
MINUTES

Meeting: **Emergency Decisions - Planning**

Date: Friday 3 April 2020 at 10.00 am

Venue: Virtual Meeting

Chair: John Scott

Present: Mr R Helliwell, Jane Newman, Jason Spencer and Ruth Crowder.

Apologies for absence: None.

40/20 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

Reason for Urgency: This is a significant development and is time critical for the applicant regarding the need to retain investors and an external grant.

This application had been deferred from the Planning Committee meeting held on 6 March 2020 for further discussion with the applicant regarding a 28 day occupancy restriction, tying the 2 buildings together and to resolve design issues. Officers had met with the Applicant within one week of the Committee meeting. The applicant has submitted amended plans in respect of the balconies on the rear elevation of the visitor accommodation building.

Following further comments from the Applicant, Officers amended condition 2 of the recommendation which referred to the standard 28 day holiday occupancy condition to state *"This permission relates solely to the use of the tourist accommodation within the Rock Mill building for short-let holiday use only. The accommodation within the Rock Mill building shall not be occupied by any one person for a period exceeding 28 days in any calendar year. The accommodation within the Rock Mill building shall be maintained as a single planning unit and no part of the accommodation shall be occupied as a permanent dwelling at any time."*

The owner shall maintain a register of occupants for each calendar year which shall be made available for inspection by the National Park Authority on request."

Following discussion at the meeting it was agreed to further amend this condition to state that the register of occupants be submitted to the Authority each year rather than on request.

The following persons had submitted comments on the application:

- Mr Hall, Applicant
- Mr K Smith, Authority Member
- Cllr Mrs K Potter, Authority Member
- Cllr P Brady, Authority Member

The comments made were considered and discussed. It was felt that the amended plans and the proposed conditions would overcome concerns expressed.

Mr Helliwell queried paragraph 12 of the report and the reference to 43 single bedroom apartments and 6 double bedroom apartments. This was clarified that it referred to 43 one bedroom apartments and 6 two bedroom apartments.

RESOLVED:

That the application be APPROVED subject to the submission and re-consultation of amended plans for the Cupola building and Rockmill building with delegated authority to the Director of Conservation and Planning to agree amended plans; and Subject to prior entry into a S.106 legal agreement to secure a mechanism for securing the completion of the Cupola building (external shell) concurrently with the Rockmill building and requiring the Cupola to be completed no later than two years after the completion of the Rockmill building. The S.106 shall also secure the provision of community space in the Rockmill building, highway works, travel plan, management plan and control of occupancy of the worker accommodation units; and Subject to the following planning conditions:

1. **Vary planning condition 2 to relevant amended plans.**
2. **This permission relates solely to the use of the tourist accommodation within the Rock Mill building for short-let holiday use only. The accommodation within the Rock Mill building shall not be occupied by any one person for a period exceeding 28 days in any calendar year. The accommodation within the Rock Mill building shall be maintained as a single planning unit and no part of the accommodation shall be occupied as a permanent dwelling at any time. The owner shall maintain a register of occupants for each calendar year which shall be submitted by the Applicant to the National Park Authority for inspection each year.**
3. **Re-impose planning conditions imposed upon NP/DDD/0616/0564 taking into account design amendments and conditions that have already been partially discharged.**

41/20 SECTION 73 APPLICATION - FOR THE REMOVAL OR VARIATION OF CONDITIONS 2, 11, 28, 49, 53, 54, 55 AND 57 ON NP/DDD/0815/0779 FOR DEMOLITION OF EXISTING INDUSTRIAL BUILDINGS, DEVELOPMENT OF 55 DWELLINGS (C3), ERECTION OF 6 INDUSTRIAL STARTER UNITS (B1), CAR PARKING, LANDSCAPING AND DRAINAGE ATTENUATION WITH ACCESS FROM NETHERSIDE (STARTER UNITS) AND BRADWELL HEAD ROAD (RESIDENTIAL), AT FORMER NEWBURGH ENGINEERING CO LTD, NEWBURGH WORKS, BRADWELL. GRID REF 417360/381299

Reason for Urgency: This is a significant development and is business critical for the applicant or risks a non-determination appeal for the Authority.

