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## MINUTES

Meeting: **Planning Committee**

Date: Friday 7 August 2020 at 10.00 am

Venue: Virtual Meeting - Webex

Chair: Mr R Helliwell

Present: Mr K Smith, Cllr W Armitage, Cllr P Brady, Cllr M Chaplin, Cllr D Chapman, Ms A Harling, Cllr A Hart, Cllr I Huddleston, Cllr A McCloy, Cllr Mrs K Potter, Cllr K Richardson, Miss L Slack and Cllr G D Wharmby

Apologies for absence: Cllr A Gregory.

### **55/20 CHAIRS ANNOUNCEMENT**

The Chair welcomed Mrs Annabelle Harling to Planning Committee who was observing the meeting as part of her planning training

### **56/20 MINUTES OF PREVIOUS MEETING OF 10 JULY 2020**

The minutes of the last meeting of the Planning Committee held on the 10 July 2020 were approved as a correct record subject to the following amendment.

#### **Minute 50/20**

That the wording “sufficient to override adopted policy” be removed and replaced with “A motion for approval on the grounds of enhancement and acceptable design as set out in the Design Guide”

### **57/20 URGENT BUSINESS**

There were no items of urgent business.

### **58/20 MEMBERS DECLARATIONS OF INTEREST**

Item 6

Cllr Chapman declared that he had previously been involved in the application so would withdraw from the meeting when this item was to be discussed.

Item 7

Cllr Chapman declared a personal interest as he knew the applicant and had discussed the application with them, so would withdraw from the meeting when this item was to be discussed.

Item 8

Cllr Chaplin, Cllr McCloy, Cllr Wharmby, Cllr Huddleston, Cllr Potter, Cllr Brady & Ms Slack had all received emails from Mr Wheatley, one of the public participants.

Cllr Potter declared that she was a member of CPRE

Item 9

Cllr Chapman & Ms Slack declared a personal interest as they were Chair and Deputy Chair of the Moors for the Future Partnership.

**59/20 PUBLIC PARTICIPATION**

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

**60/20 FULL APPLICATION - VARIATION OF CONDITION 2 (APPROVED PLANS) OF NP/DDD/0418/0303 - FORMER DOVE DAIRY, STONEWELL LANE, HARTINGTON (NP/DDD/1219/1298, MN)**

Cllr Chapman had declared a prejudicial interest so left the room while this item was discussed.

A site visit with the Chair & Vice Chair of Planning Committee together with the Director of Conservation and Planning and the Senior Planning Officer had taken place on the previous day.

The Director of Conservation & Planning informed Members that the Authority was in negotiations with the applicant regarding the final wording of the S106 Obligation. The Senior Planning Officer then went on to introduce the report and updated Members regarding a correction to Condition 26 of the report as this had now been agreed and the Condition partly discharged.

The following spoke under the Public Participation at Meetings Scheme:-

- Mr Mark Dauncey, AMOS - Applicant

Members felt that the scheme was now taking shape and that the affordable houses were of high quality, although there was some concern that the size of the plots had been reduced.

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

**RESOLVED:**

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To **APPROVE** the application subject to securing the affordable housing units by a section 106 unilateral undertaking/agreement, the final wording of which shall be agreed by the Director of Conservation and Planning, in consultation with the Head of Law, and to the following conditions:

1. The development hereby permitted shall be carried out in accordance with the amended plans (numbers to be specified on any decision notice)
2. No more than 26 dwellings, including the two units within the retained stone barns, are hereby permitted to be constructed within the application site.
3. The field immediately to the east of the proposed housing site shall not be used for the storage of materials, spoil, or as a builder's compound.
4. Within 3 months of first implementation of this permission, all windows of the dwellinghouse occupying plot A shall be changed to match those shown on the approved plans for this plot.
5. Within 3 months of first implementation of this permission, the doors of the garages serving the dwellinghouses occupying plots A and B shall be re-treated with a solid painted finish. A painted finish shall thereafter be maintained throughout the lifetime of the development.
6. Within 3 months of first implementation of this permission, all windows, doors, and associated external framework of the dwellinghouses occupying plots X and Y shall be painted in accordance with the specifications detailed on the approved plans.
7. Within 3 months of first implementation of this permission, any rooflights that have been installed to the roofs of the dwellinghouses occupying plots X and Y that do not accord with the approved plans shall be removed and the roof shall at that time be made good to match the adjacent roof.
8. Notwithstanding the approved plans, the chimneys of plots G through M, P through W, and of plot Z shall be constructed of natural stone to match the stonework of the property to which they are attached.
9. Notwithstanding the approved plans, prior to the installation of any of the windows of the dwellinghouses occupying plots G or P, plans that show amended window opening details to provide for larger windows as sliding sash and that omit any top-opening lights shall be submitted to and approved in writing by the Authority. Thereafter the development shall proceed only in accordance with the approved details and shall be so maintained throughout the lifetime of the development.
10. The home office accommodation shown at plot J shall be for private home office use only, and shall remain ancillary to the occupation of the dwellinghouse occupying plot J.
11. The existing stone built buildings occupying plots X and Y as shown on the approved plans shall not be demolished, and the conversions shall take place within the shell of the existing buildings with no rebuilding.

