



MINUTES

Meeting:	Planning Committee
Date:	Friday 9 August 2024 at 10.00 am
Venue:	Aldern House, Baslow Road, Bakewell
Chair:	Cllr P Brady
Present:	Cllr V Priestley, Cllr M Beer, Ms R Bennett, Cllr M Buckler, Cllr M Chaplin, Cllr Mrs K Potter, Cllr K Richardson and Mr K Smith
Apologies for absence:	Cllr B Hanley, Cllr A Hart, Cllr L Hartshorne, Cllr I Huddleston, Cllr D Murphy and Cllr J Wharmby.

84/24 MINUTES OF PREVIOUS MEETING HELD ON 12 JULY 2024

The minutes of the last meeting of the Planning Committee held on 12 July 2024 were approved as a correct record.

85/24 URGENT BUSINESS

There was no urgent business.

86/24 PUBLIC PARTICIPATION

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

87/24 MEMBERS DECLARATIONS OF INTERESTS

Item 6

The Agent is a former employee of the National Park Authority and known to some of the Members.

Item 8

The Chair declared a personal interest as the application relates to a neighbour and therefore the Chair would absent himself from the meeting for the discussion of this item.

Item 10

All Members have received photos from the applicant.

Item 14

Both Ms Bennett and Cllr Buckler declared a personal interest in this item as they both work for the Derbyshire Wildlife Trust who are immediate neighbours of the landholders. Both would absent themselves when this item is discussed.

88/24 FULL APPLICATION - CONVERSION OF FIELD BARN TO DWELLING AT BARKER BARN, MOOR LAND, ELTON (NP/DDD/0823/0974, AM)

Item 6 was presented and discussed at the same time as Item 7, but the votes were taken separately.

The Planning Officer presented the report and outlined the reasons for refusal as set out in the report. This application was deferred by the Planning Committee in March 2024 and the applicant has submitted an amended scheme and a structural survey.

The Members had driven past this property the previous day whilst out on site visits.

The Planning Officer presented the amendments and improvements that have been made to the application. There have been changes to the layout and it is now an upside-down house. The upstairs would now be an open plan living space. There have also been amendments to the window and door design and also a timber roof structure has now been incorporated. The amended scheme is an improvement on the original application however there are still concerns over the impact of the change of use and the harm to the setting of the building in the landscape.

The following spoke under the public participation at meetings scheme:

- Colin Swindell - Elton Parish Council, Supporter
- Sarah Foster – Agent, Supporter
- Chris Simm – Peak Engineers, Supporter

A motion to approve the application was proposed and seconded but not voted on.

The main issue discussed was the historic setting of the barn and it's surroundings. The conditions that could be imposed were discussed. The Members questioned the curtilage and stated that there should be an amendment to reduce the curtilage.

A motion to approve the application with a reduction of the curtilage and subject to conditions was proposed, seconded, put to the vote 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 permitted shall not be carried out other than in accordance with the following approved plans and subject to the following conditions.**

**2216-02 D – Plans
2216-03 D – Elevations
2216-04 C – Sections & Details
2216-05 B – Window and Door Details
2216-06 B – Stair Detail
2216-500 A – Block Plan
Peak Engineers Overlay 2024-03-25**

3 A. No development shall take place until a Written Scheme of Investigation for a programme of level 3 building recording and a programme of archaeological investigation has been submitted to and approved in writing by the Local Planning Authority, and until any pre-start element of the approved scheme has been completed to the written satisfaction of the Local Planning Authority. The scheme shall include an assessment of significance and research questions; and:

- 1. The programme and methodology of site investigation and recording;**
- 2. The programme for post investigation assessment;**
- 3. Provision to be made for analysis of the site investigation and recording;**
- 4. Provision to be made for publication and dissemination of the analysis and records of the site investigation;**
- 5. Provision to be made for archive deposition of the analysis and records of the site investigation;**
- 6. Nomination of a competent person or persons/organization to undertake the works set out within the Written Scheme of Investigation.**

B. No development shall take place until the pre-start elements of the scheme have been completed in accordance with the Written Scheme of Investigation approved under part A, and thereafter the development shall only be carried out in accordance with the approved Written Scheme of Investigation.

