



MINUTES

Meeting:	Planning Committee
Date:	Friday 12 July 2024 at 10.00 am
Venue:	Aldern House, Baslow Road, Bakewell
Chair:	Cllr P Brady
Present:	Cllr V Priestley, Ms R Bennett, Cllr M Beer, Cllr M Chaplin, Cllr B Hanley, Cllr A Hart, Cllr Mrs K Potter, Cllr K Richardson and Mr K Smith
Apologies for absence:	Cllr M Buckler, Cllr L Hartshorne, Cllr I Huddleston, Cllr D Murphy and Cllr J Wharmby.

74/24 MINUTES OF PREVIOUS MEETING HELD ON 14 JUNE 2024

The minutes of the last meeting of the Planning Committee held on 14 June 2024 were approved as a correct record.

75/24 URGENT BUSINESS

There was no urgent business.

76/24 PUBLIC PARTICIPATION

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

77/24 MEMBERS DECLARATIONS OF INTERESTS

Item 8

The Chair declared a personal interest as he is acquainted with the applicant but has not discussed the application with them.

The Chair is a member of Taddington Parish Council and was not present at the meeting when this application was discussed.

78/24 FULL APPLICATION - REPLACEMENT DWELLING AT KEEPERS COTTAGE, MOORSIDE LANE, POTT SHRIGLEY (NP/CEC/0324/0285, WE)

The Planning Officer presented the report and outlined the reasons for refusal as set out in the report.

Some Members had visited the site the previous day.

It was noted that a previous application submitted in 2022 had been refused in April 2023 due to loss of a non-designated heritage asset, inappropriate design, impact on landscape and insufficient climate change and sustainability mitigation.

Members felt that the key issue is the complete loss of a non-designated heritage asset. This application does not offer significant overall enhancement that is required to justify such a loss.

The following spoke under the public participation at meetings scheme:

- Sarah Foster – Agent

The structural survey provided was not carried out by a conservation accredited surveyor whose primary focus would be the conservation of the current building.. Consequently there may be issues which have not been assessed and identified.

It was confirmed that any demolition of the building would need prior approval under the General Permitted Development Order. The erection of a replacement building requires planning permission.

A motion to defer the decision pending a conservation report prepared by a conservation accredited surveyor was proposed and seconded but not voted on.

Any replacement building would need to sit comfortably in the landscape and the proposed building is of a size and proportion that would look out of place. The demolition would result in the loss of a non-designated heritage asset. The contextual setting of this building close to Lyme Park and Shrigley Hall has to be considered and is vital to any application as there are many other estate buildings within Lyme Park.

The motion to defer the decision pending a survey carried out by a conservation accredited surveyor was withdrawn.

Members would like the applicant to obtain a survey from a conservation accredited surveyor. Following on from the receipt of this survey the officers would have discussions with the applicant and agent to investigate the options that are available as a result of the survey.

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

RESOLVED:

That the application be REFUSED for the following reasons:

- 1. The proposed development would result in the loss of a non-designated heritage asset which is characteristic of the local building tradition and cultural heritage of the locality. There are no material planning considerations which outweigh the harm resulting from the loss of the asset. It is therefore contrary to policies GSP2, L3, DMC5, DMH9 and the National Planning Policy Framework.**
- 2. The proposed replacement dwelling would be of a scale, form and detailed design which does not respect the local building tradition and which is contrary to the Authority's policies, notably**

policies DMC3 and DMH9, and the Authority's design guidance.

3. The proposed dwelling would be of a form and scale that would have a harmful impact on the character of the site and its setting, including views from the nearby footpaths. It is therefore contrary to Core Strategy policies GSP1 and L1.
4. Notwithstanding the submitted details, the proposal does not adequately address the requirements of policies CC1 and DMH9 in respect of climate change and sustainable design.

