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## MINUTES

Meeting: **Planning Committee**

Date: Friday 15 November 2024 at 10.00 am

Venue: Aldern House, Baslow Road, Bakewell

Chair: **V Priestley**

Present: V Priestley, M Beer, Ms R Bennett, M Buckler, M Chaplin, B Hanley, L Hartshorne, I Huddleston, D Murphy, K Smith and J Wharmby

Apologies for absence: P Brady, A Hart, K Potter and K Richardson

**As the Chair was absent due to illness the Vice-Chair, Ginny Priestley, took the Chair.**

### **120/24 MINUTES OF PREVIOUS MEETING HELD ON 11 OCTOBER 2024**

The minutes of the last meeting of the Planning Committee held on 11 October 2024 were approved as a correct record.

### **121/24 URGENT BUSINESS**

There was no urgent business.

### **122/24 PUBLIC PARTICIPATION**

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

### **123/24 MEMBERS DECLARATIONS OF INTERESTS**

#### Item 7

All Members of the Planning Committee had received an email from the Agent.

Cllr Chaplin, being a Member of Sheffield City Council, declared a pecuniary interest in Item 7 which related to an application on the Sheffield City boundary. Cllr Chaplin had not been involved in any prior discussion regarding this application nor knew the Applicant.

#### Item 8

All Members of the Planning Committee had received an email from the Applicant.

Item 9

Cllr Chaplin, being a Member of Sheffield City Council, declared a pecuniary interest in Item 9 which related to an application on the Sheffield City boundary. Cllr Chaplin had not been involved in any prior discussion regarding this application nor knew the Applicant.

**124/24 FULL APPLICATION - CHANGE OF USE FROM C2 TO C3 FOLLOWING DEMOLITION OF CENTRAL COMMUNAL BLOCK OF SINGLE STOREY FORMER CARE FACILITY AND ADAPTATION/CONVERSION TO CREATE 7 BUNGALOWS. AT GERNON MANOR HOUSE, DAGNALL HOUSE, BAKEWELL (NP/DDD/0724/0755, MN)**

Some Members had visited the site the previous day.

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

One late representation had been received however it had no impact on the recommendations in the report.

The following spoke under the public participation at meetings scheme:

- Hugh Wright – Objector
- Adam Place – Agent

Members raised concern that this development had commenced without any planning permission nor had pre-application advice been sought for this application.

The Planning Officer clarified why Core Strategy Policies HC1 and HC4 were applied to this application.

There was a question regarding why the site would be exempt from Biodiversity Net Gain control and this is because less than 25m<sup>2</sup> of habitat or 5m of linear habitat would be affected.

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

**RESOLVED:**

**That the application be REFUSED for the following reasons:-**

- 1. The proposed market housing would not deliver affordable housing to meet eligible local need, meet the essential need of rural workers or be required to achieve conservation or enhancement. Therefore there is no justification for the proposed market housing contrary to Core Strategy policy HC1.**
- 2. The proposal would result in the loss of the existing community facility. The development would not meet another community need or deliver affordable housing to meet eligible local need. No evidence of attempts to secure such a use have been provided. The loss of the existing community facility is therefore contrary to Core Strategy policy HC4.**

3. **Insufficient evidence has been submitted to demonstrate that the development would not harm protected species or their habitat contrary to Core Strategy policy L2, Development Management policies DMC11 and DMC12 and the Authority's obligations under the Conservation of Habitats and Species Regulations 2017 (as amended).**
4. **The site is located within Flood Zone 2. No Flood Risk Assessment has been submitted with the application and therefore there is insufficient evidence to conclude that the development would be appropriately flood resistant and resilient, incorporates sustainable drainage systems, manages any residual risk and includes safe access and escape routes contrary to Core Strategy policy CC5 and the National Planning Policy Framework.**
5. **Insufficient evidence has been submitted to demonstrate how the development would make the most sustainable use of land and resources, reduce energy and water consumption and mitigate the impacts of climate change contrary to Core Strategy policy CC1.**

**125/24 FULL APPLICATION - CONVERSION OF BARN TO 5 RESIDENTIAL DWELLINGS, DEMOLITION OF MODERN BUILDINGS, CREATION OF ACCESS AND ASSOCIATED PARKING, EXTERNAL ALTERATIONS TO THE BUILDINGS, WORKS OF HARD AND SOFT LANDSCAPING AND ASSOCIATED WORKS AT UGHILL HALL FARM, WEST LANE, BRADFIELD (NP/S/0324/0300, WE)**

Some Members had visited the site the previous day.