C. The development hereby permitted shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under part A and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.

4 The conversion shall be carried out within the shell of the existing building, with any rebuilding limited to that specifically shown on the approved plans.

5 No development shall take place until a scheme for structural and repair works (including schedule of works and methodology for safeguarding the remaining structure, repair and rebuilding works, means of construction and materials) has been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

6 Notwithstanding the approved plans, prior to the completion or first occupation of the dwelling hereby permitted, the curtilage shall be defined by stone walling in accordance with details (including a revised block plan showing a reduced area to the rear patio area; and materials and construction details of boundary walls) which shall have first been submitted to and approved in writing by the Local Planning Authority.

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- 7 The hard surfacing for the parking and turning area and patio shall be carried out prior to the completion or first occupation of the dwelling hereby permitted in accordance with details (including materials and specification) which shall have first been submitted to and approved in writing by the Local Planning Authority.**
- 8 The development hereby permitted shall not be carried out other than in complete accordance with section 4.4 of the submitted Supplementary Bat Survey dated August 2023.**
- 9 No external lighting shall be installed other than in accordance with details which shall have first been submitted to and approved in writing by the Local Planning Authority**
- 10 At the time of installation all new window and doors shall be factory colour finished or painted in accordance with details (colour and finish) which shall have first been submitted to and approved in writing by the Local Planning Authority.**
- 11 At the time of installation the external surfaces of the shed shall be factory colour finished or painted in accordance with details (colour and finish) which shall have first been submitted to and approved in writing by the Local Planning Authority.**
- 12 The air source heat pump shall be installed before the first occupation of the development hereby permitted in accordance with details (specification and details of any enclosure) which shall have first been submitted to and approved in writing by the Local Planning Authority.**
- 13 Prior to the installation of any new roof slates or tiles, details (including a sample and specification of materials) shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.**
- 14 Prior to the installation of any rainwater goods, details (including specification, materials and methodology for fixing to the building) shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.**
- 15 The development hereby permitted shall not be occupied until the parking and turning areas shown on the approved plans have been laid out, constructed and made available for use. Thereafter the approved parking and turning areas shall be maintained and available for their designated use throughout the lifetime of the development hereby permitted.**
- 16 The package treatment plant shall be installed and operational before the first occupation of the development hereby permitted.**
- 17 All new service lines associated with the development hereby permitted, and on land with the applicant's ownership and control, shall be placed underground and the ground restored to its original condition thereafter.**

89/24 LISTED BUILDING APPLICATION - CONVERSION OF FIELD BARN TO DWELLING AT BARKER BARN, MOOR LAND, ELTON (NP/DDD/0823/0975, AM)

Item 7 was presented and discussed at the same time as Item 6, but the votes were taken separately.

A motion to approve the listed building application with a review of the curtilage and subject to conditions was proposed, seconded, put to the vote and carried.

RESOLVED:

That the application be APPROVED subject to the following conditions:

1 The works hereby permitted shall be begun within 3 years from the date of this consent.

2 The works hereby permitted shall not be carried out other than in accordance with the following approved plans and subject to the following conditions.

2216-02 D – Plans

2216-03 D – Elevations

2216-04 C – Sections & Details

2216-05 B – Window and Door Details

2216-06 B – Stair Detail

2216-500 A – Block Plan

Peak Engineers Overlay 2024-03-2

3 A. No works shall take place until a Written Scheme of Investigation for a programme of level 3 building recording and a programme of archaeological investigation has been submitted to and approved in writing by the Local Planning Authority, and until any pre1start element of the approved scheme has been completed to the written satisfaction of the Local Planning Authority. The scheme shall include an assessment of significance and research questions; and:

1. The programme and methodology of site investigation and recording;

2. The programme for post investigation assessment;

3. Provision to be made for analysis of the site investigation and recording; 4.

Provision to be made for publication and dissemination of the analysis and records of the site investigation;

5. Provision to be made for archive deposition of the analysis and records of the site investigation;

6. Nomination of a competent person or persons/organization to undertake the works set out within the Written Scheme of Investigation.

