
MINUTES

Meeting:	Planning Committee
Date:	Friday 8 December 2023 at 10.00 am
Venue:	Aldern House, Baslow Road, Bakewell
Chair:	Cllr P Brady
Present:	Cllr V Priestley, Cllr M Beer, Cllr M Buckler, Cllr M Chaplin, Cllr L Hartshorne, Cllr D Murphy, Cllr C O'Leary, Cllr K Richardson and Mr K Smith
Apologies for absence:	Cllr B Hanley, Cllr A Hart, Cllr I Huddleston, Cllr Mrs K Potter and Miss L Slack.

149/23 APOLOGIES FOR ABSENCE, ROLL CALL OF MEMBERS PRESENT AND MEMBERS DECLARATIONS OF INTEREST

Cllr C O'Leary attended the meeting as an observer.

Item 5

Cllr Brady declared that he is a member of Taddington Parish Council which covers the area of the application but did not vote on this item when it was discussed at the Parish Council meeting.

150/23 MINUTES OF PREVIOUS MEETING HELD ON 3 NOVEMBER 2023

The minutes of the last meeting of the Planning Committee held on 3 November 2023 were approved as a correct record.

151/23 URGENT BUSINESS

The Head of Planning had one item to update the members on regarding Home Farm Sheldon. The longstanding enforcement issues have recently been raised at the High Court in Birmingham. The Authority had applied for a High Court injunction to seek compliance with the existing enforcement notices and to draw in further unauthorised works over the past few years. The judge upheld the application which now prevents further development and provides a strong legal basis to ensure compliance going forward and the Authority has been granted legal costs.

Thanks were given to the Principal Enforcement Planner, who represented the Authority and to the Senior Lawyer Planning & Enforcement, who put the application together.

152/23 PUBLIC PARTICIPATION

Eight members of the public were present to make representations to the Committee.

153/23 FULL APPLICATION - CONVERSION OF THE STONE FIELD BARN TO CREATE A THREE BEDROOM PROPERTY WITH INTEGRATED 1 BEDROOMS ANNEX. CONSTRUCTION OF STABLE BLOCK TO THE NORTH OF THE SITE AT BARN OFF BROADWAY LANE, NR PRIESTCLIFFE, TADDINGTON (NP/DDD/0223/0117, ALN)

The report was introduced by the Principal Planner.

Some members had visited the site the previous day.

Corrections to the report were pointed out, reference in the title of the report to a stable building and again in paragraph 12 and in the title preceding paragraph 81. Recent changes have been made to the application and there is no stable now proposed.

The reasons for refusal of this application were explained as set out in the report.

The following spoke under the public participation at meetings scheme:

- Ellie Hensby - Applicant
- Lisa Hensby - Supporter

Members discussed the suitability of the application and the impact on the landscape. The barn is an Heritage Asset and the proposal is for a significant change in use to a residential home. The main focus of the discussion was alternative uses of the barn and what is important to conserve versus what is an acceptable use for this barn in the future, recognising this had considerable local support. This proposal is in an area of high landscape sensitivity. It was recognised that the proposal included significant changes to the interior and not so much to the exterior. The interior layout is unusual. It was suggested that conditions would be needed that covered:

- the development of the unique interior layout and suitable documentation to record the existing interior
- the extent of the curtilage
- how consideration of the climate change policy would be incorporated into the design

It was felt that these conditions could be dealt with under delegated powers.

A motion to defer the decision on the application to enable the above issues to be taken on board was proposed, seconded and carried.

RESOLVED:

To DEFER the application to allow further discussions on the conditions and amendments to the application to be made to take into account:

- the development of the unique interior layout and suitable documentation to record the existing interior
- the extent of the curtilage
- how consideration of the climate change policy would be incorporated into the design

Further consideration be delegated to the Head of Planning, provided that he is able to agree an amended scheme that addresses the concerns of Members in relation to these 3 matters. If not, then the item is to be returned to committee for further consideration and determination.

154/23 FULL APPLICATION - FOR THE INSTALLATION OF 12 SOLAR PANELS TO THE EXISTING PITCHED ROOF/FRONT ELEVATION, AND 6 SOLAR PANELS TO FLAT ROOM TO THE REAR OF THE OLD SMITHY TEAROOMS, MONYASH (NP/DDD/0923/1022, DH)

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

Some Members had visited the site the previous day.