12. All material from the demolition works associated with the development, other than that re-purposed in on-site construction works, shall be removed from the site upon completion of construction of the development or within two months of the cessation of construction works on site, whichever is the sooner.
13. The buildings hereby permitted shall be constructed of natural stone and limedash render (where specified on the approved elevation drawings) with natural blue slate, Staffordshire blue natural plain clay tiles or red natural plain clay tiles for roofs as specified on the approved plans, and with roofing materials matching the appearance of those approved under NP/DIS/1217/1223.
14. Prior to the construction of the external walls of plots F through M, P through W, or of plot Z, a sample panel of no less than 1m<sup>2</sup> of each of limestone, gritstone, and rendered walling, including quoins, shall be constructed on the site. The National Park Authority shall be informed on the completion of the sample panels which shall then be inspected and approved in writing. All subsequent walling be of the type specified on the approved elevation plans for each plot and shall match the relevant approved sample panels in terms of stone/render colour, stone size, texture, and coursing and pointing in the case of the limestone and gritstone walling, subject to whatever reasonable modifications may be specifically required in writing by the Authority. If necessary the Authority shall request the construction of further sample panels incorporating the required modifications
15. All lintels, sills, jambs, copings and quoinwork in the development hereby permitted shall be in natural gritstone and shall be provided as shown on the approved elevations drawings and retained as such thereafter.
16. All pointing in the development hereby permitted shall be bag brushed and slightly recessed and shall be retained as such thereafter.
17. All external doors and windows in the development hereby permitted shall be of timber construction and shall be retained as such thereafter.
18. All door and window frames in the development hereby permitted shall be recessed a minimum of 75mm from the external face of the wall and shall be retained as such thereafter.
19. All rainwater goods in the development hereby permitted shall be of cast metal and painted black and shall be retained as such thereafter.
20. Where coped gables are not approved in the development hereby permitted, roof verges shall be flush pointed with no barge boards or projecting timberwork and shall be retained as such thereafter.
21. The boundary treatments in the development hereby permitted shall be as shown on the approved site plan – landscaping layout. Boundary treatments that are to be a dry stone wall shall be made of natural rubble limestone. The dry stone walls shall be capped with half-round natural limestone coping stones and shall be between 900mm and 1000mm in height in the case of those adjacent to driveways (identified with the letter N on the approved site plan (landscaping layout)) and between 1000mm

and 1200mm in all other cases (identified with the letter O on the approved site plan (landscaping layout)). Where walls identified with the letter N on the approved site plan (landscaping layout) transition in to walls identified with the letter O on the approved Landscaping Layout plan, any difference in height shall be addressed through a gradual sloped transition, not a stepped transition. The boundary treatments shall be completed before the dwelling to which it relates is first occupied, and the boundary treatments shall be retained thereafter.