B. No works shall take place until the pre-start elements of the scheme have been completed in accordance with the Written Scheme of Investigation approved under part A, and thereafter the development shall only be carried out in accordance with the approved Written Scheme of Investigation.

C. The development hereby permitted shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under part A and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.

4 The conversion shall be carried out within the shell of the existing building, with any rebuilding limited to that specifically shown on the approved plans.

5 No works shall take place until a scheme for structural and repair works (including schedule of works and methodology for safeguarding the remaining structure, repair and rebuilding works, means of construction and materials) has been submitted to and approved in writing by the Local Planning Authority. The works shall not be carried out other than in accordance with the approved details.

6 No works to install the new roof structure shall be carried out other than in accordance with details (including the methodology, means of construction and materials) which shall have first been submitted to and approved in writing by the Local Planning Authority.

7 Notwithstanding the approved plans, prior to the completion or first occupation of the dwelling hereby permitted, the curtilage shall be defined by stone walling in accordance with details (including a revised block plan showing a reduced area to the rear patio area; and materials and construction details of boundary walls) which shall have first been submitted to and approved in writing by the Local Planning Authority.

8 The works hereby permitted shall not be carried out other than in complete accordance with section 4.4 of the submitted Supplementary Bat Survey dated August 2023.

9 No external lighting shall be installed other than in accordance with details which shall have first been submitted to and approved in writing by the Local Planning Authority

11 At the time of installation all new window and doors shall be factory colour finished or painted in accordance with details (colour and finish) which shall have first been submitted to and approved in writing by the Local Planning Authority.

12 Prior to the installation of any new roof slates or tiles, details (including a sample and specification of materials) shall be submitted to and approved in writing by the Local Planning Authority. The works shall not be carried out other than in accordance with the approved details.

13 Prior to the installation of any rainwater goods, details (including specification, materials and methodology for fixing to the building) shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

14 Prior to installation, full details of any vents shall be submitted to and approved in writing by the Local Planning Authority. The works shall not be carried out other than in accordance with the approved details.

15 Prior to any works to install insulation, details (including the methodology, materials and means of construction) shall be submitted to and approved in writing by the Local Planning Authority.. The works shall not be carried out other than in accordance with the approved details.

16 Prior to any works to plaster or finish the internal walls, details (including the methodology, materials and means of construction) shall be submitted to and

approved in writing by the Local Planning Authority.. The works shall not be carried out other than in accordance with the approved details.

17 Prior to any works to the floor, details (including the methodology of works and means of construction) shall be submitted to and approved in writing by the Local Planning Authority. The works shall not be carried out other than in accordance with the approved details.

90/24 FULL APPLICATION - CONVERSION OF REDUNDANT BUILDING TO A DEPENDENT RELATIVE UNIT AT LOXLEY PARK FARM, DOUSE LANE, ONECOTE (NP/SM/0124/0026,RD)

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

There was a discussion regarding the conditions and whether there could be one imposed restricting the use so that it could not be used as an Air B&B, however it was noted that there was no policy base for such a restriction.

The Climate Change Mitigation measures in relation to Policy CC1 were discussed and whether more could be done. There may be scope to provide more renewable energy and a further condition could be added to relate to climate change mitigation levels.

The Officer recommendation to approve the application with an additional condition relating to climate change mitigation levels was moved, seconded, put to the vote and carried.

RESOLVED:

That the application be APPROVED subject to the following conditions:

- 1. Statutory time limit**
- 2. In accordance with amended plans**
- 3. Restrict occupancy of the annex ancillary to the existing dwelling house and retained within a single planning unit.**
- 4. Design and materials**
- 5. Flu pipe to be painted a dark recessive colour and maintained**
- 6. Removal of permitted development rights for alterations, extensions walls, fences and other means of enclosure.**
- 7. Bird and bat mitigation and enhancement plan to be implemented in accordance with details to be submitted and approved by the Authority.**
- 8. No works to be undertaken during bird breeding season (March-August inclusive) unless preceded by a nesting bird check by an ecologist.**
- 9. Scheme of climate change mitigation measures to be submitted to and approved in writing and thereafter adhered to.**

91/24 FULL APPLICATION - PROPOSED ALTERATIONS AND EXTENSIONS AT 2 CASTLE COTTAGE, UNNAMED ROAD FROM THE SQUARE TO COLDWELL END, MIDDLETON BY YOULGREAVE (NP/DDD/0424/0352, CB)

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.

