
MINUTES

Meeting: **Planning Committee**

Date: Thursday 14 May 2020 at 1.00 pm

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

Chair: Mr R Helliwell

Present: John Scott, Jane Newman

40/20 FULL APPLICATION - CONSTRUCTION OF NEW SEALING END COMPOUND INCLUDING PERMANENT ACCESS. CONSTRUCTION OF TEMPORARY HAUL ROAD FROM BROOK HILL LANE INCLUDING WIDENED BELLMOUTH. CONSTRUCTION OF TEMPORARY TRANS PENNINE TRAIL DIVERSION TO BE USED FOR APPROXIMATELY 12 - 18 MONTHS FOLLOWING CONSTRUCTION APPROXIMATELY 410M OF SAID DIVERSION SURFACE WOULD BE RETAINED PERMANENTLY. ERECTION OF 2 BRIDGES (1 TEMPORARY AND 1 PERMANENT) ALONG THE TRANS PENNINE TRAIL DIVERSION, DUNFORD BRIDGE.

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

The Head of Development Management reported that only a small part of the scheme fell within the National Park boundary, but it was agreed that the Authority would support the underground cabling schemes as a whole, as they would have a visual impact benefit and improve the gateway to the National Park.

The following persons had submitted comments on the report:

- Mr K Smith, Authority Member
- Ms A Robinson, Friends of the Peak District
- Ms M Clark, National Grid
- Mr C Baines

The comments were noted and it was agreed that the wording to Condition 5 be amended to delete the word EAR.

RESOLVED:-

A. That the application for that part of the site lying within the National Park be APPROVED subject to a condition ensuring that this section of the diversion route be restored to its former condition on completion of the works.

B. That Barnsley MBC be advised that PDNPA welcome the significant benefit to landscape and amenity the VIP project would bring and recommend the application made to Barnsley MBC be APPROVED and request that consideration be given to the inclusion of conditions to secure the following matters;

1. The fencing of the TPT diversion route on both sides and inclusion of this within the final agreed version of the LEMP.

2. The installation of crane pads for pylon removal (Pylons 162 & 163) will adversely impact grassland and dwarf shrub habitat. Detailed measures to protect the ground and reinstate the habitats needs to be agreed and included within the revised LEMP.

3. Creation of species rich grassland within the old sealing end compound at Dunford Bridge post removal also requires detailed measures to be agreed. The Construction Management Plan includes provision for soil protection. These need to be developed further to take account of specific ecological requirements and be considered alongside a detailed strategy for protection/reinstatement/creation of grassland areas across the project as a whole.

4. The use of lighting during construction requires clarification and should be agreed to avoid harm to the TPT's role as an important foraging area for bats.

5. That the outline LEMP and the CMP submitted with the application are updated and developed to detailed final versions, in combination with secured detailed enhancement/management plans for off-site enhancement options (relevant stakeholders should be involved in this process). The final agreed versions should then be conditioned as part of any planning approval.

6. Alongside securing the temporary speed limits, agree details of additional signage so that the drivers of construction vehicles exiting the TPT car park are reminded of both the temporary speed limit, and the likely presence of walkers, cyclists and horse riders on Brook Hill Lane, Windle Edge and Goddard Lane.

41/20

FULL APPLICATION - CHANGE OF USE FROM ANCILLARY ACCOMMODATION TO A MARKET PRICE DWELLING AT BURN BOOTH FARM, LONGNOR

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

It was noted that the building had already been converted so therefore its conservation was ensured, but the proposal to convert it to an open market dwelling was contrary to current policy and would result in the loss of an ancillary dwelling as well as giving rise to unacceptable amenity impacts for the occupiers of the property.

The following person had submitted comments on the report:

- Mr K Smith, Authority Member

The comments made were noted.

RESOLVED:-

That the application be REFUSED for the following reasons:

- 1. Because the building is already in a use that secures its conservation the conversion to open market housing is not required to secure conservation or enhancement of a valued vernacular building. As a result the proposals are contrary to Core Strategy policy HC1C.**
- 2. The development would result in the loss of an ancillary dwelling that was secured by a previous permission, contrary to Development Management policy DMH10.**
- 3. The property would have inadequate residential amenity due to its location adjacent to the farmyard and buildings, and a lack of separate outdoor amenity space from that of the existing dwelling, contrary to Development Management policy DMC3.**
- 4. No assessment has been made of the scope for the development to incorporate climate change mitigation measures, contrary to Core Strategy policy CC1.**

42/20

FULL APPLICATION - CHANGE OF FARMHOUSE TO HOLIDAY ACCOMMODATION, INCLUDING ALTERATIONS AND EXTENSIONS AT DALE HOUSE FARM, CHAPEL STREET, MONYASH

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

Although there was some concern over the entire range of buildings being converted for holiday use, it was reported that they had not been associated with farming for a long time, and that it was within current policy. The Authority does not have a policy which prevents the change of use of dwellings into holiday accommodation in principle. There would not be an increase in parking and there were no immediate amenity issues, so would be difficult to defend if it went to appeal.

The following persons had submitted comments on the report:

- Mr K Smith, Authority Member
- Ms S Mudford
- Monyash Parish Council
- Mr C Macdonald
- Cllr P Brady, Authority Member
- Mr S Roberts
- Miss L Slack, Authority Member

The comments made were considered.