Planning permission for this development had been approved in 2016, this application is to vary / discharge some of the conditions with amended plans and additional technical information.

It was noted that the applicant had worked with officers on the amended plans and these were acceptable. The concerns raised by neighbours with regard to the elevated level of the houses were noted, however these had already been approved in 2016 and were necessary for drainage reasons.

The following persons had submitted comments on the report:

- John Keeley, Planning Manager North
- Mr Ken Smith, Authority Member

The comments made were considered and discussed. It was agreed that in view of the comments submitted condition 4 could be omitted from the recommendation.

RESOLVED:

That the application be APPROVED subject to i) The prior entry into a deed to vary the existing S106 planning obligation (on NP/DDD/0815/0779) to incorporate the current S73 amendment application and secure the phased delivery of the approved affordable housing; and ii) the following conditions which are transferred from NP/DDD/0815/0779 and amended/reworded where appropriate to take account of previous discharges and the amended details submitted within this application;

Note: Former condition Nos are in brackets for ease of reference

1. (2) Carry out in accordance with the following specified amended plans;

00-001revR - Proposed Site Plan,

GD-01 revA- Proposed Double Garage GA Drawings

GS-01 revA - Proposed Single Garage GA Drawings

GS34-01 revA - Proposed Single Garage (Plot 34 ONLY) GA Drawings

T1-01 revD - House Type T1 - (Plots 4-5 & 10-11) - GA Plans, Elevations and Visuals T1A-01

revE- House Type T1A - (Plots 6-9 & 30-33) - GA Plans, Elevations and Visuals

T2-01 revD - House Type T2 - (Plots 16-17 & 18-19) - GA Plans, Elevations and Visuals

T3&T5-01 revE - House Type T3&T5 - (Plots 26-29 & 41-44) - GA Plans, Elevations and Visuals

T4-01 revD - House Type T4 - (Plots 13&14) - GA Plans, Elevations and Visuals

T6-01 revE- House Type T6 - Winterley (Plots 3) - GA Plans, Elevations and Visuals

T6A-01 revF- House Type T6A - Winterley (Plot 45) - GA Plans, Elevations and Visuals

T7-01 revE- House Type T7 - (Plot 38) - GA Plans, Elevations and Visuals

T8-01 revE- House Type T8 - (Plot 50) - GA Plans, Elevations and Visuals

T9-01 revE- House Type T9 - Addleborough (Plot 25) GA Plans, Elevations and Visuals

T12-01 revE - House Type T12 - (Plots 12, 15, 51 & 53) - GA Plans, Elevations and Visuals

