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## MINUTES

Meeting: **Planning Committee**

Date: Friday 13 September 2019 at 10.00 am

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

Chair: Mr R Helliwell

Present: Mr P Ancell, Cllr P Brady, Cllr M Chaplin, Cllr D Chapman, Cllr I Huddleston, Cllr A McCloy, Cllr Mrs K Potter, Mr K Smith and Cllr G D Wharmby

Apologies for absence: Cllr D Birkinshaw, Cllr W Armitage, Cllr A Gregory, Cllr A Hart and Miss L Slack.

### **116/19 MINUTES OF PREVIOUS MEETING**

The minutes of the last meeting of the Planning Committee held on 9 August 2019 were approved as a correct record.

### **117/19 URGENT BUSINESS**

There were no items of urgent business.

### **118/19 MEMBERS DECLARATIONS OF INTEREST**

Item 6

Cllr M Chaplin had received an email from Clare Probert.

Item 7

Cllr P Brady declared a personal interest as he knew the Agent, Roger Yarwood.

Item 9

Mr P Ancell, Cllr P Brady, Cllr I Huddleston, Cllr A McCloy, Mr K Smith and Cllr G Wharmby had all received an email from the applicant.

Item 11

Cllr A McCloy had received a telephone call from a District Councillor.

Cllr P Brady declared that his son-in-law was a member of Winster Parish Council but he had not discussed the application with him.

Item 12

Cllr P Brady declared that his son-in-law was a member of Winster Parish Council but he had not discussed the application with him.

Item 13

Mr P Ancell, Cllr P Brady, Cllr M Chaplin, Mr R Helliwell, Cllr K Potter, Mr K Smith and Cllr G Wharmby had all received an email from Wendy Vickers.

Item 15

All Members of the Committee had received an email from Nicola Fuller.

Cllr A McCloy had received a telephone call from a District Councillor.

#### **119/19 PUBLIC PARTICIPATION**

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

#### **120/19 FULL APPLICATION - INSTALLATION OF A 15.0M PHONE MAST SUPPORTING 3 NO ANTENNA 2 NO DISHES, EQUIPMENT STORE AND ANCILLARY DEVELOPMENT, CLIFFE HOUSE FARM, HIGH BRADFIELD**

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

The following spoke under the public participation at meetings scheme:

- Mr Adam Smedley on behalf of the applicant.

Members noted that the masts used by the current emergency services telecommunications system could not be reused as they worked on a different frequency to the new system and were supportive of the need for the proposal but were concerned that the land needed for screening was not within the applicant's ownership or control.

Therefore the recommendation for refusal was moved and seconded. Members felt this was the best way forward as it would allow the applicant to submit a new application to include additional land so that the existing trees adjacent to the site could be retained and protected by a planning condition and to provide for additional screening. The motion was put to the vote and carried.

#### **RESOLVED:**

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

- 1. The proposed base station would be a relatively tall structure within this protected landscape and would be prominent from many viewpoints within the Loxley Valley. The proposed development would have a harmful impact upon the scenic beauty of the landscape contrary to Core Strategy policies GSP1, GSP3, and L1 and Development Management DPD policy DMU4.**

2. **Whilst the proposed development would provide emergency services coverage and would provide economic and social benefits by facilitating the provision of mobile communications to the local community, it is considered that the harm that has been identified would outweigh the public benefits of the development and that therefore the proposal does not represent sustainable development and that approval would be contrary to the National Planning Policy Framework.**

**121/19 FULL APPLICATION - USE OF LAND AS TOURING CARAVAN SITE WITH TEN PITCHES - JUG AND GLASS INN, ASHBOURNE ROAD, HARTINGTON**

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

The following spoke under the public participation at meetings scheme:

- Mr Roger Yarwood, Agent.

The recommendation for refusal was moved.

Although Members recognised that rural pubs needed to consider opportunities for extra income they were concerned about the effect of the screening on the landscape. It was noted that the shelter in this proposal was incongruous and geometric and not comparable with linear shelter belts in the wider landscape. Concern was also expressed regarding precedent.

