



MINUTES

Meeting: **Planning Committee**

Date: Friday 10 March 2017 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, Cllr J Macrae, Cllr Mrs K Potter, Cllr Mrs L C Roberts, Cllr Mrs J A Twigg and Cllr D Williams

Cllr A McCloy
attended to observe and speak but not vote.

Apologies for absence: Ms S McGuire.

15/17 MINUTES OF PREVIOUS MEETINGS

The minutes of the last meetings of the Planning Committee held on 3 February and 10 February 2017 were approved as correct records.

16/17 URGENT BUSINESS

There were no items of urgent business to consider.

17/17 MEMBERS DECLARATIONS OF INTEREST

Item 6

Cllr D Chapman and Cllr Mrs J A Twigg both declared personal interests as they knew Julie Kidd one of the speakers.

Cllr J Macrae declared a personal interest as a corporate member of CPRE.

Cllr Mrs K Potter declared a personal interest as she knew all of the speakers. Cllr Mrs Potter also declared she had received an email which she had forwarded on to officers. Cllr Mrs Potter declared she had been given a book by the landowner of Blockstone Quarry but that she had only accepted it to read and was then returning it to the landowner.

Cllr Mrs Potter stated that she had had no input into the comments made by Rowsley Parish Council.

Cllr Mrs Potter also stated that she was a member of CPRE.

Item 7

It was noted that the majority of Members had received email correspondence from Dr Jo Horne and Jan Warwick.

Cllr D Chapman declared a personal interest as he had met Isabel Frenzel and Alison Clamp to view the plans for the proposal as it was within his ward. He did not discuss any planning issues with them.

Cllr P Brady declared a personal interest as he was the Chair of Taddington Parish Council and had met with and had email correspondence with Alison Clamp. He had also received email correspondence from CPRE and Dr Horne, he also knew all of the objectors speaking at the meeting and Jill Skidmore, Isabel Frenzel and Alison Clamp who were also speaking. As Cllr Brady knew one of the speakers, Mr Walsh, as a very good friend he stated he would not take part in the discussion on this item and would leave the room.

Cllr C Carr declared a personal interest as he had met Alison Clamp in the past.

Cllr H Laws, Cllr A McCloy, Cllr Mrs K Potter and Cllr Mrs J A Twigg all declared receipt of an email from Cllr P Brady.

Cllr Mrs K Potter declared a personal interest as a member of CPRE.

Item 8

It was noted that the majority of Members had received correspondence from Dean Goodwin and Beth Simpson.

Cllr P Brady declared a personal interest as he had met with one of the Ms Simpsons who were speaking at the meeting.

Cllr A Hart and Cllr Mrs L Roberts had both received correspondence from Dr P Owens.

Cllr Mrs K Potter had received a telephone call from Dr P Owens.

Item 12

Cllr Mrs K Potter had received further comments regarding the unsuitability of traffic travelling to Barn Farm on local, single track roads.

Item 13

Cllr P Brady, Mr R Helliwell, Cllr Mrs C Howe and Cllr J Macrae declared interests as Members of the Authority.

Item 14

Mr R Helliwell declared a personal interest as he knew one of the speakers.

Item 16

Cllr Mrs K Potter declared that she had written an objection letter regarding this item so would not take part in the discussion and would leave the room.

Item 17

Cllr P Brady declared a personal interest as a member of Taddington Parish Council.

18/17 PUBLIC PARTICIPATION

Thirty three members of the public had given notice to speak at the Committee meeting.

19/17 FULL APPLICATION - CONTINUATION OF STONE EXTRACTION (IN THE FORM OF BLOCK) FROM THE CONSENTED AREA UNDER VARIED CONDITIONS, THE PROPOSED EXTENSION TO A PERMITTED AREA OF STONE EXTRACTION AND AMENDMENT OF THE PERMITTED RESTORATION LANDFORM AT NEW PILHOUGH QUARRY

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

The Minerals Team Manager reported receipt of an email from Sue Fogg of the Stanton in Peak Parish Council concerning the hours of operation and requesting that they be the same as at Dale View Quarry, the letter was summarised for the Committee. It was noted that the Applicant was prepared to amend the hours of operation to 7am to 7pm Monday to Thursday, 7am to 4pm on Fridays and 7am to 1pm on Saturdays but for maintenance only with no stone haulage.

