
AGENDA ITEM No. 2

MINUTES

Meeting: **Planning Committee**

Date: 12 September 2014 at 10.00 am

Venue: The Board Room, Aldern House, Baslow Road, Bakewell

Chair: Cllr D Birkinshaw

Present: Cllr P Brady, Cllr C Carr, Cllr D Chapman, Cllr Mrs N Hawkins,
Cllr H Laws, Cllr A McCloy, Ms S McGuire, Mr G D Nickolds,
Cllr Mrs K Potter, Cllr Mrs L C Roberts, Cllr Mrs J A Twigg,
Cllr S Wattam, Cllr D Williams.

Apologies for Absence: Mr P Ancell, Cllr A R Favell, Cllr Mrs H M Gaddum,

109/14 CHAIR'S ANNOUNCEMENTS

It was noted that Cllr D Birkinshaw was chairing the meeting in the absence of the Chair, Mr Paul Ancell

The Chair reported that item 8 on the agenda had been withdrawn.

110/14 MINUTES

The minutes of the meeting held on 8 August 2014 were approved as a correct record. Cllr Mrs Potter supported approval of the minutes except for minute number 97/14.

111/14 PUBLIC PARTICIPATION

The Chair reported that 11 members of the public had given notice to speak.

112/14 MEMBERS' DECLARATION OF INTERESTS

The following Members declared interests in items on the agenda:

Item 6

- Cllr A McCloy, prejudicial interest as he knew the applicant. He stated he would leave the room and take no part in this item.
- Cllr P Brady, personal interest as he had received an email from Mr J Youatt
- Cllr Mrs K Potter, personal interest as a member of CPRE
- John Scott, the Director of Planning, declared that he had worked for the applicants on a previous case and would therefore leave the room and take no part in the discussions for this item.

Item 7

- Ms S McGuire, personal interest as she had co-written the 2007 Stanton Moor Conservation Plan with the Authority's Cultural Heritage Manager
- Cllr Mrs K Potter, personal interest as a member of CPRE

Item 9

- Cllr D Chapman, disclosable pecuniary interest as he carried out grassland management for the applicant. He stated that he would leave the room and take no part in this item.

Item 10

- Cllr D Chapman, disclosable pecuniary interest as he carried out grassland management for the applicant. He stated that he would leave the room and take no part in this item.

Item 13

- Cllr Mrs K Potter and Cllr Mrs J A Twigg, personal interests as they had received correspondence from Mr A Critchlow who they also knew as a former Member of the Authority
- Cllr D Chapman, personal interest as he had received correspondence from Mr A Critchlow
- Cllr H Laws, personal interest as a member of English Heritage

Item 15

- Cllr H Laws, personal interest as a member of English Heritage

Item 20

- It was noted that all Members had received correspondence from Dr P Owens.

113/14 6. FULL APPLICATION – ERECTION OF A SINGLE EARTH-SHELTERED DWELLING, THE CHASE, COLDWELL END, YOULGRAVE (NP/DDD/0414/0419, P4421, 420514 364036, 16/04/2014/KW)

Cllr McCloy and the Director of Planning left the room before consideration of this item.

The officer reported that since the report was written further discussions had been held and an extra condition was proposed for the construction phase stating no development until work schedule, including vehicle movements during construction phase, storing and disposal and compound be submitted to and agreed by the National Park Authority.

The following spoke under the public participation scheme:

- Mr A Baker, applicant

The recommendation for approval subject to conditions and including the additional condition was moved and seconded.

It was noted that the issue of tree protection was covered by condition 3. The motion was then voted on and carried.