79/24 FULL APPLICATION - SUB-DIVISION OF EXISTING DWELLING TO CREATE TWO DWELLINGS AT NEWFOLD FARM, UNNAMED ROAD FROM STONECROFT TO GRINDSLOW HOUSE, GRINDSBROOK BOOTH, EDALE (NP/HPK/0424/0401, HF)

The Planning Officer presented the report and outlined the reasons for approval as set out in the report.

Members requested that an additional condition should be added regarding the masking of the waste bins so that they do not dominate the street scene.

A motion to approve the application with an additional condition regarding masking of the waste bins was proposed, seconded, put to the vote and carried.

RESOLVED:

That the application be APPROVED subject to conditions covering the following matters and the additional condition to be included by the Planning Officer:

1. Standard time limit.
2. Accordance with the approved plans.
3. Replacement windows and doors to be of timber construction. Full details of the precise design of door and window frames, including details of their external finish to be submitted prior to their installation.
4. All stonework, including any lintels or sills, shall be natural gritstone to match the existing building.
5. Recess of replacement windows and doors.
6. Parking space for each dwelling to be made available prior to occupation of each dwelling, and shall remain for use as shown on the approved plans throughout the lifetime of the development.
7. Permitted development rights restricted for external alterations, extensions, porches and boundary treatments.
8. Submit for agreement details of a scheme for the screening of the waste bins.

80/24 FULL APPLICATION - ERECTION OF LOCAL NEEDS DWELLING AT LAND AT RIDGE VIEW, TADDINGTON (NP/DDD/1123/1417, MN)

The Planning Officer presented the report and outlined the reasons for approval as set out in the report.

Some Members had visited the site the previous day.

Although there had been some local concern regarding the scale and height of the proposed dwelling the officers were happy with the height proposed.

There was an amendment to recommended condition 1 to change the wording from “2 year time limit for implementation” to “3 year time limit for implementation”.

The following spoke under the public participation at meetings scheme:

- Kirsty Allen – Applicant – Statement read out by a member of Democratic Services.

Members felt there were many positive aspects to the application and there had not been any compromises on the location, scale and setting.

A motion to approve the application with the amendment to the first condition from 2 to 3 years , was proposed, seconded, put to the vote and carried.

RESOLVED

That the application be APPROVED subject to prior entry into a planning obligation under S.106 to secure the affordable housing in perpetuity and subject to the following conditions:

- 1. 3 year time limit for implementation**
- 2. Adopt submitted plans**
- 3. Removal of permitted development rights for extension, and for any new opening in either the east or west elevations**
- 4. Design details, including window materials and details**
- 5. Landscaping scheme to be agreed**
- 6. Parking and turning areas provided prior to occupation**
- 7. Tree protection measures**
- 8. Scheme of climate change mitigation measure to be agreed.**

81/24 MONITORING REPORT (AM)

The Policy and Communities Officer presented the report to update members on the latest policy Monitoring Report (2016/17-2022/23). There was a change to the legal requirements in 2017 on the reporting and from 2021 there were a series of Topic Papers for plan review.

The Officer explained that this latest report looks at data from 2017 onwards so that a full suite of Monitoring Reports is available that are similar and style in content to the comprehensive one previously produced. This brings the monitoring up to date and aligns as far as it is practical to the original Annual Monitoring Report (AMR). It was noted that the Minerals information shall be added at a later date and a separate Minerals report brought back to Committee.

The Officer took the Members through a short presentation and the following Headlines were noted:

1. Applications that are approved contrary to policy or that raise significant policy issues are rare, and within low tolerance thresholds.

2. All allowed appeals since 2017/18 have been cases where a site-specific judgement by the Inspector differed to that made by the Authority. No allowed appeals present a fundamental change to existing core policies.
3. There has been an increase in applications for camping pods and shepherd's huts since j2016/17 with a trend towards bigger structures.
4. More applications are including sustainability measures but many are not the "highest possible standard".
5. There are more renewable and low carbon schemes, particularly since 2021/22.
6. The number of open market homes remains consistent.
7. Overall there has been a decline in community services and facilities.
8. Overall trend for traffic is an increase over the plan period.