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

**RESOLVED:**

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

1. **The use of the land as a caravan site would result in harm to the appearance of this prominent and open site and would result in harm to the landscape character of this area of the National Park. The proposal is therefore contrary to policies GSP3, L1, RT3, DMC3 and DMR1 and the guidance contained within section 172 of the NPPF.**

*The meeting adjourned for a short break at 11.20 and reconvened at 11.30.*

**122/19 FULL APPLICATION FOR THE CHANGE OF USE OF EXISTING DWELLING TO USE AS CHILDREN'S HOME FOR UP TO FIVE CHILDREN WITH UP TO SIX STAFF, WITH ANCILLARY USE OF LOWER LEVEL FOR HOME SCHOOLING, AND MINOR INTERNAL ALTERATIONS/CHANGES TO EXISTING FENESTRATION AT MOORFIELD BARN, DERBYSHIRE LEVEL, GLOSSOP**

The Planning officer amended the report on page 36 by removing paragraph 35 as it was incompatible with paragraph 34. The words "Given the application building is already in use as a dwelling and the presence of the clear fall-back position relating to the permitted change of use" were removed from the first sentence of paragraph 36. The officer stated that the use class was C2 not C3. The Planning officer also added an extra condition to the recommendation to agree the design of an additional rooflight.

The following spoke under the public participation at meetings scheme:

- Mr Paul Knowles, Applicant.

It was noted that consultation responses had not been received from the Borough Council or the Parish Council.

The recommendation for approval subject to conditions including the extra condition was moved and seconded. It was agreed to amend the second condition numbered 3 in the recommendation to cover submission of a scheme for glazing. The motion was then put to the vote and carried.

**RESOLVED:**

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

- 1. Commence development within 3 years.**
- 2. Carry out in accordance with submitted plans.**
- 3. Define approved use as a 'children's care home' within Class 2 of the Town and Country Planning (Use Classes) Order 1987.**
- 4. Scheme for glazing to be submitted for prior written approval including precise details of new screen doors before installation.**
- 5. Maintain the 6 existing outdoor parking spaces located beside each gable end of the main house and the driveway available for designated parking use throughout the life of the development.**
- 6. Maintain exit visibility splays for the parking spaces and drive exits.**
- 7. No additional external lighting other than in accordance with a scheme that shall first be submitted for prior written approval by the Authority.**
- 8. Design of additional rooflight to be agreed.**

**123/19 DISCHARGE OF CONDITION 4 ON NP/HPK/0217/0140, CHANGE OF USE TO 3 OPEN MARKET DWELLINGS AT HURST WATER TREATMENT PLANT, DERBYSHIRE LEVEL, GLOSSOP**

The Director of Conservation and Planning introduced the report and it was noted that inappropriate doors and windows had already been installed, roof lights had been replaced by windows which were unauthorised and a gable end window which should have been obscured glazed did not comply with the condition. Officers had tried to find a compromise with the applicant.

The following spoke under the public participation at meetings scheme:

- Mr Paul Milner, applicant.

Most Members felt that the building had been retained and that some compromise was necessary.

A motion for approval was moved and seconded. It was also agreed that Members considered that it would not be expedient to take enforcement action against the 3 new windows replacing roof lights. The motion was put to the vote and carried.

**RESOLVED:**

**That the application to discharge the condition be APPROVED.**

124/19

**FULL APPLICATION - ALTERATIONS TO DWELLING INCLUDING PARTIAL CHANGE OF USE TO HOLIDAY ACCOMMODATION, DEMOLITION OF GARAGE, AND CONSTRUCTION OF REPLACEMENT GARAGE WITH ANCILLARY ACCOMMODATION ABOVE - DALE HEAD, LIFFS ROAD, BIGGIN**

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

The following spoke under the public participation at meetings scheme:

- Mr Simon Johnson, applicant.