The following spoke under the public participation at meetings scheme:

- David Driscoll - Applicant

The Members discussed the application and the reasons that had been put forward for refusal and the impact on the village cross. During the site visit Members had observed other properties in the village that have had solar panels installed and were mindful of the perception of inequality of refusing this application because it is a commercial property. It was noted that this is a thriving business bringing income and employment to the local community.

There was a discussion about alternative placement of the panels. It was noted that the cost of grey solar tiles would be economically prohibitive to the business. The placing of the solar panels as proposed does not affect the traditional roof structure underneath which would remain untouched. The proposed coverage is required to make the scheme viable and to generate the 20% of electricity needed.

The Development and Enforcement Manager stated that planning permission is required for the development and the proposal must be considered on its own merits. Policies do allow for solar panels in principle and the key issues to consider are the impact of the solar panels upon the area and nearby heritage assets, taking into account the public benefits of the development which could include mitigating the impacts of climate change and improving the viability of a community facility.

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

RESOLVED:

To APPROVE the application contrary to the officer recommendation subject to the following conditions:

- 1. The development hereby permitted shall be begun within 3 years from the date of this permission.**
- 2. The development hereby approved shall not be carried out otherwise than in complete accordance with the submitted plans and specifications.**

The meeting adjourned for a short break at 11:10am and reconvened at at 11:15am.

155/23 FULL APPLICATION - DEMOLITION OF EXISTING BOUNDARY WALL, CHANGE OF USE OF AGRICULTURAL LAND TO FORM DOMESTIC CURTILAGE WITH ASSOCIATED HARD AND SOFT LANDSCAPING WORKS AND ERECTION OF GARDEN SHED AT CHAPEL HOUSE, LEEK ROAD, WARSLOW (NP/SM.0723/0757)

Item 7 was presented at the same time as Item 8, but the discussion and vote were taken separately. Please see the full minute detail 156/23 below.

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

It was noted that this application related to a site on land owned by the Peak District National Park Authority and that it is leased to the applicant. The PDNPA has offered to sell the land to the applicant. The site already has domestic curtilage to one side and would now like to extend the curtilage to the other side to provide a safe amenity space. Since the report has been written the applicant has offered to rebuild the diagonal wall which is the historic wall and although not their responsibility, would be a good mitigating measure and also to reposition the shed on the existing curtilage.

The following spoke under the public participation at meetings scheme:

- Teresa Critchlow – Agent

The Members debated the impact of the development. It was noted that to extend the curtilage as detailed in the application would have an impact on the historic characteristics of the building. Alternatives had been considered and a triangle of land had been suggested which would be an addition to the existing curtilage and is approximately the same size as the plot in the application. The agent clarified that the site in the application had been offered to the applicant by the PDNPA and confirmed by the Secretary of State following two management committee meeting decisions at the PDNPA.

The alternatives had been discussed with the applicant however, given the decisions already taken, they would like the submitted application to be considered with the additional amendments to mitigate the impact:

- To move the shed to the existing curtilage
- Rebuilding of the diagonal wall

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

RESOLVED:

That the application be APPROVED subject to the following amendments and conditions:

- 1. The development hereby permitted shall be begun within 3 years from the date of this permission.**
- 2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted details and amended site plan, drawing number 2023-2813-02 Revision D, received by the Authority 7 December 2023.**

156/23 LISTED BUILDING CONSENT - DEMOLITION OF EXISTING BOUNDARY WALL, CHANGE OF USE OF AGRICULTURAL LAND TO FORM DOMESTIC CURTILAGE WITH ASSOCIATED HARD AND SOFT LANDSCAPING WORKS AND ERECTION OF GARDEN SHED AT CHAPEL HOUSE, LEEK ROAD, WARSLOW (NP/SM.0723/0758, DH)

The discussion for this application took place within item number 156/23.

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

RESOLVED:

To APPROVE the application subject to the following conditions:

- 1. The development hereby permitted shall be begun within 3 years from the date of this permission.**
- 2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted details and amended site plan, drawing number 2023-2813-02 Revision D, received by the Authority 7 December 2023.**

157/23 FULL APPLICATION - CONVERSION OF TRADITIONAL,CURTILAGE LISTED FARM BUILDINGS TO 6 NO. DWELLINGS AT GREENCROFT FARM, MIDDLETON BY YOULGREAVE (NP/DDD/1122/1463, JRS)

The report was presented by the Development and Enforcement Manager, who outlined the reasons for approval as set out in the report.