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

The following spoke under the public participation at meetings scheme:

- Caroline McIntyre – Agent

It was noted that negotiations to improve the design had taken place with the applicant and the agent which have resulted in significant improvement in the design.

There was a question regarding the ecology and diversity points in paragraphs 102, 103 and 104 and if condition 17 picks up the mitigation measures and it was confirmed that condition 17 does cover these points. The ecology report has been assessed by the PDNPA Ecologist and paragraph 31 of the report reflects this. It was confirmed that the Barn Nesting Space has been designed to accommodate both Barn Owls and Swallows and the mitigation required to precisely meet those requirements.

It was noted that there had been many objections received to this application and Members queried whether five dwellings would constitute too much development of the hamlet setting with the additional traffic and parking required for five units. With the creation of five units the resultant impact on climate change was discussed and it was suggested that larger units would be more suitable for families, smaller units would be more likely to become second homes or holiday accommodation. It was acknowledged that the proposed five open market smaller units would be more affordable than three larger units.

*Cllr Buckler left the meeting at 11.00am.*

There did not appear to be any reference to rainwater goods in the proposed conditions. It was noted that Ughill is 1.6km south west of Lower Bradfield and not 16 km as stated in

paragraph 7 of the report. The track surface leading to the farm yard would be a rural farm track with gated access set back from the road.

A motion to restrict the number of units to be developed to three dwellings was moved but not seconded.

A motion to approve the application with an additional condition to cover rainwater goods, was proposed, seconded, voted on and carried.

**RESOLVED:**

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

- 1. Commence development in 3-years**
- 2. Development to be in accordance with listed amended plans**
- 3. Submission and compliance with a Written Scheme of Investigation for archaeology**
- 4. Submission and compliance with a Written Scheme for Investigation for historic building recording**
- 5. The conversion shall be carried out within the shell of the existing buildings, with any rebuilding limited to that specifically shown on the approved plans.**
- 6. Prior to installation, agree precise details of windows and doors which shall better reflect the varied fenestration currently on site**
- 7. Prior to installation, agree details of internal floor, wall and roof insulation**
- 8. Prior to installation, agree a sample of grey stone rooftiles**
- 9. Prior to installation, agree sample of cobble stone for farm courtyard**
- 10. Prior to installation, agree gate details**
- 11. Prior to first occupation, the soft landscaping, including garden hedgerow boundaries, tree planting and wildflower meadow, shall have been carried out and managed in accordance with a detailed scheme first agreed by the Authority**
- 12. Prior to first occupation, the amendments to the site access, re-surfacing of the courtyard and the provision of parking and turning shall be carried out in accordance with the approved landscape plan**
- 13. Prior to first occupation, the barn swallow compensatory and bird nesting scheme shall be carried out in accordance with a detailed scheme which shall be first agreed in writing**
- 14. Prior to first occupation, the EV charging points shall be installed and operational**
- 15. Prior to first occupation, the scheme for the control of surface water**

discharging onto West Lane shall be carried out in accordance with an agreed scheme

16. The air source heat pump shall be installed before the first occupation of the development hereby permitted in accordance with details which shall have first been submitted to and approved in writing by the Local Planning Authority.
17. In strict compliance with precaution and mitigation measures outlined in Protected Species Survey report prepared by Dunelm Ecology dated October 2023.
18. There shall be no external lighting installed on site other than in accordance with an agreed scheme
19. The package treatment plant shall be installed and operational before the first occupation of the development hereby permitted.
20. All new services to the site (including but not limited to power, water, and telecommunication) shall be undergrounded across all land in the owner's control.
21. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015, (or any order revoking and re-enacting that order) no alterations, extensions, outbuildings or boundary treatments whatsoever (other than those approved by this permission) shall be erected on the site without the National Park Authority's prior written consent.
22. Installation of rainwater goods to be in full accordance with details which shall first have been submitted to and approved in writing by the National Park Authority.

**126/24 FULL APPLICATION - DEMOLITION OF EXISTING BUILDING AND ERECTION OF RURAL WORKERS DWELLING. WHITE PARK BARN, ALSOP ROAD, PARWICH (NP/DDD/0424/0361, SC)**

Some Members had visited the site the previous day.

The Planning Officer presented the report and outlined the reasons for refusal as set out in the report. The proposed dwelling differs from the latest plans that have been submitted which shall require re-consultation. A late representation from the NFU had been received in support of the application which considered there was a functional need for the property.

