

---

## MINUTES

Meeting: **Planning Committee**

Date: Friday 16 April 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 D Chapman, Ms A Harling, Cllr I Huddleston, Cllr A McCloy, Cllr Mrs K Potter, Cllr K Richardson and Cllr G D Wharmby

Apologies for absence: Cllr A Gregory, Cllr A Hart and Miss L Slack.

### **26/21 ROLL CALL OF MEMBERS PRESENT, APOLOGIES FOR ABSENCE AND MEMBERS DECLARATIONS OF INTEREST**

#### **Items 5 and 6**

Cllr McCloy declared a personal interest as his wife worked for a different NHS Trust.

#### **Items 9 and 10**

Mr Smith declared a personal interest as he was a National Trust member and specialist volunteer however he had not had any input into the application.

Cllr McCloy declared a personal interest as he was a member of the National Trust.

Mr Helliwell declared a prejudicial interest and confirmed that he would withdraw from the meeting for the duration of this item.

#### **Item 11**

Cllr Chapman declared a prejudicial interest as the spouse of the applicant and confirmed that he would withdraw from the meeting for the duration of this item.

#### **Item 12**

The following members declared that they had received emails from Mr Isaacs and James Berresford: Mr Helliwell, Cllr Brady, Cllr Chapman, Ms Harling, Cllr McCloy, Cllr Potter, Mr Smith

Cllr Brady had also received correspondence from Mr Isaacs in January.

#### **Item 14**

Cllr Brady declared a personal interest because the appeal regarding Star House had been submitted by his former son in law.

Cllr Wharmby advised that he would have to leave the meeting at 12pm

Cllr McCloy advised that he would be absent from the meeting between 1.00pm 1.30pm.

#### **27/21 MINUTES OF PREVIOUS MEETING OF 12 MARCH 2021**

The minutes of the last meeting of Planning Committee held on 12 March 2021 were approved as a correct record.

#### **28/21 URGENT BUSINESS**

There was no urgent business.

#### **29/21 PUBLIC PARTICIPATION**

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

#### **30/21 FULL MAJOR APPLICATION - DEMOLITION OF EXISTING AMBULANCE STATION AND RIVERSIDE WARD BUILDING, PARTIAL DEMOLITION OF CART HOUSE AND WALL (GRADE II CURTILAGE LISTED) AND ERECTION OF NEW HEALTH CENTRE AND AMBULANCE STATION WITH ASSOCIATED INFRASTRUCTURE AND PARKING (NP/DDD/1220/1230, TS)**

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

The Planning Officer introduced the report setting out the reasons for approval as set out in the report.

The Planning Officer advised the Committee that an extra condition regarding a requirement for a structural report relating to whether it was necessary for the boundary wall to be temporarily taken down to enable construction on the rest of the site, was recommended following discussion with the applicant.

The following made representations to the Committee under the Public Participation at meetings scheme:

- Mr William Jones, Supporter – telephone call
- Ms Sarah Clarke, Agent – telephone call.

A motion to approve the item in accordance with Officer recommendation with additional conditions:

- Installation of solar panels on the cycle store to provide charging points for electric bikes
- Requirement for a structural report relating to the boundary wall,
- Details of how the boundary wall would be marked in the car park to show its significance
- Removal of the pedestrian access through the boundary wall from the plan to an area outside the Conservation Area.
- Details of how waste material from the construction would be recycled where possible.
- Details of the lighting of the site

was moved and seconded.

In response to Members' queries the Planning Officer confirmed the following:

- That a condition would be added that the Developer either provide charging points for electric bicycles or give an explanation as to why this was not possible.
- Regarding parking management, as this was outside the remit of the planning application it would be up to the Healthcare Trust to consider.
- The main vehicle access to the site would remain in its existing position opposite the entrance to Aldern House but would be used more frequently. The Highways Authority had considered this carefully and were satisfied.
- Improvements to the bus stop were desirable but as they were not considered to be essential for the acceptability of the development then they would not be insisted on by way of a condition.

The Planning Officer advised that it had originally been proposed that the gable end of the cart shed be squared off however the Authority's Conservation Officer had requested it be chamfered.