RESOLVED:

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

- 1. The development hereby permitted shall be commenced within three years of the date of the permission.**
- 2. The development shall not be carried out otherwise in complete accordance with the submitted plans and specifications subject to the following conditions:**
- 3. No development shall take place until a revised scheme of landscaping has been submitted to and agreed in writing by the National Park Authority. The submitted scheme shall include: (i) details of all trees to be retained and protection for those trees during the construction phase of the proposed development; (ii) precise details of all hard and soft landscaping including details of any seeding or planting, surfacing materials and boundary treatments; (iii) precise details of the provision and undergrounding of services; and (iv) precise details of an amended vehicular access and parking provision within the site curtilage. Thereafter, the proposed development shall be carried out in complete accordance with the approved landscaping scheme, which shall be completed prior to the first occupation of the dwelling hereby permitted.**
- 4. No works shall commence on the erection of the newly-built dwelling hereby permitted until samples of the materials to be used in the construction of the external surfaces of the dwelling, including samples of the stone, quoins, sills, lintels, and surrounds to be used in the construction of the external walls, samples of all roof coverings and rain water goods, and samples of all external door and window frames, have been submitted to and approved in writing by the National Park Authority. Thereafter, the development shall be carried out in accordance with the approved details.**
- 5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting or modifying that Order), no ancillary outbuildings or other structures incidental to the enjoyment of the dwelling other than those expressly authorised by this permission shall be erected.**
- 6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting or modifying that Order), no extensions or alterations to the newly-built dwelling shall be carried out.**
- 7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting or modifying that Order), no windows or doors other than those expressly authorised by this permission shall be constructed on any elevation.**
- 8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting or modifying that Order), no walls, fences, or solar panels other than those expressly authorised by this permission shall be erected or installed on the site.**
- 9. No development until work schedule, including vehicle movements during construction phase, storing and disposal and compound be submitted to and agreed by the National Park Authority.**

Cllr A McCloy and the Director of Planning returned to the meeting after consideration of this matter at 10.20am

- 114/14 14. FULL APPLICATION: RIVER BANK REINFORCEMENT AND STABILISATION, INSTALLATION OF SAFETY BARRIERS AND RESURFACING OF SECTIONS OF TRACK ALONG PRIVATE ACCESS ROAD (AND PUBLIC BRIDLEWAY NO.12) BETWEEN WYEDALE CAR PARK AT TOPLEY PIKE AND BLACKWELL MILL (NP/DDD/0714/0752, P.441, SK107725, SK111726, SK104725 25/08/2014/CF)**

The recommendation for approval subject to conditions was moved, seconded, voted on and carried.

RESOLVED:

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

- 1. The development hereby permitted shall be commenced within 3 years of the date of the permission.**
- 2. The development hereby permitted shall be carried out in complete accordance with the amended plans, including the amended specifications for the working platform.**
- 3. The development hereby permitted shall be carried out in in complete accordance with the mitigation measures set out in the submitted protected species survey other than no works shall take place in the river unless it is supervised by an appropriately qualified ecologist.**

- 115/14 15. LISTED BUILDING APPLICATION: ALTERATIONS TO FORMER RANGERS' BUNGALOW INCLUDING NEW DOOR TO BE FORMED IN ARCHWAY TO MAIN CORRIDOR, NEW DOOR TO BE FORMED IN ARCHWAY OUTSIDE OF WC, BLOCKING UP ARCHWAY IN MAIN OFFICE, AND ERECTION OF RADIO AERIAL ON TO EXISTING ANTENNA, ALDERN HOUSE, BASLOW ROAD, BAKEWELL (NP/DDD/0714/0755 26/08/2014 P.2760 421961/369440 CF)**

The recommendation for approval subject to conditions was moved, seconded, voted on and carried.

RESOLVED:

That the application be APROVED subject to the following conditions/modifications:

- 1. The works hereby permitted shall be commenced within three years of the date of the permission.**
- 2. The works hereby permitted shall not be carried out otherwise than in complete accordance with the submitted plans and specification.**

- 116/14 17. FULL APPLICATION – ERECTION OF REPLACEMENT DWELLINGHOUSE AT FRIDEN BUNGALOW, FRIDEN 9NP/DDD/0614/0604, P5886, 417291 360997, 29/05/2014/KW**

It was agreed to add a footnote to the recommendation regarding any signs of bat habitation.

In response to Members' queries regarding condition 6, removal of permitted development rights, it was agreed to amend this by removing reference to walls, fences and satellite dishes.

