
MINUTES

Meeting: **Planning Committee**

Date: Friday 10 May 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, Cllr A Hart, Mr R Helliwell, Cllr A McCloy, Cllr Mrs K Potter, Cllr Mrs L C Roberts and Mr K Smith

Apologies for absence: Cllr Mrs C Howe, Cllr H Laws and Mr J Macrae.

57/19 MINUTES OF PREVIOUS MEETING OF 12 APRIL 2019

The minutes of the last meeting of the Planning Committee on 12 April 2019 were approved as a correct record.

58/19 MEMBERS DECLARATIONS OF INTEREST

Item 7

Most Members had either received or were aware of an email from Dean Goodwin

Item 8

Most Members had either received or were aware of an email sent to the media from Grace Roberts

59/19 PUBLIC PARTICIPATION

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

60/19 FULL APPLICATION - RE-ORGANISATION AND UPGRADE OF THE EXISTING 'RIVENDALE HOLIDAY PARK' TO INCLUDE DEMOLITION OF EXISTING SITE BUILDINGS, CONSTRUCTION OF REPLACEMENT FACILITIES AND MAINTENANCE/HOUSEKEEPING BUILDINGS WITH PROVISION OF ACCOMMODATION IN THE FORM OF 78 LODGES, 7 CABINS, 3 FIELD BARNES, 25 PODS AND 2 TREE HOUSES AT ALSOP RIVENDALE TOURING CARAVAN AND LEISURE PARK, UNNAMED SECTION OF A515 FROM CROSSLAW LANE TO BACK LANE, ALSOP EN LE DALE AMENDED REPORT

Members had visited the site on the previous day.

The Head of Development Management introduced the item and updated Members regarding the three field barns which the report stated were to be built and confirmed that this part of the proposal had been withdrawn.

The facilities building which was to be demolished was part of a historic farmstead which had been included in Historic England's, Historic Farmsteads of the Peak District Project and had been assessed as a partially extant 19th Century Farmstead which had lost a significant amount of the traditional features, with over 50% of the original building group removed. The arrangement of the internal rooms bore no resemblance to an historic farmstead and was not practical for visitors with access issues.

Additional conditions were presented by the Head of Development Management:

17. The lodges, cabins and camping pods shall only be sited in accordance with the submitted plans and no units shall be sited elsewhere within the application site.
18. Total number of lodges and cabins shall not exceed 85 and the number of camping pods will not exceed 25 no other static or touring caravans shall be brought onto the site at any time
19. Camping pods shall not include kitchen facilities and shall be no larger than as set out on plans.
20. Landscaping scheme shall be approved.
21. Scheme for protection of trees and replacement to be approved.
22. Removal waste and demolition materials prior to occupation unless otherwise approved.

The Head of Development Management also confirmed that the following would be asked of the applicant:

- Unilateral undertaking for relinquishment of existing planning permissions and rights
- Inclusion of a Footnote: all cabins shall not exceed the definitions set out in the Caravan Act

The applicant had been requested to encourage visitors to the site to use the nearby trail and visit other parts of the National Park and was proposing to provide free bike hire as part of this promotion of visiting areas away from the site.

The Head of Development Management confirmed that although the three field barns were no longer to be included in the development a field barn type building would be built to house bats but would not be used for accommodation.

The removal of 41 trees would take place and a plan of trees to be removed showed that there would be small numbers removed in various locations around the site.

The following spoke under the Public Participation at Meeting Scheme:

- Roger Langham, Objector

- Ellie Cass, Agent

Members requested clarification on the visibility of the tree houses which were not expected to have an impact on the landscape. Signage would require advertisement consent.

The plan of the camping pod did show a sink but the Head of Development Management Officer confirmed that the pods would not include kitchen facilities and those staying in the pods would use the centralised facilities. The agent confirmed that there were plans for solar panels, ground source heat pump and recycling, the Head of Development Management confirmed these would be included in the conditions.