He also confirmed that a condition could be added to mark out the footprint of the cart shed, plans for external lighting could be developed via discussion with the Developer, a condition could be added to mandate an increased number of electric vehicle charging points but he was of the view that the current provision would be adequate. Further charging points could be added as and when they were required via Permitted Development Rights.

A question was raised as to the possible effect on the boundary of the Bakewell Conservation Area if the development was approved and it was agreed that this should be noted as an action for the Authority's Cultural Heritage Team.

The motion to approve the application in accordance with Officer recommendation with additional conditions regarding the structural report regarding the need for the demolition of the boundary wall, how the boundary wall would be marked in the car park, the demarcation of the footprint of the cart shed, the addition of electric charging points for bicycles, how waste materials from the construction work would be disposed of and details of the lighting on the site, the details of which would be delegated to officers, was put to the vote and carried.

## **RESOLVED**

**To APPROVE the application subject to the conditions to control the following:**

- 
- 1. Commence development within 3 years.**
  - 2. Carry out in accordance with specified amended plans and supporting information.**
  - 3. Define and limit approved use to be as a Health Centre.**
  - 4. No development shall take place including any works of demolition until a construction management plan or construction method statement has been submitted to and been approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the construction period. The statement shall provide for:**
    - Parking of vehicles of site operatives and visitors**
    - Routes for construction traffic, including abnormal loads/cranes etc.**
    - Hours of operation**
    - Method of prevention of debris being carried onto highway**
    - Pedestrian and cyclist protection**
    - Proposed temporary traffic restrictions**
    - Arrangements for turning vehicles**
  - 5. The car park the subject of the application shall not be laid out or brought into use until full details of layout and landscaping including:**
    - i) materials**
    - ii) details of physical expression of historic boundary and**
    - iii) alternative pedestrian entrance which does not break through the boundary wall immediately adjacent to the Carhouse is submitted to, and approved in writing by the Local Planning Authority**
  - 6. The premises the subject of the application shall not be occupied until the cycle parking facilities shown on site plan A5157 0202 P12 are implemented and made available for use. The cycle parking facilities shall thereafter be retained for use by the occupants of, and visitors to, the development at all times.**
  - 7. There shall be no gates or other barriers within 10m of the nearside highway boundary and any gates shall open inwards only, unless otherwise agreed in writing by the Local Planning Authority.**
  - 8. The Approved Travel Plan shall be implemented in accordance with the timescales specified therein, to include those parts identified as being implemented prior to occupation and following occupation, unless alternative timescales are agreed in writing with the Local Planning Authority. The Approved Travel Plan shall be monitored and reviewed in accordance with the agreed Travel Plan targets.**

**9. Submit for written agreement full details of the landscaping scheme comprising both hard and soft external works together with implementation timetable. Scheme to include treatment of rear boundaries. Thereafter complete and maintain in full accordance with approved scheme.**

**10. Submit for written agreement full details of an amended external lighting scheme which omits tall lighting poles and includes bollard lighting and reduces on building lighting and thereafter complete in full accordance with agreed scheme. The scheme shall include lighting timing to ensure that lighting is not on all night and only minimal movement sensitive lighting is used at the Ambulance Service provision overnight.**

**11. Submit revised detailing for fenestration in:**

- **primary north western elevation windows on the gables**
- **replacement of triple opening on south west elevation with double opening of reduced size.**

**12. Approval of sample panels of stone, external paving, surfacing, zinc and roofing materials.**

**13. Approval of door and window details/finishes.**

**14. Specify minor detailed design matters e.g. Rain water goods, other joinery details.**

**15. Carry out the development in full accordance with the recommendations set out in the submitted Final Ecology Report ref 9537\_R\_APPR\_20117.**

**16. The development hereby permitted shall not commence until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved by The Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.**

**17. No development shall take place until a Written Scheme of Investigation for a scheme of archaeological monitoring and recording has been submitted to and approved by the local planning authority in writing.**