Item 9 was presented at the same time as Item 10, but the discussion and vote were taken separately. Please see the full minute detail 158/23 below.

Some members had visited the site in the summer.

The following spoke under the public participation at meetings scheme.

- Guy Brammar – Applicant – submitted statement read out by Democratic Services

It was noted that the original submitted plans had been amended to overcome a number of issues and concerns. All of the buildings in this application were either listed or listed by virtue of being within the curtilage, there are 6 units in all. Members questioned why this could not be offered as affordable housing. This was not a possibility due to the high costs of development of the site. These properties are for market housing and are not intended to be local need affordable. As part of the proposal a strip of land is to be given to allow for better access to the public toilets.

Members felt that this is a conservation led approach for some important historic buildings which are in a parlous state. It was noted that a considerable amount of work had already been undertaken when Members visited in the summer and this was an area of concern. It was felt that this was in fact a retrospective planning application. The listed farmhouse had already been gutted and a separate listed building application has been received. Part of the works have already started and any recording/documenting of the building would have to take place on the basis of what is there now.

There was mention of Section 106 monies and whether a claim could be made and negotiated and money set aside for affordable housing or contributions to education or health. The application has justified the proposed market housing through a viability appraisal and the Authority does not have a policy that could be acted upon and therefore could not justify a requirement for contributions this in this case.

The motion to approve the application was approved, seconded, voted on and carried.

RESOLVED:

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

1. **Statutory 3 year commencement.**
2. **Compliance with amended plans and specifications, with use of buildings to be as described in the application, subject to the following:**
3. **Submit details of insulation to the roofs**
4. **No repairs to the walls or roofs to take place until details of the method and extent of the repairs are submitted to the authority, along with a justification for the works**
5. **Submit and agree samples of any new materials (walling stone and roof slates/tiles) for all new and restored buildings.**
6. **Submit and agree window and door details on all buildings, including materials, profiles, method of opening, external finish, recess, and any surrounds.**
7. **Submit details of rainwater goods, and external flues and vents.**
8. **Agree precise details of roof lights.**
9. **Submit and agree detailed scheme for site layout, landscaping, and management, including any soft landscaping, hard surfacing and boundary treatment.**
10. **Submit details of air source heat pumps**
11. **Historic Building Recording: No development shall take place until a Written Scheme of Investigation for a programme of Level 2 historic building recording has been submitted to and approved by the local planning authority in writing. The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the WSI. Planning Committee**
12. **Archaeological Watching Brief:**
 1. **No development shall take place until a Written Scheme of Investigation for a programme of archaeological monitoring has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and**
 - **The programme and methodology of site investigation and recording;**
 - **The programme and provision to be made for post investigation analysis and reporting;**
 - **Provision to be made for publication and dissemination of the analysis and records of the site investigation;**
 - **Provision to be made for archive deposition of the analysis and records of the site investigation;**
 - **Nomination of a competent person or persons/organization to undertake the works set out within the Written Scheme of Investigation".**

2. No development shall take place other than in accordance with the archaeological Written Scheme of Investigation approved under condition (a).
 3. Within a period of 12 weeks from completion of the development the archaeological site investigation and post investigation analysis and reporting shall have been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (a) and the provision to be made for publication and dissemination of results and archive deposition shall have been secured.
13. Development to be carried out within existing buildings, with no rebuilding other than where specifically agreed with Authority.

158/23 LISTED BUILDING CONSENT APPLICATION - CONVERSION OF TRADITIONAL CURTILAGE LISTED FARM BUILDINGS TO 6 NO. DWELLINGS AT GREENCROFT FARM, MIDDLETON BY YOULGREAVE (NP/DDD/1122/1464, JRS)

The discussion for this application took place within item number 157/23.