22. **None the dwellings hereby permitted shall be first occupied until any car parking (including garages) and vehicle manoeuvring areas relating to them have been laid out/constructed and made available in accordance with the approved plans. These car parking spaces (including garages) and vehicle manoeuvring areas shall be used solely for the benefit of the occupants of the dwelling to which it relates. The car parking (including garages) and vehicle manoeuvring areas shall be retained thereafter and kept available for their respective purposes at all times.**
23. **The areas annotated 'Area Returned to Greenfield' on the approved site plan (landscaping layout), shall be restored to grassland in accordance with the details specified on that same plan. The area to the west of the built development marked for returning to greenfield on the approved plan shall be restored to grassland upon completion of construction of the development or within two months of the cessation of construction works on site, whichever is the sooner. The remaining areas marked for grassland restoration shall be restored prior to the first occupation of the open market houses hereby permitted.**
24. **Demolition or construction works shall not take place outside 07:30 hours to 19:00 hours Mondays to Fridays and 09:00 hours to 17:00 hours on Saturdays nor at any time on Sundays or Bank Holidays.**
25. **No development of plots F through M, P through W, or of plot Z shall take place until a Construction Method Statement has been submitted to and approved in writing by the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:**
  - i) **the parking of vehicles of site operatives and visitors**
  - ii) **loading and unloading of plant and materials**
  - iii) **storage of plant and materials used in constructing the development**
  - iv) **the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate**
  - v) **wheel washing facilities**
  - vi) **measures to control the emission of dust, dirt and light during construction**
  - vii) **measures to protect the water environment during construction**
  - viii) **a scheme for recycling/disposing of waste resulting from demolition and construction works.**
26. **Development of plots F through M, P through W, or of plot Z shall take place in accordance with the site investigation methodology approved by the local planning authority. The site shall be remediated in accordance with the approved details, including any measures that would form part of the development, such as the provision of gas vents or membranes within**

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**buildings and other structures. If, during the course of development, any contamination is found which has not been identified in the site investigation, then additional measures for the remediation of this source of contamination shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures.**

- 27. No development of plots F through M, P through W, or of plot Z shall take place until a scheme to protect trees during demolition/construction works, which shall include an implementation programme, has been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved scheme and its implementation programme.**
- 28. Development shall proceed only in complete accordance with the mitigation measures for protected species approved under NP/DIS/1217/1223.**
- 29. No development of plots F through M, P through W, or of plot Z shall take place until a scheme for the provision of residential estate roads and footways that shall include details of their construction, layout, levels, gradients, surfacing, means of water drainage, a programme for their provision, the gradients of any access drives leading from the highway and any gates or barriers within 6m of the highway, and details of waste storage and collection arrangements, have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved scheme.**
- 30. No development of plots F through M, P through W, or of plot Z shall take place until a scheme for the undergrounding of all service lines within the development hereby permitted has been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved scheme.**
- 31. No development of plots F through M, P through W, or of plot Z shall take place until a scheme of external lighting (including any floodlighting) has been submitted to and approved in writing by the local planning authority. Such details shall include the location, height, type, direction and intensity of the illumination. External lighting shall be installed in accordance with the approved details before the development to which it relates is first occupied or brought into use.**
- 32. No development of plots F through M, P through W, or of plot Z shall take place until a scheme for the disposal of surface water and sewage and flood attenuation measures has been submitted to and approved in writing by the local planning authority. No dwelling hereby permitted shall be occupied until the measures approved in the scheme have been implemented.**
- 33. No development of plots F through M, P through W, or of plot Z shall take place until a scheme of hard and soft landscaping works for the development hereby permitted has been submitted to and approved in writing by the local planning authority. The approved scheme of landscaping works shall also confirm which trees are to be retained and which are to be removed, and include biodiversity enhancements that**

retain the 'Area Returned to Greenfield' on the former car to the south of plot 1 as a hay meadow. Development shall be carried out in accordance with the landscaping works, which shall be implemented as approved and to the timescales within it.

34. All new metal estate fencing shall be between 1000mm and 1200mm in height, from the adjacent ground level, and shall have a black painted finish at the time of installation.
35. Prior to the occupation of any part of the development a Landscape Management Plan detailing the provision and retention, management and maintenance of trees and tree planting belts within the owner's ownership but outside of the site boundary (as enclosed by a blue line on the approved site plan) shall be submitted to and approved in writing by the local planning authority. Thereafter no part of the development shall be occupied until the approved Landscape Management Plan has been implemented, and it shall thereafter continue to be implemented throughout the lifetime of the development.
36. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order), no development permitted by Classes A B C D E H of Part 1 and Class A of Part 2 of Schedule 2 of the order shall be carried out other than that expressly authorised by this permission.
37. Notwithstanding the approved plans, no alterations to the design, layout, or appearance of the dwellinghouse or curtilage of plot Z from those of decision NP/DDD/0418/0303 are approved by this decision.

The meeting adjourned for a short break at 11:30 and reconvened at 11:40

61/20

**FULL APPLICATION - SITING OF A LOG CABIN FOR USE AS AN AGRICULTURAL WORKERS DWELLING ANCILLARY TO THE FARMHOUSE - SHEPLEY FARM, CHELMORTON (NP/DDD/0420/0370, MN)**

Cllr Chapman had declared a personal interest so left the room while this item was discussed.

