
MINUTES

Meeting: **Planning Committee**

Date: Friday 16 June 2023 at 10.00 am

Venue: Aldern House, Baslow Road, Bakewell

Chair: Cllr P Brady

Present: Mr K Smith, Cllr M Chaplin, Cllr I Huddleston, Cllr D Murphy,
Cllr Mrs K Potter, Cllr V Priestley, Cllr K Richardson, Dr R Swetnam and
Cllr J Wharmby

Cllr A Nash and Dr R Swetnam attended to observe only.

Apologies for absence: Ms A Harling, Cllr A Hart and Cllr A McCloy.

62/23 APOLOGIES FOR ABSENCE, ROLL CALL OF MEMBERS PRESENT AND MEMBERS DECLARATIONS OF INTEREST

Dr Swetnam and Cllr Nash attended the meeting as observers.

Item 9

All Members declared an interest in this item as it related to property which is owned by the Peak District National Park Authority.

Item 10

Cllr Chaplin declared an interest in this item due to the location of the application being within his council area.

Item 14

All members declared an interest in this item due to a letter they had received from Cllr Peter O'Brien regarding the application.
Cllr Brady declared that the agent, Roger Yarwood, was known to him professionally, but they had not discussed the application.

Item 17

All members had received an email regarding this item.
Cllr Brady declared a prejudicial interest in this item due to his relationship with the applicant and confirmed that he would have to leave the room for the duration of this item.

Item 18

All members declared an interest in this item as it related to property which is owned by the Peak District National Park Authority.

Members thanked Cllr David Chapman for his service on the Authority and the Planning Committee following the recent local elections he would no longer be a Derbyshire Dales Council representative on the Authority.

Members also recorded their gratitude for Cllr Andrew McCloy, who had given his apologies, for his service to the Planning Committee as he was soon to step down from the Authority.

63/23 MINUTES OF PREVIOUS MEETING OF 12TH MAY 2023

The minutes of the last meeting of the Planning Committee held on 12th May 2023 were approved as a correct record.

64/23 URGENT BUSINESS

There was no urgent business.

65/23 PUBLIC PARTICIPATION

Eight persons were present to make representations to the Committee.

66/23 FULL APPLICATION - PROPOSED AGRICULTURAL 'L' SHAPED BUILDING TO HOUSE LIVESTOCK AND STORE FODDER AND ACCESS TRACK AT LAND SOUTH OF B5056, FENNY BENTLEY - (NP/DDD/1222/1557 GB)

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

The following spoke under the public participation at meetings scheme:

- Jo Harrison - Agent

The following concerns were raised by Members:

- The location of the scheme being low lying might exacerbate current drainage issues on the site which already cause run off and may result in erosion.
- It was unclear whether the development was the minimum necessary to serve the land.
- The impact on the landscape may exceed the agricultural benefit.
- The proposed building may not be essential as transporting fodder between sites is common agricultural practice.

Members highlighted the need for a site visit in order to better understand the setting of the proposals, which some Members considered was difficult based on the plans and photographs alone.

A motion to defer the recommendations until a site visit can occur was proposed, seconded, voted on and carried.

RESOLVED:

To DEFER the application pending a site visit to assess the landscape setting of the site .

Cllr Nash arrived as an observer at 10:27

67/23 CONSERVATION OF HABITATS AND SPECIES REGULATIONS 2019 - INSTALLATION OF 15 METRES OF STEPS AND 45 METRES OF PATH RESURFACING TO IMPROVE PUBLIC ACCESS TO THORS CAVE AND TO REDUCE EROSION. FOLLOW UP WORK TO A FIRST PHASE OF WORK UNDER PLANNING CONSENT NP/SM/1121/1255 AT THORS CAVE, WETTON (NP/SM/0123/0048, ALN)

Item 6 was dealt with at the same time as Item 7 but the votes were taken separately. Please see full minute detail in minute 68/23 below.

The proposal was moved, seconded, voted on and carried.