The following spoke under the public participation at meetings scheme:

- Cllr Nigel Edwards-Walker – Supporter
- Sir Richard Fitzherbert – Support – Statement read out by Democratic Support
- Ben Chadfield – Applicant
- Andrew Large – Agent

Members noted the location of the proposed building and queried why the building would not be sited on the farmyard and closer to existing buildings rather than in open countryside. It was explained this is because the farmyard is used for manoeuvring the farm vehicles and there would be separate access to the new home along with significant

screening of the new build which would be well hidden from the highway. An existing ROW would be close to the new build and the new access planned. Members agreed that this was a genuine business need but were concerned for the future requirements of the farm and the potential for more farm buildings to be needed.

A motion to approve the amended application following re-consultation and with a section 106 Agreement, along with conditions to be added by the Planning Officer, contrary to Officer recommendation, was moved, seconded and voted on.

The vote was tied and the Chair used her casting vote for approval and therefore the motion was carried.

*11:45am Cllr Buckler returned to the meeting.*

**RESOLVED:**

**That the application be APPROVED subject to re-consultation to be carried out on the amended plans and subject to any adverse responses being discussed with the Chair and Vice Chair and subject to prior entry into a planning obligation under S.106 to tie the land and buildings and 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 Amended Plans subject to the following conditions.**
- 3. The occupation of the dwelling shall be limited to a person solely or mainly employed in the locality in agriculture as defined in Section 336 of the Town and Country Planning Act 1990, or in forestry, or to the same occupants when they have stopped such work, or a widow or widower of such a person, and to any resident dependants.**
- 4. 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 ancillary outbuildings or other structures incidental to the enjoyment of the dwelling shall be erected.**
- 5. 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 extensions or alterations to the newly-built dwelling shall be carried out.**
- 6. Notwithstanding the approved plans, the external walls of the dwelling hereby permitted shall be natural limestone (including any quoins, surrounds or coping stones). Prior to the erection of the external walls of the new dwelling a sample panel of coursed limestone at least 1.0 metre square 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 by the National Park Authority. Once approved, all subsequent walling shall match the sample panel in terms of stone colour, size, texture, coursing and**

pointing, subject to whatever reasonable modifications may be specifically required in writing by the Authority. If necessary the Authority shall request the construction of another sample panel incorporating the required modifications.

7. Prior to the insertion of the windows and doors, full details of their precise design, including any glazing bar detail and external finish/treatment shall be submitted to and approved in writing to the National Park Authority. Once approved the development shall be carried out in accordance with these details.
8. All window and door frames shall be recessed a minimum of 100mm from the external face of the wall.
9. The roofs of the new dwelling shall be clad in Natural Blue Slate and permanently so maintained.
10. The rainwater goods shall be black. The gutters shall be fixed directly to the stonework with brackets and without the use of fascia boards. There shall be no projecting or exposed rafters.
11. All pipework, other than rainwater goods, shall be completely internal within the building.
12. The solar panels and framework shall be coloured black and permanently so maintained.
13. Prior to the occupation of the dwelling, a scheme for the conveyance of foul drainage to a private treatment plant shall be submitted to and approved by the National Park Authority. Once approved the development shall be carried out in accordance with these details.
14. All new service lines associated with the approved development, and on land with the applicant's ownership and control, shall be placed underground and the ground restored to its original condition thereafter.
15. Any lighting scheme required shall first be submitted to and approved in writing by the National Park Authority. Once approved the scheme shall then be carried out in full accordance with the specified and approved details.
16. The development hereby permitted shall not be brought into use until the access drive has been resurfaced in a bound and porous material for a minimum distance of 5m back from the carriageway edge in accordance with details to be submitted and agreed in writing by the National Park Authority. Once approved the access shall be surfaced in full accordance with the approved details.
17. The development hereby permitted shall not be brought into use until the parking and turning areas have been provided in accordance with the approved plans. The parking and turning areas shall thereafter be retained unobstructed as parking and turning areas for the life of the development.

**18. The submitted climate change mitigation measures shall be fully implemented before the dwelling is first brought into use and then retained for the lifetime of the development.**

**19. No development shall commence until details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority.**

*The meeting was adjourned from 12 noon until 12.10pm following consideration of this item.*

**127/24 REQUEST FOR AUTHORITY TO DECLINE TO DETERMINE AN APPLICATION FOR PLANNING PERMISSION UNDER S70C OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) RE: (NEW) FULL APPLICATION FOR PLANNING PERMISSION FOR RETENTION OF EXISTING TRACK SURFACE IN QUARRIED LIMESTONE AT EXISTING TRACK AT CARTLEDGE FLAT / RUSHY FLAT DIKE, NORTH OF HOLLINDALE PLANTATION, STRINES, BRADFIELD, SOUTH YORKSHIRE (JK)**

The Planning Officer presented the report and outlined the reasons to formally decline to determine this application as set out in the report.