The following spoke under the public participation at meetings scheme:

- Bev Worrall, Objector
- Peter Worrall, Objector
- Cllr Laura Mellstrom, Objector
- Dianne Jeremy, Parish Council, Objector
- Mark Sealey, Objector
- Donna Sealey, Objector
- Mrs Lack - Applicant

A petition against the application was handed to the Chair.

There was considerable concern raised by the speakers to the change in character to the property which would result should this application being approved. This property is not listed however it is classified as an heritage asset. This application has been discussed in full at three parish council meetings. The strength of feeling of the objectors was noted by the committee.

A motion to approve the application was proposed, seconded, put to the vote 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 amended plans.**
- 3. The walls of the approved development shall be natural limestone and shall match the grain, texture, size, coursing and pointing of the external walls of the host dwelling.**
- 4. The natural blue-slate roof on the side extension shall match the rooftiles of the host dwelling.**
- 5. The hardrow roof tiles on the pitched roof section of the link extension shall match the rooftiles of the host dwelling.**
- 6. The windows of the approved development shall match the windows of the host property in design, recess, and finish.**

7. **The window surrounds shall be natural gritstone and match the detailing of the host property.**
8. **Rooflights to be heritage type fitted flush in full accordance with details to be submitted to the Authority for approval in writing.**
9. **The door on the link extension shall be vertically boarded timber or timber composite and the door frame shall be recessed from the external face of the wall the same depth as existing door frames.**
- 10 **The door on the link extension shall be either dark stained or dark painted and permanently so maintained.**
11. **The rainwater goods shall be cast metal, painted 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.**
12. **The roof verges shall be flush cement pointed, with no barge boards or projecting timberwork.**

92/24 FULL APPLICATION - INSTALLATION OF ADDITIONAL ROOF MOUNTED SOLAR PANELS AT THE PROPERTY AT ADE HOUSE, MAIN STREET, TADDINGTON. (NP/DDD/0624/0590, RD)

Cllr P Brady declared a personal interest as he is a close neighbour of the applicant and therefore vacated the Chair and left the room.

The Vice Chair of the Committee, Cllr Priestley, took the Chair for this item.

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.

The following spoke under the public participation at meeting scheme:

- Joshua Priest, Supporter -, read out a statement of behalf of the applicant.

Members were supportive of the application however felt that the panels on the main building would be prominent. Other suggestions for the siting of the panels were discussed.

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

The discussion continued and the conditions were outlined to the committee.

A motion to defer the application to allow for the applicants to meet with officers to find a more acceptable proposal was moved, seconded, put to the vote and carried.

RESOLVED:

That the application be DEFERRED to allow for further discussions to take place between the applicant and the planning officer.

Cllr Brady returned to the meeting and took the Chair.

11.30am the meeting was adjourned for a short break and reconvened at 11.40am

93/24 FULL APPLICATION - FOR THE ERECTION OF AGRICULTURAL BUILDING AND RETENTION OF ACCESS TRACK AT THE FIRS WOOD MEADOW, FENNY BENTLEY (NP/DDD/1222/1611/GG)

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

Some Members had visited the site the previous day.

It was noted that a track has been laid without planning permission. The application is for an agricultural building for growing micro-greens in an enclosed building under artificial light. Very limited information about the nature of the agricultural business that is being proposed and there seems to be very little connection with the land and no requirement for this development to take place in the countryside where there would be unjustified visual intrusion on the landscape. There is also a technical archaeological reason for refusal as there is known archaeological interest on this site which has yet to be investigated.