The recommendation for approval subject to conditions as amended was then moved, seconded, voted on and carried.

RESOLVED:

That the application be APPROVED subject to the following conditions:

- 1. 3 year implementation time limit**
- 2. In accordance with the submitted plans.**
- 3. Submit and agree sectional/ground levels plans showing the rear wall of the dwelling set into the sloping ground levels.**
- 4. Existing outbuildings and other structures, including the caravan to be removed from the site prior to the commencement of the replacement dwelling works.**
- 5. Existing bungalow to be demolished and removed from the site prior to the first occupation of the replacement dwelling.**
- 6. Remove pd rights for extensions, alterations and outbuildings, porches and solar panels.**
- 7. Retain existing trees.**
- 8. Submit and agree hard and soft landscaping scheme.**
- 9. Restrict domestic curtilage to area edged red on attached plan.**
- 10. Submit and agree any details of spoil removal arising from the dwelling/outbuildings demolition works.**
- 11. Development to be built to a minimum of Code Level for Sustainable Homes required of RSLs.**
- 12. Submit a copy of the summary score sheet and Post Construction Review Certificate verifying that the minimum Code Level shall be achieved.**
- 13. Stonework to be in natural limestone. Sample panel to be agreed.**
- 14. Roof to be clad in natural blue slate.**
- 15. Each light of the sash window frames to be subdivided with a single vertical glazing bar.**
- 16. No external lighting without prior approval from the Authority**
- 17. Provide and maintain 2.0m x max achievable visibility sightlines across the site frontage.**
- 18. Submit and agree hard-surfacing details in respect of the access and access track.**

19. **Parking and manoeuvring spaces to be provided and maintained.**
20. **Any new service lines to the property to be underground.**
21. **Submit and agree details of disposal of foul and surface waters.**
22. **Minor design details.**
23. **Submit and agree details of construction compound to be installed prior to commencement of the construction of replacement dwelling**

Footnote:

If any signs of bats are found work would have to stop immediately and Natural England be contacted.

117/14 7. STANTON MOOR MINERAL LIAISON GROUP (JEN)

The Chair proposed that this item be deferred as not all Members of the Committee knew what the Stanton Moor principles were and also the minutes of the Liaison Group, which were attached to the report, were not yet an authorised record. This was moved, seconded, voted on and carried.

RESOLVED:

That consideration of the report be DEFERRED to allow for authorisation of the Liaison Group minutes and for Members of the Planning Committee to be made aware of the Stanton Moor principles.

The meeting was adjourned at 10.50am for a short break and reconvened at 11.00am.

118/14 9. CONSTRUCTION OF AGRICULTURAL (CATTLE) SHED WITH ASSOCIATED HARD AND SOFT LANDSCAPING, HARROP HOUSE FARM, MACCLESFIELD ROAD, RAINOW (NP/CEC/0514/0558, P655, 22/05/2014, 397249/378350, JRS)

Cllr D Chapman had declared a disclosable pecuniary interest in this item and the following item and therefore left the room.

The Director of Planning stated that as this and the following item were closely linked they would be considered together but the decisions made separately.

The following spoke under the public participation at meetings scheme regarding both this item and the following item:

- Mr Bolshaw, applicant

It was agreed to amend condition 2 of the recommendation by adding 'amended specification required regarding Yorkshire boarding' and to amend condition 4 by including landscaping protection.

The recommendation as amended was moved, seconded, voted on and carried.

RESOLVED:

That the application be APPROVED subject to conditions covering the following:

1. **The development hereby permitted shall be commenced within 3 years of the date of the permission.**

2. The development hereby permitted shall be carried out in complete accordance with the approved plans and amended specification regarding Yorkshire boarding.