RESOLVED:

- I. To adopt this 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 Thor's Cave.**
- II. That the development is necessary for the conservation management of the Special Area of Conservation and would not result in significant impacts to the SAC, so an appropriate assessment is not required. Therefore, the development is not contrary to the provisions of the Conservation of Habitats and Species Regulations 2017 (as amended) and the EU Habitats Directive.**

68/23 FULL APPLICATION - INSTALLATION OF 15 METRES OF STEPS AND 45 METRES OF PATH RESURFACING TO IMPROVE PUBLIC ACCESS TO THORS CAVE AND TO REDUCE EROSION. FOLLOW UP WORK TO A FIRST PHASE OF WORK UNDER PLANNING CONSENT NP/SM/1121/1255 AT THORS CAVE, WETTON (NP/SM/0123/0048, ALN)

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

The Planning Officer advised that the path on site had been approved as part of a previous application that remains extant, so the matter under consideration was the proposed steps only.

A motion to approve the application was proposed, seconded, put to the vote and carried.

RESOLVED:

To APPROVE the application subject to the following conditions:

1. **3-year implementation time limit.**
2. **Adopt submitted plans.**
3. **Construction environmental management plan (CEMP) to be submitted and agreed.**
4. **No mud or other deleterious material shall be deposited on the highway. Any that is shall be immediately removed.**
5. **Works to take place outside of the bird breeding season (March to August inclusive)**

69/23 FULL APPLICATION - VARIATION OF CONDITION 2 (APPROVED PLANS) OF NP/DDD/1219/1298 AT FORMER DOVE DAIRY, STONEWELL LANE, HARTINGTON (NP/DDD/0223/0156, MN)

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

A motion to approve the application was proposed, seconded, put to the vote and carried.

RESOLVED:

To APPROVE the application subject to securing the affordable housing units by legal agreement and to the following conditions:

1. **The development hereby permitted shall be carried out in accordance with the approved plans (numbers to be specified on any decision notice)**
2. **No more than 26 dwellings including the two units within the retained stone barns are hereby permitted to be constructed within the application site.**
3. **The field immediately to the east of the proposed housing site shall not be used for the storage of materials, spoil, or as a builder's compound.**
4. **Notwithstanding the approved plans, the chimneys of plots G through M, P through W, and of plot Z shall be constructed of natural stone to match the stonework of the property to which they are attached.**

5. **Notwithstanding the approved plans, prior to the installation of any of the windows of the dwellinghouses occupying plots G or P, plans that show amended window opening details to provide for larger windows as sliding sash and that omit any top-opening lights shall be submitted to and approved in writing by the Authority. Thereafter the development shall proceed only in accordance with the approved details and shall be so maintained throughout the lifetime of the development.**
6. **The home office accommodation shown at plot J shall be for private home office use only, and shall remain ancillary to the occupation of the dwellinghouse occupying plot J.**
7. **The existing stone-built buildings occupying plots X and Y as shown on the approved plans shall not be demolished, and the conversions shall take place within the shell of the existing buildings with no rebuilding.**
8. **All material from the demolition works associated with the development – other than that re-purposed in on-site construction works – shall be removed from the site upon completion of construction of the development or within two months of the cessation of construction works on site, whichever is the sooner.**
9. **The buildings hereby permitted shall be constructed of natural stone and limedash render (where specified on the approved elevation drawings) with natural blue slate, Staffordshire blue natural plain clay tiles or red natural plain clay tiles for roofs as specified on the approved plans, and with roofing materials matching the appearance of those approved under NP/DIS/1217/1223.**
10. **Prior to the construction of the external walls of plot Z, a sample panel of no less than 1m² of gritstone shall be constructed on the site. The National Park Authority shall be informed on the completion of the sample panel which shall then be inspected and approved in writing. All subsequent walling be of the type specified on the approved elevation plans for each plot and shall match the relevant approved sample panels in terms of stone/render colour, stone size, texture, and coursing and pointing in the case of the limestone and gritstone walling, subject to whatever reasonable modifications may be specifically required in writing by the Authority. If necessary the Authority shall request the construction of further sample panels incorporating the required modifications**
11. **Prior to the construction of the external walls of plot Z, details of the proposed air source heat pump (including appearance and position) shall be submitted to and approved in writing by the Authority. Thereafter the development shall be carried out in accordance with the approved details, with the pump installed prior to the occupation of the building.**
12. **All external gritstone walls of plots J and P shall be natural gritstone to match the appearance approved under NP/DIS/0221/0207.**
13. **All external limestone walls of plots F and G shall be natural limestone to match the appearance approved under NP/DIS/0721/0836.**