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 application does not demonstrate that the proposed development is functionally required for agricultural purposes requiring a rural location contrary to Core Strategy policy DS1 and Development Management Policy DME1. In the absence of an agricultural justification the proposed development would be an unwarranted intrusion into the open countryside and would harm the character and appearance of the area contrary to Core Strategy policies GSP3 and L1 and Development Management policy DMC3.**
- 2. Insufficient information has been submitted with the application to demonstrate that the development would not harm archaeology on the site contrary to Core Strategy policy L3, Development Management policy DMC5 and the National Planning Policy Framework.**

94/24 FULL APPLICATION - FOR THE CHANGE OF USE FROM HOLIDAY LET TO DWELLING WITH SINGLE STOREY BEDROOM EXTENSION AT NIELD BANK BUNGALOW, BUXTON ROAD, QUARNFORD (NP/SM/0624/0601, GG)

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

The building is a former agricultural building converted sympathetically to be used as a holiday let. The concerns about the impact of the extension on the character of the building were mentioned. Officers are also concerned about the views from the window of Bedroom 2 and the impact on the occupants of the neighbouring building. It was mentioned that there could possibly be scope for this to be converted to an affordable housing dwelling, if justified, as opposed to an open market dwelling however this application is for an open market dwelling and a separate application would need to be submitted for an affordable housing dwelling with a S106 agreement.

The following spoke under the public participation at meetings scheme:

- Andrew Dukesell – Agent

One solution discussed was moving the window on the second bedroom. It was established that the distance between the properties was approximately 10 metres. In this case the building has already been conserved by its use as a holiday let. The extension is significantly altering the character of the farm building and is not appropriate to the surroundings. The general consensus was that it would be preferable for this to be local needs housing. There are other possibilities for extensions on this building. Where there is an opportunity to move holiday accommodation to more permanent accommodation then this should be encouraged, however this proposed extension does not seem to fit in with the surrounding area.

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 market dwelling is not required to achieve the conservation or enhancement of a valued vernacular or listed building and therefore is contrary in principle to Core Strategy policies DS1 and HC1.**
- 2. The proposed extension would harm the character and appearance of the existing building and the local area contrary to Core Strategy policies GSP2, GSP3, L1 and L3, Development Management policies DMC3, DMC5 and DMC10 and the Authority's adopted design guidance and conversions supplementary planning documents.**
- 3. The proposed development would introduce a window facing the existing neighbouring dwelling house. Inter-visibility between these windows would result in harm to the residential amenity of the occupants of the neighbouring property and the proposed development contrary to Core Strategy policy GSP3 and Development Management policy DMC3.**

95/24 FULL APPLICATION - CONVERSION TO A SINGLE DWELLING AT SAFARI QUIP, THE STONES, CASTLETON (NP/HPK/0324/0297, WE)

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

This building is a former shop which has been closed 6 years and the owner wishes to convert it to a two-bedroom market dwelling. There is a small area land to either side. The building is a mid-19th century non-designated heritage asset that makes an important contribution to the conservation area. There were no concerns about the lack of on-site parking due to the availability of on-street parking in the Market Square. The Planning Officer requested changes to conditions 3 and 4 to secure a screen wall to the external terrace and obscure glazing to the whole of the rear windows.

The following spoke under the public participation at meetings scheme:

- Julian McIntosh, Applicant – statement read out by Democratic Support

There was a discussion regarding the screen wall and the proposal from the applicant about the replacement of this wall with a high slatted fence. The positioning of dustbins was discussed and the inclusion of a condition to maintain the siting of the bins was requested by the Members.

It was noted that paragraph 76 in the report should have read that Derbyshire County Council, as the Highway Authority, have been consulted on this application and raised **no** objections.

There was a question about a condition for external lighting and if one should be included. The scope for climate change mitigation was discussed and paragraph 77 of the report addresses this. There is limited other opportunity to include climate change mitigation measures without potential harm to the setting.

A motion to approve the application with additional conditions covering the following areas was moved, seconded, put to the vote and carried.

