
MINUTES

Meeting: **Planning Committee**

Date: Friday 7 April 2017 at 10.45 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 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 and Cllr J Macrae.

31/17 MINUTES OF PREVIOUS MEETING

The minutes of the last meeting of the Planning Committee held on 10 March 2017 were approved as a correct record subject to the following amendment:

MINUTE No 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

The second resolution was amended by removing the words 'set out below' from the end of the resolution and replacing them with 'in the report'.

32/17 URGENT BUSINESS

There were no items of urgent business to consider.

33/17 MEMBERS DECLARATIONS OF INTEREST

Item 6

It was noted that most Members had received an email from Mr Colin Bateman.

Item 9

It was noted that most Members had received an email from Mr David Graham.

Item 10

It was noted that most Members had received an email from Baslow Parish Council.

Cllr Mrs K Potter declared that she attends Baslow Parish Council meetings but leaves before planning agenda items.

Item 11

It was noted that most Members had received an email from Ms Hannah Barton.

Item 12

Cllr Mrs K Potter had received an email from one of the speakers from Hathersage.

Cllr P Brady declared a personal interest as he used the Doctor's practice involved.

34/17 PUBLIC PARTICIPATION

Twenty Two members of the public had given notice to speak under the public participation at meetings scheme.

35/17 SECTION 73 APPLICATION - REMOVAL OF CONDITION 3 FROM APPROVED APPLICATION NP/DDD/0316/0280 AT RIVERSIDE BUSINESS PARK, BUXTON ROAD, BAKEWELL (NP/DDD/0117/0066), P4822, 23/01/2017, 421111/369121/TS)

The planning officer introduced the report and stated that Members had 3 options to consider regarding the decision. They could refuse the application, approve the application or amend the condition.

The Authority had commissioned an independent Highway Consultant to produce a report on the proposed development. This was still ongoing but some initial feedback had been received which gave reasonable arguments for the need for the bridge. The independent consultant was also considering existing traffic movements and the fall back position as to what could happen regarding traffic movements. Officers had also visited the site twice during the current week at am and pm peak times to count the traffic movements in and out of the Riverside Business Park. They had done this as the applicant's traffic report predicted traffic movements as a forecast and was not based on an actual count. The applicant's forecast for Pinelog's traffic movements was 73 am and 62 pm. The Authority officer's count for Pinelog was 130 am and 137 pm. Information from local residents regarding traffic movements indicated that there will be an overall increase. Officers thought there was a potential for an increase in traffic and a need for a new access so recommended that the condition regarding the new bridge should be retained.

The following spoke under the public participation at meetings scheme:

- Mr Colin Bateman, Objector
- Mr Stephen Morgan-Hyland, Agent.

Members felt the development of the site would bring an increase in traffic and the bridge was needed. A motion to grant the planning permission with an amended condition 3 (the bridge pre-condition), to reflect the need for some demolition work to be

carried out in order to construct the bridge, was moved and seconded. This was then voted on and carried.

Members expressed concern that Derbyshire County Council Highways had not responded to the consultation request and Cllr Williams agreed to follow this up with them.

RESOLVED:

That the application be APPROVED subject to the following conditions:

- 1. That no development be carried out prior to construction of a bridge linking the site to the A6 except for any necessary demolition to allow the bridge to be constructed.**
- 2. 3 year implementation time limit from the grant of application
NP/DDD/0316/0280**
- 3. Development to be carried out in accordance with the submitted plans and details.**
- 4. Restriction of use to B1, B2 or B8**
- 5. Removal of PD rights for extensions and alterations**
- 6. Construction Compound**
- 7. Wheel Cleaning Facilities**
- 8. Construction and demolition construction traffic management plan**
- 9. Parking and Access to be provided**
- 10. Flood Protection Measures**
- 11. Finished Floor Spaces**
- 12. Sustainable Drainage details to be submitted and agreed and thereafter Implemented**
- 13. Archaeology Written Scheme of Investigation**
- 14. Foundation Details to be submitted and agreed**
- 15. Ecology management plan**
- 16. Control of work within bird breeding season**
- 17. Provision of bird nesting features**
- 18. Lighting plan to be submitted and agreed**
- 19. Removal of cotoneaster**
- 20. Landscaping scheme**