The recommendation for approval subject to conditions was moved. It was agreed to amend condition 6 to change 'sub-letting' to 'letting of the property for holiday use'. The motion was seconded. It was also agreed to include an extra condition to cover submission of a scheme for external lighting and amend condition 6 to include implementation of the tree planting scheme. The motion for approval subject to conditions including the amended and additional conditions was 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. Existing garaging to be demolished in accordance with the submitted plans prior to the accommodation in the new garage building being taken in to use.
4. Alterations to openings within the eastern wing of the building to be undertaken prior to its conversion to holiday accommodation.
5. Holiday occupancy restriction and holiday accommodation and main house to be retained as a single planning unit.
6. Restrict further letting of the property for holiday use including accommodation in new garage.
7. Scheme of archaeological monitoring to be agreed.
8. Scheme of tree planting to be agreed prior to the felling of any trees and subsequently implemented.
9. Tree works to take place only outside of the bird breeding season.
10. Design of solar panels to be agreed.
11. Hard landscaping details to be agreed.

**12. Conditions to secure parking and site access improvements.**

**13. Conditions to secure architectural detailing and materials.**

**14. Sample panel for stonework for the garage to be approved.**

**15. Scheme for external lighting to be approved.**

*The meeting adjourned for a lunch break at 12.40 and reconvened at 13.10.*

Chair: Mr R Helliwell

Present: Mr P Ancell, Cllr P Brady, Cllr M Chaplin, Cllr D Chapman,  
Cllr I Huddleston, Cllr A McCloy, Cllr Mrs K Potter, Mr K Smith and  
Cllr G D Wharmby

**125/19 FULL APPLICATION - RESIDENTIAL CONVERSION AND MINOR EXTENSION -  
FORMER PRIMITIVE METHODIST CHAPEL, EAST BANK, WINSTER**

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

The Planning officer introduced the report and stated that in paragraph 7 of the report for item 11 and in paragraph 6 of the report for item 12 the windows referred to were timber not cast iron. Following his introduction the officer also added 2 additional conditions to the recommendation to cover the omission of 2 roof lights and the removal of permitted development rights for new openings around the building.

The following spoke under the public participation at meetings scheme:

- Ms Judy Hinsliff, Objector
- Mr David Minto, Objector
- Mr Tom Crooks, Agent.

In response to Members' queries officers stated that the application was for open market housing but that it may be used for holiday letting first, the class use would be C3 which includes holiday letting. If there was an issue regarding the bedrock under the racked seating making it unsafe to remove it then an amended application would be required.

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

**RESOLVED:**

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

- 1. The development hereby permitted shall be begun within 3 years from the date of this permission.**
- 2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted plans.**
- 3. Notwithstanding the submitted proposed plans and details, the arch-headed windows to the north and east elevations shall only be replaced on a like for like basis.**

- 4. Prior to the occupation of the dwellinghouse or the replacement of the archheaded windows in the northern elevation details of how views out of these windows are to be obscured shall be submitted to and agreed in writing by the Authority. Thereafter, the dwellinghouse shall not be occupied until the measures as approved have been fully implemented, and the obscuring shall be so maintained throughout the lifetime of the development.**
- 5. Prior to the occupation of the dwellinghouse details of the proposed holly hedge, including spacing of plants and extent of the hedgerow, shall be submitted to and approved in writing by the Authority. Thereafter the dwellinghouse shall not be occupied until the approved hedgerow has been planted. Any plants dying within the first five years of planting shall be replaced by same type and size within the next planting season.**
- 6. The hedgerow approved under Condition 5 shall be allowed to grow to a height of 1.8m and shall thereafter be maintained between 1.8m and 2m in height throughout the lifetime of the development.**
- 7. Notwithstanding the submitted plans, the proposed flue that projects through the roof of the main body of the building shall be omitted from the development.**
- 8. Details on how the cement mortar will be removed from walls; and details of the proposed mortar mix(es) including aggregate /sand type and colour, and the proposed joint profile shall be submitted to and approved in writing by the Authority, prior to the commencement of this work. Thereafter, the works shall be carried out in complete accordance with the approved details.**
- 9. Full details of the two rooflights proposed within the single storey annexes shall be submitted to and approved in writing by the Authority, prior to the commencement of this work. Thereafter, the works shall be carried out in complete accordance with the approved details.**
- 10. Details of the slate vent and its position shall be submitted to and approved in writing by the Authority, prior to the commencement of this work. Thereafter, the works shall be carried out in complete accordance with the approved details.**
- 11. The new downpipes shall be cast iron and their finish shall match the other rainwater goods on the building. The downpipes shall not be fixed to the quoins unless otherwise agreed in writing by the Authority.**
- 12. Details of the proposed stone repairs and making good walls following the removal of modern features, including identification of the masonry to be repaired/ replaced and the repair methods and materials proposed, shall be submitted to and approved in writing by the Authority, prior to the commencement of this work. Thereafter, the works shall be carried out in complete accordance with the approved details.**
- 13. The new exterior lights shall not be fixed to the keystones above the door.**
- 14. Details of the weather strips proposed to the existing doors shall be submitted to and approved in writing by the Authority, prior to the commencement of this work. Thereafter, the works shall be carried out in complete accordance with the approved details.**
- 15. Full details of all new exterior doors, including design, materials, dimensions, frames, finish, new thresholds, door furniture, shall be submitted to and approved in writing by the Authority, prior to the commencement of this work. Thereafter, the works shall be carried out in complete accordance with the approved details.**
- 16. Full details of the new window opening, surround (lintel and cill), and window, including design, dimensions, glazing bars, glazing type, mouldings, finishes and window furniture, shall be submitted to and**