3. Prior to commencement, a phasing scheme shall be submitted to and approved by the Authority, setting out a schedule for construction of the building in conjunction with the building approved by NP/CEC/0514/0553; once approved the development shall be carried out in accordance with the schedule

4. Carry out landscaping scheme in first planting season including landscaping protection.

5. Building to be used for agricultural purposes only and to be removed from the site when no longer required for the purposes of agriculture

119/14 **10. CONSTRUCTION OF AGRICULTURAL (SILAGE) SHED WITH ASSOCIATED HARD AND SOFT LANDSCAPING, HARROP HOUSE FARM, MACCLESFIELD ROAD, RAINOW (NP/CEC/0514/0553, P655, 22/05/2014, 397249/378350, JRS)**

Cllr D Chapman had declared a disclosable pecuniary interest in this item and the previous item and had therefore left the room.

It was agreed to amend condition 2 of the recommendation to include submission of plans regarding the building being 1m lower and condition 4 to include landscaping protection.

The recommendation for approval subject to conditions as amended was moved, seconded, voted on and carried.

RESOLVED:

That the application be APPROVED subject to conditions covering the following:

1. The development hereby permitted shall be commenced within 3 years of the date of the permission.
2. The development hereby permitted shall be carried out in complete accordance with the approved plans and submission of plans reducing the height of the building by 1 metre.
3. Prior to commencement, a phasing scheme shall be submitted to and approved by the Authority, setting out a schedule for construction of the building in conjunction with the building approved by NP/CEC/0514/ 0558; once approved the development shall be carried out in accordance with the schedule
4. Carry out landscaping scheme in first planting season including landscaping protection.
5. Building to be used for agricultural purposes only and to be removed from the site when no longer required for the purposes of agriculture

Cllr D Chapman returned to the meeting after consideration of this matter at 11.46am.

120/14 **11. FULL APPLICATION – CHANGE OF USE OF BARN TO AGRICULTURAL WORKER’S DWELLING AT, BASSETTS BUILDING, LONGNOR (NP/SM/0514/0502, P.11320, 406842 363524, 09/05/2014/KW)**

The following spoke under the public participation scheme:

- Cllr Mrs G Heath, supporter
- Cllr J Hails, supporter

A motion for approval was moved and seconded. However some Members felt that more information on the agricultural justification was required, therefore a motion for deferral was moved and seconded. The motion for approval was withdrawn and the motion for deferral was voted on and carried.

RESOLVED:

That consideration of the application be DEFERRED to allow for further discussion on whether the current application be withdrawn, and a resubmission considered.

The meeting was adjourned at 12.25pm for a short break and reconvened at 12.30pm.

121/14 18. FULL APPLICATION - ERECTION OF REPLACEMENT DWELLING AT SHALDON, CALVER SOUGH, CALVER (NP/DDD/0614/0697, P.5037, 423896 / 375064, 28/08/2014/AM)

Cllr S Wattam declared a prejudicial interest in this item as he knew the occupants of a neighbouring house and therefore left the room before consideration of this matter.

The recommendation for approval subject to conditions was moved and seconded. This was then voted on and carried.

RESOLVED:

That the application be APPROVED subject to the following conditions.

- 1. Statutory 3 year time limit for implementation.**
- 2. Development not to be carried out otherwise than in accordance with specified amended plans.**
- 3. Removal of permitted development rights for external alterations, extensions outbuildings, hard standing, walls, fences and other means of enclosure to approved dwelling.**
- 4. Development shall be built to a minimum of the Government's Code Level for Sustainable Homes Level (or its successor) required of Registered Social Landlords at the time of commencement of the building works.**
- 5. No development shall take place until a design stage assessment (under the Code for Sustainable Homes or its successor) has been carried out and a copy of the summary score sheet and Interim Code Certificate indicating that the development can achieve the stipulated final Code Level (or any such national mechanism that replaces this) have been submitted to and approved in writing by the National Park Authority.**
- 6. Prior to the occupation of the dwelling hereby approved, a copy of the summary score sheet and Post Construction Review Certificate (under the Code for Sustainable Homes or its successor) shall be submitted to the Authority verifying that the agreed standards have been met.**