14. All external limestone walls of plots H, I, Q, T, U, V, and W shall be natural limestone to match the appearance approved under NP/DIS/0322/0426.
15. The garage of plot Y shall be natural limestone to match the appearance approved under NP/DIS/0221/0207.
16. All lintels, sills, jambs, copings and quoinwork in the development hereby permitted shall be in natural gritstone and shall be provided as shown on the approved elevations drawings and retained as such thereafter.
17. All pointing in the development hereby permitted shall be bag brushed and slightly recessed and shall be retained as such thereafter.
18. All external doors and windows in the development hereby permitted shall be of timber construction and shall be retained as such thereafter.
19. All door and window frames in the development hereby permitted shall be recessed a minimum of 75mm from the external face of the wall and shall be retained as such thereafter.
20. All rainwater goods in the development hereby permitted shall be of cast metal and painted black and shall be retained as such thereafter.
21. Where coped gables are not approved in the development hereby permitted, roof verges shall be flush pointed with no barge boards or projecting timberwork and shall be retained as such thereafter.
22. The boundary treatments in the development hereby permitted shall be as shown on the approved site plan – landscaping layout. Boundary treatments that are to be a drystone wall shall be made of natural rubble limestone. The drystone walls shall be capped with half-round natural limestone coping stones and shall be between 900mm and 1000mm in height in the case of those adjacent to driveways (identified with the letter N on the approved site plan (landscaping layout)) and between 1000mm and 1200mm in all other cases (identified with the letter O on the approved site plan (landscaping layout)). Where walls identified with the letter N on the approved site plan (landscaping layout) transition in to walls identified with the letter O on the approved Landscaping Layout plan, any difference in height shall be addressed through a gradual sloped transition, not a stepped transition. The boundary treatments shall be completed before the dwelling to which it relates is first occupied, and the boundary treatments shall be retained thereafter.
23. None the dwellings hereby permitted shall be first occupied until any car parking (including garages) and vehicle manoeuvring areas relating to them have been laid out/constructed and made available in accordance with the approved plans. These car parking spaces (including garages) and vehicle manoeuvring areas shall be used solely for the benefit of the occupants of the dwelling to which it relates. The car parking (including garages) and vehicle manoeuvring areas shall be retained thereafter and kept available for their respective purposes at all times.
24. The areas annotated 'Area Returned to Greenfield' on the approved site

plan (landscaping layout), shall be restored to grassland in accordance with the details specified on that same plan. The area to the west of the built development marked for returning to greenfield on the approved plan shall be restored to grassland upon completion of construction of the development or within two months of the cessation of construction works on site, whichever is the sooner. The remaining areas marked for grassland restoration shall be restored prior to the first occupation of the open market houses hereby permitted.

25. Demolition or construction works shall not take place outside 07:30 hours to 19:00 hours Mondays to Fridays and 09:00 hours to 17:00 hours on Saturdays nor at any time on Sundays or Bank Holidays.
26. The development shall be carried out only in accordance with the Construction Method Statement approved under NP/DIS/0221/0207.
27. Development shall proceed only in complete accordance with the contamination mitigation measures approved under NP/DIS/0918/0836.
28. Trees shall be protected during demolition/construction works as approved under NP/DIS/0221/0207.
29. Development shall proceed only in complete accordance with the mitigation measures for protected species approved under NP/DIS/1217/1223.
30. The provision of residential estate roads and footways shall be carried out in full accordance with the details approved under NP/DIS/0721/0836.
31. The undergrounding of all service lines within the development hereby permitted shall be carried out in accordance with the details approved under NP/DIS/0721/0836.
32. External lighting (including any floodlighting) shall be installed in accordance with the scheme of lighting approved under NP/DIS/0721/0836 only. No additional lighting shall be installed without the prior permission of the Authority.
33. Within 6 months of the date of this decision details of proposed land restoration relating to the approved flood attenuation measures approved under NP/DIS/0221/0207 shall be submitted to and approved in writing by the Authority. Within 6 months of the land restoration details being approved, the approved flood attenuation measures and land restoration shall be fully implemented.
34. The surface water drainage measures approved under NP/DIS/0221/0207 shall be implemented as approved.
35. The hard and soft landscaping works shall be carried out in full accordance with the details approved under NP/DIS/0721/0836, which shall be implemented within the timescales detailed within the approved documents.

