
MINUTES

Meeting: **Planning Committee**

Date: Friday 6 November 2020 at 10.00 am

Venue: Webex - Virtual Meeting

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 and Miss L Slack

Apologies for absence: Cllr A Gregory, Cllr K Richardson and Cllr G D Wharmby.

100/20 ROLL CALL OF MEMBERS PRESENT, APOLOGIES FOR ABSENCE AND MEMBERS DECLARATIONS OF INTEREST

Item 5

Cllr P Brady declared a personal interest as he was acquainted with Mr & Mrs Colley and knew Mrs McIntyre's family.

Item 6 and 7

Mr K Smith declared a personal interest as he is a member of the Council for British Archaeology but had no input to their response to this item.

Item 10

All Members declared an interest as the application was made by the National Park Authority

101/20 MINUTES OF PREVIOUS MEETING OF 9TH OCTOBER 2020

The minutes of the Planning Committee held on 9 October 2020 were approved as a correct record.

102/20 URGENT BUSINESS

There were no items of urgent business.

103/20 PUBLIC PARTICIPATION

Five members of the public made representations to the Committee.

104/20 FULL APPLICATION - REMOVAL OF SOME ANIMAL ENCLOSURES, DEMOLITION OF TICKET OFFICE, REMOVAL OF OVERSPILL CAR PARKING, ERECTION OF ONE RESIDENTIAL DWELLING, INSTALLATION OF PACKAGE TREATMENT PLANT, CHANGE OF USE OF LAND AROUND THE SITE TO RESIDENTIAL, REINSTATEMENT OF PARKLAND, WORKS OF HARD AND SOFT LANDSCAPING AND OTHER WORKS INCIDENTAL TO THE APPLICATION AT CHESTNUT CENTRE, SHEFFIELD ROAD, CHAPEL-EN-LE-FRITH, (NP/HPK/0420/0298 AM)

The Chair and Vice Chair of the Committee had visited the site on the previous day.

The Planning Officer introduced the item and confirmed that the plans had been amended to reduce the amount of glazing and that a licence would be sought from Natural England in relation to the bats that are located in the ticket office which is proposed to be demolished.

The following addressed the Committee under the Public Participation at Meetings Scheme:

- Ms Betty Colley, Objector – live telephone call
- Mr Charlie Heap, Son of Applicant, Supporter – video presentation
- Mr Paul Holden, Architect, Supporter – audio presentation
- Ms Caroline McIntyre, Agent, Supporter – video presentation

Members expressed concerns regarding the development outside the settlement area, Officers confirmed that as the development would enhance the National Park it would be in accordance with policy HC1. The legal agreement and conditions set out in the report would ensure the impact of the development on the landscape was acceptable.

The recommendation to approve the application subject to conditions was moved and seconded.

The Head of Development Management confirmed that further discussions would take place regarding the material used for the entrance roof as Members were concerned regarding the impact of the black roof as specified in the application and this would be covered by an amendment to condition 18. Members were happy to delegate the discussions regarding the colour of the roof material to Officers.

The motion to approve the application subject to conditions and a S106 agreement was voted on and carried.

RESOLVED:

That subject to prior entry into a S.106 legal agreement to control the use of the land to be returned to pasture and to ensure that the ticket office building and animal enclosures shall be demolished and fully removed from the site before the first occupancy of the dwelling the application be APPROVED subject to the following conditions or modifications.

- 1. Statutory three year time limit for implementation.**
- 2. In accordance with specified amended plans.**
- 3. No development shall commence until detailed scheme of finished floor levels and finished ground levels on site (including above the dwelling) are approved.**

