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## **MINUTES**

Meeting: **Planning Committee**

Date: Friday 6 March 2020 at 10.00 am

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

Chair: Cllr D Birkinshaw

Present:

Mr P Ancell, Mr P Ancell, Cllr W Armitage, Cllr P Brady, Cllr M Chaplin, Cllr D Chapman, Cllr A Gregory, Cllr A Hart, Cllr I Huddleston, Cllr A McCloy, Cllr Mrs K Potter, Miss L Slack, Mr K Smith and Cllr G D Wharmby

Apologies for absence: Mr R Helliwell.

### **25/20 MINUTES OF PREVIOUS MEETING**

The minutes of the last meeting of the Planning Committee held on 7 February 2020 were approved as a correct record.

### **26/20 URGENT BUSINESS**

There were no items of urgent business.

### **27/20 MEMBERS DECLARATIONS OF INTEREST**

Item 6

It was noted that most Members had received an email from the applicant.

Cllr P Brady declared a personal interest as he had received a telephone call from the applicant approx. 9 months ago and had also received correspondence which he had passed to the Director of Conservation and Planning.

Cllr A McCloy declared a personal interest as he had received the email and met with the applicant.

### **28/20 PUBLIC PARTICIPATION**

Thirteen members of the public had given notice to make representations to the Committee.

**29/20 S.73 APPLICATION - REMOVAL OR VARIATION OF CONDITIONS 2, 4 AND 15 ON NP/DDD/0713/0582 AT ROCKMILL BUSINESS PARK, THE DALE, STONEY MIDDLETON ((NP/DDD/1219/1344))**

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

The Area Manager - North introduced the report and explained that the original application had been approved with a S106 Legal Agreement as an exception to policies due to the public benefit and the S106 legal agreement secured these.. He stated that the proposed changes to the apartments meant Officers consider they would now be Use Class C3 (dwelling house) not Use Class C1 (hotels) and that although not against the principle of the different type of holiday accommodation proposed, an occupancy condition would be required to ensure the apartments remain in short term holiday use. Officers were concerned that as the applicant says they could not now develop the hotel and the heritage centre concurrently there was no guarantee that the public benefits would be delivered. The design of the proposed apartments at the rear of the building had also been changed and it was felt this did not now reflect the original, more fitting, mill style, however this could be overcome by changes to the design.

The following spoke under the Public Participation at Meetings scheme:

- Mr C Waddington, Investor and Supporter
- Taylor & Emmet Solicitors, Supporters – unable to attend, statement read out by Mr S Lamb
- Together Travel, Supporters – unable to attend, statement read out by Mr S Lamb
- Ms N Roe, Barton Wilmore Planning Consultant, Supporter
- Ms S Bettney, Chair of Stoney Middleton Parish Council, Supporter
- Ms D Evans, Agent for Wentworths Estate Agents, Supporter
- Mr C Hall, Applicant

The Director of Conservation and Planning explained that he had been closely involved in discussions concerning the site over the past few years and referred to a complaint made by the applicant which had now been referred to the Ombudsman and explained why the officers considered that the amendments to the application were class C3 and not Class C1.

The development had been previously approved as an exception due to the public benefit offered (the heritage centre and meeting room available for public use), Members felt this was still important and a motion for refusal was moved but not seconded. Members were disappointed that a compromise over the occupancy condition had not been reached. Officers stated that if Members were minded to support a 28 day occupancy condition with a S.106 agreement and resolve amendments to the design then the application could be deferred to allow for further discussions with the applicant.

A motion for deferral, to allow officers to hold further discussions with the applicant regarding a 28 day occupancy restriction, tying the 2 buildings together and to resolve the design issues was moved and seconded. This was put to the vote and carried.

**RESOLVED:**

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

**The meeting adjourned for a short break at 11.33 and reconvened at 11.41.**

**30/20 FULL APPLICATION - ERECTION OF STORAGE CONTAINER 2M X 4M AND STORAGE WORKSHOP 4M X 4M. COMPOST TOILET 1.5M X 1.5M AT LAMB QUARRY CONSERVATION SITE, HAYFIELD ROAD, CHINLEY (NP/HPK/0719/0717)**

The Area Manager – North introduced the report and it was noted that this was a retrospective application. Although policies supported buildings for agricultural/forestry operations when there is a need, officers felt the works required for woodland management at this site are small scale and did not require buildings.

The following spoke under the public participation at meetings scheme:

- Mr S Webster, Applicant

In response to Members' queries, it was noted that the proposal was for the buildings to be on site for 5 years then removed, except for the compost toilet which would be retained. Members felt a temporary consent for all structures would be appropriate and would support a community venture without long term harm to the landscape.

