
MINUTES

Meeting: **Planning Committee**

Date: Friday 12 February 2021 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 A Gregory, 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 D Chapman.

10/21 ROLL CALL OF MEMBERS PRESENT, APOLOGIES FOR ABSENCE AND MEMBERS DECLARATIONS OF INTEREST

Item 5

Cllr Gregory declared that he and his wife own 2 holiday cottages in the Peak District National Park. The Head of Law asked for clarification and Cllr Gregory explained that the properties were not in the vicinity of the application site and therefore not a personal interest in relation to this item.

Cllr McCloy declared that the applicant was known to him. The Head of Law asked for clarification and Cllr McCloy confirmed that there was no close personal association with the applicant.

Mr Smith declared that he had previously been acquainted with the applicant professionally when he worked at the Peak District National Park Authority but he had an open mind with regard to the application.

11/21 MINUTES OF PREVIOUS MEETING OF 15 JANUARY 2021

The minutes of the Planning Committee held on the 15th January 2021 were approved as a correct record.

12/21 URGENT BUSINESS

There was no urgent business.

13/21 PUBLIC PARTICIPATION

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

14/21 FULL APPLICATION - CONVERSION OF FARM BUILDINGS AND THE RE-BUILD OF A FORMER PORTION TO FORM HOLIDAY ACCOMMODATION. UPPER OLDHAMS FARM, LONG RAKE, YOULGRAVE (NP/DDD/1020/1005)

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

The Planning Officer introduced the report outlining the reasons for refusal as set out in the report. It was noted that additional information requested by the Highway Authority had been received and was acceptable.

The following addressed the Committee under the Public Participation at meetings scheme:

- Teodora Golemdzhiyska, Agent – Written statement read out by Democratic Services.

Members discussed whether the changes to the buildings were considered to have diminished their historic character. However it was still desirable to find a viable use for the buildings in order to prevent them from deteriorating and to maintain the setting, which is in close proximity to Arbor Low historic monument, access to which is through the application site.

It was noted that the Parish Council were in support of the application.

In response to Members' queries regarding whether the scheme in front of them was the best that could be achieved, or whether there were changes that could secure a better one - Officers advised that amendments could be made to better reflect the former character of the buildings. If Members wished to approve the application then conditions would be required including an archaeological assessment of and detailed plans to be submitted for the ground source heat pump.

A motion to approve the item contrary to Officer recommendation was moved and seconded, 3 reasons were given

1. To maintain the historic plan form of the heritage asset
2. Because of the positive impact on the historic landscape, character and setting
3. To allow the historic farmstead to have a viable long term use.

Following discussion it was agreed that final conditions of approval could be delegated to Officers in consultation with the Chair and Vice Chair of the Planning Committee. Suggested conditions included time limit, development in accordance with approved plans subject to design improvements to the scheme, holiday accommodation only and ancillary to Upper Oldhams Farm, removal of permitted development rights for extensions, alterations and boundaries, details to be agreed, ground source heat pump to be installed prior to occupancy, stonework, roof lighting, no external lighting without prior approval, details of external walls and other conditions regarding amendments/omissions.

The motion to approve the application contrary to Officer recommendation subject to conditions, with final agreement of conditions delegated to the Head of Planning in consultation with Chair and Vice Chair of Planning was voted on and carried.

RESOLVED

To **APPROVE** the application, subject to the Head of Planning in consultation with the Chair and Vice Chair of Planning Committee agreeing design improvements and finalising the conditions:

1. **3 year time limit**
2. **Development in accordance with submitted plans and subject to further conditions**
3. **The development is to be used for holiday accommodation only and be ancillary to the main farm house**
4. **Permitted Development Rights to be removed for extensions, alterations and changes to boundaries**
5. **Package Treatment Plant to be installed prior to occupation**
6. **Stonework and roofing details to be approved.**
7. **No external lighting to be installed without prior approval**
8. **Design details for the remainder of the scheme including windows, doors, rooflights etc to be agreed**
9. **A scheme of Environmental Management potentially including details of ground source heating, to be approved and implemented prior to occupation.**

During consideration of this item Cllr Hart joined the meeting after experiencing IT problems.

The meeting adjourned for a short break at 11.15am and reconvened at 11.25am.

15/21 FULL APPLICATION - ERECTION OF TWO AFFORDABLE LOCAL NEED DWELLINGS, LAND OFF HARDY LANE, TIDESWELL (NP/DDD/1220/1143)

The Planning Officer gave the following updates to the report:

- Paragraph 113 should read “the proposed development would result in”, i.e. the word “not” should be removed.
- To be consistent with Paragraph 140 by amending reason 2 of the recommendation to add “harm to the setting of the listed building”
- There is a current new application submitted by a Housing Association for a scheme of 23 affordable houses on a nearby site in the village
- That a representation has been received from Natural England who have made no objections and will leave it to the specialised Officer in accordance with Policy.

The Planning Officer introduced the report outlining the reasons for refusal as set out in the report.

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

- Mr Robert Hopkins, Applicant - via a recorded video message.

Members discussed concerns regarding excessive shade, potential damage to the protected trees and other viable uses for the site.

A motion to refuse the application in accordance with the Officer recommendation as amended was moved and seconded, and a vote was taken and carried.

RESOLVED

The application was **REFUSED** for the following reasons:

1. **Significant harm to TPO protected trees from the construction of houses within the root protection areas and underneath canopies resulting in immediate damage to remaining protected trees contrary to Policies DMC13, GSP1-3 & L1.**
This would be highly likely to result in dieback, or death of the trees along with likely significant pressure from future residents for removal or lopping of trees if the development were to proceed.
2. **The proposed layout and the design of the houses, especially the wide gable steep roof pitch does not adequately reflect the established pattern of development in the locality and would harm the valued character and appearance of the locally built environment and the streetscene contrary to Policies GSP1-3 & DMC3 and cause harm to the setting of the listed building and be contrary to Policies DMC 5, 7 and 8.**

16/21 HEAD OF LAW REPORT - PLANNING APPEALS (A.1536/AMC)

Officers highlighted some specific cases and confirmed that summaries would be sent to Members on a case-by-case basis.

RESOLVED

To note the report

The meeting ended at 12.05