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## MINUTES

Meeting: **Planning Committee**

Date: Friday 12 February 2016 at 10.00 am

Venue: Board Room, Aldern House, Baslow Road, Bakewell

Chair: Cllr D Birkinshaw

Present: Cllr P Brady, Cllr C Carr, Cllr D Chapman, Mr R Helliwell,  
Cllr Mrs C Howe, Cllr H Laws, Ms S McGuire, Cllr J Macrae,  
Cllr Mrs K Potter, Cllr Mrs J A Twigg and Cllr G Weatherall

Cllr Mrs L C Roberts and Cllr A McCloy attended to observe and speak but not vote.

Apologies for absence: Mr P Ancell and Cllr Mrs N Hawkins.

### 19/16 MINUTES OF PREVIOUS MEETING

The minutes of the last meeting of the Planning Committee held on 15 January 2016 were approved as a correct record.

### 20/16 MEMBERS DECLARATIONS OF INTEREST

#### Item 6

Cllr D Chapman declared a prejudicial interest as the applicant was a friend and he would leave the room during consideration of the item.

John Scott, Director of Conservation and Planning, declared a prejudicial interest as he had previously worked for the applicant in previous, private employment and he would leave the room during consideration of the item.

#### Item 7

It was noted that Members had received correspondence from Sir Hugh Sykes.

Mr R Helliwell declared a personal interest as he knew Andy Tickle, one of the public speakers.

Ms S McGuire declared a personal interest as she had previously met the applicant due to his involvement in Stanage/North Lees issues but she had not discussed this application with him.

#### Item 13

Cllr D Chapman declared a personal interest as Chair of the Moors for the Future Partnership.

Item 14

Ms S McGuire declared a personal interest due to her close involvement in the issue of the Stanage Pole history and plans for its replacement as a member of the Stanage Forum Steering Group. She stated that she would not take part in any discussion or voting on the item.

Item 20

Mr R Helliwell declared a personal interest as the applicant was known to him.

Item 23

Ms S McGuire declared a personal interest as co-author of the 2007 Stanton Moor Conservation Plan.

## **21/16 PUBLIC PARTICIPATION**

Fourteen members of the public had given notice to speak under the Public Participation at Meetings scheme.

Cllr D Chapman and the Director of Conservation and Planning left the room.

## **22/16 FULL APPLICATION - ERECTION OF STEEL FABRICATION WORKSHOP ON PREVIOUSLY DEVELOPED LAND, PITTMERE LANE, TIDESWELL MOOR, TIDESWELL**

This application was considered at the meeting of the Planning Committee in January 2016 and deferred under standing order 1.48. Members felt that a landscaping scheme could mitigate the landscape and visual impact of the proposed development.

The following spoke under the Public Participation at Meetings scheme:

- Mr A Bettney, Applicant

A recommendation to approve the application subject to the suggested conditions set out in the report was moved and seconded. It was noted that the applicant had stated that he would need a skip to be situated outside on the site and that officers felt this could be covered by the landscaping scheme. It was also noted that the applicant had his own heavy goods vehicle which would need to be parked at the site, therefore it was agreed to delete condition 11. The motion for approval subject to the amended conditions was voted on and carried.

Cllr P Brady requested that his vote against the motion be recorded.

### **RESOLVED:**

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

- 1. Statutory time limit for implementation.**

2. **Development to be carried out in accordance with specified approved plans.**
3. **No development shall commence until a scheme of landscaping has been submitted to and approved in writing by the Authority. The approved landscaping scheme shall then be implemented.**
4. **No development shall commence until details of foul sewerage showing a package treatment plant has been submitted and approved in writing. The development shall then be carried out in accordance with the approved details.**
5. **Prior approval of scheme of noise attenuation measures prior to the first use of the development.**
6. **Prior approval of scheme of external lighting prior to the first use of the development.**
7. **Hours of operation to be limited to between 07:00 and 17:00 Monday to Friday and not at all at weekends or bank holidays.**
8. **Restrict delivery hours to between 07:00 and 17:00 Monday to Friday and not at all at weekends or bank holidays.**
9. **No outside storage unless in accordance with a scheme which shall have first been submitted to and approved in writing by the National Park Authority.**
10. **No industrial processes, plant or machinery shall be carried out / installed outside any building at the site at any time.**
11. **Specification of design and architectural details including dark green colour finish for the wall and roof sheeting and external surfaces of the doors. Lower sections of the walls to be clad with natural randomly coursed limestone.**
12. **Restrict the use of the building to B2 general industry and remove permitted development rights for changes of use.**
13. **Parking and turning areas to be laid out in accordance with approved plans prior to occupation and thereafter maintained throughout the lifetime of the development.**