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

RESOLVED:

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

- 1 Statutory 3 year commencement.
- 2 Compliance with amended plans and specifications, with use of buildings to be as described in the application, subject to the following:
- 3 Submit details of insulation to the roofs
- 4 No repairs to the walls or roofs to take place until details of the method and extent of the repairs are submitted to the authority, along with a justification for the works
- 5 Submit and agree samples of any new materials (walling stone and roof slates/tiles) for all new and restored buildings.
- 6 Submit and agree window and door details on all buildings, including materials, profiles, method of opening, external finish, recess, and any surrounds.
- 7 Submit details of rainwater goods, and external flues and vents.
- 8 Agree precise details of rooflights.

- 9 **Submit and agree detailed scheme for site layout, landscaping, and management, including any soft landscaping, hard surfacing and boundary treatment.**
- 10 **Submit details of air source heat pumps**
- 11 **Historic Building Recording: No development shall take place until a Written Scheme of Investigation for a programme of Level 2 historic building recording has been submitted to and approved by the local planning authority in writing. The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the WSI.**
- 12 **Archaeological Watching Brief:**
 1. **No development shall take place until a Written Scheme of Investigation for a programme of archaeological monitoring has been submitted to and approved by the local planning authority in writing.**
 - **The programme and methodology of site investigation and recording;**
 - **The programme and provision to be made for post investigation analysis and reporting;**
 - **Provision to be made for publication and dissemination of the analysis and records of the site investigation;**
 - **Provision to be made for archive deposition of the analysis and records of the site investigation;**
 - **Nomination of a competent person or persons/organization to undertake the works set out within the Written Scheme of Investigation".**
 2. **No development shall take place other than in accordance with the archaeological Written Scheme of Investigation approved under condition (a).**
 3. **Within a period of 12 weeks from completion of the development the archaeological site investigation and post investigation analysis and reporting shall have been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (a) and the provision to be made for publication and dissemination of results and archive deposition shall have been secured.**
- 13 **Development to be carried out within existing buildings, with no rebuilding other than where specifically agreed with Authority.**

159/23 S.73 APPLICATION - FOR REMOVAL OF CONDITION 4 ON NP/SM/1096/095 AT PEAK VIEW, SUNNYDALE FARM, PETHILLS LANE, QUARNFORD (NP/SM/0823/0906, PM)

The Development and Enforcement Manager introduced the report and outlined the reasons for approval as set out in the report.

It was noted that both this item and item number 12 (see minute number 160/23) cover largely the same subject and therefore both items would be introduced at this time. On the original application there were 2 planning permissions granted for the change of use of the main building and construction of an annex to provide up to 8 bedrooms for 6 children along with members of staff. This application had a number of conditions

attached to it including the condition restricting the development to be carried out by the then applicants, commonly referred to as a "personal consent". The original applicants no longer occupy the site and the site is occupied by a company. This application seeks to remove the personal consent condition from both of the planning applications but changes nothing else.

The original set of operative conditions are on-going, will be kept and will continue. The Parish Council have lodged objections regarding noise and crime, privacy and highway issues however no evidence of this has been supplied. There is no evidence to suggest that operation of the development by parties other than the applicant would result in any additional impacts.

The motion to approve the application subject to conditions was moved, seconded, put to the vote and carried.

RESOLVED:

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

- 1. The premises shall be used as a children's home/residential school/outdoor activity unit and for no other purpose (including any other purpose in Class C2).**
- 2. The premises (Sunnydale Farm comprising Peak View and the annexe Moorlands Cottage) shall not be used for the accommodation of more than six children at any time.**

160/23 S.73 APPLICATION - FOR REMOVAL OF CONDITION 3 ON NP/SM/0103/008 AT MOORLANDS COTTAGE, SUNNYDALE FARM, PETHILLS LANE, QUARNFORD (NP/SM/0823/0904/PM)

The discussion relating to this item took place under the previous item number 159/23.

The motion to approve the application subject to conditions was moved, seconded, put to the vote and carried.