approved in writing by the Authority, prior to the commencement of this work. Thereafter, the works shall be carried out in complete accordance with the approved details.

17. Full details of the alterations proposed to the brick lined openings within the west elevation shall be submitted to and approved in writing by the Authority, prior to the commencement of this work. Thereafter, the works shall be carried out in complete accordance with the approved details.
18. Full details of the proposed facing materials for the extension, including samples of the proposed roof coverings and stone, shall be submitted to and approved in writing by the Authority, prior to the commencement of this work. Thereafter, the works shall be carried out in complete accordance with the approved details.
19. Details of the boiler flue proposed within the west elevation of the extension, including exact position, dimensions, materials and finish(es), shall be submitted to and approved in writing by the Authority, prior to the commencement of this work. Thereafter, the works shall be carried out in complete accordance with the approved details.
20. Details of the new doorway and door to replace the modern window within the west elevation of the existing single storey annex shall be submitted to and approved in writing by the Authority, prior to the commencement of this work. Thereafter, the works shall be carried out in complete accordance with the approved details.
21. All new pipework shall be run internally.
22. Details of the proposed repair and redecoration of the historic railings at the east end of the site shall be submitted to and approved in writing by the Authority prior to the commencement of this work. Thereafter, the works shall be carried out in complete accordance with the approved details.
23. Details of the new external lantern shall be submitted to and approved in writing by the Authority, prior to the commencement of this work. Thereafter, the works shall be carried out in complete accordance with the approved details.
24. Other than that shown on the approved plans there shall be no external lighting within the application site area.
25. Details of the metal screen proposed along the south-east retaining wall shall be submitted to and approved in writing by the Authority prior to the commencement of this work. Thereafter, the works shall be carried out in complete accordance with the approved details.
26. Full details of the gate, new steps and handrail proposed at the north-east side of the site shall be submitted to and approved in writing by the Authority, prior to the commencement of this work. Thereafter, the works shall be carried out in complete accordance with the approved details.
27. Details of all facing materials proposed for the air source heat pump enclosure, including roof coverings, walling, doors and rainwater goods, shall be submitted to and approved in writing with the Authority prior to the commencement of this work. Thereafter, the works shall be carried out in complete accordance with the approved details.
28. Prior to any works commencing a construction management plan shall be submitted to and approved in writing by the Authority. Details shall include routes for construction traffic, parking/turning for construction traffic, storage of plant and materials, pedestrian and cyclist protection, and proposed temporary traffic management.
29. Development shall proceed only in complete accordance with the submitted protected species report.
30. The proposed planting shall be undertaken in the first planting season following the felling of the yew tree.