36. Notwithstanding the provisions of condition 35, prior to the erection of the external walls of the property occupying Plot Z full details of hard and soft landscaping within its curtilage shall be submitted to and approved in writing by the Authority. Thereafter the works shall be carried out in full prior to the first occupation of the dwelling.
37. All new metal estate fencing, shall be between 1000mm and 1200mm in height, from the adjacent ground level, and shall have a black painted finish at the time of installation.
38. The development shall be carried out only in accordance with the Landscape Management Plan approved under NP/DIS/0721/0836, and the Plan shall thereafter continue to be implemented throughout the lifetime of the development.
39. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order), no development permitted by Classes A B C D E H of Part 1 and Class A of Part 2 of Schedule 2 of the order shall be carried out other than that expressly authorised by this permission.

70/23

FULL APPLICATION - FOR THE INSTALLATION OF A SOLAR POWERED CAR PARK MACHINE AND ASSOCIATED BASE, PEDESTRIAN AREA AND SIGNAGE AT PUBLIC CONVENIENCE AND CAR PARK, ALSTONEFIELD (NP/SM/1122/1439, DH)

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

Members asked the Planning Officer if the selling or leasing of the car park to Alstonefield Parish Council or some other community group had been explored as it had been mentioned in a public representation. The officer confirmed that this was something that would have to be raised with the Authority's Property Team and highlighted that such discussion was a separate matter from the planning application, the outcome of which would not prejudice such discussion.

RESOLVED:

To APPROVE the application subject to the following conditions:

1. Statutory time limit
2. The development to be in accordance with the submitted specifications received 17/11/2022, and the amended site plan received 16/01/2023

71/23

FULL APPLICATION - FOR THE INSTALLATION OF SOLAR POWERED CAR PARK MACHINE AND ASSOCIATED BASE, PEDESTRIAN AREA AND SIGNAGE AT DERWENT OVERLOOK CAR PARK (NP/HPK/0323/0247, EJ)

This Item was brought forward on the agenda as the meeting was ahead of schedule and speakers had not arrived for other items.

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

A motion to approve the application was moved, seconded, voted on, and carried.

RESOLVED:

To APPROVE the application subject to conditions

1. **Statutory time limit**
2. **In accordance with submitted plans**

72/23 HEAD OF LAW REPORT - PLANNING APPEALS

This Item was brought forward on the agenda as the meeting was ahead of schedule and speakers had not arrived for other items.

A member highlighted that in both appeals against conditions described in this report, it was unclear as to what the numbered conditions actually said. It was requested that in future reports conditions are described in the text instead of referred to numerically.

RESOLVED

To note the report.

73/23 PLANNING APPEALS ANNUAL REPORT

This Item was brought forward in the agenda as the meeting was ahead of schedule and speakers had not arrived for other items.

The Head of Planning introduced the report which summarised the work carried out on Planning Appeals over the period 2022/2023.

Members queried if a debriefing would be taking place for the recent public enquiry regarding the appeal against the Enforcement Notice at Thornbridge Hall to see what lessons can be learned. The Head of Planning confirmed that he had met with the Vice Chair of Planning Committee and the Chair of the Authority to discuss lessons learned, and that a summary of their conclusions would be circulated to Members shortly. He also stated his intent to write to the Planning Inspectorate regarding issues raised by the decision and the special weight added to planning applications and the nesting of designations within a national park.

RESOLVED

To note the report.

74/16 The meeting adjourned for a short break at 11:00 and reconvened at 11:17
75/23 CONSERVATION OF HABITATS AND SPECIES REGULATIONS 2019 - PROPOSED RESTORATION AND EXTENSION OF THORNSEAT LODGE AND ANCILLARY BUILDINGS TO FORM HOLIDAY ACCOMMODATION AND GUEST FACILITIES; ERECTION OF EVENTS VENUE; ALTERATIONS TO EXISTING ACCESS

**INCLUDING PARKING FACILITIES; ENHANCED SITE LANDSCAPING,
THORNSEAT LODGE, MORTIMER ROAD, SHEFFIELD (NP/S/1022/1300, JRS)**

Item 10 was dealt with at the same time as Item 11 but the votes were taken separately. Please see full minute detail in minute 76/23 below.