T14-01 revE - House Type T14 - (Plots 24) - GA Plans, Elevations and Visuals

S04-P01 - 4 Springfield Road - Party Wall Information

S05-P01 - 5 Springfield Road - Party Wall Information

S06-P01 - 6 Springfield Road - Party Wall Information

S07-P01 - 7 Springfield Road - Party Wall Information

S08-P01 - 8 Springfield Road - Party Wall Information

S09-P01 - 9 Springfield Road - Party Wall Information

S10-P01 - 10 Springfield Road - Party Wall Information

S23-P01 - 23 Bradwell Head Road - Party Wall Information

S24-P01 - 24 Bradwell Head Road - Party Wall Information

SW1-P01 - Property off Soft Water Lane - Party Wall Information

10-001 - Existing and Proposed Boundary Condition

2. **(3) Phasing of development.**
3. **(4) Withdraw Permitted Development Rights.**
4. **(7) Implementation of the approved construction management plan.**
5. **(9) Implementation of drainage details (former condition 9); plus Details still to be submitted in respect of the timescale for the completion of the detention basin along with full details of the management and maintenance plan.**
6. **(10) Implement in accordance with flood risk assessment**
7. **(12) Implementation of agreed remediation strategy with submission of verification plan re contamination**
8. **(13) Submit and agree verification report and long term management re contamination**
9. **(26) Implement agreed sound proofing scheme to mitigate noise from garage**
10. **(27) Complete in accordance with already agreed levels of dwellings**
11. **(28) Implement agreed environmental management scheme for dwellings- pv panels to be integrated into roof so give flush finish with roofslope; Drawing 20-003 Roof Plan - PV Panel Location**
12. **(29) Submit and agree roofing and render samples**
13. **(30) Stonework carried out in accordance with agreed sample panel**
14. **Restate conditions (31-38) covering minor architectural detailed design matters**
15. **Restate conditions (39-43) regarding landscape scheme and implementation**
16. **(44) Submit amended Construction environment management Plan with implementation**
17. **(45) implementation of approved Species protection plan**
18. **(46) No external lighting other than in accordance with agreed detail to be approved in writing**
19. **(47) Submit amended travel plan for housing scheme**
20. **(48) Implementation of agreed Bradwell Head Road Improvement scheme**
21. **(49) Implementation of detailed estate road construction – approved in this application - Drawing Nos;**
 - 1305-05 02 Section 38 Layout H*
 - 1305-05 03 Section 104 Layout H*
 - 1305-05 04 Standard Road Details A*
 - 1305-05 06.01 Longitudinal Section sheet 1 of 2 G*
 - 1305-05 06.02 Longitudinal Section sheet 2 of 2 G*
 - 1305-05 08.01 External Works Layout sheet 1 of 3 C*
 - 1305-05 08.02 External Works Layout sheet 2 of 3 C*
 - 1305-05 08.03 External Works Layout sheet 3 of 3 D*
 - 1305-05 13 Site Location Plan*
 - 1305-05 16 Visibility splays Plan D*
 - 1305-05 17.01 Refuse vehicle swept path C*
 - 1305-05 17.02 Refuse vehicle swept path B*
22. **(50) Phasing of road construction in accordance with approved details in C23**
23. **(51) Implementation of junction visibility splays**
24. **(52) Implementation of forward estate street visibility splays**
25. **(53) Implementation of agreed bin storage area at each dwelling**
26. **(54) Implementation of Surface water drainage/disposal scheme from plots agreed in this application, subject to evidence of prior approval from Severn Trent Water**
27. **(55) Implementation of Surface water drainage from highway scheme plots agreed in this application, subject to evidence of prior approval from Severn Trent Water**
28. **(56) Implement agreed turning facilities for delivery and service vehicles Inc. interim measures**

29. (57) Implementation of revised scheme for parking spaces/bike garage details agreed in this application
30. (58) No occupation of plots 12-22 and 26-34 until the pedestrian link to Softwater Lane provided in accordance with agreed details or, such alternative means of enhanced pedestrian connectivity for the development is provided in accordance with details agreed in writing with the Authority
31. (59) Reinstate condition re individual plot parking visibility
32. (60) Maintain garage spaces in designated use
33. (61) No gates opening onto street

42/20 FULL APPLICATION - CONVERSION OF THE EXISTING FIRST FLOOR FLAT TO 3 LETTING BEDROOMS AT THE EYRE ARMS, HASSOP

Reason for Urgency: This development was business critical for the applicant or risks a non-determination appeal for the Authority.

Both this application and the following listed building application were considered together.

With regard to the parking concerns raised by the Parish Council it was noted that any occupants of the proposed accommodation would be customers of the pub so were not increasing the use of the pub and the development would help to keep the pub viable.

The following persons had submitted comments on the report:

- Linda Trollope, Applicant
- Mr K Smith, Authority Member
- Cllr P Brady, Authority Member

The comments made were considered and discussed. It was agreed to clarify the wording of the conditions relating to archaeology requirements. Reference to cabling would be added to condition 5.

It was noted that the development would remain ancillary to the pub; the optimum use of the accommodation would be for a manager but this was not viable for the current owner and the use for visitors would bring additional income to the business and help the public house use to be sustained.

