



MINUTES

Meeting: **Planning Committee**

Date: Friday 5 November 2021 at 10.00 am

Venue: Aldern House, Baslow Road, Bakewell, Derbyshire, DE45 1AE

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, Cllr D Murphy and Cllr K Richardson

Apologies for absence: Ms A Harling, Cllr I Huddleston, Cllr S. Saeed and Cllr J Wharmby.

112/21 ROLL CALL OF MEMBERS PRESENT, APOLOGIES FOR ABSENCE AND MEMBERS' DECLARATIONS OF INTEREST

There were no declarations of interests.

113/21 MINUTES OF PREVIOUS MEETING OF 8TH OCTOBER 2021

The minutes of the last meeting of the Planning Committee held on the 8th October 2021 were approved as a correct record.

114/21 URGENT BUSINESS

There was no urgent business.

115/21 PUBLIC PARTICIPATION

One member of the public was present to make representations to the Committee.

116/21 FULL APPLICATION - ERECTION OF LOCAL NEEDS DWELLING ON LAND NEAR SLADE COTTAGE, MONYASH ROAD, OVER HADDON - NP/DDD/0321/0257,MN)

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 Planning Officer confirmed that in terms of the Authority's policy, there was no defined boundary to the village of Over Haddon, so a case by case judgement had to be made.

A motion to approve the application contrary to Officer recommendation was moved and seconded.

Members requested an amendment to the motion in order to clarify to the applicant that given he had reduced the size of the proposed development from the original application, it should be made clear what the limitations on extension of the development would be, and this was agreed to be added as a footnote.

The Planning Officer confirmed that if the application was approved the following conditions would be necessary:

1. Section 106 Agreement regulating occupancy to the applicant in the first instance and then as local needs thereafter.
2. Standard 2 year limit on commencement of works
3. Development to be carried out in accordance with the amended plans.
4. Regulation of external materials, to include walling, roof, windows, doors, rainwater goods.
5. Limitation of curtilage to area marked in red on the approved plan.
6. Implementation of Highways recommendations regarding parking and access.
7. Scheme of landscaping
8. Regulation of external lighting
9. Ground and floor levels to be regulated in accordance with the approved plans.
10. Implementation of the submitted Climate Change Mitigation Scheme

The motion to approve the application as amended and subject to the entering into of a Section 106 and conditions was put to the vote and carried.

RESOLVED

To APPROVE the application subject to prior entry into a Section 106 Agreement regulating occupancy to the applicant in the first instance and then as local needs thereafter and further subject to the following conditions:

1. **Section 106 Agreement regulating occupancy to the applicant in the first instance and then as local needs thereafter.**
2. **Standard 2 year limit on commencement of works**
3. **Development to be carried out in accordance with the amended plans.**
4. **Regulation of external materials, to include walling, roof, windows, doors, rainwater goods.**
5. **Limitation of curtilage to area marked in red on the approved plan.**
6. **Implementation of Highways recommendations regarding parking and access.**
7. **Scheme of landscaping**
8. **Regulation of external lighting**
9. **Ground and floor levels to be regulated in accordance with the approved plans.**
10. **Implementation of the submitted Climate Change Mitigation Scheme**
11. **A footnote to be added to the decision notice to clarify the limitations on future extensions.**

117/21 FULL APPLICATION - CONVERSION OF FIELD BARN TO DWELLING AT TWIN DALES BARN, FIELD TO WEST OF OVER HADDON, (NP/DDD/0821/0866), ALN

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 Neil Mycock, Applicant

Members requested clarification of the significance of the barn, in order to balance the importance of preserving the building, with the impact of its conversion and domestication on the landscape, and were advised by the Head of Planning that the barn was not a listed building but was considered to be a heritage asset, and was important in its setting in the open countryside. It made a contribution to the historic landscape and therefore to the special qualities of the National Park.

Members discussed whether the alternative, lower impact use, suggested by Officers of a camping barn, was likely to be a viable option for the applicant and whether it would have a similar impact on the landscape to a residential development.

Confirmation was requested as to whether an ecological survey had been conducted. Officers confirmed that because the reasons for refusal were felt to be fundamental, this had not been requested from the applicant.

A motion to refuse the application in accordance with Officer recommendation was moved and seconded. A vote was taken and lost.

Members discussed the location of the domestic elements of the proposed scheme and their visibility from the surrounding area, in particularly the Over Haddon / Monyash Road.

A motion to approve the application, contrary to Officer recommendation, due to the long term preservation of the barn in its setting being to the benefit of the landscape and the heritage asset, was moved and seconded, and a vote was taken and carried.

RESOLVED

That Members are minded to approve the application. However, in accordance with Standing Order 1.48, final determination of the application is DEFERRED pending a further report being prepared by Officers.

118/21 HEAD OF LAW REPORT- PLANNING APPEALS (A.1536/AMC)

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

The Head of Planning confirmed that an appeal had been lodged against the enforcement notice at Thornbridge Hall.

RESOLVED

To note the report.

The meeting ended at 11.15 am