
MINUTES

Meeting: **Planning Committee**

Date: Friday 14 June 2019 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 D Chapman, Cllr A Hart,
Mr R Helliwell, Cllr A McCloy, Mr J Macrae, Cllr Mrs K Potter,
Cllr Mrs L C Roberts and Mr K Smith

Cllr W Armitage and Cllr I Huddleston attended to observe only.

Apologies for absence: Cllr D Birkinshaw and Cllr M Chaplin.

68/19 CHAIR'S ANNOUNCEMENTS

The Chair reported that the Vice Chair, Cllr D Birkinshaw, was unable to be present due to ill health and stated he would send the Committee's best wishes to Cllr Birkinshaw.

The Chair also welcomed new Members Cllr William Armitage and Cllr Ian Huddleston to the meeting. Both Councillors were attending to observe the meeting as part of their Planning Induction training.

69/19 MINUTES OF PREVIOUS MEETING

The minutes of the last meeting of the Planning Committee held on the 10 May 2019 were approved as a correct record.

70/19 URGENT BUSINESS

There were no items of urgent business.

71/19 MEMBERS DECLARATIONS OF INTEREST

Item 6

It was noted that most Members had received an email from Roger Langham.

Item 7

Cllr Brady declared a personal interest as he was acquainted with the applicant's parents and some of the objectors.

Item 8

Cllr P Brady declared that he had received a phone call from Dr Owens.

Mr R Helliwell and Cllr Mrs L Roberts both declared personal interests as they knew the applicant.

Cllr Mrs K Potter declared a personal interest as she had visited the site in the past for the ice cream.

Item 9

Cllr P Brady declared a personal interest as he was loosely acquainted with the applicant.

Cllr A McCloy declared a prejudicial interest as he had met with the applicants and offered a view on the application.

Item 11

It was noted that the applicant, Cllr C Carr, was known to all Members as he was a Member of the Authority.

Cllr C Carr declared a disclosable pecuniary interest and stated he would leave the room when the application was discussed.

Items 14 and 15

It was noted that these were both applications on behalf of the Authority.

Mr K Smith declared that as he had been involved in the creation of the South West Peak Partnership when he was employed by the Authority.

Mr R Helliwell declared that the site had been the subject of a past LEADER grant application and he sat on the LEADER group. Cllr A Hart stated he was also aware of this and it was clarified that both Mr Helliwell and Cllr Hart had left the room when the grant application was discussed at the LEADER meeting.

Item 16

Cllr A McCloy declared a prejudicial interest as he had already declared his views on the application at a Parish Council meeting.

72/19 PUBLIC PARTICIPATION

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

73/19 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 CROSSLOW LANE TO BACK LANE, ALSOP EN LE DALE

This application had previously been considered by the Committee in May 2019 where it had been agreed to defer it to allow for further clarification of issues. An amended recommendation for approval subject to a S.106 and conditions had been tabled.

The Planning officer reported that the Parish Council had submitted objections which stated concern regarding overdevelopment of the site, adequacy of the sewage system, route of the footpath, adequacy of the water supply and traffic impacts. He also reported that 2 third party representations had been received from existing licence holders which repeated the comments made previously and which had been responded to in the previous report. Letters of objection had been received from 2 neighbouring cottages regarding noise, impacts on privacy and the natural surroundings and the use of a private lane by campers.

It was noted that the applicant had submitted a draft S.106 unilateral undertaking which would prevent the implementation of any existing consent for the site and had provided further information regarding ecological enhancements and a heritage statement.

The following spoke under the public participation at meetings scheme:

- Mr R Langham, Objector
- Ms E Cass, Agent

Due to concerns including loss of touring sites, over wintering pitches changing to permanent pitches, encouragement of permanent structures and risk of precedent a motion for refusal was moved and seconded.

In response to Members' queries officers stated that they were not aware of any water supply or sewage problems, the hay meadows would be conditioned and a condition regarding lighting had been included in the amended, tabled recommendation. It was agreed to include tree houses in condition number 24. It was noted that if the Committee were minded to approve the application a condition could be included to ensure an architectural and archaeological recording of the existing traditional building was made before it was removed.

It was reported that the application had been re-advertised as a departure from the development plan. Although the application, if approved, would be a departure from policies it was noted that it was not considered a significant development so would not need to be referred to the Secretary of State.

The motion for refusal was voted on and lost. A motion for approval as set out in the amended, tabled recommendation and including the amended condition 24 and additional condition regarding the architectural and archaeological recording of the existing traditional building before removal was moved and seconded. This was then voted on and carried.