- 31. Any works within the root protection areas of the two retained yew trees shall be undertaken only in accordance with the requirements of BS5837 (British Standard for Trees in relation to design, demolition and construction – Recommendations)**
- 32. a) No development shall take place until a Written Scheme of Investigation for a scheme of archaeological works has been submitted to and approved by the National Park Authority in writing, and until any pre-start element of the approved scheme has been completed to the written satisfaction of the National Park Authority. The scheme shall include an assessment of significance and research questions; and**
  - 1. The programme and methodology of site investigation and recording; 2. The programme for post investigation assessment;**
  - 3. Provision to be made for analysis of the site investigation and recording;**
  - 4. Provision to be made for publication and dissemination of the analysis and records of the site investigation;**
  - 5. Provision to be made for archive deposition of the analysis and records of the site investigation;**
  - 6. Nomination of a competent person or persons/organization undertake the works set out within the Written Scheme of Investigation.****b) No development shall take place other than in accordance with the archaeological Written Scheme of Investigation approved under part (a). c) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the archaeological Written Scheme of Investigation approved under part (a) and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.**
- 33. Omission of 2 roof lights**
- 34. Remove permitted development rights for new openings around the building.**
- 35. Scheme to be provided for the removal of pews and investigation of ground conditions underneath.**

126/19

**FULL APPLICATION - LISTED BUILDING CONSENT FOR THE RESIDENTIAL CONVERSION AND MINOR EXTENSION - FORMER PRIMITIVE METHODIST CHAPEL, EAST BANK, WINSTER**

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

The Planning officer introduced the report and stated that in paragraph 7 of the report for item 11 and in paragraph 6 of the report for item 12 the windows referred to were timber not cast iron. Following his introduction the officer also added 2 additional conditions to the recommendation to cover the omission of 2 roof lights and the removal of permitted development rights for new openings around the building.

The speakers on item 11 were asked if they wished to make any further comments with regards to this item, 12 the listed building application, and the following made further comments:

- Ms Judy Hinsliff, Objector
- Mr Tom Crooks, Agent.

In response to comments made by speakers the Head of Development Management stated that an extra condition could be included to cover a scheme for removal of the raised pews. Officers were aware there may be issues around the removal of the pews.

The recommendation for approval subject to conditions, including the 2 additional conditions added to the resolution for the linked application, item 11, and the additional condition regarding removal of the pews, was moved and seconded. This was then put to the vote and carried.

**RESOLVED:**

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

1. The development hereby permitted shall be begun within 3 years from the date of this permission.
2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted plans.
3. Notwithstanding the submitted proposed plans and details, the arch-headed windows to the north and east elevations shall only be replaced on a like for like basis.
4. Prior to the installation of any secondary glazing to the internal face of the archheaded windows in the north or east elevations full details of the proposed glazing shall be submitted to and agreed in writing by the Authority, prior to the commencement of this work. Thereafter, the works shall be carried out in complete accordance with the approved details.
5. Prior to the occupation of the dwellinghouse or the replacement of the archheaded windows in the northern elevation details of how views out of these windows are to be obscured shall be submitted to and agreed in writing by the Authority, prior to the commencement of this work. Thereafter, the dwellinghouse shall not be occupied until the measures as approved have been fully implemented, and the obscuring shall be so maintained throughout the lifetime of the development.
6. Notwithstanding the submitted plans, the proposed flue that projects through the roof of the main body of the building shall be omitted from the development.
7. (i) Details on how the cement mortar will be removed from walls; and (ii) details of the proposed mortar mix(is) including aggregate /sand type and colour, and the proposed joint profile shall be submitted to and agreed in writing by the Authority, prior to the commencement of this work. Thereafter, the works shall be carried out in complete accordance with the approved details.
8. Full details of the two rooflights proposed within the single storey annexes shall be submitted to and agreed in writing by the Authority, prior to the commencement of this work. Thereafter, the works shall be carried out in complete accordance with the approved details.
9. Details of the slate vent and its position shall be submitted to and agreed in writing by the Authority, prior to the commencement of this work. Thereafter, the works shall be carried out in complete accordance with the approved details.
10. The new downpipes shall be cast iron and their finish shall match the other rainwater goods on the building. The downpipes shall not be fixed to the quoins unless otherwise agreed in writing by the Authority.
11. Details of the proposed stone repairs and making good walls following the removal of modern features, including identification of the masonry to be repaired/ replaced and the repair methods and materials proposed, shall be submitted to and agreed in writing by the Authority, prior to the commencement of this work. Thereafter, the works shall be carried out in complete accordance with the approved details.
12. The new exterior lights shall not be fixed to the keystones above the door.