The Minerals Team Manager also reported the receipt of a representation from Howard Griffith, SADE, which included a request for deferral, and this was summarised for the Committee.

The Manager made an amendment to recommendation 6 by changing the first paragraph to state 'That subject to the completion of a section 106 Agreement by all those with an interest in the land to the effect that no compensation will be sought, authority be delegated to the Head of Law to make Revocation Orders in relation to'. The words 'without compensation' at the ends of both paragraphs a and b were then deleted. This would allow the Authority to ask the Company in the S106 agreement to indemnify the Authority against any compensation claims.

The following persons spoke under the public participation at meetings scheme:

- Sue Fogg, Stanton in Peak Parish Council, Objector
- Julie Kidd, Local resident and member of SADE, Objector
- Rosalind Griffith, Objector
- Howard Griffith, SADE, Objector
- Ian Kennedy, Manager at Blockstone, Applicant.

In response to issues raised by the speakers the officer stated that monitoring did take place and a breach of conditions notice had been served when the operator had exceeded their output restrictions. The Ecologist had been consulted regarding birds on the site and there were opportunities for nesting on a working site. The issue of dust emissions was covered in the report but no District Council response had been received on this. An independent report had concluded that the Stanton Moor Quarry site was viable and officers concluded that there was therefore a realistic prospect that it could be worked.

In response to queries regarding why a revocation order was being proposed instead of a prohibition order the officers stated that a prohibition order would rely on clear evidence of no working and could be appealed and result in significant costs. Whereas a revocation order as proposed as part of the S106 order signed by all interested parties who would agree not to work on Stanton Moor and would not object to the revocation order, would permanently remove the planning permission for Stanton Moor Quarry and any future applications would be treated as new applications.

The recommendation for approval subject to the S106 order and amended conditions concerning the hours of operation and the revocation order was moved and seconded. It was agreed to further amend the hours of operation condition to include maintenance of diesel engines should not be done without baffles on to reduce noise.

The motion for approval with the agreed further amendment to condition 2 was then voted on and carried.

RESOLVED:

That the application be APPROVED subject to:

- 1. The prior completion of a Section 106 planning obligation whereby the applicant, and all those with an interest in the application site and Stanton Moor Quarry, formally agrees to:**
 - (a) the revocation of planning permission 1898/9/34 for the winning and working of gritstone issued on 6 February 1952 and restoration works in relation to scrub removal, relating to land at Stanton Moor Quarry without compensation**
 - (b) the revocation of planning permission reference NP/DDD/1001/434 issued on 24 April 2002 relating to land at New Pilhough Quarry without compensation**
 - (c) the use of the stone solely for dimensional stone purposes and not for the purposes of aggregates**
 - (d) the aftercare of the proposed site application area for a period of 10 years following the completion of the development and restoration**
- 2. Conditions covering the following:**
 - Duration - winning and working to cease not later than 31 December 2022 and restoration within one year of the cessation of winning and working or by 31 December 2023 whichever is the soonest.**
 - Hours of operation 7:00 - 19:00 Monday to Thursday, 7:00 - 16:00 Friday and 7:00 - 13:00 Saturdays.**
 - Saturday working for maintenance only, no stone haulage, and any diesel engines to have baffles on.**
 - Haulage, including up to 10 total movements (5 In - 5 Out) Monday - Friday between the hours of 07:00 - 18:00, no movements on Saturdays, and a footnote reminding the operator of their agreement to avoid School starting and finishing times. Weekly reporting of vehicle movements.**
 - Phasing of works.**
 - Output limited to 18,000 tonnes per year, and a total extraction limit of 67,524 tonnes with weekly reporting of stone leaving the site.**
 - Site access by the short haul road.**
 - Planting.**
 - Ecology.**
 - Landscape.**