The following spoke under the public participation at meetings scheme:

- Dominic Waugh – Supporter

A motion for the Authority to decline to determine the retrospective planning application was moved, seconded, voted on and carried.

**RESOLVED:**

**That the Authority DECLINED TO DETERMINE the retrospective planning application under S70C of the Town and Country Planning Act 1990 (as amended) for the following reasons:**

- 1. The application relates to development of land to which an existing enforcement notice relates and seeks permission for the retention of the matters specified in the enforcement notice as constituting a breach of planning control.**
- 2. There is no material change in circumstances to warrant consideration of the application. The case for the development has been heard at appeal where the ‘weathering in’ argument in support of the ground (a) appeal was heard and dismissed by the Inspector.**

**128/24 FULL APPLICATION – PROPOSED AMENDMENT TO THE SITE BOUNDARIES BETWEEN THE FARM HOUSE AND BARN 1 & BARN 2 (VARIATION OF ORIGINAL RED LINE FROM APPROVAL REF: NP/DDD/0619/0649) AND AN ADDITIONAL USE TO THE ANCILLARY ACCOMMODATION (BARN 2) TO INCLUDE HOLIDAY ACCOMMODATION AT LANESIDE FARM, HIGH STREET CALVER (NP/DDD/0824/0801, CB)**

Some Members had visited the site the previous day.



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

The following spoke under the public participation at meetings scheme:

- Nick Hawnt – Applicant

Members asked whether there was a condition in the original application relating to external lighting and if not then such a condition should be included in this application.

A motion to approve the application, with an additional condition relating to outside lighting, was proposed, seconded, voted on and carried.

**RESOLVED:**

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

- 1. Statutory 3-year time period for commencement of development.**
- 2. In accordance with specified plans.**
- 3. Holiday occupancy restriction to barn 2, to remain ancillary to main dwelling and within same planning unit.**
- 4. Remove permitted development rights for alterations, extension and means of enclosure.**
- 5. The holiday accommodation shall not be occupied until parking spaces have been laid out within the site in accordance with specified plans.**
- 6. Car parking spaces shown on the specified plans to be retained and not used for any purpose other than the parking of private motor vehicles.**
- 7. The approved use to be carried out entirely within the existing shell of the building with no rebuilding whatsoever.**
- 8. Timber windows and doors and permanently so maintained.**
- 9. Agree timber finish.**
- 10. No gates or other barriers on the access other than that shown on specified plans.**
- 11. No external lighting except in accordance with details that shall first have been submitted to and approved in writing by the National Park Authority**

**129/24 FULL APPLICATION - NEW BUILDING TO FORM COVER EXISTING STORAGE BINS 11, 12 AND 13 AT DSF REFRACTORIES & MINERALS LTD, FRIDEN, NEWHAVEN (NP/DDD/0924/0923, SC)**

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

It was noted that this application was classified as a major development and therefore was referred to committee for a decision to be made. There was a question regarding the

provision for rainwater goods and if there was a condition covering this, if not then one should be included. It was explained that solar panels were not part of the application and that the proposed cover for existing storage would not consume energy during use. Solar panels would be welcomed in principle but any subsequent application to install solar panels would require consultation.

A motion to approve the application with an additional condition to cover rainwater goods, was moved, seconded, voted on and carried.

**RESOLVED:**

**That the application be APPROVED 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, drawing numbers [2] 262.24 & [3] 262.64, subject to the following conditions and specifications.**
- 3 The roofs and wall elevations as shown on the submitted plans shall be coloured to B.S. 5252, 18B29 Slate Blue at the time of installation and shall be permanently so maintained.**
- 4 No external lighting other than in accordance with a scheme which shall have first been submitted to and approved in writing.**
- 5 Installation of rainwater goods to be in full accordance with details which shall first have been submitted to and approved in writing by the National Park Authority.**

**130/24 AUTHORITY SOLICITOR REPORT - PLANNING APPEALS (A.1536/AE)**

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

Members raised concern regarding the decision for appeal number 3330613 which had been allowed and requested that their concerns be conveyed to the Head of the Planning Inspectorate as they were worried about the judgement made. This would be raised with the Head of Planning.

**RESOLVED:**

**To note the report.**

*The meeting ended at 12.45 pm*