4. Implementation of tree protection measures before any other development commences.
5. Agreement of construction compound, parking and storage before any other development commences.
6. Agreement of detailed landscaping plan (including tree and shrub species, roof planting and management, walls, gates, ha-ha and hardstanding). Implementation before first occupation of the development.
7. Development to be carried out in accordance with protected species report.
8. No works to commence the demolition or removal of animal enclosures to take place other than in accordance with an approved Construction Environment Management Plan which shall have first been submitted and approved in writing.
9. No works to demolish or remove ticket off building or animal enclosures to take place within bird breeding season or summer roosting season (March to September).
10. Detailed scheme of ecological enhancement measures to be agreed and implemented before first occupation of the development.
11. Management plan for the removal or management of Schedule 9 non-native species on site to be agreed and implemented before the first occupation of the development.
12. 12. No external lighting other than in accordance with approved scheme.
13. Ground source heat pump to be installed in accordance with details to be approved before the first occupancy of the development hereby approved and no other heating system be introduced for the life of the development without prior approval.
14. Package treatment plant to be installed in accordance with details to be approved before the first occupancy of the development hereby approved.
15. Electric vehicle charging points to be installed in accordance with details to be approved before the first occupancy of the development hereby approved.
16. Parking and bin storage areas to be laid out and constructed prior to first occupation of the development.
17. Design details including finish and colour of metal sheeting, doors, windows, fascia and natural gritstone sample panel.
18. Remove domestic permitted development rights for hardstanding, outbuildings, gates, fences, walls or other means of enclosure.
19. Restrict domestic curtilage to area shown on the approved plan only.
20. Underground services

105/20 FULL APPLICATION - CONVERSION OF THE LARGE BARN TO ONE RESIDENTIAL DWELLING, CONVERSION OF THE SMALL BARN TO ANCILLARY ACCOMMODATION / HOLIDAY ACCOMMODATION TO CHESTNUT FARMHOUSE, INTERNAL AND EXTERNAL WORKS TO THE BARNS AND HOUSE, CHANGE OF USE OF THE ASSOCIATED LAND TO RESIDENTIAL, WORKS OF HARD AND SOFT LANDSCAPING, CAR PARKING, AND OTHER WORKS INCIDENTAL TO THE APPLICATION PROPOSALS AT CHESTNUT CENTRE, SHEFFIELD ROAD, CHAPEL-EN-LE-FRITH, (NP/HPK/0420/0301 AM)

The Chair and the Vice Chair of the Committee had visited the site on the previous day.

The Planning Officer covered both items in one introduction and asked for Members to consider an amendment to the planning application recommendation to secure the prior

receipt of a unilateral obligation to control the use and maintenance of the Quaker burial ground by the owners of the barn conversion.

Following concerns raised by Members the following further conditions were proposed:

- Following comments from the Council for British Archaeology regarding the modern beams a record of the internal features to be undertaken before they are lost.
- Soil vent pipes to be set internally
- Provision of a plan to ensure the management of waste material on site.

The recommendation for approval subject to amended conditions was moved and seconded put to the vote and carried.

RESOLVED:

That subject to the prior receipt of a unilateral undertaking to control the use and ownership of the Quaker Burial Ground as a heritage asset, the application be APPROVED subject to the following conditions or modifications.

1. **Statutory three year time limit for implementation.**
2. **In accordance with specified amended plans.**
3. **Implementation of tree protection measures before any other development commences.**
4. **Agreement of construction compound, parking and storage before any other development commences.**
5. **Agreement of detailed landscaping plan (including tree and shrub species, walls, gates and hardstanding). Implementation before first occupation of the development.**
6. **Development to be carried out in accordance with protected species report and details of enhancement measures for bats and birds to be agreed and implemented before first occupation of the development.**
7. **Management plan for the removal or management of Schedule 9 non-native species on site to be agreed and implemented before the first occupation of the development.**
8. **Agreement of external lighting scheme prior to installation.**
9. **Electric vehicle charging points to be installed before first occupation of the development in accordance with details to be agreed.**
10. **Parking and bin storage areas to be laid out and constructed prior to first occupation of the development.**
11. **Notwithstanding approved plans, no permission is granted for roof light to farmhouse. The existing roof light shall not be replaced other than in accordance with revised plans showing a single conservation roof light which shall have first been submitted to and approved by the National Park Authority.**
12. **Notwithstanding approved plans the window to elevation 04 of building C (opening C-W11 on drawing PL-234) shall not be installed other than in accordance with revised plans (including frame design, opening mechanism and obscure glazing) which shall have first been submitted to and approved by the National Park Authority.**
13. **No works to expose the fireplace within the small barn shall be undertaken other than in accordance with a method statement, which shall have first been submitted to and approved in writing. Thereafter, full details of new fireplace and associated works to be agreed in writing.**

14. **Minor design details including: window and door finishes and furniture; rainwater goods; soil vent pipes (to be internal); flues and vents and floor finishes.**
15. **Restrict occupancy of small barn to ancillary or holiday accommodation ancillary to the farmhouse.**
16. **Remove domestic permitted development rights for hardstanding, outbuildings, gates, fences, walls or other means of enclosure.**
17. **Restrict domestic curtilages to areas shown on approved plans.**
18. **Prior to removal of current internal modern features a record will be made before they are lost.**
19. **Soil vent pipes to be set internally.**
20. **A plan to be agreed for a scheme for any retention of waste material on site.**
21. **Provision of a written scheme of investigation for removal of the steel roof supports.**

