
Minutes from Planning Committee – 13 December 2013

187/13 7. FULL APPLICATION – RE-DEVELOPMENT OF BUSINESS PARK TO CREATE HERITAGE CENTRE WITH CRAFT SHOP/CAFÉ WITH ASSOCIATED RETAILING, TWO TIED WORKER ACCOMMODATION UNITS, TOURIST ACCOMMODATION SPACE, TRAINING ROOM/ COMMUNITY FACILITY, CAFÉ AND OFFICE SPACE AT, ROCKMILL BUSINESS PARK, THE DALE, STONEY MIDDLETON (NP/DDD/0713/0582, P.3289, 16.08.2013, 422427 375647/KW)

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

The Planning officer reported that just before the start of the meeting the applicant had approached him with concerns regarding the parking arrangements. Members were concerned that they were unsure which version of the proposed parking they were considering, so they agreed to a short adjournment to allow officers to liaise with the applicant.

The meeting adjourned for a short break at 10.48am and reconvened at 10.53am.

The Planning officer reported that the car parking proposals remained as 100 spaces on the Rock Mill site and 30 spaces on the lower site and confirmed that there was no change to the recommendation.

Clr Mrs H M Gaddum and Miss P Beswick declared personal interests as they both knew one of the speakers, Clr C Hunt, as a former Member of the Authority.

The following spoke under the public participation at meetings scheme:

- Clr C Hunt, District Councillor and supporter
- Mr C Tsielepi, on behalf of SMILE (Stoney Middleton Interest & Leisure Enterprise), supporter
- Clr M Longden, Derbyshire County Council Ward member, supporter
- Mrs B Ely, former head teacher of Stoney Middleton primary school, supporter

- Ms J Mason, Village member and well dressing designer, supporter
- Clr Mrs J Bettney, Chair of Stoney Middleton Parish Council, supporter
- Mr R Silson, Planning consultant and supporter
- Mr C Hall, applicant

A motion for approval was moved and seconded. However there were still some concerns regarding the dormer windows, traffic access during construction and some Members felt that more information was needed before making a decision. A motion for deferral was moved and seconded but lost on the vote.

Members explained that the reasons for the original motion of approval was that the benefits of the development outweighed the landscape concerns arising from the proposed car parking, that the development would enhance the dale and become a gateway to the village. Officers summarised a list of draft conditions and a S.106 agreement. The Chair and Vice Chair would be consulted on the S.106 agreement and detailed wording of the conditions.

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The motion for approval subject to a S.106 agreement and conditions was moved, seconded, voted on and carried.

RESOLVED:

That the application be APPROVED subject to prior entry into a S106 agreement regarding Rockmill and Cupola sites to be developed concurrently and retained in the same ownership; community benefits, Highway works; control of occupancy of the managers dwellings; and subject to the following conditions, with delegated authority to the Director of Planning to finalise detailed conditions following consultation with the Chair and Vice Chair of the Planning Committee:

- 1. The premises hereby permitted in the Rockmill Accommodation Building shall be for maximum of 49 letting room units accommodating a maximum of 148 persons. The Rockmill Accommodation Building shall be used for no other purpose other than class C1 of the Use Classes order 2010.**
- 2. 28 day occupancy restriction on letting units in the Rockmill Accommodation Building.**
- 3. All the proposed uses (both buildings) shall be confined to the areas shown on the approved floor plans.**
- 4. Cafe opening hours to be 8.00am to 10.00pm**
- 5. Use of ground floor of Cupola Building to be restricted to a Heritage Centre with ancillary café and craft/gift shop uses and for no other purposes. The Heritage Centre use shall cover a minimum of 50% of the available floorspace; the café a maximum of 30% and the craft/gift shop a maximum of 20%. Details of the extent of the Heritage Centre/café and craft/gift floorspace shall be submitted to and agreed in writing by the Authority. The scheme shall then be carried out in accordance with the agreed details.**
- 6. Retail sales from the Heritage Centre shall be restricted to the sale of heritage and craft goods.**
- 7. Car parking layout to be carried out in accordance with amended plan no. 4340/224.**
- 8. All walling (both buildings) to be random-coursed limestone, with natural gritstone plinths and natural gritstone quoinwork to external corners.**
- 9. All roofs on both buildings(except for single-storey flat-roofed kitchen building on Rock mill building & roof serving covered decking area on rear elevation of Cupola building) to be clad with natural blue slate.**
- 10. Omit dormer windows and replace with flush-fitting rooflights.**

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11. **All window frames in Rockmill Building to be pvc vertical sliding sash – details to be submitted and agreed by the Authority.**
12. **All window frames to the Cupola Heritage building to be timber vertical sliding sash – details to be submitted to and agreed in writing by the Authority.**
13. **Minor design conditions.**
14. **Submit and agree comprehensive landscaping schemes for both sites (Rock Mill building and Cupola Heritage Building sites).**
15. **Retain trees not shown for removal on the approved plans.**
16. **Protect trees to be retained during construction works.**
17. **Submit and agree scheme for external lighting.**
18. **Environment Agency conditions**
19. **Development in accordance with flood risk assessment and mitigation**
20. **Adopt ecological survey and mitigation measures**
21. **Additional ecological conditions required by the Authority’s Ecologist.**
22. **Highways conditions**
23. **Ground contamination recommendations & conditions**
24. **Prior to the disposal of any spoil arising from the building/excavation works, precise details of the disposal shall be submitted to and approved in writing by the National Park Authority. All spoil shall then be disposed of in accordance with the approved details.**
25. **Prior to the commencement of any excavation works, a slopes stability investigation report shall be submitted to and agreed in writing by the Authority. An amended comprehensive landscaping scheme which incorporates the findings of the slopes stability investigation works and provides details of the slope retaining walls and features shall then be submitted to and agreed in writing by the Authority. The scheme shall then be carried out in accordance with the approved details prior to the development hereby approved being brought into use or the completion of the development, whichever is the sooner.**