RESOLVED:

That subject to provision of a unilateral undertaking under s106 undertaking to relinquish existing planning permissions and rights, authority be delegated to the Head of Development Management in consultation with the Chair and Vice Chair of Planning Committee to APPROVE the application, following the conclusion of the advertisement period for the notice advising that the proposal is a departure from the development plan, and no further new material planning issues being

raised by representations, subject to the conditions to control the following matters:

1. Time limit for commencement.
2. Development to be carried out in accordance with the amended plans (to be listed).
3. Holiday occupancy restriction to be placed on all units.
4. The field barns are to be omitted from the scheme other than the single barn that is only for a replacement bat roost.
5. Contaminated land remediation to be submitted, approved and implemented if contamination is found during development.
6. Ecology mitigation to be submitted, approved and implemented.
7. Facilities building is for use by overnight guests only.
8. The accommodation within the maintenance building shall be for occasional staff use only and shall not be let to visitors or be a permanent dwelling.
9. Renewables scheme to be implemented.
10. Travel plan to be adopted and implemented.
11. Materials and colour details of all units to be submitted, approved and implemented.
12. Lighting scheme to be submitted, approved and implemented.
13. Scheme for grassland enhancement to be submitted, approved and implemented.
14. Construction traffic method statement to be submitted, approved and implemented.
15. Provision and retention of parking spaces.
16. Materials and glazing details for new facilities and maintenance buildings to be submitted, approved and implemented.
17. Drainage strategy to be implemented.
18. 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.
19. Total number of lodges and cabins shall not exceed 75 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.
20. Camping pods shall not include kitchen facilities and shall be no larger than as set out on plans.
21. Landscaping scheme shall be submitted, approved and implemented
22. Scheme for protection of trees and replacement to be approved.
23. Removal waste and demolition materials prior to occupation unless otherwise approved.
24. No cabins, pods or tree houses shall be replaced without prior written approval.
25. All cabins shall comply with the definitions of a caravan set out in the Caravan Sites Act 1968.
26. Architectural and archaeological recording to be completed before removal of existing traditional building.

74/19 FULL APPLICATION - ERECTION OF A 3 BED, 2 STOREY DWELLING WITH ADJOINING GARAGE, AT FIELD HEAD, MAIN STREET, TADDINGTON

This application had been deferred by the Planning Committee in December 2018 to enable the completion of a Heritage Assessment for the site.

The Planning officer reported that the archaeological assessment had revealed limited value on the site so the second reason for refusal in the original recommendation had been removed.

The following spoke under the public participation at meetings scheme:

- Mr G Handley, Applicant

In response to a Member query the Head of Development Management stated that she would provide a summary of affordable local needs application recommendations that had been made to Committee and send to all Members of the Planning Committee.

The recommendation for refusal was moved but not seconded. Some Members stated that young people should be encouraged to stay within villages and that this outweighed the landscape issues. A motion for approval subject to conditions was moved and seconded. Conditions would include a legal agreement for affordable local needs use, time limit of 2 years, development in accordance with plans, sample of walling and roof materials to be approved, design regarding windows and doors, boundary treatment, landscape scheme, scheme for trees, scheme for external lighting, removal of permitted development rights, scheme for carbon reduction and highway conditions. The motion for approval subject to satisfactory completion of a legal agreement securing the local need and long term affordability with conditions was voted on and carried.

RESOLVED:

That the application be APPROVED subject to the satisfactory completion of a legal agreement securing the local need and long term affordability and the following conditions:

1. Time limit of 2 years
2. Develop in accordance with plans
3. Submit sample of roof and wall materials
4. Design of windows, doors etc to be agreed
5. Boundary treatment
6. Landscaping scheme
7. Scheme for trees
8. Scheme for external lighting
9. Removal of Permitted Development rights
10. Scheme for carbon reduction
11. Highway conditions

*The meeting was adjourned for a short break at 11.40 and reconvened at 11.48.
Cllr J Atkin left the meeting during the break.*

75/19 FULL APPLICATION - CHANGE OF USE OF EXISTING DAIRY MILKING PARLOUR TO FORM BUNK HOUSE ACCOMMODATION WITH FACILITIES AND MEETING ROOM SPACE AT BLAZE FARM, BUXTON ROAD, WILDBOARCLOUGH

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

The following spoke under the public participation at meetings scheme:

- Dr P Owens, Objector
- Mr M Waller, Applicant

- Mrs C Waller, Supporter

In response to Members' queries officers stated that an application on a site at Grindleford which had been granted and which Members were referring to as similar to this application was different as the building in this application was larger and officers were concerned about precedent. It was noted that the Grindleford application was approved as a departure from policies. If Members were minded to approve this application it would also be a departure from policies and a sound reason for the departure would be required.