**18. Scheme shall not be brought into use until solar panels and EV charging points are brought into use.**

**19. Condition regarding a report of the requirement for the temporary demolition of boundary wall to be agreed.**

**20. Condition regarding recycling materials from demolition, to be agreed.**

**21. Condition regarding demarcation of footprint of cart shed to be agreed.**

**22. Provision of electric charging points for electric bicycles to be agreed.**

**Footnotes / Informative covering the following:-**

**No works within the limits of the public highway without the formal agreement of the Highway Authority. Public transport services in the vicinity of the site must not be adversely affected by the works.**

**Prevention of mud or other extraneous material being carried out of the site and deposited on the public highway.**

**Effective monitoring of the Travel Plan recommended by the Highway Authority using the STARS For Travel plan toolkit: <https://www.starsfor.org>**

**Drainage footnotes covering such matters as the need for relevant consents regarding sustainable drainage and surface water disposal.**

**Advertisement consent required separately to permit signage**

31/21

**LISTED BUILDING CONSENT: DEMOLITION OF EXISTING AMBULANCE STATION AND RIVERSIDE WARD BUILDING, PARTIAL DEMOLITION OF CART HOUSE AND WALL (GRADE II CURTILAGE LISTED) AND ERECTION OF NEW HEALTH CENTRE AND AMBULANCE STATION WITH ASSOCIATED INFRASTRUCTURE AND PARKING AT NEWHOLME, BAKEWELL (NP/DDD/1220/1232, TS)**

This item was discussed by Members as part of agenda item 5.

A recommendation for approval with the addition of a condition regarding a structural report on the need to demolish the boundary wall during construction was moved and seconded, put to the vote and carried.

**RESOLVED**

**To APPROVE the application subject to the conditions to control the following:**

**1. Commence development within 3 years.**

**2. Carry out in accordance with specified amended plans and supporting information.**

**3. The car park the subject of the application shall not be laid out or brought into use until full details of layout and landscaping including:**

**i) materials**

**ii) details of physical expression of historic boundary and**

**iii) alternative pedestrian entrance which does not break through the boundary wall immediately adjacent to the Carhouse is submitted to, and approved in writing by the Local Planning Authority**

**4. Submit for written agreement full details of the landscaping scheme comprising both hard and soft external works together with implementation timetable. Scheme to include treatment of rear boundaries. Thereafter complete and maintain in full accordance with approved scheme.**

**5. Submit revised detailing for fenestration in:**

- Primary north western elevation windows on the gables**
- Replacement of triple opening on south west elevation with double**

---

**opening of reduced size.**

**6. Approval of sample panels of stone, external paving, surfacing, zinc and roofing materials.**

**7. Approval of door and window details/finishes.**

**8. Specify minor detailed design matters e.g. Rain water goods, other joinery details.**

**9. No development shall take place until a Written Scheme of Investigation for a scheme of archaeological monitoring and recording has been submitted to and approved by the local planning authority in writing.**

**10. Condition regarding a report of the requirement for the temporary demolition of boundary wall to be agreed.**

**The meeting adjourned for a short break at 11.25 am and reconvened at 11.35 am**

**32/21**

**FULL APPLICATION - CONVERSION OF BARN TO DWELLING HOUSE AT OULDS BARN, GREENLOW, ALSOP EN LE DALE (NP/DDD/1220/1171, MN)**

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

The Planning Officer confirmed that a consultation response had been received from the Parish Council after the report was published. It had originally been sent on the 17<sup>th</sup> January 2021 but appeared to have not been received by the Authority at that time. This was being investigated.

Further information had also been received from the Agent on the day preceding the committee meeting but officers had not had an opportunity to review this information. This was in connection with reasons 3 to 5 for refusal as set out in the report. The further information related to a heritage assessment, highways issues and climate change mitigation measures.

The Planning Officer explained that given further information had been received, Members could vote to defer the application to allow time for consideration, however reasons 1 and 2 of the recommendation for refusal were fundamental policy objections and remained relevant. Members would have to disagree with these two recommendations in order that a deferment would be advantageous.

The following made representations to the Committee under the Public Participation at meetings scheme:

- Emma and Alan Walker, Supporters – statement read out by Democratic and Legal Support Team
- Sir Richard Fitzherbert, Supporter – video presentation
- Mr S Foote, Agent – statement read out by Democratic and Legal Support Team

Members discussed the issues around leaving field barns to fall into ruin versus the impact of their conversion and domestication on the landscape, and the consistency of the Authority's approach on this.