The Officer was commended for an interesting report. The loss of 8 shops over the period does not include the loss of the 2 banks in the PDNPA (Bakewell and Hathersage). Land use survey have been carried out which are presented in the Parish Statements that are available on the website and these capture changes which have not been picked up in the monitoring process. It was noted that a "change of use" does not count as a loss.

It was confirmed that there is no policy requirement for designated sites for Gypsy and Traveller pitches.

A question was asked regarding Local Needs Affordable Housing (LNAH) and what the mechanisms are for getting LNAH. Where the monitoring has picked up issues e.g. LNAH then this is being looked at in the Local Planning Review and the PDNPA will be working with constituent authorities particularly Derbyshire Dales as most of the delivery does occur here. There is a requirement for market homes and flexibility is needed for market homes where it drives conservation purpose. It would be helpful if the data regarding the table on new housing could be subdivided into local needs housing (self-build and new owner occupied).

There is a shift in transport (15.79% increase) and the nature of the transport has changed in that more people are working from home and more are coming to the park for recreation and this needs to be managed.

The previous government had advised that they were minded to introduce a new use class for short-term lets however this has not been forthcoming as yet.

RESOLVED:

To note the report.

82/24 MONITORING & ENFORCEMENT QUARTERLY REVIEW - JULY 2024 (A.1533.AJC)

The Principal Enforcement Planner presented the report which provides a summary of the work carried out over the last quarter (April-June 2024). It was noted that in the last quarter two enforcement notices have been issued and these were explained to the committee and photographs displayed.. Both of these cases now have appeals pending.

We now have a full compliment of monitoring and enforcement staff and are now able to address the backlog of enquiries (that is, reports of potential breaches). 138 enquiries have been investigated in the last quarter and the number of outstanding enquiries reduced. Conversely due to investigating more enquiries the number of breaches that have been found has increased and in this quarter 48 new breaches have been created.

An additional temporary two year contract post has been created to focus on the backlog of Listed Building cases and so far 20 satellite dishes have either been removed, applications have been submitted and other satellite dishes have been re-located.

A review of the Local Enforcement Plan (LEP) has been recently undertaken. The original LEP was published in 2014 and updated in 2018. The main adjustments were outlined to the committee. The document has been reduced in length and includes more links within the plan to information available elsewhere. The plan sets out the priorities for 2024/25 which are:

- 1) To continue to reduce the backlog of casework
- 2) To review and update the internal processes and procedures and implement a more robust case management system
- 3) Formulating additional performance measures/targets

One improvement recently implemented is that the on-line form is now available and to submit enquiries. This form provides officers with a standard level of information and provides the public with an interactive map to indicate the precise location of the enquiry.

There is a section in the LEP regarding voluntary compliance and explains the method of submitting a retrospective application. Section 7 of the LEP explains the priorities of the Authority which were previously labelled "High/Medium/Low" and these have now been replaced with "urgent matters" and "other matters" prioritising those causing significant harm, the impact of the breach and the need to prevent further harm.

The Officer was thanked for his report and the work carried out on the revised Local Enforcement Plan.

Members requested that they receive a list of all enforcement cases that are being dealt with and this to go to the Chair and Vice-Chair. The value and content of the reports was recognised and more information on the backlog of cases and the difficulties in dealing with them was requested by the October planning committee.

RESOLVED

- 1. That the summary of activity be noted.**
- 2. That the committee approved the revised and updated Local Enforcement Plan, as set out in the appendix of the report, subject to minor amendments being delegated to the Head of Planning, in consultation with the Chair and Vice-Chair of Planning Committee.**

83/24 AUTHORITY SOLICITOR REPORT - PLANNING APPEALS (A.1536/AE)

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

RESOLVED:

To note the report.