The officer recommendation for refusal was moved and seconded, this was voted on and lost. A motion for approval as a departure from policies was moved and seconded. It was noted that in accordance with Standing Order 1.48 that if the motion for approval was carried a further report would be made to a future Committee meeting. The report would include more information with regard to refusal reason 2 in the current report recommendation, the issue of policies RT2 and E2, similar development elsewhere and precedent with regard to application of policy in the future.

The motion for approval was voted on and carried.

RESOLVED:

That Members are minded to recommend approval of the application as an exception to policy to a future meeting of the Planning Committee however in accordance with Standing Order 1.48 final determination of the application is DEFERRED pending a further report being prepared by Officers.

76/19 FULL APPLICATION - REBUILDING OF BARN AND CONVERSION TO A DWELLING AT BARN TO THE WEST OF THE RAKE, MONYASH

Cllr A McCloy had declared a prejudicial interest in this application.

The following spoke under the public participation at meetings scheme:

- Mrs J Hotchin, Applicant.

In accordance with the Authority's Standing Orders, the Committee voted to continue its business beyond 3 hours.

The recommendation for refusal was moved, seconded, put to the vote and carried.

RESOLVED:

That the application be REFUSED for the following reasons:

- 1. The proposed development would create an isolated new build dwelling in the open countryside that would not deliver conservation or enhancement of a valued vernacular building. The proposal is therefore contrary to policy HC1 of the Core Strategy and paragraph 79 of the National Planning Policy Framework which seeks to avoid isolated homes in the countryside.**
- 2. The proposed development would result in the almost total demolition of the existing field barn which is a non-designated heritage asset, resulting in almost complete loss of the non-designated heritage asset, and would harm the character of the agricultural strip field system in which the barn is**

set and which is also a non-designated heritage asset. There are no public benefits that outweigh the harm to the non-designated heritage assets. The proposal is therefore contrary to policies GSP1, GSP2, GSP3, L1, L3, DMC3, DMC5, DMC10 and the guidance contained within the National Planning Policy Framework.

3. The creation of a new dwelling in this isolated location within the open countryside and the domestication of the site would result in significant harm to the landscape character and scenic beauty of the National Park. The proposal is therefore contrary to policies GSP1, GSP2, GSP3, L1, L3 and DMC3 and paragraph 172 of the National Planning Policy Framework.

The meeting adjourned for a break at 12.55 and reconvened at 13.25.

Present:- Mr P Ancell, Chair

Cllr P Brady, Cllr C Carr, Cllr D Chapman, Cllr A Hart, Mr R Helliwell, Cllr J Macrae, Cllr Mrs L Roberts, Mr K Smith.

Also in attendance: Cllr W Armitage.

The Chair stated that Cllr Lesley Roberts was attending her last meeting as a Member of the Authority. On behalf of the Committee he wished her well and thanked her for all her hard work, humour, plain talking and enthusiasm for the National Park.

77/19 FULL APPLICATION - DEMOLITION OF EXISTING BARN AND REPLACEMENT AGRICULTURAL BARN AT BLAKELOW COTTAGE, BUTTERTON MOOR BANK, BUTTERTON

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

The following spoke under the public participation at meetings scheme:

- Mr A Johnson, Applicant.

In response to queries regarding the chicken coops referred to in condition 9 of the recommendation the applicant stated that he would be removing the existing coops and all chickens would be kept within the new building. It was agreed to add an additional condition to secure the removal of all existing buildings and to prevent new ones being erected.

Following further discussion the recommendation for approval subject to conditions, including the additional condition to remove permitted development rights for buildings and structures, was moved and seconded. It was also agreed to include 2 more additional conditions regarding removal of permitted development rights for tracks and accesses and prohibition of external lighting unless otherwise approved. The motion for approval subject to conditions as amended was then put to the vote and carried.

RESOLVED:

That the application be APPROVED subject to the following conditions:

1. 3 year implementation period.

2. Development to be carried out in accordance with specified amended plans.
3. Soft landscaping scheme to be submitted and agreed.
4. Remove when no longer required for agriculture.
5. Timber boarding to be stained dark brown at the time of erection.
6. Tree protection plan and arboricultural method statement to be submitted and agreed.
7. Any spoil from ground excavations to be removed from the site and disposed of at a licenced waste centre.
8. No hardstanding unless agreed by the National Park Authority.
9. Existing timber shed and chicken coops to the east of the site for the building to be removed within 3 months of the building being first brought into use.
10. Removal of permitted development rights for structures and buildings.
11. Removal of permitted development rights for tracks and accesses.
12. Prohibition of external lighting unless otherwise approved.