The proposal was moved, seconded, voted on and carried.

RESOLVED:

1. **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 Thornseate Lodge.**

76/23

**FULL APPLICATION - PROPOSED RESTORATION AND EXTENSION OF
THORNSEAT LODGE AND ANCILLARY BUILDINGS TO FORM HOLIDAY
ACCOMMODATION AND GUEST FACILITIES; ERECTION OF EVENTS VENUE;
ALTERATIONS TO EXISTING ACCESS INCLUDING PARKING FACILITIES;
ENHANCES SITE LANDSCAPING AT THORNSEAT LODGE, MORTIMER ROAD,
SHEFFIELD (NP/S/0622/1300, JRS)**

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

The following spoke under the public participation at meetings scheme:

- Mark Boyd, Supporter
- Rachel Woodhouse-Hague, Supporter

Members acknowledged that as with the previous application at the site, they were keen to see the site restored, however the following concerns were expressed:

- The proposed scheme would be development in the open countryside
- The viability of other options e.g. residential use of the site, had not been sufficiently explored
- Any need for haste had been caused by two decades of neglect of the site
- Impact of the proposed car park on the landscape and setting
- The justification for a large car park given a mini bus service was proposed
- The proposed scheme would be over development
- Design concerns over the rear extension, and also of its impact on views from the wider landscape

- Insufficient details provided regarding the proposed biomass boiler
- Whether the electrical infrastructure would support the proposed Electric Vehicle Charging points

Members also discussed the benefits of the proposed scheme

- It would save the building from further ruin, and in order for this to be achieved it would need to be financed by a commercial use
- The benefit to visitors to the National Park
- Concerns such as potential use of fireworks could be controlled by condition

Officers advised that if the application was approved, a conversation would have to take place with the applicant about conditions. Also, the Habitat Assessment would have to be reviewed so as to be clear that it was the Authority's own assessment as opposed to the adoption of the shadow assessment (to answer the comments of Natural England).. In order to ensure that maximum gain was secured a Section 106 Agreement should be made to remove further wedding event structures within the applicant's control around the Bradfield area but beyond the application site.

A motion to defer the application with a strong indication that Members are minded to approve, and that a report be made back no later than August's Planning Committee meeting setting out the conditions of any planning permissions, any improvements that can be achieved, and the outline of the Section 106, was proposed and seconded.

A motion to approve the application subject to further agreement of conditions was proposed.

A vote on the first motion, to defer the application was taken and carried.

Members requested that a report be obtained from the Highways Authority, who had not provided any comments.

RESOLVED:

To DEFER the application with a strong indication that Members are minded to approve, and that a report be made back no later than August's Planning Committee meeting for final determination of this matter setting out the conditions of any planning permissions, any improvements that can be achieved, and the outline of the Section 106.

77/23

CONSERVATION OF HABITATS AND SPECIES REGULATIONS 2019 - TO REPAIR MAGDALEN ROAD (PRIVATE CARRIAGE ROAD AND BRIDLEWAY). TO REPLACE A COLLAPSED STONE CULVERT WITH PLASTIC PIPE AND REPAIR THE TRACK USING LOCALLY SOURCED SANDSTONE. THE FINAL COVERING WILL BE 20MM TO DUST. THE WHEEL MARKS MADE DURING THE WORK WILL BE FILLED SEPARATELY, LEAVING GRASS IN THE CENTRE. PUBLIC BRIDLEWAY MELTHAM/50, MAGDALEN ROAD, MELTHAM MOOR, MELTHAM (NP/K/0121/0026, JRS) - ITEM WITHDRAWN

This item was withdrawn.