1. A condition to agree the boundary wall treatment.
2. A condition to secure full obscure glazing to the rear windows.
3. A condition regarding the storage area for the bins
4. A condition regarding the outside lighting
5. A condition to secure the delivery of the agreed CC1 scheme

RESOLVED:

That the application be APPROVED subject to the inclusion of the above conditions and the following conditions:

1. **Statutory 3-year time period for commencement of development**
2. **In accordance with specified amended plans.**
3. **Prior to the dwelling being brought into use a screen boundary wall shall be constructed on the southern boundary of the terrace in full accordance with details which shall first have been submitted to and approved in writing by the National Park Authority. Thereafter, the boundary wall shall be maintained without alteration throughout the**

lifetime of the development.

4. Notwithstanding what is shown on the amended plans and before the dwelling is brought into use the whole of the windows in the rear elevation shall be obscured glazing and shall be maintained free from alteration for the lifetime of the development.
5. Prior to the infilling of the gable end window and the partial infilling of the opening on the principal elevation, a sample of limestone and mortar shall be submitted to and approved in writing by the National Park Authority. Thereafter, the proposed development shall be carried out in strict accordance with the approved details.
6. Prior to the alterations to the door openings onto The Stones, a plan shall be submitted to and approved by the Authority showing the masonry infill being butt jointed to the existing stonework i.e. not be toothed into the existing masonry and retaining in-situ the former door jambs below the window opening.
7. Prior to their installation, the specification of the roof lights (which shall be true 'heritage conservation' models) shall be submitted to and approved in writing by the National Park Authority. Thereafter, the development shall be carried out in strict accordance with the approved details.
8. Prior to its installation, the specification of the door on the front elevation of the property shall be submitted to and approved in writing by the National Park Authority. Thereafter, the development shall be carried out in strict accordance with the approved details.
9. The new door on the rear elevation shall be vertically boarded timber.
10. The windows shall be finished in off-white unless an alternative colour is first agreed in writing by the National Park Authority.
11. The windows and doors shall be recessed no less than 100mm from the external face of the wall.
12. 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.
13. The domestic waste bins shall only be stored in their designated location as shown on plan drawing '101B'.
14. The development shall be completed in full accordance with the submitted Sustainability Statement with written verification of compliance provided to the Authority within one month of the occupation of the dwelling.
15. There shall be no outside lighting installed on site other than in complete accordance with a lighting scheme which shall be submitted

to and approved in writing by the National Park Authority.

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

13.01pm the meeting was adjourned for a short break and reconvened at 13.08pm

96/24

SECTION 73 APPLICATION - FOR THE VARIATION OF CONDITIONS 2, 15, 19, 20, 22, 42, 81, 91, 102 AND 113 ATTACHED TO NP/HPK/0814/0882, FOR THE PURPOSE OF SECURING A REVISED WORKING AND RESTORATION SCHEME AT TOPLEY PIKE QUARRY AND DEEP DALE AND AN INCREASE IN THE PERMITTED DESPATCH OF STONE (NP/HPK/1220/1138, RB)

Cllr Buckler and Ms Bennett declared a personal interest and were not present for this item.

The Minerals Planning Officer presented the report and gave a synopsis of the issues on site and the amendments to the conditions that are required. The application seeks to do 2 things:

- Facilitate the complete restoration of Deepdale
- Allow an increase in the annual export limit

The proposal is for the removal of historic quarry waste from Deepdale and its relocation to the quarry void as part of the final site restoration process. A containment cell to be constructed from granular quarry waste material will be created to facilitate the storage of silt which shall be allowed to dry before being capped with additional granular material. When the mineral extraction operation is finished the water pumps will be switched off and the quarry will naturally flood. Due to the installation of the containment cell the fine materials and potential contaminants will be prevented from overflowing into the River Wye. The amendments to the conditions would allow for the complete restoration of Deepdale which is a designated SSSI and the footpath which runs through the middle of the dale shall be restored to its definitive route. This is a significant gain for the National Park.

It was noted that the increase in the export limit does not increase the volume of mineral removed but just increases the speed at which it can be extracted, the end date for extraction would remain as the original end date of 31 December 2025. The quarry has good access to the road network, any increase in traffic was not seen as a problem.