A motion for approval subject to conditions including temporary 5 year consent, buildings to be painted a dark colour, all structures to be removed when no longer required and the land restored, prevention of external lighting and no ground works, 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. Temporary 5 year consent
2. Structures to be painted a dark colour
3. All structures to be removed when no longer required and land restored
4. No external lighting
5. No ground works

**31/20 FULL APPLICATION - CHANGE OF USE OF RESTAURANT/TAKEAWAY AND STORAGE BUILDING AND RECONFIGURATION OF 4NO.EXISTING FLATS, INCLUDING AN EXTENSION TO CREATE 5NO RESIDENTIAL APARTMENTS AT 93 CASTLETON ROAD, HOPE (NP/HPK/1019/1159)**

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

The Area Manager - North reported that the Planning Policy team now had no objections to the proposal and that an extra condition should be added to the recommendation to cover landscaping and design of the wall.

The following spoke under the public participation at meetings scheme:

- Mr B Moorhouse, Applicant's father and supporter
- Mr M Moorhouse, Applicant

Mr Moorhouse, the applicant, queried some of the conditions including number 9 regarding storage of plant and materials, loading/unloading, manoeuvring and parking of vehicles. It was agreed to amend condition 9 to state 'Storage of plant and materials to take place within the site area only'. He also requested that Members consider whether

the windows on the front elevation could be Upvc in order to reflect other buildings on the road.

The recommendation for approval subject to conditions including the amended and extra conditions was moved and seconded.

In response to Members' queries officers stated the proposals would significantly enhance the site so on balance were acceptable. With regard to parking there were no objections from the Highway Authority. It was also queried why there was no request for electric vehicle charging points and it was noted there was currently no policy requiring them.

The motion for approval 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. Works to be carried out in full, including demolition and landscaping, prior to occupation.**
- 4. All windows and doors to be timber or powder coated aluminium with the exception of the front elevation which may be Upvc, timber or powder coated aluminium.**
- 5. All windows and doors recessed 100mm.**
- 6. Windows to West elevation of main building and North and West elevations of detached building to be obscure glazed and non-opening.**
- 7. Rooflights flush with roof.**
- 8. Roof to be clad with tiles to match existing.**
- 9. Storage of plant and materials to take place within site area only.**
- 10. Parking spaces to be provided prior to occupation.**
- 11. No dwelling to be occupied prior to parking spaces being provided in accordance with revised parking plan.**
- 12. There shall be no gates or other barriers on the access/driveway.**
- 13. Details of wall design to be submitted.**

**32/20**

**HOUSEHOLDER APPLICATION - UNDERGROUND GARAGE/WORKSHOP TO REPLACE EXISTING TEMPORARY WOODEN STRUCTURES AT SLALEY HALL COTTAGE, LEYS LANE, SLALEY (NP/DDD/1119/1248)**

The Head of Development Management introduced the report and expressed concern that the proposed garage roof could be used as a terrace which would overlook an adjacent neighbouring area which was in domestic use and therefore amended condition 3 of the recommendation to state 'Submission of details prior to the garage being brought into use for the roofing of the garage and erection of fence to prevent egress on to the roof'.

The following spoke under the public participation at meetings scheme:

- Mr P O'Halloran, Applicant

In response to Members' queries the Head of Development Management stated that although there was no objection received from the neighbour the Authority was still obliged to consider amenity.

Members expressed some concern about the design of the proposal and therefore a motion for deferral for a site visit to consider the impact on the amenity of the neighbour and the surrounding area was moved and seconded. This was put to the vote and carried.

**RESOLVED:**

**That the application be DEFERRED pending a site visit to consider the impact on the amenity of the neighbour and the surrounding area.**

**In accordance with Standing Orders the Committee voted to continue its business over 3 hours.**

**33/20 FULL APPLICATION - SINGLE STOREY REAR LEAN-TO EXTENSION AT WILLOW CROFT, DIRTY LANE, GREAT HUCKLOW, DERBYSHIRE, SK17 8RG (NP/DDD/1219/1324)**

The following spoke under the public participation at meetings scheme:

- Mrs K Grafton, Applicant

In response to Members' queries, the Area Manager - North stated that discussions had been held with the applicant regarding scale and design but the applicant was unwilling to compromise on scale.

Members felt that if the scale and design could be amended the objections could be overcome. A motion to defer the application to allow for further discussion with the Applicant was moved and seconded. This was put to the vote and carried.

**RESOLVED:**

**That the application be DEFERRED for further discussions with the applicant with regard to the design.**

**34/20 FULL APPLICATION - PROPOSED 2 STOREY REAR EXTENSION AND ASSOCIATED WORKS AT THE LEE, POST OFFICE ROW, LITTON (NP/DDD/1219/1318)**

The following spoke under the public participation at meetings scheme:

- Mr N Marriott, Agent

Members felt this was a finely balanced decision and were minded to approve it. They felt that the extension would not be overbearing as the closest part of the neighbouring property was an integrated garage.