A site visit with the Chair & Vice Chair of Planning Committee together with the Director of Conservation and Planning had taken place on the previous day.

The Planning Officer introduced the report, and informed Members that a further letter of representation in support of the applicant had been received since the report had been published.

The following spoke under the Public Participation at Meetings Scheme:-

- Mr Dominic Cooney, Agent

Members felt some sympathy with the applicant but considered that a number of matters required further attention and explanation before a decision could be taken, including the period of temporary permission being proposed/needed, how might this be secured if permission was granted, and whether there were there less harmful options in terms of the design and siting of the ancillary dwelling

The recommendation to defer the item for further discussion between Officers and the applicant was moved, seconded put to the vote and carried.

**RESOLVED:**

**To DEFER the application to allow for further discussion with the applicant.**

**Cllr Chapman rejoined the meeting.**

**62/20**

**FULL APPLICATION - INSTALLATION OF NEW PACKAGE TREATMENT PLANT AND SOAKAWAY AT THE NAZE, MAYNESTONE ROAD, CHINLEY (NP/HPK/0420/0333 AM)**

The Director of Conservation & Planning introduced the report.

The following spoke under the Public Participation at Meetings Scheme:-

- Mr & Mrs Wheatley, Objector – Statement read out by Democratic Services
- Chinley, Buxworth & Brownside Parish Council, Objector – Statement read out by Democratic Services

The Officer confirmed that the treatment plant would be entirely underground, and that an assessment had been undertaken to show that any run off would be to an acceptable standard without causing any harm to the local environment or the amenity of neighbouring properties, after Members expressed some concern.

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

**RESOLVED:**

**To APPROVE the application subject to the following conditions or modifications.**

- 1. Statutory three year time limit for implementation.**
- 2. In accordance with amended plans and specifications.**

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

**Cllr Brady, Cllr McCloy & Cllr Wharmby left the meeting following discussion of this item.**

**The meeting adjourned for a short break at 1.00pm and reconvened at 1.05pm**

**63/20**

**FULL APPLICATION - A RESTORATION SCHEME FOR THE GREAT RIDGE COMPRISING THE LAYING OF FLAGSTONES, PITCHING AND AGGREGATE ALONG WITH ASSOCIATED GROUND PREPARATION, DRAINAGE MANAGEMENT AND LANDSCAPING AT HOLLINS CROSS, EDALE (NP/DDD/0420/0307 AM)**



The Director of Conservation & Planning introduced the report on the application by the Moors for the Future Partnership to restore a length of footpath, as part of the Mend our Mountains Campaign, between Hollins Cross and Back Tor, otherwise known as The Great Ridge. The Officer explained to Members that as this route, which was heavily used by visitors, was not on the definitive map, permission was needed for the proposed resurfacing works.

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

**RESOLVED:**

**To APPROVE the application subject to the following conditions or modifications.**

1. **Three year time limit for implementation.**
2. **In accordance with submitted plans and specifications.**
3. **No development shall take place until a detailed timescale for construction and land restoration works has been submitted to and approved in writing by the National Park Authority. Thereafter no development shall take place other than in complete accordance with the approved timescales.**
4. **No development shall take place until a written method statement for the protection and safeguarding of known heritage assets, and the preservation in situ of previously unknown archaeological remains and features, has been submitted to and approved in writing by the National Park Authority. Thereafter no development shall take place other than in complete accordance with the approved method statement.**
5. **A. No development shall take place until a Written Scheme of Investigation for a programme of archaeological monitoring and supervision has been submitted to and approved by the local planning authority in writing. 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 and provision to be made for post investigation analysis and reporting;**
  3. **Provision to be made for publication and dissemination of the analysis and records of the site investigation;**
  4. **Provision to be made for archive deposition of the analysis and records of the site investigation;**
  5. **Nomination of a competent person or persons/organization to 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. Within a period of 12 weeks from completion of the development the archaeological site investigation and post investigation analysis and reporting shall have been completed in accordance with the programme set out in the Written Scheme of Investigation approved under part A and the provision to be made for publication and dissemination of results and archive deposition shall have been secured.**
6. **Agree stone and aggregate samples prior to construction.**

64/20

**HEAD OF LAW REPORT - PLANNING APPEALS**

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

A motion to receive the report was moved, seconded, voted on and carried.

**RESOLVED:**

**That the report be received.**