
MINUTES

Meeting: **Planning Committee**

Date: Friday 3 November 2023 at 10.00 am

Venue: Aldern House

Chair: Cllr P Brady

Present: Cllr V Priestley, Cllr M Beer, Cllr M Buckler, Cllr B Hanley,
Cllr L Hartshorne, Cllr I Huddleston, Cllr D Murphy, Cllr Mrs K Potter,
Miss L Slack and Mr K Smith

Apologies for absence: Cllr M Chaplin, Cllr A Hart, Cllr C O'Leary and Cllr K Richardson.

133/23 APOLOGIES FOR ABSENCE, ROLL CALL OF MEMBERS PRESENT AND MEMBERS DECLARATIONS OF INTEREST

Unless otherwise indicated the interest declared is not one which comprises a disclosable pecuniary interest or one that would indicate that the member concerned would not keep a fair and open mind on the issue.

Item 5

All members had received a letter from Birchover Parish Council.

Cllr Buckler was previously DDDC Councillor and covered the Stanton Moor area.

Cllr Potter declared that she is a member of the Stanton Moor Liaison Group and leaves the room when this matter is discussed.

Item 8

Cllr Brady is acquainted with the applicant but had not discussed the application.

Item 9

Cllr Brady declared that he knew the agent professionally, but they had not discussed the application.

Item 12

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

134/23 MINUTES OF PREVIOUS MEETING HELD ON 6 OCTOBER 2023

The minutes of the last meeting of the Planning Committee held on the 6th October 2023 were approved as a correct record.

135/23 URGENT BUSINESS

There was no urgent business.

136/23 PUBLIC PARTICIPATION

Fifteen members of the public were either present or had submitted a written statement to make representations to the Committee.

137/23 SECTION 73 APPLICATION FOR THE VARIATION OF CONDITION 5 AND 71 ON NP/DDD/0712/0760 FOR THE PURPOSE OF SECURING A 2-YEAR EXTENSION OF TIME TO THE EXTRACTION OPERATION AT THE QUARRY (NP/DDD/1022/1238, RB)

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

The Planning Officer also reported that since the report was published the Planning Officer had received a late representation from Birchover Parish Council who objected to the application due to the increase in HGV activity and the impact of this activity in the area.

The following spoke under the public participation at meetings scheme:

- Ian Mortimore, Stanton Parish Council, Objector
- Howard Griffiths, Member of SADE, Objector
- Julie Kidd, Member of SADE, Objector
- Charlie Watson, Objector
- John Boulby, Objector
- Sue Fogg, Objector
- Laura Mellstron, Derbyshire Dales District Councillor, Objector
- Phil Sharland, Agent – Statement read out on his behalf by Democratic Services

Members expressed their concerns on the protection of the ancient site which should be fully protected by the National Park, and asked that the Authority record its thanks to Garry Purdy, Ken Smith and the late Prof John Herbert, for all their endeavours and actions in protecting this area.

Members asked whether the applicant could return to committee for a further extension of time, this is the case but the Planning Officer reported that the Authority would have to look at each application in line with policy if that was the case.

Members supported the proposal but understood the concerns raised regarding the absence of a restoration plan for Haul Road. The conditions for approval would need to be carried out with full consultation with Members of the committee and there would need to be an action plan to oversee the restoration.

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

RESOLVED:

That the application be APPROVED subject to a Section 106 legal agreement and to grant officers to agree final wording of conditions in full consultation with Members of the Planning Committee under the following headings:

- 1. Archaeology**
- 2. Soil Stripping**
- 3. Accordance with Approved Plans**
- 4. Commencement**
- 5. Duration**
- 6. Cessation of Operation**
- 7. Hours of Operation**
- 8. Compliance**
- 9. Landscape**
- 10. Highways**
- 11. Restoration of Haul Road**
- 12. Noise Suppression**
- 13. Dust Suppression**
- 14. Hydrological Mitigation**
- 15. Waste Management**
- 16. Ecology**
- 17. Restoration and Aftercare**

The meeting adjourned for a short break at 11.30am and reconvened at 11.42am

138/23 FULL APPLICATION - CHANGE OF USE OF DINING ROOM FOR BOTTLING ON SITE SPRING WATER ON A PERMANENT BASIS AT CRAG INN, CLOUGH ROAD, WILDBOARCLOUGH (NP/CEC/0723/0764, TS)

Some Members had visited the site the previous day.

The report was introduced by the Head of Planning who laid out the reasons for approval as set out in the report.

The following spoke under the public participation at meetings scheme:

- Doran Binder, Applicant

Following the Members site visit there were concerns raised that the applicant was currently unable to follow the terms of the planning condition number 2, as set out in the report, regarding future business plans and specifically the ability to achieve intent of condition 2.

A motion to defer the application so that further discussions could take place between the officers and the applicant regarding condition 2, was proposed, seconded, put to the vote and carried.

RESOLVED:

That the application be DEFERRED to allow for further discussion between the Officers and Applicant regarding Condition 2.