The Planning Officer was asked to clarify whether this application was linked to an existing farm and confirmed that it was not an application for a farm workers dwelling or a local occupancy affordable dwelling, it was for an open market dwelling.

A motion to refuse the application in accordance with Officer recommendation was moved.

The Head of Planning clarified that spatial advice regarding conversions was not currently part of the relevant policy however those field barns that had been previously approved for conversion tended to be those on the edge of settlements or in groups of buildings rather than those in open countryside. Any measures to hide the barn would have a detrimental effect on the landscape.

A motion to defer the item was moved.

The first motion to refuse the item in accordance with officer recommendation as set out in the report was seconded, put to the vote and carried.

## **RESOLVED**

**To REFUSE the application for the following reasons:**

- 1. The development would result in alterations to the building and domestication of the building's setting that would harm its historic agricultural character, contrary to policies L3, DMC3 and DMC10. This harm is judged to outweigh the benefits of the development, meaning that it is also contrary to policy DMC5 and to paragraphs 172 and 197 of the NPPF.**
- 2. The development would result in domestication of the landscape in this location, harming its historic agricultural character, contrary to policies L1,L3, DMC3 and DMC8. This harm is judged to outweigh the public benefits of the development, meaning that it is also contrary to policy DMC5 and to paragraph 172 and 196 of the NPPF.**
- 3. The application includes insufficient information to show the effect of the development on the significance, character and appearance of the heritage asset and its setting, contrary to policy DMC5 and paragraph 189 of the NPPF.**
- 4. The application fails to demonstrate that forward visibility for vehicles approaching the site from the south and towards any vehicles turning right in to the site would have an acceptable impact on highway safety, contrary to paragraph 109 of the NPPF.**
- 5. The application fails to demonstrate that the development would make the most efficient and sustainable use of land and resources, take account of the energy hierarchy, and achieve the highest standards of carbon reduction and water efficiency. This is contrary to Core Strategy Policy CC1.**



**33/21 FULL APPLICATION - THREE NEW BUILD TERRACED HOUSES TO MEET AFFORDABLE LOCAL NEED AT UPPER YELD ROAD, BAKEWELL (NP/DDD/1220/1175, ALN)**

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

The Planning Officer introduced the report setting out the reasons for approval as set out in the report.

The following made representations to the committee under the public participation at meetings scheme:

- Mr and Mrs Parker, Objectors – video presentation.
- Alison Clamp, Peak District Rural Housing Association, Supporter – statement read out by Democratic and Legal Support Team.

Members asked the Planning Officer to clarify the policy position regarding potential loss of sunlight to the neighbouring property. The Planning Officer confirmed that the Authority's guidance on this takes into account a number of factors. In this case the relevant factors were the removal of the large tree from the site, the presence of existing features between the neighbouring and proposed property, and the proposed layout and orientation of the development. Having considered these factors, it was not possible to substantiate a reason for refusal based on amenity impact on the neighbouring property.

A motion to approve the application in accordance with Officer recommendation was moved and seconded.

The Head of Planning was asked to clarify whether approval of this application could be in conflict with the emerging Bakewell Neighbourhood Plan. He confirmed that it would not, as the plan had not been adopted yet and if/ when it was it would be considered alongside other policies.

A motion for approval in accordance with Officer recommendation was put to the vote and carried.

Cllr Chapman had left the meeting during consideration of this item so abstained from voting.

**RESOLVED**

**To APPROVE the application subject to the Authority's standard section 106 agreement restricting occupancy to those in housing need and the following conditions:**

**1. 2 year time limit.**

**2. Adopt amended plans.**

**3. Prior to commencement of the development submit and agree details of the final finished levels of the dwellings hereby approved. Thereafter the dwellings to be constructed in accordance with agreed details.**