78/19

LISTED BUILDING CONSENT APPLICATION - RETROSPECTIVE LISTED BUILDING CONSENT FOR EXISTING 1980S SIDE PORCH (CONSERVATORY) EXTENSION, ALTERATIONS TO THE EXISTING WINDOW FRAMES, NEW TRADITIONAL TIMBER FRAME WINDOWS TO THE SOUTH WEST REAR ELEVATION AND RE-SITTING BLUE PLAQUE AT TOWNHEAD FARM, RAKES LANE, TISSINGTON

Cllr C Carr left the room as he had declared a disclosable pecuniary interest as the applicant.

The Chair reported that Cllr Carr had requested that a written representation from him be read out at the meeting. The Chair read the representation for the Committee.

The Head of Development Management stated that no planning permission or listed building consent by any organisation or body had ever been given for the development concerned.

The recommendation for approval subject to conditions was moved, seconded, put to the vote and carried.

RESOLVED:

That the application be APPROVED subject to the following conditions:

1. All approved works which are not retrospective to be completed within 12 months of the date of this permission.
2. Development to be carried out in accordance with specified amended plans.

As one of the speakers for the next item had not yet arrived the Committee agreed to bring forward items 14 and 15 to consider.

Cllr Carr re-joined the meeting at 14.09

79/19 FULL APPLICATION - REPAIRS, INSTALLATION OF KITCHEN AND WC, AND FIRE SAFETY IMPROVEMENTS AT REAPSMOOR CHAPEL AND PARISH ROOM, REAPSMOOR

The recommendation for approval subject to conditions was moved, seconded, put to the vote and carried.

RESOLVED:

That the application be APPROVED subject to the following conditions:

- 1. 3 year implementation period.**
- 2. Full details drawn to scale of the new door to the WC to be submitted for approval.**
- 3. There shall be no underpinning or structural works associated with the proposed new usage of the Bell Tower as a WC, without prior approval.**
- 4. Full details of the external staircase handrail and of the emergency lights to be fitted to their underside, including the exact size and position of cabling entering the building shall be submitted for approval.**
- 5. Paint finish to the 2no. bulkhead lights to be approved in writing with the Authority.**
- 6. Sample to be approved for re-pointing work.**

80/19 LISTED BUILDING CONSENT APPLICATION - REPAIRS, INSTALLATION OF KITCHEN AND WC, AND FIRE SAFETY IMPROVEMENTS AT REAPSMOOR CHAPEL AND PARISH ROOM, REAPSMOOR

The recommendation for approval subject to conditions was moved, seconded, put to the vote and carried.

RESOLVED:

That the application be APPROVED subject to the following conditions:

- 1. 3 year implementation period.**
- 2. Full details drawn to scale of the new door to the WC shall be submitted.**
- 3. There shall be no underpinning or structural works associated with the proposed new usage of the Bell Tower as a WC, without prior approval.**
- 4. Full details of the external staircase handrail and of the emergency lights to be fitted to their underside, including the exact size and position of cabling entering the building to be submitted.**

5. Paint finish to the 2no. bulkhead lights to be approved in writing by the Authority.

6. Sample to be approved for re-pointing work.

81/19 FULL APPLICATION - CONVERSION OF BARN TO HOLIDAY ACCOMMODATION AT BARN AT CARR LANE, WETTON

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

The following spoke under the public participation at meetings scheme:

- Cllr M Goodridge, Chair of Wetton Parish Council, Objector
- Mr P Atkinson, Applicant.

In response to Members' queries officers stated that the Highway Authority had been consulted but had not raised any issues and that although the structural appraisal didn't specifically refer to the foundations of the barn it did state the walls can support rebuilding.

The recommendation for approval subject to conditions was moved and seconded. It was agreed to include additional conditions to limit permitted development, including for external lighting and access tracks, the dry stone wall to be extended round the car parking area, existing wall materials to be reused and approval of gate details. The motion was then voted on and carried.

RESOLVED:

That the application be APPROVED subject to the following conditions:

- 1. 3 year implementation period.**
- 2. Development to be carried out in accordance with specified amended plans.**
- 3. Rebuilding limited to that specified in the submitted structural report.**
- 4. Holiday occupancy restriction.**
- 5. Extent of use limited to the building itself and the parking bay, with the remainder of the field excluded.**
- 6. Conditions securing the proposed protected species mitigation measures (excluding the proposed hedgerow), and the additional measures recommended by the Authority's ecologist.**
- 7. All new stonework to match the existing with the dry stone wall being extended around the car parking area.**
- 8. Sample of roof material to be approved.**
- 9. Conditions securing architectural design details.**

10. All services to be undergrounded.
11. Details of foul water disposal to be approved.
12. Details of surfacing to parking bay to be approved.
13. Design and appearance of new gates to be approved.
14. Parking to be provided prior to the approved use commencing.
15. Scheme of archaeological recording and monitoring to be approved.
16. Removal of permitted development rights.
17. Existing wall materials to be reused.
18. Details of gate to be approved.