Miss Slack left the meeting at 12pm

139/23 LISTED BUILDING CONSENT - 5 NO.S WINDOWS TO BE REPLACED, STONEMASONRY AROUND WINDOWS TO BE REPLACED, ALL TO THE FRONT ELEVATION - LILAC COTTAGE, MAIN STREET, TADDINGTON (NP/DDD/0823/0935, RD) - ITEM WITHDRAWN

This item was withdrawn prior to the commencement of the meeting and discussion of this application deferred.

140/23 HOUSEHOLD APPLICATION - DEMOLISH EXISTING PORCH TO SIDE ENTRANCE DOOR, REPLACE WITH NEW PORCH, THE OLD PARSONAGE, SCHOOL LANE, TADDINGTON (NP/DDD/0723/0862, LB)

Some Members had driven passed and observed the site the previous day.

The report was introduced by the Head of Planning who laid out the reasons for refusal as set out in the report.

The following spoke under the public participation at meetings scheme:

- Simon Bradbury, Agent – Submitted statement read out by Democratic Services.

The applicant Miss Lisa Salisbury and Partner were in attendance as observers.

Members discussed the application and recognised that this was an opportunity to enhance and improve what has currently been in existence for 80 years and that another design would be more appropriate to possibly include a pitched roof finished with slate instead of glass. It was suggested that this item be deferred and to authorise officers to approve if an alternative satisfactory design solution could be agreed with the applicants.

The motion to defer the application to allow for further discussions between the applicant and the officers was proposed, seconded, voted on and carried.

RESOLVED:

To DEFER the application pending further discussions regarding the design between the applicant and planning officers, and that the decision be delegated to the Head of Planning who is authorised to grant permission subject to receipt of satisfactory details relating to the design and materials of the proposed porch.

141/23 HOUSEHOLD APPLICATION - ALTERATIONS AND EXTENSIONS TO WYNFIELD, HOLME LANE, BAKEWELL (NP/DDD/0823/0901, LB)

Some members had visited the site the previous day.

The report was introduced by the Head of Planning who laid out the reasons for refusal as set out in the report.

The following spoke under the public participation at meetings scheme:

- Jeff Cooper, Applicant

Members raised concerns regarding the size of the proposed gable being disproportionate in size to the scale of the building.

Members raised thoughts on conditions which could be attached to mitigate the bulk of the extension and suggested the introduction of vertical, narrow windows to the second floor of the front facing gable and improved fenestration at the ground floor to harmonise with the rest of the building. Officers were asked to take these points into consideration should the application be approved.

A motion to approve the application subject to conditions addressing members concerns regarding the gable was approved, seconded, voted on and carried.

RESOLVED:

That the application be APPROVED subject to conditions.

142/23 FULL APPLICATION - FOR THE CONVERSION OF AN AGRICULTURAL BUILDING INTO A SINGLE DWELLING, AT HOPE FARM, ALSTONEFIELD (NP/SM/0823/0928, DH)

The report was introduced by the Planning Officer who laid out the reasons for refusal as detailed in the report.

The following spoke under the public participation at meetings scheme:

- Derek Hambling – Applicant

Members discussed the nature of the building and noted that this was not a traditional building and was not in character with other buildings in the National Park. A new structure to replace this building would achieve significant environment enhancement. The Members were generally minded to refuse this application but acknowledged the possibility of alternatives that fit in with the criteria of the National Park.

The motion to refuse the application was moved, seconded, voted on and carried.

RESOLVED:

That the application be REFUSED for the following reasons:

- **The building is not historic or traditional in terms of its massing and materials, therefore there is no justification for conversion to provide a viable use to ensure its longevity.**
- **The applicant does not have an eligible local need for new housing within the National Park and the current application is therefore contrary to policy HC1(A) of the Core Strategy.**
- **In this instance, there are no exceptional circumstances or any other material planning consideration that would justify a departure from the Authority's adopted housing policies.**

By virtue of the proposed development's scale, it is considered that the proposal would not constitute an ancillary dwelling house. In the absence of a clear and robust justification for its size, it would not be subordinate to the farmhouse and would instead constitute a separate planning unit. It is therefore contrary to policy DMH5 and the Residential Annexes Supplementary Planning Document.

A motion to continue the meeting past 1pm was moved, seconded, voted on and carried.

143/23 FULL APPLICATION - PROPOSAL FOR THE INSTALLATION OF 1.NO MICRO-WIND TURBINE AT BRINK FARM COTTAGE, BAKESTONEDALE ROAD, POTT SHRIGLEY (NP/CEC/0823/0917, WE)

Some members had visited the site the previous day.

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

The Planning Officer informed Members that since the report had been published additional responses had been received from the Ecologist but no extra weight has been given to these comments.

The following spoke under the public participation at meetings scheme:

- Alex Franklin – Agent

It was generally felt that the installation of a wind turbine was not the right solution in this place due to landscape intrusion.

A motion to refuse this application in line with the Officer recommendation was proposed, seconded, voted on and carried.