- 13. Details of the weather-strips proposed to the existing doors shall be submitted to and agreed in writing by the Authority, prior to the commencement of this work. Thereafter, the works shall be carried out in complete accordance with the approved details.**
- 14. Full details of all new exterior doors, including design, materials, dimensions, frames, finish, new thresholds, door furniture, shall be submitted to and agreed in writing by the Authority, prior to the commencement of this work. Thereafter, the works shall be carried out in complete accordance with the approved details.**
- 15. Full details of the new window opening, surround (lintel and cill), and window, including design, dimensions, glazing bars, glazing type, mouldings, finishes and window furniture, shall be submitted to and agreed in writing by the Authority, prior to the commencement of this work. Thereafter, the works shall be carried out in complete accordance with the approved details.**
- 16. Full details of the alterations proposed to the brick lined openings within the west elevation shall be submitted to and agreed in writing by the Authority, prior to the commencement of this work. Thereafter, the works shall be carried out in complete accordance with the approved details.**
- 17. Details of the secondary glazing proposed to the windows within the south elevation and the fanlights in the east elevation shall be submitted to and agreed in writing by the Authority, prior to the commencement of this work. Thereafter, the works shall be carried out in complete accordance with the approved details.**
- 18. Full details of the proposed facing materials for the extension, including samples of the proposed roof coverings and stone, shall be submitted to and agreed in writing by the Authority, prior to the commencement of this work. Thereafter, the works shall be carried out in complete accordance with the approved details.**
- 19. Details of the boiler flue proposed within the west elevation of the extension, including exact position, dimensions, materials and finish(es), shall be submitted to and agreed in writing by the Authority, prior to the commencement of this work. Thereafter, the works shall be carried out in complete accordance with the approved details.**
- 20. Prior to the commencement of the works, details on how the Reverend George Booth's commemorative plaque will be protected throughout the duration of the alterations shall be submitted to and agreed in writing by the Authority, prior to the commencement of this work. Thereafter, the works shall be carried out in complete accordance with the approved details.**
- 21. Details of the doorway and door proposed between the chapel and outshot shall be submitted to and agreed in writing by the Authority, prior to the commencement of this work. Thereafter, the works shall be carried out in complete accordance with the approved details.**
- 22. Full details of all new floor structures (ground, first and second), including the method of fixing the floors at first and second floors to the existing building shell and cross-sections of the proposed floor structures, shall be submitted to and agreed in writing by the Authority, prior to the commencement of this work. Thereafter, the works shall be carried out in complete accordance with the approved details.**
- 23. A section (drawing) showing how the new partitions will relate to the west roof truss, annotated with the proposed detailing, shall be submitted to and agreed in writing by the Authority, prior to the commencement of this work. Thereafter, the works shall be carried out in complete accordance with the approved details.**

24. Details of the new doorway and door to replace the modern window within the west elevation of the existing single storey annex shall be submitted to and agreed in writing by the Authority, prior to the commencement of this work. Thereafter, the works shall be carried out in complete accordance with the approved details.
25. Details on how the proposed roof structure and walls of the new extension will be attached to the south elevation of the chapel, including the abutment detail between the roof of the new extension and the chapel wall, shall be submitted to and agreed in writing by the Authority, prior to the commencement of this work. Thereafter, the works shall be carried out in complete accordance with the approved details.
26. Details on any treatments / finishes proposed to the exterior (south) wall of the chapel that will become enclosed within the new extension shall be submitted to and agreed in writing by the Authority, shall be submitted to and agreed in writing with the Authority, prior to the commencement of this work. Thereafter, the works shall be carried out in complete accordance with the approved details.
27. Notwithstanding the submitted plans, prior to any retaining structures being introduced to any walls a detailed justification and full details of the proposed works shall be submitted to the Authority and no such works shall commence until a decision in writing has been issued by the Authority in relation to the works. Should the justification and details be accepted, the works shall not commence until they have been approved in writing by the Authority. Should the justification and/or details not be approved by the Authority then the works shall not proceed.
28. Details of the proposed tanking system and lime plaster finish, proposed to the north, south and west walls, shall be submitted to and agreed in writing by the Authority, prior to the commencement of this work. Thereafter, the works shall be carried out in complete accordance with the approved details.
29. Details on any alterations and strengthening of the existing ceiling shall be submitted to and agreed in writing by the Authority prior to the commencement of this work. Thereafter, the works shall be carried out in complete accordance with the approved details.
30. Details of the proposed works to the underside of the roof (ceiling to the second floor) shall be submitted to and agreed in writing by the Authority prior to commencement of this work. Thereafter, the works shall be carried out in complete accordance with the approved details.
31. Details of all new staircases shall be submitted to and agreed in writing by the Authority prior to the commencement of this work. Thereafter, the works shall be carried out in complete accordance with the approved details.
32. All new pipework shall be run internally.
33. Details of the proposed repair and redecoration of the historic railings at the east end of the site shall be submitted to and agreed in writing by the Authority prior to the commencement of this work. Thereafter, the works shall be carried out in complete accordance with the approved details.
34. Details of the new external lantern shall be submitted to and agreed in writing by the Authority, prior to the commencement of this work. Thereafter, the works shall be carried out in complete accordance with the approved details.
35. Details of the metal screen proposed along the south-east retaining wall shall be submitted to and agreed in writing by the Authority prior to the commencement of this work. Thereafter, the works shall be carried out in complete accordance with the approved details.