Members raised concerns regarding the demolition of the farmstead building as it still had some 'fine' features. It was noted that Members had concerns regarding the policy issue that had not been addressed within the report and which stated that static caravans, chalets or lodges would not be permitted but paragraph 3 of RT3 did state upgrading facilities on existing sites would be encouraged. Members noted that there is an exception for isolated sites but Members took that to mean small sites rather than a development of this scale. Members had concerns regarding the proposal for chalets that were not replacements for existing static caravans or caravan storage but would replace touring caravan pitches. Members felt that the report did not address the issue and allow for the approval of the proposal within policy.

The Chair summarised the concerns of the Members as follows:

1. Justification for the replacement of touring pitches with lodges, what allowed this to take place as it appears contrary to policy
2. Look at the preservation of the current facilities building (farmstead) to be incorporated into the plan.

The Head of Development Management addressed the concerns as follows:

1. It is difficult to compare the existing offer with the proposal as there was such a variety of caravans and pitches to be replaced. The proposal did fit with RT3 D as it would improve the facilities of the site and the overall look and feel would be improved.
2. The current farmstead building was substantially altered and retained little interest, if the decision were taken to repurpose the building it would be difficult to decide which parts of the building should be preserved.

Members noted that there had been a previous planning application to put static caravans on the site allowed at appeal but there was no information about why that application had been refused.

A motion to defer the application to allow further clarification regarding policy RT3 was moved and seconded.

Members noted that any future report should be clear about the justifications for allowing this proposal and how it fitted within policy.

The motion to defer the application was voted on and carried.

RESOLVED:

That the application be DEFERRED for Officers to clarify the following:

- Whether this would set a precedent for other sites.
- The historic/vernacular interest that is retained in the existing facilities buildings and whether this could/should be retained
- Better explanation of how the scheme relates to policy.
- The appeal decision which allowed statics in 1995.
- More information about the landscape impact and possible impacts on dark skies of the glazed elevation of the facilities building.
- Revisions of the maintenance building design.

A motion to move item 7 of the agenda to the end of the meeting was approved.

The meeting was adjourned at 11:20 for a short break and reconvened at 11.25

61/19 RETROSPECTIVE CONSENT FOR CHANGE OF USE OF AGRICULTURAL LAND, FOR UP TO 5 TOURING CARAVANS AND TENTS, USED BETWEEN MARCH AND OCTOBER, AND ERECTION OF AMENITY BLOCK AT CLOUGH HEAD, THE BRUND, SHEEN

Members had visited the site on the previous day.

The Head of Development Management introduced the report and noted that the applicant had the option to apply for a licence for the use of the land for touring caravans and camping but had chosen to apply for planning permission.

Members noted that during the site visit it has appeared that the activity carried out on site were not those specified in the application and this raised concerns regarding the visual impact of the proposal.

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

The Head of Development Management confirmed that an investigation into the activity on the site would be added to the Enforcement Team workload.

The Officer recommendation was voted on and carried.

RESOLVED:

To REFUSE the application for the following reasons:

1. **By virtue of the setting and layout of the proposed touring caravan pitches in this exposed field setting and with the potential of unrestricted number of tents, the proposed development would appear unduly intrusive, having an unacceptable adverse visual impact on the character and appearance of the surrounding open landscape and the general tranquil amenity of the area, harming the valued characteristics of the National Park. This would be contrary to Core Strategy policies GSP1, GSP3, L1 and RT3, saved Local Plan policies LC4 and LR3 and to policies in the National Planning Policy Framework.**

2. **Owing to the use, and unrestricted number of tents and close proximity of the camping site to nearby residential properties, the proposed development would materially harm the amenity of the occupiers of these dwellings. As such, it would conflict with the Core Strategy Policy GSP3 and Local Plan Policy LC4, which seek to safeguard residential amenity.**
3. **Insufficient evidence has been provided to allow the Authority to properly determine the likely impact on protected species and ecological interests, contrary to Core Strategy policy L2 and Local Plan policy LC17.**

62/19

FULL APPLICATION - CHANGE OF USE OF BARN TO RESIDENTIAL, ASSOCIATED EXTERNAL ALTERATIONS, INSTALLATION OF PACKAGE TREATMENT PLANT WORKS OF HARD AND SOFT LANDSCAPING AND OTHER INCIDENTAL WORKS AT BARN AT HIGHFIELDS FARM, MIDDLETON LANE, STONEY MIDDLETON

Cllr David Chapman declared a personal and prejudicial interest as he was friends with the applicant and left the room during this item.