Cllr D Chapman and the Director of Conservation and Planning returned to the room.

23/16

**FULL APPLICATION - CONVERSION OF BARN TO DWELLING AND CHANGE OF USE OF FARMHOUSE AND COTTAGE TO CREATE SINGLE DWELLING AT COW CLOSE FARM, HATHERSAGE**

It was noted that Members had visited the site on the previous day.

The following spoke under the public participation at meetings scheme:

- Mr F Humphries, on behalf of Derek Latham, Objector
- Mr A Tickle, Friends of the Peak District, Objector
- Mr C Nickolls, on behalf of Sir Hugh and Lady Sykes, Objectors
- Mr J Summerlin, Applicant

Members debated the application and the recommendation for approval subject to conditions was moved and seconded. It was agreed to amend condition 4 to state 'no development on the conversion of the barn hereby approved shall take place until the timber clad structure in the yard has been completely removed from the site'. The motion was then voted on and carried.

**RESOLVED:**

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

1. **Statutory three year time limit for implementation.**
2. **Agricultural occupancy condition in relation to the farmhouse.**
3. **In accordance with specified approved plans.**
4. **No development on the conversion of the barn hereby approved shall take place until the timber clad structure within the yard has been completely removed from the site .**
5. **Prior to the occupation of the barn as a dwelling hereby approved the white metal 'portacabin' type structure immediately to the west of the barn to be converted to a dwelling shall be removed from the site.**
6. **Submission, approval and implementation of details of how foul sewage is to be disposed of to a package treatment plant.**
7. **Submission, approval and implementation of scheme of mitigation for bats and birds prior to the commencement of any development to convert the barn to a dwelling hereby approved.**
8. **Submission, approval and implementation of scheme of external lighting prior to the commencement of any development to convert the barn to a dwelling hereby approved.**
9. **Submission, approval and implementation of scheme of landscaping prior to the commencement of any development to convert the barn to a dwelling hereby approved.**
10. **Submission, approval and implementation of parking and turning areas prior to the first occupation of the converted barn.**
11. **The lean-to roof structure attached to the east facing gable of the barn to be converted shall be completely removed prior to the first occupation of the converted barn as a dwelling hereby approved.**
12. **Restrict domestic curtilage of farmhouse and converted barn in accordance with amended plans.**

**13. Change of use of farmhouse and cottage and the conversion of the barn to a dwelling hereby approved shall take place within the shell of the existing buildings with no re-building or extensions.**

**14. Omission of both proposed roof lights from the north facing roof slope.**

**15. Submission, approval and / or specification or design details and architectural specifications including window and door frames and finish, roof verges, rainwater goods, metre boxes and new stonework and pointing.**

**16. All utilities infrastructure to be underground.**

**17. Removal of permitted development rights for domestic development from converted barn including alterations, extensions, porches, walls, fences, gates and other forms of boundary enclosure, satellite dishes, solar and photovoltaic panels and outbuildings.**

The meeting was adjourned at 11.45 for a short break and reconvened at 11.58.

**24/16 FULL APPLICATION – EXTENSIONS AND ALTERATIONS TO EXISTING DWELLING AT 2 BOOTHS EDGE COTTAGES, SHEFFIELD ROAD, HATHERSAGE**

The Planning officer reported that amended plans had been received and these had taken account of the amenity impacts. He also reported a letter from the neighbour's structural engineer pointing out the different sections of party wall/private wall and the presence of a ventilation extractor on the gable wall abutting the site.

It was noted that Members had visited the site on the previous day.