7. **Prior approval of detailed scheme of landscaping (including planting, earth mounding, re-seeding, walls, gates and hard standing) to be implemented as part of the development.**
8. **Conditions to specify or require prior approval of architectural and design details for the dwelling including, stonework, frameless glass system, roof materials, windows and door design and finish and rainwater goods.**
9. **Prior approval of space within the site for accommodation, storage of plant, materials and parking for site operative's vehicles during construction works.**
10. **Prior approval of bin storage space.**
11. **Parking and turning areas to be laid and constructed prior to occupation and maintained in perpetuity.**
12. **Access shall not be gated within 5m of the highway limits and open inwards only.**
13. **Access drive shall be no steeper than 1 in 14 for the first 5m from the nearside highway boundary and 1 in 10 thereafter.**

Footnote re: protected species.

Cllr S Wattam returned to the meeting after consideration of this matter.

122/14 19. FULL APPLICATION – GROUNDWORKS ASSOCIATED WITH THE INSTALLATION OF PIPE LOOPS FOR GROUND SOURCE HEAT PUMP, NORTH LEES CAMPSITE, HATHERSAGE (NP/DDD/0614/0627, P.9804, 423536 / 383448, 21/08/2014/AM)

The Director of Planning reported that the wrong Parish Council had been consulted on this application, however this had now been corrected and if Members were minded to approve the application it would be subject to no contrary views being received from the Parish Council. He also reported that a footnote regarding an archaeological inspection should be added to the recommendation.

The recommendation for approval subject to conditions as amended was moved and seconded. Members suggested that photographs of the works in progress should be taken and used to encourage others to consider similar works. The motion was then voted on and carried.

RESOLVED:

That, subject to no contrary views being received from the Parish Council consultation, the application be APPROVED subject to the following conditions or modifications. If there are contrary views that these be delegated to the Director of Planning to consider in consultation with the Chair and Vice Chair of the Committee:

1. **Statutory three year time limit for implementation.**
2. **Development not to be carried out otherwise than in accordance with approved plans.**
3. **All pipe work associated with the development, shall be placed underground and the ground shall be re-instated to it former condition and the earth re-seeded before heat pump is first brought into use.**

Footnote: Archaeological inspection

123/14 12. FULL APPLICATION - SITING OF A CARAVAN AS AN AGRICULTURAL WORKER'S DWELLING FOR A TEMPORARY PERIOD OF THREE YEARS, MORRIDGE TOP FARM, BLAKELOW ROAD, ONECOTE (NP/SM/0614/0617 P.3314 404725/354678 1/9/2014/CF)

The following spoke under the public participation at meetings scheme:

- Ms S Harpur, applicant and Mr C Barks, agent, shared the 3 minute speaking allocation.

In response to a Member's query the Director of Planning stated that a copy of the report was sent to the Parish Council and they were also encouraged to attend the Committee meeting.

The recommendation for approval subject to conditions was moved, seconded, voted on and carried.

RESOLVED:

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

- 1. This permission for siting a static caravan on land at Morridge Top Farm, as proposed in the submitted application, shall be for a limited period expiring on 31 October 2017. On or before that date its use for accommodation as proposed in the submitted details shall cease and the caravan shall be permanently removed from the site.**
- 2. The occupation of the caravan, as proposed in the submitted application, shall be limited to a person solely or mainly employed in the locality in agriculture as defined in Section 336 of the Town and Country Planning Act 1990, and to any resident dependants.**

124/14 21. FULL PLANNING APPLICATION – REPLACEMENT OF 10M FLEXICELL POLE WITH 12.5M POLE AND ADDITION OF 2 CABINETS AT EXISTING TELECOMMUNICATIONS SITE, SUMMER CROSS, TIDESWELL (NP/DDD/0714/0791, P.7053, 28/07/2014, 414866 / 375646, MN)

The recommendation for approval subject to conditions was moved, seconded, voted on and carried.