Members had visited the site on the previous day.

The Planning Officer introduced the item and confirmed that Condition 9 would be changed to specify a dry stone wall rather than the post and wire fence in the report, Condition 14 would be amended to allow for the submission and approval of the joinery details of all new doors and windows and two additional conditions would be necessary to ensure archaeology recording at level 2 and for the submission and subsequent approval of the details of the roof lights.

The following spoke under the Public Participation at Meeting Scheme:

- Caroline McIntyre, Agent

Members noted that the previous planning approval for the development of a holiday let included the following words in the reason for Condition 8 of that approval 'unsuitable for full residential use' and sought clarification regarding this condition as the current application was seeking approval for residential use. The Planning Officer confirmed that the wording in the previous reason was a standard holiday let reason and had not been necessary for that application.

The Planning Officer confirmed that there had been a policy change since the original approval for holiday accommodation had been granted on this property which enabled the change to an open market dwelling. Members requested information regarding the number of holiday let permissions implemented and the Planning Officer confirmed that this information would be provided outside the meeting.

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

RESOLVED:

That the application be APPROVED subject to the following conditions:

1. **Statutory 3 year time limit for implementation.**

- 2. Development to be carried out in accordance with specified approved plans.**
- 3. No development shall commence until a detailed scheme of mitigation and enhancement measures for bats and birds has been submitted to and approved in writing by the National Park Authority. The development shall then not be carried out other than in complete accordance with the approved scheme which shall be completed prior to the first occupation of the development hereby approved.**
- 4. No works to the building shall take place in the bird breeding or maternity roosting seasons (March to September, inclusive).**
- 5. There shall be no external lighting to the building and the associated curtilage shall not be provided with any other external source of illumination at any time other than in complete accordance with a detailed scheme which shall have first been submitted to and approved in writing by the National Park Authority.**
- 6. Prior to the surfacing of the drive, parking or manoeuvring areas a specification or sample of the material to be used for the surfacing of these areas shall be submitted to and approved in writing by the National Park Authority. The development shall thereafter not be carried out other than in complete accordance with the approved details.**
- 7. The development hereby approved shall not be occupied until the parking and manoeuvring space shown on the approved plans has been fully laid out and constructed.**
- 8. There shall be no gates or other barriers within 6 metres of the nearside highway boundary and any gates shall open inwards only.**
- 9. The domestic curtilage of the dwelling hereby approved shall be restricted to the respective adjacent area within the proposed dry stone wall shown on approved plan: drawing 'P2' Revision A. No planning permission is granted for the change of any other land within the application site to domestic use.**
- 10. All new service lines associated with the approved development, and on land with the applicant's ownership and control, shall be placed underground and the ground restored to its original condition thereafter.**
- 11. The conversion shall be carried out within the shell of the existing building, with any rebuilding limited to that specifically shown on the approved plans.**
- 12. All new stonework shall be in natural, reclaimed limestone faced, laid and pointed to match the existing stonework.**
- 13. Prior to the installation of any new window or door frames a detailed scheme for the proposed external finish of the window and door frames shall be submitted to and approved in writing by the National Park**

Authority. The window and door frames shall thereafter be finished in accordance with the approved scheme prior to the first occupation of the dwelling and the finish shall be maintained throughout the lifetime of the development hereby approved.

