



MINUTES

Meeting: **Planning Committee**

Date: Friday 8 October 2021 at 10.00 am

Venue: Aldern House, Baslow Road, Bakewell

Chair: Mr R Helliwell

Present: Mr K Smith, Cllr W Armitage, Cllr P Brady, Cllr D Chapman, Cllr A Hart, Cllr A McCloy, Cllr Mrs K Potter and Cllr K Richardson

Apologies for absence: Ms A Harling, Cllr I Huddleston, Cllr D Murphy, Cllr S. Saeed, Mrs C Waller and Cllr J Wharmby.

100/21 MINUTES OF PREVIOUS MEETING OF 10TH SEPTEMBER 2021

The minutes of the previous meeting of the committee held on the 10th September 2021 were approved as a correct record.

101/21 URGENT BUSINESS

There was no urgent business.

102/21 MEMBERS DECLARATIONS OF INTEREST

Item 7

All Members declared that they had received an email from the Agent for this application.

Item 8

All Members declared that they had received an email regarding this item.

Item 9

Mr Helliwell declared that the applicant was known to him but it was not a close association so he approached the matter with an open mind.

Item 11

All Members declared that the application site was owned by the National Park Authority

103/21 PUBLIC PARTICIPATION

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

104/21 CONSERVATION OF HABITATS AND SPECIES REGULATIONS 2019 - RESTORATION AND EXTENSION OF THORNSEAT LODGE AND ANCILLARY BUILDINGS TO FORM HOLIDAY ACCOMMODATION AND ANCILLARY GUEST FACILITIES. RESTORATION OF HISTORIC STABLE BLOCK FOR WEDDING VENUE, RESTORATION OF EXISTING ACCESS AND CREATION OF NEW CAR PARK AND ASSOCIATED LANDSCAPING AND MANAGEMENT AT THORNSEAT LODGE, MORTIMER ROAD, SHEFFIELD (NP/S/0620/0511, AM)

The report was introduced by the Planning Officer who explained that the issue to be considered was whether Members agreed that this was an appropriate assessment upon which to base their conclusions for Item 7.

A motion to adopt the report in accordance with Officer recommendation was proposed and seconded and a vote was taken and carried.

RESOLVED:

To adopt the report as the Authority's assessment of likely significant effects on internationally important protected habitats and species under Regulation 63 of the Conservation of Habitats and Species Regulations 2019 (as amended) in relation to the current planning application at Thornseat Lodge.

105/21 FULL APPLICATION - RESTORATION AND EXTENSION OF THORNSEAT LODGE AND ANCILLARY BUILDINGS TO FORM HOLIDAY ACCOMMODATION AND ANCILLARY GUEST FACILITIES. RESTORATION OF HISTORIC STABLE BLOCK FOR WEDDING VENUE, RESTORATION OF EXISTING ACCESS AND CREATION OF NEW CAR PARK AND ASSOCIATED LANDSCAPING AND MANAGEMENT AT THORNSEAT LODGE, MORTIMER ROAD, SHEFFIELD (NP/S/0620/0511, AM)

Members had visited site the previous day.

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

The following spoke under the Public Participation at meetings scheme.

- Mr Hague, Supporter – Statement read out by Democratic Services
- Ms Deborah Congreve, Supporter – Statement read out by Democratic Services
- Ms Becky Wright, Supporter – Statement read out by Democratic Services
- Mr Len Shepherd, Supporter – Statement read out by Democratic Services
- Ms Julie Firth, Supporter – Statement read out by Democratic Services
- Mr Jacob Couldwell, Supporter - Statement read out by Democratic Services
- Ms Rachel Hague, Supporter
- Ms Charlotte Hague, Supporter
- Sir Richard Fitzherbert, Supporter
- James Thomson, Supporter
- Neil Northrop, Supporter
- Chloe Parmenter, Agent

Members agreed that it was desirable that the building should be redeveloped in order to save it from total dereliction, however several issues of concern were discussed with regards to the application. In particular, it constituted major development in open countryside, the need for detailed and clear information about the viability of other

options and to support the need for enabling development, the lack of sufficient climate change mitigation measures in the proposals, the importance of preserving the front façade of the building, the likelihood of preserving the internal layout, and the impact on the landscape.