106/20

LISTED BUILDING CONSENT - CONVERSION OF THE LARGE BARN TO ONE RESIDENTIAL DWELLING, CONVERSION OF THE SMALL BARN TO ANCILLARY ACCOMMODATION / HOLIDAY ACCOMMODATION TO CHESTNUT FARMHOUSE, INTERNAL AND EXTERNAL WORKS TO THE BARNS AND HOUSE, CHANGE OF USE OF THE ASSOCIATED LAND TO RESIDENTIAL, WORKS OF HARD AND SOFT LANDSCAPING, CAR PARKING, AND OTHER WORKS INCIDENTAL TO THE APPLICATION PROPOSALS AT CHESTNUT CENTRE, SHEFFIELD ROAD, CHAPEL-EN-LE-FRITH, (NP/HPK/0420/0302 AM)

This item was discussed by Members as part of agenda item 6.

An additional condition was agreed relating to the removal of the modern features as per the request of the Council for British Archaeology.

The recommendation for approval subject to an additional condition was moved and seconded put to the vote and carried.

RESOLVED:

That the application be APPROVED subject to the following conditions or modifications.

1. **Statutory three year time limit for implementation.**
2. **In accordance with specified amended plans.**
3. **Agreement of external lighting scheme prior to installation.**
4. **Notwithstanding approved plans, no permission is granted for roof light to farmhouse. The existing roof light shall not be replaced other than in accordance with revised plans showing a single conservation roof light which shall have first been submitted to and approved by the National Park Authority.**
5. **Notwithstanding approved plans the window to elevation 04 of building C (opening C-W11 on drawing PL-234) shall not be installed other than in accordance with revised plans (including frame design, opening mechanism and obscure glazing) which shall have first been submitted to and approved by the National Park Authority.**
6. **No works to expose the fireplace within the small barn shall be undertaken other than in accordance with a method statement, which shall have first**

been submitted to and approved in writing. Thereafter, full details of new fireplace and associated works to be agreed in writing.

7. **Minor design details including: window and door finishes and furniture; rainwater goods; soil vent pipes (to be internal); flues and vents and floor finishes.**
8. **Submission of a written scheme of investigation prior to removal of current internal steel roof supports.**

107/20 HOUSEHOLD APPLICATION - PROPOSED DWELLING EXTENSION AND ASSOCIATED WORKS AT 1, HORSEDALE, BONSALE, DE4 2AY (NP/DDD/0320/0275, LB)

The Chair and Vice Chair of Committee had visited the site the previous day.

The Planning Officer introduced the item. Since the publication of the report, there had been some discussion regarding if the rear-part of the house is an extension or part of the original building but this did not change the recommendation as set out in the report.

Discussions with the applicant had resulted in some changes to the original application but the scale and mass of the proposed extension did not respect the original form of the property and would cause harm in a conservation area.

The following addressed the committee under the Public Participation at Meetings Scheme:

- Nick Marriott, Agent – Video Presentation

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

RESOLVED:

That the application be REFUSED for the following reason:

1. **The proposed development, by virtue of the scale, form, massing and design fails to harmonise with or adequately respect the character and appearance of the existing dwelling. As such the development proposals are not sensitive to the locally distinctive building traditions or the valued characteristic of the National Park. The development would therefore also result in harm to the historic character of the Bonsall conservation area. The proposal is contrary to the National Planning Policy Framework, the Core Strategy Policies GSP1, GSP2, GSP3, DS1 and L1 and the Development Management Policies DMC3 and DMC8.**

108/20 FULL APPLICATION - PROPOSED FACILITIES FOR HAYFIELD FOOTBALL AND COMMUNITY SPORTS CLUB AT LAND OFF BANK VALE ROAD, HAYFIELD (NP/HPK/0320/0284 AM)

The Chair and Vice Chair of Committee had visited the site the previous day and had viewed the area from the road.

The Planning Officer introduced the item and informed Members that some amendments had been made to the original submission to simplify the plans. The building would be restricted to use as a class E building and no increase in traffic was expected.

