
MINUTES

Meeting: **Planning Committee**

Date: Friday 9 December 2016 at 10.00 am

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

Chair: Mr P Ancell

Present: Cllr D Birkinshaw, Cllr P Brady, Cllr C Carr, Cllr D Chapman, Cllr A Hart, Mr R Helliwell, Cllr Mrs C Howe, Cllr H Laws, Ms S McGuire, Cllr J Macrae, Cllr Mrs K Potter, Cllr Mrs L C Roberts, Cllr Mrs J A Twigg and Cllr D Williams

Apologies for absence: Cllr A McCloy and Cllr F J Walton.

159/16 CHAIRS ANNOUNCEMENTS

The Chair of the Committee reported that item 6 on the agenda relating to the application for operational facilities at Brosterfield Camping and Caravanning site had been withdrawn and will now be heard at the Planning Committee on 13 January 2017.

160/16 MINUTES OF PREVIOUS MEETING

The minutes of the last meeting of the Planning Committee held on 11 November 2016 were approved subject to the amendments below, as a correct record.

Minute 144/16 relating to the application for the temporary use of land for a Horticultural Show at Chatsworth House was amended to show that the RHS will set up the Liaison Committee.

The minute 150/16 was amended to show that the building had intrinsic merit related to water management and treatment in the area.

161/16 MEMBERS DECLARATIONS OF INTEREST

Item 7

Cllr Andrew Hart and Cllr Kath Potter had each received correspondence regarding the application.

Item 8

Mr Robert Helliwell declared a personal interest as he knew the applicant Mr Corbridge.

Item 9

Cllr Kath Potter declared a personal interest as she had asked that the Planning Committee Site Visit on 8 December drive past the site.

162/16 PUBLIC PARTICIPATION

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

163/16 FULL APPLICATION - ERECTION OF WOODEN PODS FOR CAMPING AT NETTLEBEDS FARM, TOP HOUSE LANE, WINCLE

Members had visited the site on the previous day.

The following spoke under the Public Participation at Meetings Scheme:

- Mr John Cartledge for Applicant

The application had been deferred from the last Planning Committee to enable a site visit to take place.

Members had noted on the site visit the severity of the steepness of the site and the distance from the farm yard to the pods as this had been the suggested parking place for those using the camping pods. An alternative site closer to the main farm buildings and on flatter ground would be more appropriate. The applicant had already discounted the farm yard as a parking location, following submission of the application, due to the health and safety risks and a new site for parking also needed to be identified.

It was noted by Members that the size of the pods was due to the fact that there was not an amenity building on site so all washing and toilet facilities were self contained in the pods.

The Officer recommendation to refuse the application was moved, seconded, put to the vote and carried. Members requested that the applicant work with Officers to identify an alternative site.

RESOLVED:

That the application be REFUSED for the following reasons:

1. **By virtue of the siting, size and layout of the proposed camping pods and the engineering works required to facilitate the development on this sloping site, the proposed development would appear unduly intrusive, having an unacceptable adverse visual impact on the character of the surrounding landscape and consequently harming the valued characteristics of the National Park. The development would therefore be contrary to Core Strategy policies GSP1, GSP3, L1 and RT3, saved Local Plan policies LC4 and LR3 and to policies in the National Planning Policy Framework, including the provisions of Paragraph 115 relating to development in National Parks.**

164/16 FULL APPLICATION - ERECTION OF LOCAL NEEDS AFFORDABLE DWELLING AT SHUTTS FARM, SHUTTS LANE, BAKEWELL

Members had visited the site on the previous day.

In introducing the report the Officer corrected the figure in paragraph two as the site size should be 444 sqm and not 640 sqm which was the size of the original application which had been reduced following discussions with the applicant.

The following spoke under the Public Participation at Meetings Scheme:

- Mr Corbridge, Applicant

Following the site visit Members had noted that the location of the proposed dwelling would impact on the landscape and was outside the Bakewell Development Boundary.

Members noted that the Planning Officer had looked at siting the new building with other buildings at Shutts Farm but that the Highways Authority had suggested the access to the road was not safe and that they would appose further development of the site. The Director of Conservation and Planning confirmed that it is in the 'gift' of the National Park Authority to override the decision of the Highways Authority if it was deemed appropriate.

A motion to defer the application to a future Planning Committee to enable officers and the applicant to discuss an alterative location in the existing farm group, consider improvements to access and application of a Section 106 agreement for affordable housing was moved, seconded, put to the vote and carried.

RESOLVED:

The application be deferred to enable further discussion between officers and the applicant on finding an alternative location within the current development at Shutts Farm.

The meeting was adjourned from 11.20 to 11.25

165/16 FULL APPLICATION - DEMOLITION OF EXISTING GARAGE AND ERECTION OF NEW TWO STOREY SIDE EXTENSION AND ASSOCIATED WORKS AT 14 PARK ROAD, BAKEWELL

Members had driven past the site on the previous day.

The Officer reported that a further letter of objection had been received from No 23 Park Road which re stated the information already received from the same address.

The Officer recommendation to approve the application was moved, 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 otherwise than in complete accordance with the amended plan, drawing number '1617-02 'D' titled 'Prop Details' received by the Authority 22 November 2016, and submitted plan titled 'Block Plan', received by the Authority on the 4 October 2016; subject to the following conditions;**

3. The door openings shall be provided with a natural gritstone lintel.
4. All new stonework shall be in natural or artificial gritstone faced, coursed and pointed to match the existing stonework.
5. The roof shall be clad with Hardrow slate to match the existing.
6. 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.
7. The roof light(s) shall be fitted flush with the roof slope.

Cllr Judith Twigg joined the meeting at 11.30, during this item and did not vote.

166/16 HOUSEHOLDER APPLICATION - ERECTION OF FENCING TO PROPERTY BOUNDARY AT TURNPIKE HOUSE, KETTLESHULME

The Officer recommendation for approval subject to additional condition relating to the gable end of Side End Cottage was moved, seconded, put to the vote and carried.

RESOVLED

That the application be APPROVED subject to the following conditions:

1. In accordance with the revised plans
2. Development implemented within 3 years
3. Fence to be stained with Cuprinol 'Woodland Mink' wood stain, or an equivalent colour
4. Fencing to be omitted from the gable end of Side End Cottage and the frontage of Turnpike House and the fencing panels are to be removable to allow maintenance.

167/16 HEAD OF LAW REPORT - PLANNING APPEALS

The motion to receive the report was moved, seconded, put to the vote and carried.

RESOLVED:

That the report be received.

The meeting ended at 12.05 pm