RESOLVED:

That the application be REFUSED for the following reasons:

- 1. By virtue of its siting, scale, materials, and the dynamic rotating nature of the blades, it is considered that the proposed turbine would be a dominant and visually intrusive feature in the landscape which would have an unacceptable urbanising impact on the pastoral and agricultural landscape. The structure would be out of scale with the nearby built-form surrounding Brink Farm Cottage, and the rotor of the turbine would break the skyline of the landscape when viewed from the south-east, resulting in a prominent, rotating feature. It would therefore cause significant harm the valued characteristics and special qualities of the National Park landscape which would not be outweighed by the sustainability benefits of the scheme. On this basis, it is contrary to policies L1, DMC1, GSP1, and GSP2 and the National Planning Policy Framework.**
- 2. The noise generated from the proposed development would have an adverse impact on the amenity of the guests visiting Brink Barn. The noise levels would exceed the identified allowance for residential properties and would despoil the quiet, tranquil character of the property. In addition to this, Brink Barn is an established business within the area and the noise generated from the proposed development would have a negative impact on the owner being able to operate their business. It is therefore contrary to policies CC2, DMC14, the Climate Change and Sustainable Buildings SPD and the National Planning policy Framework.**

The meeting adjourned for a short break at 1.25pm and reconvened at 1:35pm

144/23 FULL APPLICATION - DEVELOPMENT OF ONE DWELLING, DISUSED QUARRY CHUNAL, CHARLESWORTH (NP/HPK/0723/0810, JRS)

This item was brought forward on the agenda due to the speakers having arrived.

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

The following spoke under the public participation at meetings scheme:

- Mrs Sharon Bennett, Supporter
- Mr Philip Bennett, Applicant

The Members noted the importance of protection of the Natural Zone that the proposed building would be in. This would be an open market dwelling and ultimately it was considered that this proposal was not an appropriate development for a Natural Zone.

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

RESOLVED:

That the application be REFUSED for the following reason:

The application proposes the erection of a new dwelling on a site within the Natural Zone, in a small former quarry. There is a strong presumption against development in this location unless there are exceptional circumstances which justify approval. The quarry has become naturalised since operations ceased over 40 years ago and it does not require a development to provide enhancement or remove a non-conforming or inappropriate use. It is therefore considered that for these reasons the proposal is contrary to accord with Core Strategy policies GSP1, GSP2, DS 1, HC1 and L1, and DMP policies DMC1 and DMC2. .

145/23 FULL APPLICATION - DEVELOPMENT OF AN EXISTING COMPOUND AREA WITHIN THE CURTILAGE OF MILLERS DALE STATION INTO A CHANGING PLACES FACILITY THAT WILL BE OPEN TO THE PUBLIC (NP/DDD/0823/0972, GB) P. 10804

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

There was a query as to why the design did not include solar panels on the roof and this was due to the building being very small and having a curved roof form. The planning officer highlighted the large area of solar panels that had been integrated into the roof of the goods shed to offset the energy needs of the whole site.

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

RESOLVED:

That the application be APPROVED subject to the following conditions:

- **Standard time limit**
- **Carry out in accordance with specified approved plans**
- **External paintwork to be maintained as dark recessive colours**

Cllr Potter left the meeting at 2:10pm

146/23 FULL APPLICATION - CONVERSION OF EXISTING ATTACHED DOMESTIC GARAGE TO UTILITY AND DINING ROOM AT BEGGARS REST, TOWN LANE, BRADWELL. (NP/DDD/ 0623/0699, GB)

The report was introduced by the Planning Officer who laid out the reasons for conditional approval.

The Planning Officer explained that although the Bradwell Neighbourhood Plan Policy sort to resist the loss of any off-street parking facilities, the applicant does not use the garage for parking nor did the previous resident. Members noted the existing parking space would be safeguarded by condition and with the availability of roadside parking, this was preferable to the loss of amenity space, roadside walling and hedging if a further space were created in the small front garden.

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

RESOLVED:

That the application be APPROVED subject to the following conditions:

- **Standard time limit**
- **Carry out in accordance with specified approved plans**
- **Window opening to match existing in terms of finish and recess from the external walls**
- **External driveway parking space to be maintained as an external parking space to Beggars Rest at all times.**

147/23 PLANNING PERFORMANCE UPDATE (BJT)

The Head of Planning mentioned that a Planning Performance Update would now be a quarterly report to the Planning Committee and responded to commitments in the new authority plan.

New appointments had been made within the Development Management Team which hopefully will continue to drive forward the performance. There had been improved engagement with agents and the intention is to re-instate both the regular Agents Forum and the Pre-Application Service early in 2024.

Congratulations were extended to all involved for their hard work in getting the service back on track.

The recommendation was moved, seconded, put to the vote and carried.

RESOLVED:

To note the report.

148/23 PLANNING APPEALS REPORT (A.1536)

The recommendation was moved, seconded, put to the vote and carried.

RESOLVED:

To note the report.

The meeting ended at 2.20pm