78/23 FULL APPLICATION - TO REPAIR MAGDALEN ROAD (PRIVATE CARRIAGE ROAD AND BRIDLEWAY). TO REPLACE A COLLAPSED STONE CULVERT WITH PLASTIC PIPE AND REPAIR THE TRACK USING LOCALLY SOURCED SANDSTONE. THE FINAL COVERING WILL BE 20MM TO DUST. THE WHEEL MARKS MADE DURING THE WORK WILL BE FILLED SEPARATELY, LEAVING GRASS IN THE CENTRE. PUBLIC BRIDLEWAY MELTHAM/50, MAGDALEN ROAD, MELTHAM MOOR, MELTHAM (NP/K/0121/0026, JRS) - ITEM WITHDRAWN

This item was withdrawn.

79/23 FULL APPLICATION - CHANGE OF USE FROM DOMESTIC GARDEN TO CAMPING POD SITE AT TOP RILEY, RILEY LANE, EYAM (NP/DDD/1121/1299, JS)

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

The following spoke under the public participation at meetings scheme:

- Roger Yarwood, Agent

The Head of Planning clarified that the public right of way referred to in condition 2 of Item 14 referred to a route which followed the line of the highway which connects pedestrian rights of way and was down for refusal due to the likely detrimental impact on pedestrian's experiences rather than their safety.

He also stated that allowing permanent larger pods furnished with kitchen, bedroom and bathroom facilities moved the intent of policy from small, simple camping structures to something more akin to chalets which are resisted in principle by strategic policy. This would effectively undermine the strategic policy approach with potential for proliferation of larger and permanent structures in the landscape with impacts to the special qualities of the area and its reasons for designation as a National Park.. For this reason, if members were minded to approve the application he would defer it under section 1.48 of Standing Orders as a departure from policy with a report to be prepared and considered at a subsequent committee.

Members noted that the site was secluded and not prominent in the landscape, and expressed a desire to support schemes which would bring visitors to the National Park. Also, it was noted that as the applicant did not own the land where the passing place was proposed, an agreement with the Highways Authority would be necessary.

A proposal to approve the application was moved, seconded, voted on and carried.

RESOLVED:

1. That members be minded to **APPROVE** the application (subject to a s278 agreement to secure the passing places) and subject to a further report as set out below;
2. The Head of Planning having given notice of his intention under Standing Order 1.48, that final determination of the matter shall be dealt with at a subsequent meeting of the Committee in order to prepare a report which considers the implications for adopted policies and the therefore the soundness of an approval in this case
3. During the deferment, officers will also consider recommendations on any conditions should the application ultimately be approved.

80/16 A motion to continue the meeting past three hours was proposed, seconded, voted on and carried

81/23

FULL APPLICATION - PROPOSED ANNEX TO REAR OF DWELLING AND ASSOCIATED WORKS AT HEATHERLEA, CURBAR (NP/DDD/0323/0314, EJ)

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

The following spoke under the public participation at meetings scheme:

- Marsha North, Objector
- Sandra Poxton, Objector

Members queried the accuracy of the site plans with the Planning Officers as this issue had been raised by the speakers. No conclusion could be made about these queries and a proposal to defer the application was moved, seconded, voted on and carried.

RESOLVED:

To DEFER the application in order to clarify the accuracy of the submitted plans.

83/23

82/16 The meeting adjourned for a short break at 13:12 and reconvened at 13:16
FULL APPLICATION - AGRICULTURAL BUILDING AT ROSE COTTAGE, HOPE ROAD, EDALE, NP/HPK/1221/1308

Some Members had visited the site the previous day.

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

The following spoke under the public participation at meetings scheme:

- Andre Bajarria, Applicant

A motion to approve the application was moved, seconded, voted on and carried.

RESOLVED:

To APPROVE the application subject to the following conditions:

1. **Statutory time limit.**
2. **In accordance with amended plans.**
3. **Yorkshire boarding allowed to weather naturally.**
4. **Hardstanding to be surfaced with natural gritstone and permanently so maintained.**
5. **Approval subject to the submission of a landscaping scheme to be agreed in writing to the Authority before the occupation of the building.**
6. **Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 the use of the building hereby approved shall be restricted to agriculture only (as defined in section 336 of the Town and Country Planning Act 1990) and for no other purpose.**
7. **When the building hereby approved is no longer required for the purposes of agriculture it shall be dismantled, removed from the site and the site shall be restored to its original condition.**

84/23 FULL APPLICATION - REINSTATEMENT OF LOWER HOLT FARM, BARBER BOOTH, EDALE FOR A NEW DWELLING AND ASSOCIATED WORKS AT LOWER HOLT FARM, BARBER BOOTH ROAD, EDALE (NP/HPK/0722/0910, WE)

Some Members had visited the site the previous day.