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 amended plans and the following conditions and amendments.
3. Prior to the boxing in or covering of the fireplace in bedroom 2 a full photographic record of the fireplace shall be made and submitted to and approved in writing by the Authority. Thereafter the boxing in or other works associated with the development shall not damage, be attached to or touch the fireplace, including the hearth.
4. Notwithstanding the approved plans the door head on the first floor landing shall not be lifted.

5. Prior to the installation of any piping, cabling or ventilation full details of routing and how harm impacts on historic fabric will be minimised shall be submitted to and approved in writing by the Authority. Thereafter the works shall be carried out only as approved.
6. Prior to the removal or replacement of any ground floor doors a full photographic record of the doors to be replaced shall be made and submitted to and approved in writing by the Authority. Thereafter the works shall be carried out only as approved.
7. Prior to the replacement of any ground floor doors scaled elevation and section plans showing the proposed design (including door furniture and hinges) shall be submitted to and approved in writing by the Authority. Thereafter the works shall be carried out only as approved.
8. Tiles within the gent's toilets shall be retained, except where the new external door requires their removal.
9. Prior to any works to the ground floor gents toilet or lobby area being undertaken full details of these works (including details of the proposed toilet door, doorway, fixing method for the stud walls, and of how the historic tiles will be retained and protected) shall be submitted to and approved in writing by the Authority.
10. Prior to the creation of the new external doorway details of the proposed door, door furniture, and how the area is to be made good, shall be submitted to and approved in writing by the Authority. Thereafter the works shall be carried out only as approved.
11. The stud walls associated with the provision of the ensuite bathroom in bedroom 2 shall be attached to the existing walls, ceiling and floor so they can be removed at a later date if required. Prior to the commencement of these works details of how the walls will be constructed (including details of door frames and skirting) and affixed to existing walls and ceiling shall be submitted to and approved in writing by the Authority. Thereafter the works shall be carried out only as approved.
12. Prior to its installation details of the boiler flue installation, including its exact location on the external wall, the external appearance of the vent and the proposed mortar mix for sealing the vent shall be submitted to and agreed in writing by the Authority. Thereafter the works shall be carried out only as approved.
13. Any investigative works affecting historic fabric that have been undertaken as part of the Heritage Statement shall be restored to their former condition prior to the occupation of the approved accommodation.
14. Prior to the replacement of the first floor doors details of the proposed door furniture shall be submitted to and approved in writing by the Authority.
15. Prior to the development being taken in to use details of the allocation of parking spaces within the car park for the letting rooms shall be submitted to and approved in writing by the Authority. The approved spaces shall thereafter remain available for the parking of vehicles of letting room guests throughout the lifetime of the development.

43/20

**LISTED BUILDING CONSENT APPLICATION - WORKS TO FACILITATE THE
CONVERSION OF THE EXISTING FIRST FLOOR FLAT TO 3 LETTING BEDROOMS
AT THE EYRE ARMS, HASSOP**

Reason for Urgency: This development was business critical for the applicant or risks a non-determination appeal for the Authority.

The listed building application and the planning application were considered together.

With regard to the parking concerns raised by the Parish Council it was noted that any occupants of the proposed accommodation would be customers of the pub so were not increasing the use of the pub and the development would help to keep the pub viable.

The following persons had submitted comments on the report:

- Linda Trollope, Applicant
- Mr K Smith, Authority Member

The comments made were considered and discussed. It was agreed to clarify the wording of the conditions relating to archaeology requirements. Reference to cabling would be added to condition 5.

It was noted that the development would remain ancillary to the pub; the optimum use of the accommodation would be for a manager but this was not viable for the current owner and the use for visitors would bring additional income to the business and help the public house use to be sustained.