The following spoke under the public participation at meetings scheme:

- Mr Barratt, neighbour and Objector
- Mr V Atkins, Objector
- Mr M Bailey, Agent

The recommendation for approval subject to conditions was moved and seconded. It was agreed to amend condition 5 to state that the existing brick quoins must be removed and replaced with gritstone. The motion was then voted on and carried.

**RESOLVED:**

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

- 1. Statutory three year time limit for implementation.**
- 2. In accordance with specified amended plans.**
- 3. No development shall commence until details of construction compound (including and storage and parking areas) have been submitted and approved in writing by the Authority prior to the commencement of the development.**

4. **No development shall take place until a construction management plan has been submitted to and approved in writing by the Authority. The plan shall be adhered to throughout the construction period and shall provide for:**
  - **Parking of vehicles and site operatives.**
  - **Routes for construction traffic.**
  - **Hours of operation**
  - **Pedestrian and cyclist protection**
  - **Areas of excavation within the fronting lane**
5. **Conditions to stipulate architectural and design specifications including natural stone walls, replacement of brick quoins with gritstone quoins, natural blue slate roof, stone chimney, timber windows and doors, roof lights, pipework, roof verges and natural stone retaining walls.**

**25/16 FULL APPLICATION - CHANGE OF USE AND INTERNAL REFURBISHMENT OF THE FIRST AND SECOND FLOORS OF AN EXISTING MILL BUILDING TO CREATE A TWO BEDROOM DWELLING WITH DEDICATED GROUND FLOOR ACCESS AT THE MILL, SOFTWATER LANE, BRADWELL**

It was noted that Members had visited the site on the previous day.

The recommendation for approval subject to conditions was moved and seconded. The motion was then voted on and carried.

**RESOLVED:**

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

1. **Statutory three year time limit for implementation.**
2. **Development to be carried out in accordance with specified approved plans.**
3. **The existing joinery workshop shall be retained ancillary to the dwelling hereby approved and the approved dwelling and existing workshop shall be retained within a single planning unit.**
4. **Development to be carried out in accordance with approved Flood Risk Assessment and specified mitigation measures.**
5. **The dwelling shall not be occupied until two dedicated off street parking spaces have been provided and maintained thereafter free from any impediment to their designated use throughout the lifetime of the development.**
6. **Removal of permitted development rights for domestic extensions and alterations.**
7. **Conversion to be within the shell of the building only with no rebuilding.**
8. **Prior to the first occupation of the dwelling hereby approved, or in accordance with an alternative timescale which shall have first been submitted to and approved in writing by the Authority, a superfast**

**broadband (fibre optic) connection shall be installed and made available for use by the occupants of the dwelling.**

- 9. Architectural specifications and design details including approval of window design, black metal rainwater goods on brackets, no external meter boxes.**

**26/16 HOUSEHOLDER APPLICATION - INSTALLATION OF ROOFLIGHTS AND WINDOW OF REAR GABLE OF PROPERTY - BETHLEHEM CHAPEL, HUGH LANE, BRADWELL**

It was noted that Members had visited the site on the previous day.

The following spoke under the public participation at meetings scheme:

- Ms L Grainger, Bradwell Parish Council, Objector
- Mr J Darwent, Agent

Members were concerned about the design and impact of the roof lights and the gable end window, parking issues and the planning history in respect of any restrictions upon the use of the ground floor accommodation in the original conversion consent.

In accordance with Standing Orders, a motion to continue the meeting beyond three hours was moved, seconded, voted upon and carried.

A motion for deferral to allow for further discussion with the applicant on these issues was moved and seconded, voted on and carried.

**RESOLVED:**

**That consideration of the application be DEFERRED to allow for further consultation with the applicant regarding roof lights, gable end window along with an updated report on parking issues and the planning history regarding any restrictions upon the use of the ground floor of the premises.**

**27/16 FULL APPLICATION - REPLACEMENT DWELLING AT HURLINGHAM, BAMFORD**

Cllr D Chapman declared a personal interest as he had known the applicant at school.

The following spoke under the public participation at meetings scheme:

- Mr P Cook, Applicant

The recommendation for approval subject to conditions was moved, seconded, voted on and carried.