- 
- 4. Remove permitted development rights for alterations, extensions, outbuildings and boundaries.**
  - 5. No development shall be commenced until details of the construction and implementation of a relocated crossing point to Upper Yeld Road has been submitted to and approved in writing by the National Park Authority.**
  - 6. No development, including preparatory works, shall commence until a temporary access for construction purposes has been provided in accordance with a detailed design first submitted to and approved in writing by the National Park Authority. The detailed design shall also include appropriate visibility sightlines and measures for warning other highway users of construction traffic entering or emerging from the site access. The access shall be retained in accordance with the approved scheme throughout the construction period free from any impediment to its designated use.**
  - 7. Before any other operations are commenced, excluding construction of the temporary access referred to in Condition 6 above, space shall be provided within the site curtilage for storage of plant and materials, site accommodation, loading and unloading of goods vehicles, parking and manoeuvring of site operatives and visitors vehicles, laid out and constructed in accordance with detailed designs to be submitted in advance to the Local Planning Authority for written approval and maintained throughout the contract period in accordance with the approved designs free from any impediment to its designated use.**
  - 8. Throughout the construction period vehicle wheel cleaning facilities shall be provided and retained within the site. All construction vehicles shall have their wheels cleaned before leaving the site in order to prevent the deposition of mud and other extraneous material on the public highway.**
  - 9. The development hereby permitted shall not be occupied until the new vehicular access to Upper Yeld Road has been constructed in accordance with the revised application drawing, laid out, constructed and provided with 2.4m x 43m visibility splays in both directions, the area in advance of the sightlines being maintained throughout the life of the development clear of any object greater than 1m in height (0.6m in the case of vegetation) relative to adjoining nearside carriageway channel level.**
  - 10. The development hereby permitted shall not be occupied until space has been provided within the application site in accordance with the revised application drawings for the parking of residents' vehicles, laid out, surfaced and maintained throughout the life of the development free from any impediment to its designated use.**
  - 11. The proposed access drives to Upper Yeld Road shall be no steeper than 1 in 15 from the nearside highway boundary and measures shall be implemented to prevent the flow of surface water onto the adjacent highway. Once provided any such facilities shall be maintained in perpetuity free from any impediment to their designated use.**

- 12. The development hereby permitted shall not be occupied until a bin store has been provided adjacent to Upper Yeld Road, so bins can be stored clear of the public highway on collection day.**
- 13. There shall be no gates or other barriers located across the entire frontage of the property.**
- 14. Prior to the commencement of the development hereby approved (including demolition and all preparatory work), a scheme for the protection of the retained trees, in accordance with BS 5837:2012, including a tree protection plan (TPP) and an arboricultural method statement (AMS) shall be submitted to and approved in writing by the Local Planning Authority.**
- 15. Tree planting scheme to be submitted and agreed to include at least 3 new replacement trees.**
- 16. No retained tree shall be cut down, uprooted, destroyed, pruned, cut or damaged in any manner during the development phase and for the life of the development unless otherwise approved in writing by the National Park Authority.**
- 17. Recommendations at section 4 of the submitted Preliminary Ecological Appraisal by Peak Ecology to be adhered to.**
- 18. Sample panel of stonework prior to erection of stonework and sample of roof slate to be agreed prior to commencement of roof.**
- 19 Hard and soft landscaping scheme to be submitted and agreed.**
- 20 Hedgerow on eastern boundary of the site to be retained in its entirety.**
- 21. Details of air source heat pump to be submitted and agreed, including location, noise output, design and final finish.**
- 22. Climate change mitigation measures as specified in the submitted Climate Change Statement to be fully implemented.**
- 23. Minor architectural and design details.**

Cllr Potter left the meeting.

Cllr McCloy left the meeting at 1.00pm and returned at 1.40 pm

**A motion to continue the meeting past three hours was moved, seconded, voted on and carried.**

**The meeting adjourned for lunch at 1.00 pm and reconvened at 1.30 pm**

34/21

**FULL APPLICATION - CHANGE OF USE OF BARNES TO CREATE 2 HOLIDAY COTTAGES WITH ASSOCIATED WORKS TO BUILDINGS; MINOR ALTERATIONS TO LISTED FARMHOUSE TO ENABLE ITS USE AS A HOLIDAY COTTAGE; ASSOCIATED WORKS TO ACCESS AT GREENWOOD FARM, SHEFFIELD ROAD, HATHERSAGE (NP/DDD/1220/1211 EG)**

Mr Helliwell left the meeting due to a prejudicial interest and Mr Smith took over as Chair.