21. Pollution control and remediation

22. Passing places to be provided

36/17 FULL APPLICATION- DEMOLITION OF REDUNDANT INDUSTRIAL UNITS 2 & 3 ON THE FORMER INDUSTRIAL SITE AND THE CONSTRUCTION OF 4 OPEN MARKET HOUSES COMPRISING OF A PAIR OF SEMI-DETACHED DWELLINGS AND 2 NO DETACHED DWELLINGS WITH LANDSCAPING AND CARPARKING AT LEEK ROAD, WARSLOW (NP/SM/1116/1180. P779, 2/12/2016 408508 / 358755/SC)

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

In response to Members' queries the Planning officer stated that since the amendment to the S106 agreement on the existing dwellings on the site 3 had been sold and several enquiries had been received regarding the remaining dwellings.

Members queried the restriction on permitted development so it was agreed to amend condition 3 of the recommendation by deleting reference to ancillary buildings, walls and satellite dishes and amend the reference to fences by adding 'in front garden only'.

Condition 4 was also amended to state 'Maintain parking spaces and use for parking vehicles only'. Condition 8 was then amended to include screening to parking spaces at the rear and condition 7 was amended to include metre boxes.

The recommendation for approval subject to the conditions in the report and as amended above was moved, seconded, voted on and carried.

RESOLVED:

That the application be APPROVED subject to the following conditions:

- 1. 3 year time limit.**
- 2. Adopt amended plans.**
- 3. Withdraw permitted development rights for alterations, extensions, porches and fences in front gardens only.**
- 4. Maintain parking spaces and use for parking vehicles only.**
- 5. Underground service lines.**
- 6. Appropriate highway conditions.**
- 7. Minor design details to include stone and slate samples and metre boxes.**
- 8. Submit and agree landscaping scheme including screening to parking spaces at rear.**
- 9. Submit and agree a scheme of environmental management.**

37/17 FULL APPLICATION - CHANGE OF USE FROM A2 TO A3: FROM BANK TO RESTAURANT AT BANK HOUSE, MAIN ROAD, HATHERSAGE (NP/DDD/1016/1081 423019 / 381537 P2054 & P6715 SPW 03/11/2016)

Cllr Patrick Brady declared a personal interest as he knew the parents of the applicant.

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

- Mr D Graham, Objector
- Mr G Mappin, Objector
- Mr D Else, Objector
- Ms P Sedgwick, Objector
- Ms C Rees, Objector
- Cllr H Rodgers, Hathersage Parish Council, Objector.

The majority of Members were concerned about the effects of the development on the surrounding residents by noise, parking and the need for delivery and refuse vehicles to use the narrow areas around the site. Therefore a motion for refusal due to the adverse impact of this proposal on the amenity of immediate surrounding properties was moved and seconded.

The motion for refusal was voted on and carried. Cllr D Birkinshaw requested that his vote against the motion be recorded in the minutes.

RESOLVED:

That the application be REFUSED due to the adverse impact of the proposal on the amenity of immediate surrounding properties.

The meeting was adjourned at 13.10 for a lunch break and reconvened at 13.42.

Present: Mr P Ancell, Chair

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

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

**38/17 FORMATION OF GATED FIELD ENTRANCE AND BIOSOLIDS STORE
(RETROSPECTIVE) AT CLEULOW CROSS FARM, WINCLE (NP/CEC/1016/1059,
P3533, JEN)**

It was noted that the applicant had agreed to replace the metal double gates with wooden gates and cover the ground of the site with limestone aggregate.

The following spoke under the public participation at meetings scheme:

- Ms K Turnock, Supporter
- Mr J Turnock, Applicant.