82/19 FULL APPLICATION - PROPOSED ANCILLARY BUILDING TO SERVE AS STORAGE (INCLUDING BICYCLES AND TOOLS) AND AS A GENERAL MULTI-PURPOSE ROOM AT GABLED HOUSE, SOUTH CHURCH STREET, BAKEWELL

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

The following spoke under the public participation at meetings scheme:

- Mr G Smith, Objector
- Mr C Brown, Objector
- Mr T Hill, Objector.

Members were concerned that there was not enough information regarding the final design of the development to properly assess its impact on the Conservation Area. A motion for deferral to allow for more design details to be submitted was moved and seconded. This was put to the vote and carried.

The objectors requested to be notified of the new details. Officers stated that notifications regarding applications were made using the neighbour notification system; this notified properties within 20m of the application address point. The Chair stated that the Committee would do their best to ensure that the objectors present at the meeting were notified of the new details.

RESOLVED:

That the application be DEFERRED to allow for submission of further design details.

*The meeting adjourned for a short break at 1518 and reconvened at 1522.
Cllr C Carr and Cllr A Hart left the meeting during the break.*

83/19 FULL APPLICATION - ERECTION OF TWO STOREY SIDE EXTENSION AT 12 MAWSTONE LANE, YOULGRAVE

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

Cllr A McCloy had declared a prejudicial interest in this application.

Some Members felt that the proposed development would not have a significant impact on other properties or the area. However the recommendation for refusal was moved and seconded. The motion for refusal was put to the vote and tied; the Chair used his vote against the motion so the motion was lost.

A motion for approval subject to conditions covering materials, parking, landscaping and commencement within 3 years in accordance with approved plans, was moved and seconded. This was put to the vote and carried.

RESOLVED:

That the application be APPROVED subject to the following conditions:

- 1. Materials to match existing.**
- 2. Development to be in accordance with agreed plans.**
- 3. Development to be commenced within 3 years.**
- 4. Parking.**
- 5. Landscaping materials.**

84/19 LAWFUL DEVELOPMENT CERTIFICATE VALIDATION CHECKLIST

The Committee considered the report which gave details of the proposed Local Validation Checklist for applications under:

- s191 of the Town and Country Planning Act for Lawful Development Certificate for existing use, operation or activity and applications, and; under,
- s192 of the Town and Country Planning Act for Lawful Development Certificate for a proposed use or development

The Checklist is a list of items that must be submitted with a planning application in order for it to be registered.

It was agreed to amend the recommendation to include delegation to the Head of Development Management, in consultation with the Chair of Planning Committee and the Head of Law, for agreement of final details.

The recommendation as amended was moved, seconded, put to the vote and carried.

RESOLVED:

To APPROVE the adoption of the Lawful Development Certificate Local Validation Checklist as set out in the report and to delegate approval of the final details to the Head of Development Management in consultation with the Chair of Planning Committee and the Head of Law.

**85/19 PEAK DISTRICT NATIONAL PARK TRANSPORT DESIGN GUIDE
SUPPLEMENTARY PLANNING DOCUMENT**

The Transport Policy Planner introduced the report which sought approval to adopt the Peak District National Park Transport Design Guide Supplementary Planning Document

as part of the Authority's suite of Development Management documents. The report also requested delegated authority to agree final modifications to the document. The Head of Policy and Communities was also present to answer any questions.

The recommendation as set out in the report was moved and seconded. This was put to the vote and carried.

RESOLVED:

- 1. To Approve the adoption of the Peak District National Park Transport Design Guide Supplementary Planning Document.**
- 2. To delegate authority to the Director of Conservation and Planning in consultation with the Plan Review Member Steering Group to agree any further modifications to, and finalisation of the document prior to publication.**

86/19 DEVELOPMENT MANAGEMENT PERFORMANCE

It was noted that current performance against the targets for determining planning applications was good.

RESOLVED:

That the report be noted.

87/19 HEAD OF LAW REPORT - PLANNING APPEALS

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

The Head of Development Management stated that the Planning Liaison Officer would be sending fuller summaries of appeal decisions, including a link to the full decisions, to all Members.

RESOLVED:

That the report be received.

The meeting ended at 4.00 pm