**RESOLVED:**

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

- 1. Statutory 3 year time limit for implementation.**
- 2. Development not to be carried out otherwise than in accordance with specified plans.**

3. **Removal of permitted development rights for external alterations, extensions outbuildings, hard standing, walls, fences and other means of enclosure to approved dwelling.**
4. **Conditions to specify or require prior approval of architectural and design details for the dwelling including, stonework, roof materials, windows and door design and finish and rainwater goods.**
5. **Prior approval of space within the site for accommodation, storage of plant, materials and parking for site operative's vehicles during construction works.**
6. **Prior approval of environmental management measures prior to commencement.**
7. **Parking to be provided prior to occupation.**

The meeting was adjourned at 13.15 for a lunch break and reconvened at 13.45.

Chair: Cllr D Birkinshaw

Present: Cllr P Brady, Cllr C Carr, Cllr D Chapman, Mr R Helliwell, Cllr Mrs C Howe, Cllr H Laws, Cllr J Macrae, Cllr Mrs K Potter and Cllr Mrs J A Twigg.

Cllr Mrs L C Roberts attended to observe and speak but not vote.

**28/16 FULL APPLICATION - PROPOSED STABLE BLOCK AND ASSOCIATED HARDSTANDING IN FIELD OFF TRACK OFF WASTE LANE, BUTTERTON**

The recommendation for approval subject to conditions was moved and seconded. It was agreed that retention of the stone wall should be included in condition 6 regarding landscaping details. The motion was then voted on and carried.

**RESOLVED:**

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

1. **3 year time limit**
2. **Amended Plans**
3. **Design and materials**
4. **Stable building remains ancillary to applicants only**
5. **No external lighting to illuminate highway**
6. **Landscape details, including retention of stone wall**



**29/16 FULL APPLICATION - PROPOSED DETACHED HOUSE (EXISTING DWELLING ON ADJOINING SITE TO BE REMOVED) AT THORNEYCROFT STABLES, NEIGHBOUR WAY, KETTLESHULME**

The recommendation for approval subject to conditions was moved and seconded. It was agreed to add a footnote regarding the public footpath as requested in the consultation response by Cheshire East Rights of Way Team. The motion was then voted on and carried.

**RESOLVED:**

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

- 1. Statutory three year time limit for implementation.**
- 2. Development not to be carried out otherwise than in accordance with specified approved plans.**
- 3. No development shall commence until full details of foul drainage to a package treatment plant have been submitted to and approved in writing by the Authority.**
- 4. Within two months of the date of first occupation of the new dwelling hereby approved the existing twin unit caravan shall be removed from the site and any adjacent structures including the raised patio area shall be demolished and removed from the site.**
- 5. Prior approval of detailed scheme of landscaping (including restoration of the site of the caravan, planting, earth mounding, re-seeding, walls, gates and hard standing) to be implemented as part of the development.**
- 6. Conditions to specify or require prior approval of architectural and design details for the dwelling including, stonework sample panel, window and door details, roof verge and rainwater goods.**
- 7. Prior approval of a scheme of energy saving measures to be incorporated into the approved development to be submitted to and agreed in writing by the Authority.**
- 8. Removal of permitted development rights for external alterations, extensions outbuildings, hard standing, walls, fences and other means of enclosure to approved dwelling.**
- 9. Underground service lines only on land under the applicant's ownership and control.**
- 10. Parking and turning areas to be laid and constructed prior to occupation and maintained in perpetuity.**

**Footnote re public footpath.**

**30/16 FULL APPLICATION - ADDITION OF TWO EXTENSIONS TO THE PROPERTY. EXTERNAL ALTERATIONS INCLUDING SURFACING OF CAR PARK. CHANGE OF**

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**USE OF PART OF THE CENTRE TO OFFICE ACCOMMODATION AT FIELD HEAD INFORMATION CENTRE, EDALE**

The recommendation for approval subject to conditions was moved, seconded, voted on and carried.