In response to Members' queries officers stated that the importation of the biosolids is regulated and the development has a waste exemption from the Environment Agency. Officers confirmed that they had no concerns that the waste would travel from the proposed compound onto the road. Natural England had confirmed that the use was in line with the Higher Level Stewardship agreement with the applicant.

A motion for approval subject to conditions was moved and seconded. The conditions were suggested as follows:

- Replace metal gates with wooded gates
- Site to be resurfaced with limestone aggregate.
- Areas of land to be spread to be indicated
- Tree planting scheme to be agreed
- Restrict to 2000 tonnes of biosolids to be imported each year
- A 5m space between the spread and the woodland at Shell Brook Valley, top of steep slopes on the land and at Shuttlingsloe
- A 2m space between spread and boundaries
- Protect existing trees on site
- Biosolids stored at height of not over 1.5m
- Site access to be kept clean and in good repair
- Site to be restored if biosolids not imported for period of 2 years
- Site only to be used for storage of biosolids
- Footnote regarding S184 highways agreement regarding crossing of verge

The motion for approval subject to the conditions above was voted on and carried.

RESOLVED:

That the application be APPROVED subject to the following conditions:

- 1. Replace metal gates with wooded gates**
- 2. Site to be resurfaced with aggregate with prior agreement of the MPA.**
- 3. Areas of land to be spread to be indicated**
- 4. Tree planting scheme to be agreed**
- 5. Restrict to 2000 tonnes of biosolids to be imported each year**
- 6. A 5m space between the biosolids spread and the woodland at Shell Brook Valley, top of steep slopes on the land and at Shuttlingsloe**
- 7. A 2m space between spread of biosolids and boundaries**
- 8. Protect existing trees on site**
- 9. Biosolids stored at height of not over 1.5m**
- 10. Site access to be kept clean and in good repair**
- 11. Site to be restored if biosolids not imported for period of 2 years**
- 12. Site only to be used for storage of biosolids**

Footnote regarding S184 highways agreement regarding crossing of verge

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

The following spoke under the public participation at meetings scheme:

- Mr D Dawson, Supporter
- Mr S Turton, Supporter
- Ms G Abdy, Supporter
- Ms S Porter, Clerk to Baslow and Bubnell Parish Council, on behalf of the Parish Council, Supporter

A motion for approval was moved and seconded.

Members felt that the proposal was a good use of the site but were concerned about the Sport England objections detailed in the report. In response to Members' queries the Director of Conservation and Planning stated that the Sport England objections could be overcome by the applicants providing details of acceptable safety fencing if Members were minded to approve the application.

The motion was amended that Members were minded to approve the application subject to the following issues being addressed: Management Plan, fencing, tree regeneration and bat survey. This was voted on and carried.

RESOLVED:

That the Planning Committee is minded to APPROVE the application subject to the following issues being addressed satisfactorily:

1. **Management Plan**
2. **Fencing**
3. **Tree regeneration**
4. **Bat survey.**

40/17 FULL APPLICATION - CHANGE OF USE OF PART OF THE EXISTING GARAGE BUILDING TO CAFE AND CATERING USE, PADDOCKSIDE, OAKENBANK LANE, RAINOW (NP/CEC/1216/1291 P.2637 394699/377626 21/03/2017 DH)

A motion to defer the application for a site visit to consider the impact on the surrounding area was moved and seconded. This was then voted on and carried.

RESOLVED:

That consideration of the application be DEFERRED pending a site visit to consider the impact on the surrounding area.

41/17 FULL APPLICATION - CHANGE OF USE OF DOCTORS SURGERY AND FLAT TO SINGLE DWELLING HOUSE, 14 MAIN ROAD, GRINDLEFORD (NP/DDD/1216/1213, P5851, 1301/2017, 424310/377593, MN)

The Planning officer, John Keeley, declared a personal interest as he was a patient of the surgery referred to in the application.

The following spoke under the public participation at meetings scheme:

- Mr P Woodger, Applicant.

As the surgery had only been used for 3 hours per week and the property already had residential use Members were minded to approve the application. A motion for approval was moved and seconded. This was then voted on and carried.