RESOLVED:-

- 1. That the application be APPROVED subject to the following conditions:**

Standard 3-year time limit.

- 2. Compliance with amended plans and details.**
- 3. Design and materials.**
- 4. Holiday occupancy restriction.**
- 5. Parking spaces to be provided.**
- 6. Lighting scheme to be submitted and agreed prior to occupation.**

**43/20 FULL APPLICATION - ERECTION OF CATTLE-SHED AT MIXON GRANGE FARM
PLANTINGSIDE ROAD, ONECOTE**

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

It was agreed that there appeared to be strong justification for an agricultural building, however the proposed site for the building was on top of a site of archaeological interest and would involve substantial groundworks.. There had been long negotiations with the applicant, regarding the addition of a standard monitoring condition, which the applicant had to agree to in advance as there would be a pre-condition, but the applicant was not prepared to undertake the suggested scheme of archaeological monitoring to mitigate the impact of the proposed development because of the cost.

The following persons had submitted comments on the report:

- Mr K Smith, Authority Member
- Cllr G Heath, Authority Member
- Mr R Ford
- Thompson Wright Limited
- Mr G Grindey
- Ms L Slack, Authority Member

The comments made were considered.

RESOLVED:-

That the application be REFUSED for the following reason

The groundworks works associated with the construction of the new agricultural building have the potential to encounter and destroy surviving belowground archaeological remains associated with historic mining and agricultural activity. This will result in permanent and irreversible harm to the archaeological interest of the site. The large amount of groundworks required would potentially result in the complete loss of a section of archaeological remains that are likely to have previously been disturbed and which are of local significance. The applicant is not prepared to undertake the suggested scheme of archaeological monitoring to mitigate the impact of the proposed development. As such, this application is contrary to Policy L3 of the Core Strategy, Development Management Policy DMC5 and Para. 197 of the NPPF.

44/20 LISTED BUILDING CONSENT - REMOVE AND REPLACE THE EXISTING FRONT ELEVATION WINDOW WITHIN THE ADMIN OFFICE, AT CHURCH OF ENGLAND PRIMARY SCHOOL, YOULGRAVE

RESOLVED:

This item was WITHDRAWN from the agenda to allow for further discussions with the applicant.

45/20 FULL APPLICATION - ERECTION OF AN AGRICULTURAL BUILDING FOR SHEEP/STORAGE PLUS AN ACCESS TRACK ON LAND AT SPRING CROFT, POTHOOKS LANE, GRINDON

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

It was considered that the proposed site for the agricultural building would have an unacceptable landscape impact as it was in an exposed location. The applicant had offered to lower the height of the building and implement a planting scheme, but it was felt that the building would still be in the wrong place, especially as there were more appropriate places that the building could be sited.

The following persons had submitted comments on the report:

- Mr K Smith, Authority Member
- Mr R Ford

The comments made were considered.

RESOLVED:-

That the application be REFUSED for the following reasons:

- 1. The building, associated hardstanding and new access track, by virtue of their siting and appearance, would have a significant and adverse visual impact on the valued characteristics and appearance of the landscape and the wider scenic beauty of the National Park. The proposal is therefore contrary to the landscape conservation objectives set out in the NPPF and the Authority's Development Plan Policies: Core Strategy GSP1, GSP2, GSP3, DS1 & L1 and Development Management Policies DMC3 & DME1.**

46/20 LISTED BUILDING APPLICATION - REFURBISHMENT OF BAKEWELL VISITOR CENTRE AT OLD MARKET HALL, BRIDGE STREET, BAKEWELL

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

This was an application by the Authority to implement minor changes which would enhance the building.

The following person had submitted comments 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. **Statutory time limit**
2. **In accordance with submitted plans and elevations**

47/20 LISTED BUILDING APPLICATION - REPLACEMENT OF INTERNAL TIMBER DOORS AT ALDERN HOUSE, BASLOW ROAD, BAKEWELL

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

This was an application by the Authority to replace two flush plain timber doors, with new doors with safety glazing, within the main office of the Peak District National Park Authority. The Conservation Officer had been consulted, and it was considered that the changes would be an enhancement to the listed building.

The following person had submitted comments 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. **The development hereby permitted shall be begun within 3 years from the date of this permission.**
2. **Carry out in accordance with specified amended plans (P2760/AH/EVCP-001 REV2).**

48/20 FULL APPLICATION - STAINLESS STEEL POWDER COATED FENCE PANEL AND SWING GATE AT PEAK DISTRICT NATIONAL PARK AUTHORITY, ALDERN HOUSE, BASLOW ROAD, BAKEWELL

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

This was an application by the Authority for full planning permission for the erection of a small area of estate fencing and a stainless steel powder coated swing gate, which would be located to the north west of the building.

The following person had submitted comments on the report:

- Mr K Smith, Authority Member

The comment made supporting the application was noted.

RESOLVED:-

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

- 1. The development hereby permitted shall be begun within 3 years from the date of this permission.**
- 2. Carry out in accordance with specified amended plans (P2760/AH/EVCP-001 REV2).**

The meeting ended at Time Not Specified