**RESOLVED:**

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

- 1. Statutory three year time limit for implementation.**
- 2. Development to be carried out in complete accordance with specified approved plans.**
- 3. Prior to the erection of the shed, full elevation drawings of the shed and proposed finish for the timberwork shall be submitted to and agreed in writing by the National Park Authority.**
- 4. The additional parking area shall be provided prior to the occupation of the offices and laboratory hereby approved. The parking areas shall thereafter be maintained throughout the lifetime of the development hereby approved.**
- 5. Conditions to secure architectural specifications and design details of window and door details, stone work, roof materials, fencing, timber bollards and surfacing.**

**31/16 FULL APPLICATION - ERECTION OF A NEW STANAGE POLE AT GRID REFERENCE 424664, 384413**

The following spoke under the public participation at meetings scheme:

- Ms R Newman, Property Manager (North Lees), for the Applicant

In response to Members' queries the Planning officer stated that the Authority's Archaeology Team were happy with the proposals, including the use of concrete to set the pole in as it would be capped with a metal plate.

The recommendation for approval subject to conditions was moved, seconded, voted on and carried.

Members thanked Rebekah Newman for her work on involving the community in this project.

**RESOLVED:**

**That the application be APPROVED subject to the following conditions and subject to the receipt of no further representations before the expiry of the consultation period that are substantially contrary to the recommendation, with any that are received being considered by the Director of Conservation and Planning in consultation with the Chair and Vice Chair of Planning Committee:**

- 1. Standard time limit.**

2. Development in complete accordance with the submitted plans 'Proposed Pole 2016', 'Diagram 2' and specifications.

**32/16 FULL APPLICATION - ALTER THE LOCATION OF A PEDESTRIAN GATE AND THE LOCATION AND DESIGN OF EXTERIOR LIGHTS AT THE FARMHOUSE ADJACENT TO NORTH LEES HALL, HATHERSAGE. 423536, 383448**

The recommendation for approval subject to conditions was moved, seconded, voted on and carried.

**RESOLVED:**

That the application be **APPROVED** subject to the following conditions and subject to the receipt of no further representations before the expiry of the consultation period that are substantially contrary to the recommendation with any that are received being considered by the Director of Conservation and Planning in consultation with the Chair and Vice Chair of Planning Committee:

1. Development in complete accordance with the submitted plans and specifications subject to the following conditions or modifications.
2. Prior to commencing works for the proposed new gateway full details shall be provided of the new gate, gate posts, gate furniture and the finish to the gate (which should be a dark, recessive paint) for approval in writing. Once agreed in writing the development shall not be carried out otherwise than in complete accordance with the agreed details.
3. Prior to commencing use of the proposed new gateway, the existing gateway shall be blocked up with stonework to match the existing wall. The stone shall be reclaimed from the works to create the new gateway.

**33/16 LISTED BUILDING APPLICATION - ALTER THE LOCATION OF A PEDESTRIAN GATE AND THE LOCATION AND DESIGN OF EXTERIOR LIGHTS AT THE FARMHOUSE ADJACENT TO NORTH LEES HALL, HATHERSAGE. 423536, 383448**

The recommendation for approval subject to conditions was moved, seconded, voted on and carried.

**RESOLVED:**

That the application be **APPROVED** subject to the following conditions and subject to the receipt of no further representations before the expiry of the consultation period that are substantially contrary to the recommendation with any that are received being considered by the Director of Conservation and Planning in consultation with the Chair and Vice Chair of Planning Committee:

1. Development in complete accordance with the submitted plans and specifications subject to the following conditions or modifications.
2. Prior to commencing works for the proposed new gateway full details shall be provided of the new gate, gate posts, gate furniture and the finish to the gate (which should be a dark, recessive paint) for approval in writing. Once agreed in writing the development shall not be carried out otherwise than in complete accordance with the agreed details.

3. Prior to commencing use of the proposed new gateway, the existing gateway shall be blocked up with stonework to match the existing wall. The stone shall be reclaimed from the works to create the new gateway.

**34/16 FULL APPLICATION - NEW ACCESS, PARKING AND GARDEN AND DEMOLITION OF BLOCKWORK OUTBUILDING AND EXTENSION TO EXISTING FARMHOUSE AT KILNHILL FARM, EDALE ROAD, HOPE. 417161, 383887**

The recommendation for approval subject to conditions was moved and seconded. It was agreed to add an extra condition to define the enlarged residential curtilage. The motion was then voted on and carried.