- **Archaeology.**
 - **Noise.**
 - **Blasting.**
 - **Dust.**
 - **Restoration and aftercare, including details to be submitted for the restoration of the short haul road.**
3. **That authority be delegated to the Director of Conservation and Planning and the Head of Law jointly to determine the details of the Section 106 agreement.**
 4. **That authority be delegated to the Director of Conservation and Planning to approve the final details of the conditions.**
 5. **That a Prohibition Order is not made in relation to Stanton Moor Quarry.**
 6. **That subject to the completion of a section 106 Agreement by all those with an interest in the land to the effect that no compensation will be sought, authority be delegated to the Head of Law to make Revocation Orders in relation to:**
 - (a) **the revocation of planning permission 1898/9/34 for the winning and working of gritstone issued on 6 February 1952 and restoration works in relation to scrub removal, relating to land at Stanton Moor Quarry**
 - (b) **the revocation of planning permission reference NP/DDD/1001/434 issued on 24 April 2002 relating to land at New Pilhough Quarry.**

The meeting was adjourned for a short break at 11.40 and reconvened at 11.45.

20/17 FULL APPLICATION - ERECTION OF FOUR DWELLINGS FOR LOCAL NEED ON LAND AT TOWN END, TADDINGTON

Cllr P Brady had left the room due to his declaration of close personal interest in this item.

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

The Planning officer reported that a letter regarding great crested newts on the site, a letter of support and 2 further letters of objection, which were similar to previous objections received, had been received.

The officer amended the report on page 2 where the 3 points listed as 1, 2 and 3 under the recommendation should have been headed 'Key Issues'.

The officer reported that a statement had been received from Cllr P Brady, Chair of Taddington Parish Council and an Authority Member, in which he stated that the Parish Council was not part of the process to select the current site and were only first consulted in May 2016.

In response to points raised in the letters received the officer stated that both the 2009 and 2013 appraisals said the Parish Council had been involved. The Ecologist had been consulted regarding great crested newts and records showed that they were over 1km away so no appraisal was required. As regards trees on the site, 1 tree was category A

and will be retained, 3 were of moderate quality and 1 of these will be removed. Supplementary planting will benefit the site and outweigh the loss of the tree.

The following spoke under the public participation at meetings scheme:

- Mr Jagger, Objector
- Mr N Walsh, Objector
- Ms J Warwick, Objector. Ms Warwick also read out a statement from Mr Wilsmer, Objector, who was unable to be present.
- Mr D Young, Objector
- Mr Buttle, Objector
- Mrs A Oldfield, Objector
- Ms B M Beard, Objector
- Mr Kirkwood, Objector
- Mrs Kirkwood, Objector
- Ms J Skidmore, Supporter
- Mr R Cogings, Head of Housing, Derbyshire Dales District Council, Supporter
- Ms I Frenzel, Rural Housing Enabler, Derbyshire Dales District Council, Supporter
- Ms A Clamp, Applicant.

In response to Members' queries the officer stated that the Parish Council did not specifically object to the proposal but recognised the concerns of residents and suggested amendments. There was no statement of community involvement but there was a letter from the applicant. It was noted that submission of a statement of community involvement, although encouraged, is not a legal requirement. The officer also stated that there was a combined sewer by the site and there would be stone walls not timber fencing, with the sheds screened.

In accordance with Standing Order 1.10 the Committee resolved to continue the meeting beyond three hours.

Some Members expressed concern about the design of the proposed houses and the effect on the village however a motion for approval subject to conditions as set out in the report was moved and seconded. It was agreed to amend the conditions to include submission of design details of doors, windows etc. for approval, details of drainage and to agree a scheme of lighting. The motion was then voted on and carried.