Cllr Brady left the meeting due to a prejudicial interest in this item and did not return. Mr Smith, Vice Chair, took over the role of Chair.

The report was presented by the Planning Officer who clarified that the proposal was for the demolition of the current ruins and the erection of a new build agricultural workers dwelling and outlined the reasons for refusal as set out in the report.

The following spoke under the public participation at meetings scheme:

- Caroline McIntyre – Agent

Members expressed concerns about the location of the solar panels and whether they would be visible from surrounding hills. They also discussed the plans for the layout of the driveway which was being moved away from the established track to a more direct route.

A motion to approve the application was moved and seconded.

Members expressed support for the applicant's need to live on the site of his farming business and felt that the replacement of the current building ruins was desirable. They also noted that there was a history of occupation of the site although officers clarified any such residential occupation had been long abandoned.

The Planning Officer advised that if the application was approved, the package treatment plan and drainage field would have to be located within the application site area and the

solar panels would have to be relocated within the curtilage and that these would require an amended site plan. Also, a Section 106 Agreement would be necessary to tie the property to the agricultural need. This would also have the effect of making the applicant's land a single planning unit.

The Head of Planning reminded Members of the designated conservation area in the Edale Valley where this application lies.

The Planning Officer confirmed that if the application was to be approved, a S106 legal agreement and the following conditions would be necessary.

1. Commence development within 3 years.
2. Define approved plans amended to show solar panels relocated within the curtilage and the red line application site area expanded to include the packaged sewage treatment plant and drainage field together with details of proposed location of the ground source heat pump coils.
3. Removal of permitted development rights .
4. Agree sample stone walling panel
5. Agree sample roof tile
6. Agree details of timber window frames and doors.
7. Minor architectural and design details
8. Submit for approval details of the sewage treatment plant and drainage field.
9. Underground utility services
10. No external lighting other than in accordance with details agreed in writing.
11. Carry out access improvements
12. Submit detailed landscaping scheme for hard and soft landscape works approval.
13. Provide details of reinstatement of existing section of access track bypassed by new track or amend red line to omit and use existing track.
14. WSI for a programme of Historic Building Recording before demolition.
15. Agree finished floor level of new house in relation to current site levels.
16. Agree details of solar panels.
17. Carry out in accordance with mitigation, compensation and enhancement measures.
18. Footnote re license required from Natural England for destruction of bat roost.

The motion to approve the application subject to conditions and subject to the 106 agreement was voted on and carried.

RESOLVED:

To delegate approval of the application to the Head of Planning in consultation with the Vice Chair of Planning Committee, approval to be subject to the prior entry into a Section 106 agreement restricting the occupancy of the dwelling to an agricultural worker and tying the new house to all the owned land and the farm buildings and the following conditions:

1. **Commence development within 3 years.**
2. **Define approved plans amended to show solar panels relocated within the curtilage and the red line application site area expanded to include the packaged sewage treatment plant and drainage field together with details of proposed location of the ground source heat pump coils.**

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3. Removal of permitted development rights .
 4. Agree sample stone walling panel
 5. Agree sample roof tile
 6. Agree details of timber window frames and doors.
 7. Minor architectural and design details
 8. Submit for approval details of the sewage treatment plant and drainage field.
 9. Underground utility services
 10. No external lighting other than in accordance with details agreed in writing.
 11. Carry out access improvements
 12. Submit detailed landscaping scheme for hard and soft landscape works approval.
 13. Provide details of reinstatement of existing section of access track bypassed by new track or amend red line to omit and use existing track.
 14. WSI for a programme of Historic Building Recording before demolition.
 15. Agree finished floor level of new house in relation to current site levels.
 16. Agree details of solar panels.
 17. Carry out in accordance with mitigation, compensation and enhancement measures.
 18. Footnote re license required from Natural England for destruction of bat roost.

The meeting ended at 2.10 pm