Members thanked the Officer for the report and questioned whether there would be barriers/fencing put in place around the steep cliff edge. It was clarified that there is no public access to the site. There would be an independent on-site geo-technical expert overseeing the restoration and maintaining a watching brief during the dismantling of the tip.

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

RESOLVED:

That the application is APPROVED subject to a Section 106 legal agreement and delegated authority for officers to agree final wording of conditions based on the proposals as set out in the report.

Cllr Buckler and Ms Bennett returned to the meeting.

97/24 FULL APPLICATION - CHANGE OF USE FROM ANCILLARY ACCOMMODATION FOR DISABLED RELATIVE TO HOLIDAY ACCOMMODATION AT WATERGROVE, UNNAMED SECTION OF A623 FROM HOUSLEY ROAD TO LONG LANE, FOOLOW (NP/DD/0524/0549, HF)

The Planning Officer presented the report and outlined the reasons for refusal as set out in the report. It was noted that a further letter of support had been received since the publication of the report.

The following spoke under the public participation at meetings scheme:

- Mr & Mrs Everatt – Applicants – Statement read out by Democratic Services

Members were minded to approve the application contrary to Officer recommendation. This accommodation would provide much needed disabled compliant accommodation within the Peak District National Park. It was noted that the building is well hidden and already part of the landscape and no alterations are necessary for this to become holiday accommodation. The Officer outlined the conditions which would be imposed should the application be approved. The sole reason for refusal is that the application for this building does not comply with policy. There was some discussion regarding the policy.

A motion to approve the application contrary to Officer recommendation and subject to the following conditions was proposed, seconded, put to the vote and carried.

RESOLVED:

That the application be APPROVED subject to the following conditions:

- 1. Development to begin within 3 years from the date of this permission.**
- 2. Carry out in complete accordance with plans: Location & Block Plan 2036_01a; Proposed Floor Plan 2036_06_A; Elevations 2036_07_D.**
- 3. The accommodation to be ancillary to the residential use of Watergrove, and shall not be occupied other than as a short-term holiday let, or by members of the family or employees of the occupier of that dwelling, and together with the main house shall be maintained as a single planning unit.**
- 4. In respect of the short-term holiday let use ancillary to Watergrove, the building shall not be occupied for such a purpose by any one person for a period exceeding 28 days in any calendar year. The owner shall maintain a register of occupants for each calendar year which shall be made available for inspection by the National Park Authority on request.**

98/24 MINERALS - MONITORING REPORT (TE)

The Strategic Planning & Minerals Manager presented the report which updated Members on the latest mineral policy performance as an addendum to the wider Monitoring Report and provided an overview of the work completed by the Strategic Planning and Minerals team over the 2016/17-2022/23 time period.

It was noted that Policy MIN1 was working effectively and no new permissions for aggregate extraction had been granted during the monitoring report period.

No new permissions had been granted under Policy MIN2 during the monitoring report period.

It was noted that Policy MIN3 needs further consideration given its varying success and changes to National building stone policy. The aim of this policy is to ensure a continuity of supply of traditional building materials to service the needs of the National Park, whilst limiting the scale and nature of mineral extraction within the protected landscape. Consideration needs to be given to the most appropriate means of providing building materials which comply with the local vernacular.

Policy MIN4 has been formulated with the objective of preventing the sterilisation of mineral by build development. It was noted that this is an effective policy and working well.

Any quarry operating now has undergone a review and has modern conditions applied to it and has a new end date imposed either by the Peak District National Park or by statute (in which the end date is 2042). There are a couple of dormant consents in the park at the moment so in order for these to operate the owners would have to submit a application to agree conditions and undergo a full environmental impact assessment.

Milldam Mine was discussed and it was noted that an access track has now been put in and one of the sink holes on Hucklow Edge has been infilled. Concern that some of the heritage asset relating to the former Silence lead mine mine may be lost.

There is restoration and aftercare ongoing at 8 sites.

The statement of progress was commended by the Members and hopefully further updates in the future will be received at regular intervals.

RESOLVED:

To note the report.

99/24 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.