RESOLVED:

That the application be APPROVED subject to the completion of a S.106 legal agreement relating to affordability/local needs and subject to the following conditions:

- 1. Time Limit (2 years).**
- 2. Adopt amended plans.**
- 3. Withdraw permitted development rights for alterations, extensions, porches, ancillary buildings, walls, fences and satellite dishes.**
- 4. Submit and agree finished floor levels prior to commencement.**
- 5. Any services to be completely underground.**

6. **Submit and agree a revised hard and soft landscaping scheme.**
7. **Appropriate highway conditions.**
8. **Minor design details, including doors, windows etc.. to be submitted for approval**
9. **Submit and agree a scheme of environmental management.**
10. **Protected species mitigation measures.**
11. **Written statement of investigation with regard to archaeology to be submitted and agreed.**
12. **Recommendations of submitted arboricultural report to be fully implemented.**
13. **Scheme of lighting to be agreed.**
14. **Details of drainage to be agreed**

21/17 FULL APPLICATION - CHANGE OF USE OF LAND TO A SEASONAL CARAVAN & CAMPING SITE AND CHANGE OF USE OF AN OUTBUILDING FOR MIXED USE AT WALLBROOK HOUSE, HIGG LANE, LONGNOR

Members had visited the site on the previous day.

The Planning Officer reported that the applicant had submitted an ecology report but this had arrived too late to be included in the Planning Committee report. The Authority's Ecologist had been consulted and agreed there was nothing in the ecology report to change the officer recommendation.

The following spoke under the Public Participation at Meetings Scheme:

- Dr Peter Owens, Objector
- Barbara Simpson, Objector
- Beth Simpson, Objector
- Paula Goodwin, Applicant's daughter
- Dean Goodwin, Applicant's son

Members noted that the key issue of the application was the landscape impact as the site is in an isolated and exposed area which was clearly visible from the surrounding countryside. The operation was run as a permitted development in association with the Camping & Caravan Club and Natural England who had issued a certificate to allow five caravans and unlimited tent pitches on the site, the Duke of Edinburgh Scheme also hold an exemption certificate for the use of an additional area for Duke of Edinburgh Scheme participants to use.

The Officer recommendation to refuse the application was moved and seconded, put to the vote and carried.

RESOLVED:

That the application be REFUSED for the following reasons:

1. **By virtue of the siting and layout of the proposed touring caravan pitches in this exposed field setting and with the potential of unrestricted numbers of tents, the proposed development would appear unduly intrusive, having an unacceptable adverse visual impact on the character and appearance of the surrounding open landscape and the generally tranquil amenity of the area, harming the valued characteristics of the National Park. This would 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.**
2. **Owing to the increased use and close proximity of the camping site to nearby residential property, it is considered the proposed development would materially harm the living conditions of the occupiers of that dwelling. As such, it would conflict with Core Strategy Policy GSP3 and Local Plan Policy LC4, which seek amongst other things, to safeguard residential amenity.**
3. **Insufficient evidence has been provided to allow the Authority to properly determine whether the proposed development would not harm protected species, contrary to Core Strategy policy L2 and Local Plan policy LC17.**

The meeting was adjourned at 13.20 for a lunch break and reconvened at 13.45.

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, Cllr J Macrae, Cllr Mrs K Potter, Cllr Mrs L C Roberts, Cllr Mrs J A Twigg and Cllr D Williams

Cllr A McCloy attended to observe and speak but not vote.

22/17 FULL APPLICATION - THE INSTALLATION OF A 30M LATTICE TOWER SUPPORTING 2 NO ANTENNAS, 2 NO TRANSMISSION DISHES, 1 NO 1.2M SATELLITE DISH ON A SUPPORT POLE, 1 NO GENERATOR, 3 NO EQUIPMENT CABINETS AND A METER CABINET WITHIN A SECURE COMPOUND 12M X 4.4M AND DEVELOPMENT ANCILLARY THERETO, NEAR HAGG BARN, SNAKE ROAD, BAMFORD, HOPE WOODLANDS

The Planning Officer reported that a landscape and visual assessment report had been received too late to be included in the Planning Committee report but that the information in the assessment supported the findings of the Planning Officer.