- 14.** Prior to installation of any new doors and windows precise design details shall be submitted to the Authority for approval in writing and thereafter once agreed, installed in full accordance with the approved details.
- 15.** The rainwater goods shall be 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.
- 16.** All pipework, other than rainwater goods, shall be completely internal within the building.
- 17.** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that order with or without modification) no improvement or other alteration to the external appearance of the dwelling shall be carried out and no extensions, porches, ancillary buildings, satellite antenna, solar or photovoltaic panels, gates, fences, walls or other means of boundary enclosure shall be erected on the site without an application for planning permission having first been made to and approved in writing by the National Park Authority.
- 18.** Submit and agree WSI for Archaeology recording – Level 2.
- 19.** Submit details of the proposed roof lights for written approval and once agreed implement in full accordance with approved scheme.

Cllr David Chapman returned to the meeting following consideration of this item at 12.05pm.

63/19 FULL APPLICATION - PLACEMENT OF TIMBER MOBILE POULTRY SHELTER ON LAND AT ROCKLANDS FARM, THE BENT, CURBAR

The Planning Officer introduced the item and provided an update on the previous planning application as some of the conditions had been removed following appeal and the decision of the Planning Inspector.

The Planning Officer confirmed that the Parish Council concerns and local objections had been noted but the points made were not significant enough to warrant additional conditions or refusal of the application.

The following spoke under the Public Participation at Meeting Scheme:

- David Nicholson, Objector
- John Tibenham, Objector

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

Members expressed that there would be a limit to the number of structures that would be approved on the site.

RESOLVED:

To APPROVE subject to the following conditions:

- 1. The development shall be in complete accordance with the submitted plans and specifications received by the Authority 22 February 2019.**
- 2. Prior to the building being brought into use, the external timberwork shall be given an initial stain in a 'warm grey colour' and thereafter, other than the use of a clear timber preservative, shall be left to weather naturally.**
- 3. There shall be no external lighting of the site.**
- 4. The use of the building shall be ancillary to Rocklands.**
- 5. When the building hereby permitted is no longer required for the purposes of agriculture it shall be dismantled, removed from the site and the site shall be restored to its original condition.**

At 12.45pm Cllr J Atkin left the meeting.

64/19 LOCAL VALIDATION LIST

The Head of Development Management introduced the item.

Members noted that there was a duplication within the recommendation. The Head of Development Management confirmed that changes would be made.

Members noted that there was reference to a list of ecological consultants, the Head of Development Management confirmed that this reference would be removed.

Members requested that the required plans contained identifying features to enable easier understanding of the location of the site. The Head of Development Management confirmed that the wording 'sufficient to identify land and location' would be included.

Cllr Chris Carr left the meeting for two minutes.

The motion to continue the meeting past three hours was moved, seconded, voted on and carried.

Members requested a change to the note on the tree survey and the words 'of location and condition' be added.

The Planning Officer confirmed that the protected species form had been discussed with the Natural Environment and Rural Economy Team and they had confirmed that no changes were required to the form.

The Officer recommendation for approval as amended with any further minor amendments being delegated to the Head of Development Management was moved, seconded, put to the vote and carried. Cllr Chris Carr took no part in the vote.

RESOLVED:

To APPROVE the adoption of the Local Validation Checklist as amended with any further minor amendments delegated to the Head of Development.

65/19 ANNUAL REPORT ON PLANNING APPEALS 2018/19

This report summarised the work carried out on planning appeals from 1 April 2018 to 31 March 2019. During the year 24 appeals were decided of which 9 (38%) were allowed which whilst lower than the previous year (41%) was still higher than the target of 30%. Of those appeals which were allowed the Inspector had a site-specific judgement different from that of the Authority however there were no appeals allowed which were fundamentally contrary to Policy of which raised wider policy issues.

Members queried the number of delegated decisions however the figures provided in the report solely related to the number of full planning applications determined by Officers and did not include non-material amendments and the discharge of conditions.

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

RESOLVED:

That the report be noted.

66/19 HEAD OF LAW REPORT - PLANNING APPEALS

A motion to receive the report was moved, seconded, voted on and carried.

RESOVLED:

That the report be received.

67/19 CHAIRS ANNOUNCEMENTS

The Chair asked for thanks for the contribution of Cllr Harold Laws who had served on the Planning Committee for many years, to be noted.

The meeting ended at 1.15 pm