**RESOLVED:**

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

1. Standard time limit
2. Development in complete accordance with the amended plans 'L(01)10 P1', 'L(02)01 P1', 'L(03)01 P1', 'L(03)02' and specifications. Subject to the following conditions or modifications.
3. Full details to be submitted and agreed in writing of all new facing materials for the new extension, stonework including dressings, roof lights, windows, doors and rainwater goods. Once agreed the development shall not be carried out otherwise than in complete accordance with the agreed details.
4. Submit and agree in writing a sample of slate for roof material which shall be either natural Derbyshire stone slate or blue slate, once agreed the development shall be carried out in complete accordance with the agreed details.
5. Permanently close existing access within 1 month of commencing use of the new access hereby approved. This shall be finished with a dry stone wall made of natural gritstone to match the existing, the existing stone gate posts shall remain in situ.
6. Before commencing the development hereby approved a detailed scheme for landscaping (including tree and shrub planting seeding or turfing, earth mounding, terracing, walling (including heights), gates, fencing or ground surfacing as necessary) shall be submitted to and approved in writing by the National Park Authority. Once approved, the planting or seeding shall be carried out to the reasonable satisfaction of the Authority within the first planting seasons following completion or occupation of the development. Any walling, gates or surfacing shown on the approved plan shall be completed before the extension hereby approved is first occupied. Any trees dying, being severely damaged or becoming seriously diseased shall be replaced within the next planting season with trees of an equivalent size and species or in accordance with an alternative scheme agreed in writing by the Authority before any trees are removed.

7. Gate for the new access shall be a timber 5 bar gate with natural gritstone gate piers, full details to be submitted for approval in writing, once agreed the development shall not be carried out otherwise than in complete accordance with the agreed details.
8. Full details of the proposed internal door, including new lintel and architraving, between the house and proposed extension shall be submitted to the Authority for approval in writing. Once agreed the development shall not be carried out otherwise than in complete accordance with the agreed details.
9. Before any operations are commenced, space shall be provided within the site curtilage for site accommodation, storage of plant and materials, laid out and constructed all as may be agreed with the Local Planning Authority in advance of construction work commencing and maintained free from impediment throughout the duration of construction works.
10. Before any other operations are commenced a new vehicular access shall be created to Edale Road in accordance with the application drawings, laid out, constructed and provided with visibility sightlines extending from a point 2.4m from the carriageway edge, measured along the centre line of the access, to the extremities of the site frontage abutting the highway to the north and to the dwelling in the south as per the application drawings. The land in advance of the sightlines shall be maintained in perpetuity clear of any object greater than 1m in height (0.6m in the case of vegetation) relative to the adjoining nearside carriageway edge.
11. The premises, the subject of the application, shall not be occupied until the on-site parking spaces and turning have been provided for in accordance with the application drawings laid out and constructed as may be agreed with the Local Planning Authority and maintained thereafter free from any impediment to designated use.
12. Definition of extent of residential curtilage .

**35/16 LISTED BUILDING APPLICATION - NEW ACCESS, PARKING AND GARDEN AND DEMOLITION OF BLOCKWORK OUTBUILDING AND EXTENSION TO EXISTING FARMHOUSE AT KILNHILL FARM, EDAL ROAD, HOPE 417161, 383887**

The recommendation for approval subject to conditions was moved, seconded, voted on and carried.

**RESOLVED:**

**That the application be APPROVED subject the following conditions of modifications:**

1. Standard time limit
2. Development in complete accordance with the amended plans 'L(01)10 P1', 'L(02)01 P1', 'L(03)01 P1', 'L(03)02' and specifications. Subject to the following conditions or modifications.