The following spoke under the Public Participation at Meetings Scheme:

- Peter Harris, PHA Communications on behalf of the Applicant

Members requested that a footnote be included to ensure any trees felled during the work to erect the mast be checked for nesting birds and appropriate action taken.

The trees outside the development area are not under the control of the applicant and therefore condition 8 regarding the 100m radius of the mast is necessary to ensure the mast does not become exposed if trees are felled.

Members also requested that a condition be added that a construction access management plan be submitted to minimise the impact on the landscape of construction vehicles.

The mast currently located in the area is too small to be used for the emergency services and the new mast will be a lighter construction and have less impact even though it will be higher than the trees. Although the main purpose of the mast is to provide coverage for emergency services, mobile phones on the EE network will also have improved coverage in the area.

The Officer recommendation to approve the application with the additional condition regarding the submission and approval of a construction management plan and an advisory note regarding breeding birds was moved and seconded, put to the vote and carried.

RESOLVED:

That, subject to no further representations being received between the committee date and the 15 March raising material planning considerations contrary to the resolution, and any received being considered by the Director of Conservation and Planning in consultation with the Chair/Vice Chair of Planning, the application be APPROVED subject to the following conditions:

- 1. Commence the development within 3 years**
- 2. Carry out in accordance with specified approved plans**
- 3. The mast, antennas, dishes, cabinets and all associated fencing shall all be pre-coloured dark green to RAL 6009 before installation and be permanently so maintained throughout the lifetime of the development.**
- 4. Boundary walling to be rebuilt in accordance with approved plans before development brought into use.**
- 5. New access track to be formed with crushed gritstone only.**
- 6. Full details of the proposed regrading of the existing track to be submitted for written approval before any other works commence**
- 7. Submit and agree details of construction compound for materials, workers parking and welfare facilities before any other development on the site.**
- 8. Remove when no longer required for the mobile telecommunication purposes it was allowed or if the trees within a 100m radius of the mast are clear felled.**
- 9. Retention of removed trees on-site within woodland as deadwood habitat.**
- 10. A Construction Access Management Plan be submitted in advance of commencement of work on the site.**

Footnote: Prior to felling of trees to clear the site a check is made for nesting birds and appropriate conservation action taken.

Cllr Andrew McCloy left the meeting following consideration of this item.

23/17 FULL APPLICATION - SINGLE STOREY EXTENSION TO FORM A MEETING ROOM, SMALL BREW AREA, STORAGE AND LAVATORY AT ST CHRISTOPHER'S CHURCH, SHRIGLEY ROAD, POTT SHRIGLEY

Cllr Kath Potter left the room at the start of the consideration of this item and returned after 5 minutes. Cllr Potter did not vote on this item.

Members had visited the site on the previous day.

Since the submission of the planning application there had been changes to the legislation regarding protected trees which may have had implications for this planning application which included the removal of trees in the churchyard.

Members raised concerns that the application did not justify the need for the extension to the building and that the impact on the exterior of the church and the below ground archaeology was not justified.

The Officer recommendation to refuse the application was moved and seconded, put to the vote and carried.

RESOLVED:

That the application be REFUSED for the following reason.

- 1. The proposed development would harm the significance of the Grade I St Christopher's Church. In the absence of sufficient public benefits which could outweigh the harm that has been identified it is therefore considered that approval of the proposal would be contrary to Core Strategy policy GSP1, GSP3 and L3, Local Plan policies LC4, LC5, LC6 and the National Planning Policy Framework. The proposal therefore fails to conserve and enhance the special interest and setting of the church contrary to Section 66 (1) of the Planning (Listed Building and Conservation Areas) Act 1990.**
- 2. Harm to Pott Shrigley Conservation Area contrary to Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990, and paragraphs 131 and 132 of the NPPF as well as policy LC5 of the Local Plan.**
- 3. In the absence of an appropriate archaeological field evaluation to establish significance and impact of the proposed works, acceptance of the application fails to meet the information requirements of both PDNPA policy at LC16 and NPPF para 128.**
- 4. Inadequate information (out of date arboricultural assessment) to properly assess impact upon trees affected by the proposed development.**

Cllr Harold Laws, Cllr Andrew Hart and Cllr Chris Carr left the meeting following consideration of this item.