36. Full details of the (1) gate, (2) new steps and (3) handrail proposed at the northeast side of the site shall be submitted to and agreed in writing by the Authority, prior to the commencement of this work. Thereafter, the works shall be carried out in complete accordance with the approved details.
37. Details of all facing materials proposed for the air source heat pump enclosure, including roof coverings, walling, doors and rainwater goods, shall be submitted to and agreed in writing with the Authority prior to the commencement of this work. Thereafter, the works shall be carried out in complete accordance with the approved details.
38. a) No development shall take place until a Written Scheme of Investigation for a scheme of archaeological works has been submitted to and approved by the National Park Authority in writing, and until any pre-start element of the approved scheme has been completed to the written satisfaction of the National Park Authority. The scheme shall include an assessment of significance and research questions; and
  1. The programme and methodology of site investigation and recording;
  2. The programme for post investigation assessment;
  3. Provision to be made for analysis of the site investigation and recording;
  4. Provision to be made for publication and dissemination of the analysis and records of the site investigation;
  5. Provision to be made for archive deposition of the analysis and records of the site investigation;
  6. Nomination of a competent person or persons/organization undertake the works set out within the Written Scheme of Investigation.b) No development shall take place other than in accordance with the archaeological Written Scheme of Investigation approved under condition (a).  
c) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the archaeological Written Scheme of Investigation approved under condition (a) and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.
39. Omission of 2 roof lights.
40. Remove permitted development rights for new openings around the building.
41. Scheme to be provided for the removal of pews and investigation of ground conditions underneath.

*14.20 Cllr D Chapman and Cllr A McCloy left the meeting.*

**127/19 S.73 APPLICATION FOR THE VARIATION OF CONDITION 2 ON NP/HPK/0299/021 AT LADYCROFT BARN, THORNHILL, BAMFORD**

Under the public participation at meetings scheme a statement was read out on behalf of Mrs Wendy Vickers, the applicant.

Members' views were that a S.106 agreement would be a way forward for this application, however the applicant had made it clear to officers that they did not wish to enter into a legal agreement.

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

**RESOLVED:**

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

**The proposals would not comply with Development Management policy DMR3 (ii) because the applicant wishes to occupy the dwelling but is not in housing need as specified in Development Management policies DMH1 and DMH2. Consequently the dwelling unit cannot be tied by legal agreement to occupancy by those in housing need.**

**128/19 FULL APPLICATION - CONVERSION OF EXISTING BUILDING WITHIN THE CURTILAGE OF A DWELLING HOUSE TO FORM LIVING ACCOMMODATION FOR ANCILLARY USE OF THE MAIN DWELLING - RETAINING 1 STABLE, EQUIPMENT STORE AND TACK ROOM WITHIN THE APPLICATION BUILDING - LANE FARM, BAR ROAD, CURBAR**

The following spoke under the public participation at meetings scheme:

- Mr Nick Marriott, Agent.

Members expressed concern regarding the inclusion of condition 4 which specified no holiday letting when the applicant's agent had stated that they wished to have holiday use.