RESOLVED:

That the application be APPROVED subject to the following conditions:

- 1. Standard time limit**
- 2. To be completed in accordance with submitted plans**
- 3. The pole mast and all ground level equipment cabinets, including existing ones, to have a dark green coloured matt finish (BS colour ref 12B29) before the new mast is brought into use**
- 4. All equipment to be removed from the site when no longer required for telecommunication purposes**

5. Unless otherwise agreed in writing, the mast and associated equipment shall be permanently removed and the site shall be reinstated to its former condition if any of the adjacent trees, upon which the mast relies for screening, are felled.

The meeting adjourned at 1.00pm for a lunch break and then reconvened at 1.30pm.

Chair: Cllr D Birkinshaw

Present: Cllr P Brady, Cllr C Carr, Cllr D Chapman, Cllr Mrs N Hawkins, Cllr H Laws, Cllr A McCloy, Ms S McGuire, Cllr Mrs K M Potter, Cllr S Wattam, Cllr D Williams, Cllr Mrs J A Twigg.

125/14 13. FULL APPLICATION – ERECTION OF AGRICULTURAL BUILDING ON LAND OFF BRAMLEY LANE, HASSOP COMMON, CALVER (NP/DDD/1213/1144, P.2382, 422989/ 373287 1/9/2014/CF)

The following spoke under the public participation at meetings scheme:

- Mr J Church, Agent
- Mr A Critchlow, supporter

In response to Members' queries, the Planning officer stated that no detailed agricultural justification had been received and that the preferred site for the proposal was not available. A motion for deferral for a site visit and to allow for further agricultural details to be submitted was moved and seconded. This was then voted on and carried.

RESOLVED:

That the application be DEFERRED pending a site visit and to allow for submission of further agricultural details.

126/14 16. FULL APPLICATION – GLAZING DETAIL TO SOUTH FACING GABLE END OF THE DWELLING AT STONEBRECK, LONGNOR (NP/SM/0614/0662 408832/364911 P.8337 SPW 12/08/2014)

Ms S McGuire left the meeting during consideration of this meeting at 2.10pm.

The following spoke under the public participation at meetings scheme:

- Mr M Travis, applicant

In response to Members' queries the Director of Planning confirmed that the Parish Council had been notified but the notification had not been received. A further notification had been sent by registered post and this should have been received in time for the Parish Council to make comments but none had been received.

Members were sympathetic to the proposal and a motion for approval subject to a condition that prior to the installation of the glazing, details of glass panels shall be submitted to the Authority to be agreed.

The motion was then voted on and carried.

RESOLVED:

That the application be APPROVED subject to the following condition:

- 1. Prior to installation, details of glazing panels to be submitted to the Authority to be agreed.**

127/14 20. RETROSPECTIVE APPLICATION FOR THE REPLACEMENT OF AN AGRICULTURAL BUILDING – LAND ADJACENT TO CORNERWAYS, CURBAR LANE, CURBAR (NP/DDD/0714/0735, P.2918, 11/7/2014, 424824 / 374518, MN)

The Planning officer reported a letter from the farmer that confirmed he had been a tenant of the applicant's land for the past 10 years as part of 27 acres he farms in the Curbar area. The tenant farmer had 80 sheep and lambs on the whole of the Curbar area and stored equipment, hay and feed in the previous building as well as using it for lambing. The planning officer then summarised a letter from the agent which confirmed that the existing stable block whilst currently being used for domestic and agricultural storage is to be utilised again in the near future as the applicant's grandchildren are interested in having a pony.

The Planning officer summarised a letter of objection received from the Chair of Curbar Parish Council for the Committee.

The following spoke under the public participation at meetings scheme:

- Dr P Owens, objector
- Mr J Oldfield, Agent

Members were concerned that the existing building had been erected without authorisation and with the lack of full agricultural justification. Therefore a motion for refusal due to unsatisfactory agricultural justification was moved and seconded. This was then voted on and carried.

RESOLVED:

That the application be REFUSED for the following reason:

1. **Unsatisfactory agricultural justification.**

128/14 8.1. PLANNING APPEALS (A.1536/AMC)

Members considered and noted appeals lodged and decided during the month.

RESOLVED:

1. **That the report be received.**

The meeting ended at 2.40pm.