24/17 FULL APPLICATION - CHANGE OF USE FROM A2 TO A3: FROM BANK TO RESTAURANT AT BANK HOUSE, MAIN ROAD, HATHERSAGE

The Planning Officer explained that a separate application would be needed for new signage on the building.

A comprehensive management plan had been submitted by the applicant and the Environmental Health Officer had no objections to the application.

The following spoke under the Public Participation at Meetings Scheme:

- David Graham, Objector
- Cllr H Rodgers, on behalf of Parish Council, Objector

Members requested that in addition to a condition regarding the storage of bins a restriction is added on the size of trade bins used by the restaurant and that bins are only stored within the specified storage area.

Members were concerned regarding the venting from the kitchen and the cooking smells which would impact on the buildings situated close to the rear of the premises and the disruption to the amenity of the residents of these buildings.

Members requested that a change be made to the condition regarding the on site accommodation to include occupation by manager or employee.

Members were concerned regarding the condition regarding live music on the premises but the Planning Officer confirmed that the applicant had no intention of having live music at the venue and this would be covered by separate legislation if a change were to occur.

A motion to defer the application for officers to seek clarification on parking, the positioning of the flue and the size and screening of the bin area. The motion was moved, seconded, put to the vote and carried.

RESOLVED:

That the application be DEFERRED for further discussion with the applicant to address concerns over potential disturbance, bin storage, parking, noise and odour issues.

Cllr Patrick Brady declared a personal interest for this item as he knew the family of the applicant.

Cllr Jamie Macrae left the meeting following consideration of this item.

25/17 FULL APPLICATION - USE OF LAND TO ACCOMMODATE UP TO 25 TENTS DURING THE MONTHS OF MAY AND SEPTEMBER AT BARN FARM, BARTON HILL, BIRCHOVER

The Planning Officer informed the meeting that the previous application for the use of the land for tented camping for use by the general public during June, July and August had been allowed following appeal and that this was significant in considering this current application.

The Planning Officer noted that condition 3 should read 'during May to September inclusive.....' and not June, July and August as stated in the report. The Planning Officer also clarified that the use of the field for Duke of Edinburgh camping was not restricted either on the number of the tents or the time of year.

The following spoke under the Public Participation at Meetings Scheme:

- Jonathon Jenkin, Agent

Members noted that there are local concerns regarding the increase in the number of caravans using small lanes to travel to the site and the damage this is causing to verges, hedges etc.. Members asked if it would be possible for the site owners to provide travel plans to those visiting the site to encourage them to use more suitable routes. Officers agreed to discuss this with the owners but were not able to impose this as a condition.

The Officer recommendation to approve the application with the amendment to condition 3 as outlined by the officer was moved and seconded, put to the vote and carried.

RESOLVED:

That the application be APPROVED subject to the following conditions:

- 1. 3 year implementation time limit**
- 2. Adopt submitted plans**
- 3. During May to September inclusive there shall be no more than 25 tents on Stanton Moor Field at any one time. Outside of these months, camping shall be restricted to persons undertaking or supervising the Duke of Edinburgh Award Scheme only.**
- 4. A log of campers (including names and addresses) using the application site shall be kept and made available to the Peak District National Park Authority on request. For those involved in the Duke of Edinburgh Award Scheme the log shall additionally include Duke of Edinburgh ID numbers and the name of the organisation co-coordinating the scheme.**
- 5. Written notification shall be given to the Peak District National Park Authority of implementation of this consent within one week of implementation.**
- 6. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 (or any order revoking amending or re-enacting that order) no camping other than that hereby approved shall take place within the site area edged red without the Peak District National Park Authority's prior written approval.**