RESOLVED:

That the application be APPROVED.

42/17

VARIATION OF CONDITIONS APPLICATION - TO VARY THE DESIGN OF THE HOLIDAY ACCOMMODATION APPROVED UNDER PERMISSION NP/HPK/0915/0891 - 2 SPEEDWELL HOUSE, BUXTON ROAD, CASTLETON (NP/HPK/0117/0047, P.4693, 18/1/2017, 414852 / 382959, MN)

The following spoke under the public participation at meetings scheme:

- Mr Church on behalf of the immediate neighbour to the east of the site, Objector
- Mr M Wilde, Applicant.

The recommendation for approval subject to conditions as set out in the report was moved and seconded. The motion was then voted on and carried.

RESOLVED:

That the application is APPROVED subject to the following conditions:

1. 3 year time limit from 7 December 2015.
2. Development to proceed only in accordance with the approved plans.
3. Landscaping and planting to be carried within the first planting seasons following completion or occupation of the development.
4. The proposed 1.2m high timber fence to be installed prior to the first occupation of the approved accommodation and to be maintained throughout the lifetime of the development.
5. All timberwork to be constructed and installed in accordance with approved plans and the specification approved under discharge application NP/DIS/0316/0259.
6. All new stonework shall be in natural limestone faced, laid and pointed to match the existing stonework.
7. The pointing to be bag or brush-rubbed and slightly recessed from the external face of the stonework.
8. Roof lights fitted flush with the roof slope.
9. All pipework, other than rainwater goods, to be completely internal within the building.

10. The metal flue pipes to be painted matt black.
11. Foul sewerage shall not be disposed of other than to the mains sewer.
12. Holiday occupancy restriction.
13. Removal of permitted development rights from guest house and holiday accommodation.
14. Space to be provided within the site curtilage for site accommodation, storage of plant and materials, parking and manoeuvring of site operative's and visitor's vehicles together with the loading / unloading and manoeuvring of goods vehicles as approved under discharge application NP/DIS/0316/0259.
15. Parking spaces to be provided prior to occupation.
16. Access not to be gated within at least 10m of the highway limits to allow space for manoeuvring out of the front parking space and where fitted, shall open into the site only.
17. Bin dwell area provided prior to occupation.

43/17 ADVERTISEMENT CONSENT - NATIONAL PARK VISITOR CENTRE SIGNS FIXED TO EXTERNAL WALLS. SEMI-TRANSPARENT WINDOW VINYL GRAPHICS FIXED TO A NUMBER OF GLAZING AREAS AS SHOWN ON THE DRAWINGS AT CASTLETON VISITOR CENTRE, BUXTON ROAD, CASTLETON (NP/HPK/0217/0108, P2725, 414905/382963 03/02/2017 SPW)

The recommendation for approval subject to conditions as set out in the report was moved.

Mr Robert Helliwell declared a personal interest as a board member of Peak District and Derbyshire Destination Management Board.

The motion for approval was seconded, voted on and carried.

RESOLVED:

That the application be APPROVED subject to the Standard Advertisement Conditions and the following non-standard conditions:

1. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted plans 'PM2725 RF16 Sign ELE01', 'PM2725 RF16 Sign Det01', 'PM2725 RF16 Sign Det02' subject to the following conditions or modifications.
2. At the time of erection of the new advertisements hereby approved all existing advertisements shall be removed.

44/17 FULL APPLICATION - ALTERATION OF AN EXISTING AGRICULTURAL ACCESS AND FORMATION OF A NEW TRACK AT MILLMOORHEAD WOOD, LEEK ROAD, LONGNOR (NP/SM/0217/0148), P2263, 16/02/2017, 408147/364463/TS)

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. Development to be carried out in accordance with the submitted plans and details.**

45/17 HEAD OF LAW REPORT - PLANNING APPEALS (A.1536/AMC)

Members received the report on planning appeals decided during the month. No new appeals had been received this month.

RESOLVED:

That the report be received.

The meeting ended at 3.40 pm