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 amended plans and the following conditions and amendments.
3. Prior to the boxing in or covering of the fireplace in bedroom 2 a full photographic record of the fireplace shall be made and submitted to and approved in writing by the Authority. Thereafter the boxing in or other works associated with the development shall not damage, be attached to or touch the fireplace, including the hearth.
4. Notwithstanding the approved plans the door head on the first floor landing shall not be lifted.
5. Prior to the installation of any piping, cabling or ventilation full details of routing and how harm impacts on historic fabric will be minimised shall be submitted to and approved in writing by the Authority. Thereafter the works shall be carried out only as approved.
6. Prior to the removal or replacement of any ground floor doors a full photographic record of the doors to be replaced shall be made and submitted to and approved in writing by the Authority. Thereafter the works shall be carried out only as approved.
7. Prior to the replacement of any ground floor doors scaled elevation and section plans showing the proposed design (including door furniture and hinges) shall be submitted to and approved in writing by the Authority. Thereafter the works shall be carried out only as approved.
8. Tiles within the gent's toilets shall be retained, except where the new external door requires their removal.
9. Prior to any works to the ground floor gents toilet or lobby area being undertaken full details of these works (including details of the proposed toilet door, doorway, fixing method for the stud walls, and of how the historic tiles will be retained and protected) shall be submitted to and approved in writing by the Authority.

10. Prior to the creation of the new external doorway details of the proposed door, door furniture, and how the area is to be made good, shall be submitted to and approved in writing by the Authority. Thereafter the works shall be carried out only as approved.
11. The stud walls associated with the provision of the ensuite bathroom in bedroom 2 shall be attached to the existing walls, ceiling and floor so they can be removed at a later date if required. Prior to the commencement of these works details of how the walls will be constructed (including details of door frames and skirting) and affixed to existing walls and ceiling shall be submitted to and approved in writing by the Authority. Thereafter the works shall be carried out only as approved.
12. Prior to its installation details of the boiler flue installation, including its exact location on the external wall, the external appearance of the vent and the proposed mortar mix for sealing the vent shall be submitted to and agreed in writing by the Authority. Thereafter the works shall be carried out only as approved.
13. Any investigative works affecting historic fabric that have been undertaken as part of the Heritage Statement shall be restored to their former condition prior to the occupation of the approved accommodation.
14. Prior to the replacement of the first floor doors details of the proposed door furniture shall be submitted to and approved in writing by the Authority.

44/20 FULL APPLICATION - REPLACE EXISTING CESS PITT WITH SEWAGE TREATMENT PLANT. NEW TREATMENT PLANT TO BE WITHIN EXISTING SITE BOUNDARY BUT AT A NEW POSITION. INSTALLATION OF NEW DRAINAGE PIPES AND INSPECTION CHAMBERS TO CONNECT SEWAGE TREATMENT PLANT TO EXISTING FACILITIES AT ASHFORD DEPOT, THE DUKES DRIVE, ASHFORD IN THE WATER

Reason for Urgency: This development is business critical for the applicant.

This was an application by the Authority. It was noted that contractors were already on site carrying out other work and would like to be able to continue working.

The following person had submitted a comment on the report:

- Mr K Smith, Authority Member

The comment made supporting the application was noted.

RESOLVED:

That the application be APPROVED subject to the following conditions:

1. Standard 3 Year time limit
2. Submitted plans and details

45/20 FULL APPLICATION - INSTALLATION OF EV CHARGING POINTS AT ALDERN HOUSE, BASLOW ROAD, BAKEWELL

Reason for Urgency: This development was business critical for the applicant.

This was an application by the Authority. The proposal was for an electrical vehicle charging point to be used for the Authority's electrical vehicle and for staff electric vehicles. It was not part of the listed building but was within the curtilage of the listed building.

It was noted that a representation received from a member of the public had requested that the charging points be made available to the public, however this would not be possible due to the Authority's required use during the working week, and the car park not being a public car park and is closed in the evenings and at weekends. The Director of Conservation and Planning will ask the Director of Commercial Development and Engagement to respond to the person making the comment to explain the Authority's position.

The following person had submitted a comment on the report:

- Mr K Smith, Authority Member

The comment made supporting the application was noted.

RESOLVED:

That the application be APPROVED subject to the following conditions:

1. **3 year time limit.**
2. **In accordance with submitted plans.**