26/17 FULL APPLICATION - ERECTION OF AN ALL-PURPOSE AGRICULTURAL BUILDING AT LANE HEAD ROAD, LITTLE HAYFIELD

The following spoke under the Public Participation at Meetings Scheme:

- Paul Meredith, Objector
- Craig Barks, Agent

Members expressed concerns regarding the size of the proposed new building and that the agricultural justification did not justify the impact on the landscape of such a large building.

The motion for refusal on grounds of landscape impact and insufficient agricultural justification, contrary to Officer recommendation, was moved and seconded, put to the vote and carried.

RESOLVED:

The application be REFUSED on grounds of landscape impact and insufficient agricultural justification.

Cllr Patrick Brady left the meeting following consideration of this item.

27/17 ADVERTISEMENT CONSENT APPLICATION - PROPOSED INTERPRETATION PANELS AT BLACKA MOOR NATURE RESERVE, SHEFFIELD

The following spoke under the Public Participation at Meetings Scheme:

- Nabil Abbas, Applicant

The Officer recommendation to approve the application was moved and seconded, put to the vote and carried.

RESOLVED:

That the application be APPROVED subject to the following conditions:

1. **Statutory time limit**
2. **Completion in accordance with submitted plans**
3. **Standard advertisement regulations conditions**

28/17 PEAK DISTRICT NATIONAL PARK AUTHORITY CONSULTATION RESPONSE TO DEVELOPMENT OF 586 DWELLINGS, INCORPORATING 78 AFFORDABLE UNITS, 2800M2 COMMERCIAL FLOORSPACE (CLASS B1), SHOP AND CAFE, WITH ASSOCIATED VEHICLE, CYCLE AND PEDESTRIAN INFRASTRUCTURE (OUTLINE) AT CAWDOR QUARRY, PERMANITE WORKS AND PART OF SNITTERTON FIELDS, MATLOCK SPA ROAD, MATLOCK

Cllr Mrs K Potter declared a prejudicial interest as she did not come to the meeting with an open mind. Cllr David Chapman declared a prejudicial interest as he would be

discussing the application as a member of Derbyshire Dales District Council. Both left the meeting and took no part in the discussion or voting.

The following spoke under the Public Participation at Meetings Scheme:

- Simon Haslam, Supporting Officer Recommendation
- Mr Wallbank, Supporting Officer Recommendation

Members confirmed that if Snitterton Fields was removed from the application then the Authority would no longer object to the proposal.

The Officer recommendation to formally object to the application was moved and seconded, put to the vote and carried.

RESOLVED:

1. That the Authority formally objects to the application.
2. That the Authority will support Derbyshire Dales District Council in the appeal process should the application be refused on the grounds set out below.

29/17 LISTED BUILDING CONSENT APPLICATION - REMOVAL OF EXISTING CHIPBOARD TWIN EXTERNAL DOORS TO SOUTH EAST ELEVATION AND THE PROVISION OF REPLACEMENT DOORS IN OAK. THE REMOVAL OF EXISTING CONCRETE SILL TO THE DOORS WITH A NEW STONE SILL AT BAKEWELL TOURIST INFORMATION CENTRE, OLD MARKET HALL, BRIDGE STREET, BAKEWELL

This item was heard following item 16 on the agenda.

The Planning Officer confirmed that the damage to the door was through general wear and tear and not because of it's proximity to the car park.

The Officer recommendation to approve the application was moved and seconded, put to the vote and carried.

RESOLVED:

That the application APPROVED subject to the following conditions:

1. 3 year implementation time limit.
2. Development to be carried out in accordance with the submitted plans and details.

30/17 HEAD OF LAW REPORT - PLANNING APPEALS

RESOLVED:

That the report be received

The meeting ended at 5.10 pm