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

The Planning Officer introduced the report setting out the reasons for approval as set out in the report.

The following updates to the report were given:

- The conditions should be amended to say that the Highway works must be carried out prior to occupation rather than prior to any other works commencing.
- An additional condition was required in order to retain the boundary wall at its current height.
- The report incorrectly mentioned a new staircase. A condition is required regarding the balustrades on the existing staircase, to be agreed by Officers.
- Tree protection measures to be specified to protect a Chestnut tree during the duration of the building works.
- Existing septic tank to be replaced by a package treatment plant – final details of condition to be agreed.
- Addition of condition to regulate external lighting
- The Parish Council comments had been received and considered. Farming use would continue, as the land is farmed by another National Trust Tenant and sustainability had been considered as the site can be accessed by rail and bus. There would be no significant increase in traffic.

The following made representations to the committee under the Public Participation at meetings scheme:

- Mr Tim Hill, Hathersage Parish Clerk, Objector – Telephone call
- Mr Jon Stewart, National Trust General Manager (Peak District), Applicant, - Video presentation.

A motion to approve the application in accordance with the Officer recommendation and with additional conditions regarding the boundary wall, the balustrade on the existing staircase, a construction management plan to protect trees, regulation of external lighting and the installation of a package treatment plant, was moved and seconded.

A vote was taken and carried.

Cllr McCloy abstained from voting as he had not been present at the beginning of the discussion.

## **RESOLVED**

**To APPROVE the application subject to the following conditions:**

- 1. Commence development within 3 year time limit.**
- 2. Carry out in accordance with amended plans.**

- 3. Use of barn conversions regulated to holiday use only and maintained ancillary to farmhouse and in one planning unit.**
- 4. Removal of Permitted Development rights.**
- 5. Conversion to take place within the shell of the existing buildings – no rebuilding.**
- 6. Conditions to secure minor detailed design matters – soil vent pipe, rain water goods, vents, verge detail etc.**
- 7. Conditions to secure detailed landscaping scheme with implementation including parking and access works before occupation.**
- 8. Landscape scheme to incorporate stone boundary walls to define new domestic curtilages with the area for barn 1 reduced and defined in accordance with detailed plan to be agreed.**
- 9. Secure detailed programme of works to meet PDNPA built environment recommendations (pipework and electric routing to listed buildings etc.)**
- 10. Conditions to secure archaeological recording**
- 11. Scheme of ecological mitigation to be implemented as agreed with PDNPA ecology**
- 12. No development to commence until the applicant has signed an agreement with Highway Authority for the implementation of mitigation works and maintenance of trees for the highway works and visibility splay on verge opposite the entrance.**
- 13. Submission of revised sustainability scheme to meet policy CC1 incorporating air source heat pump(s)**
- 14. Additional condition regarding the height of the boundary wall to be agreed**
- 15. Additional condition regarding the balustrade on the existing staircase to be agreed.**
- 16. Additional condition regarding a construction management plan to protect trees to be agreed.**
- 17. Additional condition regarding regulation of external lighting to be agreed.**
- 18. Additional condition regarding installation of a package treatment plant to be agreed.**

35/21

**LISTED BUILDING CONSENT- CHANGE OF USE OF BARNs TO CREATE 2 HOLIDAY COTTAGES WITH ASSOCIATED WORKS TO BUILDINGS; MINOR ALTERATIONS TO LISTED FARMHOUSE TO ENABLE ITS USE AS A HOLIDAY COTTAGE; ASSOCIATED WORKS TO ACCESS AT GREENWOOD FARM, SHEFFIELD ROAD, HATHERSAGE (NP/DDD/1220/1212 EG)**

This item was discussed by members as part of Agenda Item 8.

A motion to approve the application in accordance with the Officer recommendation and with additional conditions regarding the boundary wall and the balustrade on the existing staircase, was moved and seconded.