3. Full details of all new facing materials for the new extension, stonework including dressings, roof lights, windows, doors and rainwater goods. Once agreed the development shall not be carried out otherwise than in complete accordance with the agreed details.
4. Submit sample of slate for roof material, once agreed the development shall be carried out in complete accordance with the agreed details.
5. Permanently close existing access within 1 month of commencing use of the new access hereby approved. This shall be finished with a dry stone wall made of natural gritstone to match the existing, the existing stone gate posts shall remain in situ.
6. Before commencing the development hereby approved a detailed scheme for landscaping (including tree and shrub planting seeding or turfing, earthmounding, terracing, walling (including heights), gates, fencing or ground surfacing as necessary) shall be submitted to and approved in writing by the National Park Authority. Once approved, the planting or seeding shall be carried out to the reasonable satisfaction of the Authority within the first planting seasons following completion or occupation of the development. Any walling, gates or surfacing shown on the approved plan shall be completed before the extension hereby approved is first occupied. Any trees dying, being severely damaged or becoming seriously diseased shall be replaced within the next planting season with trees of an equivalent size and species or in accordance with an alternative scheme agreed in writing by the Authority before any trees are removed.
7. Gate for the new access shall be a timber 5 bar gate with natural gritstone gate piers, full details to be submitted for approval in writing, once agreed the development shall not be carried out otherwise than in complete accordance with the agreed details.
8. Full details of the proposed internal door, including new lintel and architraving, between the house and proposed extension shall be submitted to the Authority for approval in writing. Once agreed the development shall not be carried out otherwise than in complete accordance with the agreed details.

**36/16 FULL APPLICATION - REPLACEMENT OF AGRICULTURAL BUILDING (RETROSPECTIVE), BUILDINGS AT CROSSLAND SIDE, HARTINGTON**

The recommendation for refusal was moved, seconded, voted on and carried.

**RESOLVED:**

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

1. By virtue of the siting and design of the proposed building, it would have an unduly harmful visual impact on the character of the surrounding landscape. Therefore, the current application is contrary to saved Local Plan policies LC4 and LC13, contrary to policies GSP1, GSP2, GSP3 and L1 of the Core Strategy, and contrary to national planning policies in the Framework.

2. **In the absence of an appropriate agricultural appraisal to support this application, and in the absence of any other evidence that demonstrates the building is reasonably required for farming, it cannot be demonstrated that the benefits of approving this application would outweigh or offset the identified and demonstrable harm to the valued characteristics of the National Park that would result from granting planning permission for the current application. Therefore, granting planning permission for the current application would be contrary to the principles of sustainable development set out in national planning policies in the Framework and policy GSP1 of the Authority's Core Strategy.**

**37/16 FULL APPLICATION - ERECTION OF A GARDEN SHED (RETROSPECTIVE) AND FENCING AROUND GARDEN OF ROSEDENE COTTAGE, WOODHOUSE LANE, WINSTER**

Members were concerned about the proposed fencing therefore a motion for deferral to allow for further consultation with the applicant on the fencing was moved and seconded. The motion was then voted on and carried.

**RESOLVED:**

**That consideration of the application be DEFERRED to allow for further consultation with the applicant regarding the proposed fencing.**

**38/16 FULL APPLICATION - SINGLE STOREY REAR EXTENSION (AMENDMENT TO EXTENSION APPROVED UNDER NP/DDD/0615/0558) - IONA, LONGREAVE LANE, ROWLAND**

The recommendation for approval subject to conditions was moved, seconded, voted on and carried.

**RESOLVED:**

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

1. **3 year implementation time limit.**
2. **Adopt submitted plans.**
3. **Minor design details.**

**39/16 STANTON MOOR MINERAL LIAISON GROUP**

The Director of Conservation and Planning reported that Professor Crook, Chair of the Stanton Moor Mineral Liaison Group, had recently resigned. This was following an Authority decision regarding his own planning application and he felt that he should not be involved with the Liaison Group whilst he was in conflict with the Authority.

It was noted that the Authority hoped to appoint a new Chair within the next 3 months but that John Scott would chair the next meeting on 22 February.

**RESOLVED:**

**That the minutes of the Stanton Moor Minerals Liaison Group of October 2015 are noted.**

**40/16 PLANNING APPEALS - HEAD OF LAW REPORT**

Members noted the planning appeals lodged and decided during the month.

**RESOLVED:**

**That the report be received.**

The meeting ended at Time Not Specified