RESOLVED:

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

- 1. The premises shall be used as a children's home/residential school/outdoor activity unit and for no other purpose (including any other purpose in Class C2).**
- 2. The premises (Sunnydale Farm comprising Peak View and the annexe Moorlands Cottage) shall not be used for the accommodation of more than six children at any time.**

161/23 FULL APPLICATION - PROPOSED ERECTION OF DETACHED GARAGE AND ANCILLARY LIVING ACCOMMODATION AT HOLM CLOSE, EATON HILL, BASLOW (NP/DDD/0923/1051, EF)

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

The following spoke under the public participation at meetings scheme:

- David Dawson – Objector
- Lee Ellis-Edge – Objector
- Tom Palmer – Applicant

It was noted that the development was small in scale and size for the need and does not impact on the wider landscape. Members discussed if there were any valid amenity objections. It was felt there was no effective change or loss of privacy or daylight and the development would not be overlooking the neighbour properties.

The motion to approve the application subject to conditions was proposed, seconded, put to the vote and carried.

RESOLVED:

That the application be APPROVED subject to the following conditions:

- **Statutory 3-year time period for commencement of development.**
- **In accordance with specified amended plans.**
- **Restriction on occupation of the living accommodation to be ancillary to Holm Close, not occupied as holiday accommodation or as an independent dwelling house and with both being maintained within the same planning unit.**
- **Removal of permitted development rights for alterations and extensions and means of enclosure to the ancillary dwelling hereby approved.**
- **Roof light to be heritage type fitted flush in full accordance with details to be submitted to the Authority for approval in writing.**
- **Details of Solar panels to be submitted to the Authority for approval in writing.**
- **The walling material shall be natural gritstone, laid, coursed and pointed to match the existing house.**
- **Maintain garage space and outside parking and manoeuvring space.**

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

162/23 FULL APPLICATION - DEMOLITION OF EXISTING FILTER HOUSE AND ERECTION OF NO.3 NEW DWELLINGS WITH ASSOCIATED LANDSCAPING AND PARKING AT FORMER FILTER HOUSE, LONG CAUSEWAY, SHEFFIELD (NP/S/0923/1021, JRS)

The report was introduced by the Planning Team Manager who laid out the reasons for approval as outlined in the report.

A number of Members had visited the site the previous day.

The following spoke under the public participation at meetings scheme:

- Alasdair Struthers – Agent

It was noted that officers had given advice on this site on a number of occasions and a planning application for 9 holiday units had previously been refused. This proposed development is on a brownfield site beyond any other settlement and is not a traditional building in terms of the PDNPA planning policies.

Members discussed the development and on the site visit had noted a keystone above the door which needs to be retained in some way. The buildings do have heritage interest despite not being traditional. There is evidence of significant deterioration and it is not viable to conserve the existing building which is in a perilous condition. It was agreed that some elements of the design could be improved upon e.g. windows and doors and there was a discussion about the Dark Skies initiative. It was felt important that the buildings which are being demolished are documented (known as “preservation by record”).

Although Members were minded to accept in principle the demolition of the existing buildings and to accept in principle their replacement by housing, it was agreed that the application should be deferred back to a future committee to allow for further consultation between the officers and applicant to ensure the best possible outcome for the site, to allow for full documentation of the existing site and to include the climate change initiative.

A motion to defer the application so that further discussions could take place and that it be brought back to committee 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.

Cllr O'Leary left the meeting at 1.20pm

163/23 BRAMPTON NEIGHBOURHOOD PLAN

The Community Policy Planner, introduced this report and laid out the reasons for approval as set out in the report.

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

RESOLVED:

That the Committee makes Brampton Neighbourhood Plan part of the statutory development plan for Brampton Neighbourhood Area.

164/23 PLANNING APPEALS MONTHLY REPORT

A point was raised regarding the first item in the report relating to NP/HPK/0922/1170 3321415 - use of a field as a seasonal campsite between 1 March and 1 October at Land to the east of Bamford Tennis Club, Water Lane, Bamford. This appeal was made against non-determination and not against a refusal as would normally be the case. As such the submission made by the National Park Authority was akin to a normal planning assessment and in this case officers recommended approval.

The Parish Council had made strong objections. In normal circumstances this would have triggered an application to be heard and considered at Planning Committee as a view running contrary to an officer recommendation. However, as this was an appeal against non-determination, this normal practice had not been undertaken. The Parish Council objection, along with other representations were addressed and considered in the draft delegated report that was submitted by the Authority, nevertheless the point was made that under standing orders the issues raised would normally be considered by members and asked therefore that the procedural issues this raises be considered by officers for future similar cases.

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

RESOLVED:

To note the report.

The meeting ended at 1.33pm