In response to Members' queries officers clarified that the application had been changed before it was reported to Members to remove the request for holiday use when it was made known to the applicants that it would be recommended for refusal.

A motion to approve the application subject to conditions as set out in the report but without condition 4 was moved. Following further debate the motion was seconded. Officers expressed concern about how approval with condition 4 would affect policy of heritage assets and conversion of ancillary buildings and stated that Standing Order 1.48 may be used to defer the application.

Following further debate the Head of Development Management withdrew the application from the agenda to allow for further discussion with the agent and applicant before bringing the report back to the Committee.

**129/19 FULL APPLICATION - CHANGE OF USE AND CONSTRUCTION OF A STABLE TO HOUSE TWO HORSES / PONIES AT THE COTTAGE IN THE DALE, WENSLEY DALE, WENSLEY.**

The following spoke under the public participation at meetings scheme:

- Ms Diana Russ, Objector.

Officers were requested to add implementation of the scheme to condition 12 of the recommendation.

In response to Members' queries officers stated that there was no proposal for a hardstanding as the applicant lived close to the site, however if Members were concerned about possible impact on the landscape a condition could be included.

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. The development hereby permitted shall be begun within 3 years from the date of this permission.
2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted details and plans, subject to the following conditions:
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no gates, fences, walls or other means of enclosure, floodlights or any other form of external lighting, horse jumps, field shelters or other ancillary buildings shall be erected or placed within the red edged application site, without the prior written consent of the National Park Authority.
4. Prior to the erection of the external walls of the building, a sample panel of natural gritstone of at least 1.0 metre square shall be constructed on the site. The Local Planning Authority shall be informed on the completion of the sample panel, which shall then be inspected and approved in writing by the Local Planning Authority. All subsequent walling shall match the approved sample panel in terms of stone colour, size, texture, coursing and pointing, subject to whatever reasonable modifications maybe specifically required in writing by the Authority. If necessary, the Authority shall request the construction of another sample panel incorporating the required modifications.
5. The roof shall be clad with Natural Blue Slate.
6. The external doors and windows shall be of timber construction.
7. All window and doorframes shall be recessed 100mm from the external face of the wall.
8. All external timberwork shall be vertically boarded which shall be stained or painted a dark brown and permanently so maintained.
9. All pipework, other than rainwater goods, shall be internal within the building.
10. The stable building hereby approved shall be used solely for the stabling of horses of the occupiers of 'The Cottage in the Dale', Wensley and their immediate family only and shall not be used for any commercial purposes such as riding school/livery at any time during the lifetime of the development hereby permitted.
11. No development shall take place until a detailed landscaping scheme for the rebuilding/repairing of the drystone walling along the northern and eastern boundaries (adjacent to the proposed stable building) of the development site and tree and shrub planting to supplement any existing, is submitted for written approval by the National Park Authority. Thereafter, the walling shall be repaired within an agreed timescale and the approved tree and shrub-planting element shall be carried out in accordance with agreed details during the first available planting season (Nov-March) following the commencement of works to the site. Any trees or plants, which die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species or in accordance with an alternative scheme previously agreed in writing by the National Park Authority.

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- 12. No development shall commence until a management scheme/timetable for the disposal of any waste associated with the use of the stables has been submitted to and approved by the National Park Authority. Once agreed the scheme shall be implemented as approved.**
  - 13. Prior to the stables being used for the stabling of horses, a scheme shall be provided for the capture and use of rainwater.**

**130/19 HEAD OF LAW REPORT - PLANNING APPEALS**

The Head of Development Management reported that the Authority was at risk of being designated as poorly performing with regard to major appeals. This is based on a proportion of planning applications decided and only a loss of 10% for major appeals is given. The number of appeals the Authority deals with effects this figure. This also happened in the previous period and in that instance the Authority wrote to MHCLG explaining the position and MHCLG were satisfied that the Authority was not poorly performing. Unfortunately that period overlaps with the current period causing the same appeal decisions to be included in the performance statistics. Officers have sent a written explanation to MHCLG and will keep Members informed.

The appeals lodged and decided during the month were noted.

**RESOLVED:**

**That the report be received.**

The meeting ended at 3.15 pm