The positive impact of the proposed scheme on the local economy was acknowledged, however Members felt that the current scheme could be improved via further communication between Officers and the Applicant.

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

RESOLVED:

To REFUSE the application for the following reasons:

- 1. The development would not be in the public interest and therefore exceptional circumstances do not exist to justify the proposed major development. The proposed development is therefore contrary to policies GSP1, DS1, RT1, E2 and the National Planning Policy Framework.**
- 2. The development would result in very significant harm to Thornseat Lodge, which is a non-designated heritage asset of regional importance contrary to policies L3, DMC3, DMC5, DMC10 and the National Planning Policy Framework.**
- 3. The development would harm valued landscape character, as identified in the Landscape Strategy and Action Plan and tranquillity and dark skies. The development is therefore contrary to policies L1, DMC1, DMC3, DMC14 and the National Planning Policy Framework.**
- 4. The development would not be sited in a sustainable location and has not been designed to mitigate the impacts of climate change. The development does not encourage sustainable transport and would exacerbate the impact of traffic in the local area. The development would not encourage behavioural change or achieve a reduction in the need to travel. The development is therefore contrary to policies CC1, T1, T2, DMT6 and the National Planning Policy Framework**

The meeting was adjourned for a short break at 12.05 and reconvened at 12.15

106/21 FULL APPLICATION - CHANGE OF USE FROM AGRICULTURAL FIELD TO SITE FOR FIVE MOTOR HOMES, INCLUDING HARDSTANDINGS, NEW ACCESS TRACK AND NEW SITE ACCESS AT CHURCH LANE FARM, CHURCH LANE, GREAT LONGSTONE (NP/DDD/0721/0795, ALN)

This item was brought forward on the agenda as the speakers had arrived.

Members had visited the site the previous day.

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

The following spoke under the public participation at meetings scheme:

- Mr James Crossan, Objector
- Mr Dan Cox, Applicant

The Planning Officer confirmed that no pre-application advice had been sought so no exploration had taken place as to whether a less intensive use would be more appropriate, or whether there was a better location within the applicant's ownership.

The desirability of providing opportunities for farm diversification was acknowledged, however this had to be considered alongside the impact on the landscape of the proposed development, which members considered would be unacceptable in the proposed location which was in open countryside in close proximity to the boundary of the village conservation area.

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

RESOLVED:

To REFUSE the application for the following reasons:

1. **The siting of five motorhomes and the associated hardstandings, access track, and associated paraphernalia would cause harm to the established landscape character of the area and setting of the Great Longstone Conservation Area, contrary to Development Management Plan policies GSP1, L1, L3 and RT3 and Development Management Plan policies DMC3, DMC8 and DMR1 and the National Planning Policy Framework. The public benefits would not outweigh the harm that has been identified.**
2. **By virtue of its close proximity to nearby dwellings, the development would cause harm to residential amenity through noise and disturbance, contrary to Core Strategy policies GSP3 and RT3 and Development Management policies DMC3, DMC14 and DMR1 and the National Planning Policy Framework**

107/21 FULL APPLICATION - PROPOSED SUBDIVISION OF HOUSE AND LARGE ANNEX TO CREATE TWO INDEPENDENT DWELLINGS. REMOVAL OF DANGEROUS CHIMNEY AT HILL FOOT HOUSE, MAIN ROAD, HATHERSAGE (NP/DDD/0421/0434 SPW)

A vote to continue the meeting past three hours was carried.

The Planning Officer introduced the report, setting out the reasons for approval as outlined in the report. He confirmed that the Applicant had agreed to repair and retain the chimney so it no longer formed part of the application. Parking issues had also been resolved.