A motion for approval subject to conditions was moved and seconded. Conditions would include development in line with submitted plans, materials and windows to match existing, roof and wall materials to match existing, flat roof to be dark colour, window frame to be white or off white and bifold doors to be dark recessive colour.

The motion was put to the vote and carried.

**RESOLVED:**

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

1. Commence development within 3 years
2. Development in line with specified submitted plans
3. Roof and wall materials to match existing
4. Flat roof to be dark colour
5. Window frames to be timber and have white or off white finish
6. Bifold doors to be dark recessive colour
7. Window and door frames recessed

**The meeting adjourned for a lunch break at 13.52 and reconvened at 14.15.**

Present: Members to be added.

**35/20 FULL APPLICATION - SINGLE STOREY REAR EXTENSION AT 2 NEW EDGE VIEW, SMALLDALE, BRADWELL (NP/1219/1286)**

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

Members expressed concern about the state of the site but the recommendation for approval subject to conditions was moved and seconded.

With regard to the site it was agreed that issues would be resolved before the first occupation and external landscape works condition would be added.

The motion for approval with additional conditions was put to the vote and carried.

**RESOLVED:**

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

1. Commence development within 3 years.
2. Development to be in complete accordance with specified plans, received by the Authority 3rd February 2020, with the following references; Proposed site plan (showing 2 parking spaces and 1 garage space) 03-02-2020, Proposed back and south elevations - drawing 2, Proposed front elevations – drawing 1 and Proposed layout/floorplan - drawing 4;
3. Specify materials - Natural limestone walling laid to match along with natural blue slate roof and timber windows and doors.
4. Provision of the external parking spaces, as shown on 'Proposed site plan 03-02-2020' prior to occupation of the extension;
5. The retention of the garage for the parking of vehicles throughout the lifetime of the development.
6. The submission of a detailed scheme /carry out agreed scheme, of measures to reduce the carbon footprint of the proposed development and its lifetime use to meet the requirements of Policy CC1.
7. Submit scheme for external landscape works.

**36/20 FULL APPLICATION - INSTALLATION OF AN ENVIRONMENTALLY FRIENDLY, OUTDOOR BENCH, AREA OF LAND APPROX. 900M TO THE SOUTH OF ILAM ON THE EASTERN SIDE OF BLORE ROAD, ILAM ((NP/SM/0120/0004)**

In response to Members' queries officers stated that the application was made following an approach from a member of the public for a memorial bench. It was noted that the Authority was currently looking at a scheme for memorial plaques.

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. Bench to be a simple wooden structure to match existing, constructed from sustainably sourced timber**
- 3. Bench to be provided in a natural timber finish to match existing benches.**

**37/20 HEAD OF LAW REPORT - PLANNING APPEALS**

Members welcomed the report on appeals lodged and decided during the month and congratulated officers on the decisions.

**RESOLVED:**

**To note the report.**

**38/20 PEAK DISTRICT NATIONAL PARK AUTHORITY RESIDENTIAL ANNEXES  
SUPPLEMENTARY PLANNING DOCUMENT - CONSULTATION DOCUMENT**

Members considered the report which sought approval for the Authority's Residential Annexes Supplementary Planning Document – Consultation Draft and for the commencement of an 8 week public consultation period.

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

*14.43 Mr P Ancell left the meeting.*

It was noted that the document would be brought back to the Planning Committee for adoption.

**RESOLVED:**

- 1. To approve the Peak District National Park Authority Residential Annexes Supplementary Document – Consultation Draft.**
- 2. To give approval for an 8 week public consultation on the Peak District National Park Residential Annexes Supplementary Planning Document to commence in March 2020.**
- 3. To delegate authority to the Director of Conservation & Planning in consultation with the Chair and Vice Chair of Planning Committee to agree any further modifications and finalise the document at Appendix 1 of the report prior to public consultation.**

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**39/20      APPROVAL OF LEEKFRITH NEIGHBOURHOOD PLAN TO SUBMIT FOR  
REFERENDUM**

Members considered the report which gave details of the recommendations by the independent examiner of Leekfrith Neighbourhood Plan.

*14.44 Cllr G Wharmby left the meeting.*

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

**RESOLVED:**

**That members, in accordance with paragraph 12 of Schedule 4B of the 1990 Town and Country Planning Act:**

- (i) consider and accept the Examiner's Report (Background Paper 1) and the recommendations in the report to make modifications to Leekfrith Neighbourhood Plan;**
- (ii) approve that Leekfrith Neighbourhood Plan (Background Paper 2) is modified in accordance with the Examiner's Report and as set out in the Schedule of Proposed Modifications (Background Paper 3);**
- (iii) determine that Leekfrith Neighbourhood Plan, as modified, would meet basic conditions, would be compatible with Convention Rights, and would comply with the definition of and the provisions that can be made by a neighbourhood plan;**
- (iv) determine that the modified plan go forward to referendum.**