## **RESOLVED**

**To APPROVE the application subject to the following conditions:**

- 1. Commence development within 3 year time limit.**
- 2. Carry out in accordance with amended plans.**
- 3. Use of barn conversions regulated to holiday use only and maintained ancillary to farmhouse and in one planning unit.**
- 4. Removal of Permitted Development rights.**
- 5. Conversion to take place within the shell of the existing buildings – no rebuilding.**
- 6. Conditions to secure minor detailed design matters – soil vent pipe, rain water goods, vents, verge detail etc.**
- 7. Conditions to secure detailed landscaping scheme with implementation including parking and access works before occupation.**
- 8. Landscape scheme to incorporate stone boundary walls to define new domestic curtilages with the area for barn 1 reduced and defined in accordance with detailed plan to be agreed.**
- 9. Secure detailed programme of works to meet PDNPA built environment recommendations (pipework and electric routing to listed buildings etc.)**
- 10. Conditions to secure archaeological recording**
- 11. Scheme of ecological mitigation to be implemented as agreed with PDNPA ecology**
- 12. No development to commence until the applicant has signed an agreement with Highway Authority for the implementation of mitigation works and maintenance of trees for the highway works and visibility splay on verge opposite the entrance.**
- 13. Submission of revised sustainability scheme to meet policy CC1 incorporating air source heat pump(s)**
- 14. Additional condition regarding the height of the boundary wall to be agreed**
- 15. Additional condition regarding the balustrade on the existing staircase to be agreed.**

---

**36/21 FULL APPLICATION - NEW ROOF AND BUILD UP WALLS IN LIMESTONE ON EXISTING STORE, THE GREEN, MAIN STREET, CHELMORTON (NP/DDD/0121/0013 TM)**

Mr Helliwell re-joined the meeting and took back the Chair at 2.19pm.

Cllr Chapman left the meeting as he had declared a prejudicial interest on this item..

The Planning Officer introduced the report and confirmed that the application had come before the committee due to the Applicant's spouse being a member of the committee.

A motion to approve the application in accordance with the Officer recommendation was moved, seconded, put to the vote and carried.

**RESOLVED**

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

- **3 year implementation period.**
- **The development shall not be carried out other than in complete accordance with the specified plans.**
- **All new stonework including lintels, sills, quoins and surrounds shall be in natural stone, coursed, laid and pointed to match the existing dwelling house.**
- **The new roofs shall be clad with concrete pantile to match the dwelling house. The roof verge(s) shall be flush cement pointed, with no barge boards or projecting timberwork.**
- **Climate change mitigation measures to be implemented**

**37/21 NEW AFFORDABLE HOUSING - FLOORSPACE THRESHOLDS (BT/IF)**

The report was introduced by the Head of Planning.

Members discussed whether policy regarding the size of affordable housing in relation to the needs of applicants, had remained consistent since the last Local Plan Review and the adoption of the Development Management Policies. If a change had occurred outside of this process, there were concerns that this would not have been subject to adequate public discussion and scrutiny.

The Head of Planning explained that adopted Development Management policies sought to strengthen the strategic policy aim for more affordable homes through a range of sizes and types of accommodation responding to identified needs. Recent cases were bedding in this approach and had led to a change of emphasis on privately developed schemes.

The tension between providing affordable housing which might be suitable for growing families and maintaining a turnover of housing supply that could remain affordable in perpetuity was also discussed.

---

It was suggested that a working party consisting of Members and Officers, could be formed, preferably through the existing Member Local Plan Steering Group, to discuss and investigate this matter further outside of the Committee.

Cllr Richardson left the meeting at 3.09pm

**RESOLVED**

**To note the report.**

**The meeting adjourned for a short break at 3.10 pm and reconvened at 3.15 pm**

**38/21 MONITORING AND ENFORCEMENT ANNUAL REVIEW - APRIL 2021 (A1533/AC)**

The report was introduced by the Monitoring and Enforcement Team Manager who highlighted some specific cases.

**RESOLVED**

**To note the report.**

**39/21 HEAD OF LAW REPORT - PLANNING APPEALS**

The report was introduced by the Head of Planning. He confirmed that summaries of appeals would continue to be sent to Members.

With regards to the appeal decision at Lodge Moor discussed at the previous meeting of the committee, a letter had been sent to the Planning Inspectorate and an acknowledgment had been received.

**RESOLVED**

**To note the report.**

The meeting ended at 3.30 pm