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

RESOLVED:

To APPROVE the application subject to the following conditions

- 1. Standard time limit.**
- 2. Development in complete accordance with the amended plans; Amended Block Plan showing 5 parking spaces , 'E/04A', 'P/03A' 'P/01A', 'P/02A' and specifications, subject to the following conditions or modifications.**
- 3. The first floor window on the east elevation of the 2 bedroomed dwelling (labelled 'Annex' on the plans) shall be obscure glazed and shall be permanently so maintained.**
- 4. Prior to occupation of the 2 bedroomed dwelling (labelled on the plans 'Annexe') the existing openings on the east elevation shall be infilled with stonework as shown on the approved plans.**
- 5. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 (or any order revoking and re-enacting that order) no alterations to the external appearance of the East facing elevation of the 2 bedroomed dwelling (labelled on the plans as Annexe) shall be carried out without the National Park Authority's consent.**
- 6. Prior to the occupation of each dwelling the parking and amenity space for each shall be made available as shown on the approved plans and shall remain available for use as shown throughout the lifetime of the development.**
- 7. The chimney shall not be removed.**
- 8. All stonework shall be natural gritstone to match the existing**

Cllr Chapman left the meeting at 13.00.

108/21 FULL APPLICATION - FOR THE CHANGE OF USE OF DWELLINGHOUSE AND COTTAGE (C3 USE) TO RESIDENTIAL CARE ACCOMMODATION (C2 USE) AT HARDEN MOSS COUNTRY HOUSE, GREENFIELD ROAD, HOLMFIRTH (NP/HPK/0421/0422, AM)

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

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

- Andrew Windress, Agent
- Janine Starkey, Applicant

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

RESOLVED:

To APPROVE the application subject to the following conditions:

- 1. Commence development within 3 years.**
- 2. Carry out in accordance with specified plans.**

3. The premises shall be used for the provision of residential accommodation to a maximum of 6 persons in need of care (other than a use within class C3 (dwelling houses) and for no other purposes (including any other purpose in Class C2 of the schedule to the Town and Country Planning (Use Classes) Order 1987 or in any order revoking and re-enacting that order).
4. No external lighting shall be installed other than in accordance with a scheme that shall first be submitted for prior written approval by the Authority.
5. Submission and approval of travel plan. 6. Parking shall be restricted to the spaces within the internal yard area only.

Cllr McCloy left the meeting at 13.10.

109/21 FULL APPLICATION - ERECTION OF A NEW STORAGE BUILDING TO PROVIDE STORAGE FACILITIES FOR THE ESTATE RANGER SERVICE OF THE NATIONAL PARK (FOLLOWING DEMOLITION OF EXISTING AGRICULTURAL BUILDINGS UNDER PLANNING REFERENCE NP/SM/1017/1043) AT PUMP FARM, SCHOOL LANE, WARSLOW (NP/SM/0721/0816, P6601/ALN)

The report was introduced by the Planning Officer who outlined the reasons for approval as set out in the report.

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

RESOLVED:

To APPROVE the application subject to the following conditions:

1. 3 year time limit
2. In accordance with amended plans
3. Timber boarding including barge board to be stained a dark brown colour at the time of erection
4. Remove when no longer required for land management purposes.

110/21 MONITORING & ENFORCEMENT QUARTERLY REVIEW - OCTOBER 2021 (A.1533/AJC)

Members considered a summary of the work carried out by the Monitoring and Enforcement Team over the previous quarter covering the period from July to September 2021.

The Monitoring and Enforcement Team Manager highlighted some specific cases and confirmed that the team were on course to meet their performance target.

RESOLVED:

To note the report.

111/21 HEAD OF LAW REPORT - PLANNING APPEALS (A.1536/AMC)

The Committee considered the monthly report on planning appeals lodged, withdrawn and decided.

It was noted that all the Appeals that had been decided in the month had been dismissed.

RESOLVED:

To note the report.

The meeting ended at 1.50 pm