.4m x 2.6m.**
- 4. The container shall be finished in dark green as shown on the submitted brochure '20ft New Container'.**

## **28/19 HEAD OF LAW REPORT - PLANNING APPEALS**

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

### **RESOLVED:**

**That the report be received.**

The meeting ended at 1.20 pm