The Planning Officer suggested an additional condition to require the removal of the shipping containers currently on the site, to be removed before the development is brought into use.

The recommendation to approve the application with additional conditions was moved.

Members were assured that the siting of the building close to the housing estate was the best location and that the layout of the building and the location of the main entrance helped the design to minimise noise.

The motion to approve the application with an additional condition was seconded, put to the vote and carried.

RESOLVED:

That the application be APPROVED subject to the following conditions or modifications.

- 1. Statutory three year time limit for implementation.**
- 2. In accordance with specified amended plans.**
- 3. Implementation of tree protection measures before any other development commences.**
- 4. Provision of widened access prior to any other development commencing (other than implementation of tree protection measures).**
- 5. Agreement and implementation of construction compound, parking and storage before any other development commences.**
- 6. Agreement of detailed landscaping plan (including replacement tree planting, car park surfacing and hardstanding). Implementation before first occupation of the development.**
- 7. Development to be carried out in accordance with protected species report and outside of breeding bird season (March to September).**
- 8. Detailed scheme of ecological enhancement measures to be agreed and implemented before first occupation of the development.**
- 9. No external lighting other than in accordance with approved scheme.**
- 10. Air source heat pump to be installed in accordance with details to be approved before the first occupancy of the development hereby approved.**
- 11. Solar photovoltaic panels and battery storage system to be installed in accordance with details to be approved before the first occupancy of the development hereby approved.**
- 12. Electric vehicle charging points and secure cycle storage to be installed in accordance with details to be approved before the first occupancy of the development hereby approved.**
- 13. Design details including narrower front porch element, natural gritstone sample panel and blue slate roof. Obscure glazing to windows.**
- 14. Restrict use to assembly and leisure only notwithstanding the Use Class Order.**
- 15. Underground service**
- 16. Two shipping containers currently on site to be removed prior to the development being brought into use.**

There was a short break for lunch between 12.50 and 13.10

Cllr A Hart, Cllr D Chapman and Cllr Mike Chaplin left the meeting at 12.50

Members voted to continue the meeting past four hours.

109/20 FULL APPLICATION - CONSTRUCTION OF A TIMBER FRAMED PORCH BETWEEN THE HOUSE AND THE BARNs TO CREATE A MORE PRACTICAL ENTRANCE AT HAYES FARM, LONGNOR (NP/SM/0420/0373 TM)

The Planning Officer introduced the report.

Members agreed that the application had a good design which could easily be removed if required.

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

RESOLVED:

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

- 1. 3 year implementation period.**
- 2. The development shall not be carried out other than in complete accordance with the specified amended plans.**
- 3. All timber shall be painted a dark recessive colour.**
- 4. Climate change mitigation measures to be implemented**

110/20 ADOPTION OF PEAK DISTRICT NATIONAL PARK AUTHORITY RESIDENTIAL ANNEXES SUPPLEMENTARY PLANNING DOCUMENT (IF)

The item was introduced by the Head of Policy & Communities. Supplement to DMH5 of the Local Plan. Planning Committee had approved a draft of the document in March 2020 and a consultation had been carried out during the intervening months. Some changes had been made and were highlighted in red in Appendix A of the report.

Members asked if the Peak Park Parishes Forum (PPPF) had been consulted regarding the development of the document and also the NFU.

Officers confirmed that the secretary of PPPF and representatives from Parish Councils had been involved in the consultation and that PPPF had not shown an interest in being involved. Although the NFU had not been consulted local planning agents had been involved as they were most likely to use the guidance.

The Chair requested a change to the wording to point 5.2 on page 17 of the Appendix A of the report from 'expect' to 'should' to cover all points.

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

RESOLVED:

- 1. That the Peak District National Park Authority adopts and publishes the Residential Annexes Supplementary Planning Document (SPD).**
- 2. That any final amendments to the SPD resulting from this Committee be delegated to the Director of Conservation and Planning in consultation with the Chair and Vice Chair of Planning Committee prior to publishing.**

Cllr P Brady asked for his vote against the resolution to be recorded.

111/20 HEAD OF LAW REPORT - PLANNING APPEALS (A1536/AMC)

The Head of Development Management introduced the report and outlined the information regarding the decisions of the Planning Inspector.

Members thanked the Enforcement, Planning and Legal Teams for their work noting the number of Enforcement Notices that had been upheld on appeal.

RESOLVED:

The report was noted.

The meeting ended at 1.55 pm