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## MINUTES

Meeting: **Planning Committee**

Date: Friday 13 October 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,  
Mr R Helliwell, Cllr Mrs C Howe, Cllr A Law, Cllr H Laws,  
Cllr Mrs K Potter, Cllr Mrs L C Roberts and Cllr Mrs J A Twigg

Apologies for absence: Cllr A Hart, Cllr J Macrae and Cllr A McCloy.

### **106/17 MINUTES OF PREVIOUS MEETING**

The minutes of the last meeting of the Planning Committee held on 8 September 2017 were approved as a correct record.

### **107/17 MEMBERS DECLARATIONS OF INTEREST**

Items 6, 7, 8 and 9

Cllr P Brady, personal, as he was acquainted with the applicants agent.

Item 10

Cllr Mrs K Potter, personal, as the applicants representative was a former Parish Member of the Authority.

Cllr P Brady, prejudicial, as his daughter lives next to the application site and personal as he is acquainted with members of Winster Parish Council, the applicant.

Item 11

Although this item had been withdrawn it was noted that Cllr Mrs Gill Heath had sent an email on this application to Mr P Ancell as Chair of the Committee.

Item 13

Cllr C Chapman, personal, as the applicant was a friend of the family.

Mr R Helliwell, personal, as he knew the applicant.

John Scott, the Director of Conservation and Planning, declared a personal interest in this application as he was the applicant's agent when planning permission had been granted for the original dwelling. He confirmed that he had not been involved in dealing with this application.

Items 14 and 15

Mr R Helliwell, prejudicial, as he was a friend of one of the applicants.

**108/17 PUBLIC PARTICIPATION**

Nine members of the public had indicated that they wished to make representations to the Committee.

**109/17 FULL PLANNING APPLICATION - REINSTATEMENT OF FARMHOUSE AND BARN TO SINGLE DWELLINGHOUSE - GREAVES HEAD FARM, NETHER LANE, BRADSHAW**

Members had visited the site on the previous day.

The Chair advised the Committee that as items 6, 7, 8 and 9 on the agenda were all linked they would be considered together including representations from those registered to speak under the Public Participation Scheme. (See also minutes 110/17, 111/17 and 112/17)

The following spoke on items 6, 7, 8 and 9 under the Public Participation at Meetings Scheme:

- Andy Leader, Objector
- Alistair Flatman, Agent

The Chair welcomed Anna Badcock and Sue Adams from the Cultural Heritage Team who were present to advise the Committee on the impact of the proposed development on from a Cultural Heritage perspective.

Officers provided an update on the works required to address the structural integrity of the building.

A motion to refuse the applications in accordance with the Officer recommendations was moved and seconded. Following a discussion on whether Members needed additional information before determining this application the motion was withdrawn with the consent of the mover and seconder.

A motion to defer consideration of the applications to obtain additional information on the importance of the buildings as heritage assets and consider other possible uses for the buildings was moved and seconded, put to the vote and lost.

A motion to refuse the applications in accordance with the Officer recommendation was moved and seconded, out to the vote and carried.

**RESOLVED:**

**To REFUSE the application for the following reasons:**

1. By virtue of the proposed building works and proposed use the development would result in harm to the historic and architectural significance of the listed buildings, contrary to Development Plan policies GSP1, GSP3, L3, LC6, LC15, and LC16 and to the heritage conservation policies of the Framework.
2. Due to the impacts of a residential use within and around the buildings the development would result in harm to the character and appearance of the landscape, contrary to Development Plan policies GSP1, GSP3, L1, L3, LC4, and the provisions of the Framework in relation to landscape protection.
3. Due to impacts associated with a residential use the development would have an adverse effect on bird populations in the area – contrary to Development Plan policies GSP1, L1, LC17, and the provisions of the Framework as they relate to the need to conserve biodiversity.
4. Due to increased vehicular movements the development would result in conflict with other users of the adjacent bridleway, reducing their safety and quiet enjoyment of the Park in this location, contrary to Development Plan policy T6 and to the requirement of the Framework to protect tranquillity in an area which is prized for its recreational and amenity value for this reason.

**110/17 LISTED BUILDING CONSENT APPLICATION - REINSTATEMENT OF FARMHOUSE AND BARN TO SINGLE DWELLINGHOUSE - GREAVES HEAD FARM, NETHER LANE, BRADSHAW**

Members had visited the site on the previous day.

As this item and items 6, 8 and 9 on the agenda were all linked they were considered together including representations from those registered to speak under the Public Participation Scheme. (See minutes 109/17, 111/17 and 112/17)

**RESOLVED:**

**To REFUSE the application for the following reasons:**

1. By virtue of the proposed building works and proposed use, the development would result in harm to the historic and architectural significance of the listed buildings, contrary to the Act, Development Plan policies GSP1, GSP3, L3, LC6, LC15, and LC16 and to the heritage conservation policies of the Framework.

**111/17 FULL PLANNING APPLICATION - REINSTATEMENT OF FARMHOUSE AND BARN TO SINGLE DWELLINGHOUSE - BARTIN FARMHOUSE, NETHER LANE, BRADSHAW**

Members had visited the site on the previous day.

As this item and items 6, 7 and 9 on the agenda were all linked they were considered together including representations from those registered to speak under the Public Participation Scheme. (See minutes 109/17, 110/17 and 112/17)

**RESOLVED:**

**To REFUSE the application for the following reasons:**

- 1. By virtue of the proposed building works and proposed use the development would result in harm to the historic and architectural significance of the listed buildings, contrary to Development Plan policies GSP1, GSP3, L3, LC6, LC15, and LC16 and to the heritage conservation policies of the Framework.**
- 2. Due to the impacts of a residential use within and around the buildings the development would result in harm to the character and appearance of the landscape, contrary to Development Plan policies GSP1, GSP3, L1, L3, LC4, and the provisions of the Framework in relation to landscape protection.**
- 3. Due to impacts associated with a residential use the development would have an adverse effect on bird populations in the area, contrary to Development Plan policies GSP1, L1, LC17, and the provisions of the Framework as they relate to the need to conserve biodiversity.**
- 4. Due to increased vehicular movements the development would result in conflict with other users of the adjacent bridleway, reducing their safety and quiet enjoyment of the Park in this location, contrary to Development Plan policy T6 and to the requirement of the Framework to protect tranquillity in an area which is prized for its recreational and amenity value for this reason.**

**112/17 LISTED BUILDING CONSENT APPLICATION - REINSTATEMENT OF FARMHOUSE AND BARN TO SINGLE DWELLINGHOUSE - BARTIN FARMHOUSE, NETHER LANE, BRADSHAW**

Members had visited the site on the previous day.

As this item and items 6, 7 and 8 on the agenda were all linked they were considered together including representations from those registered to speak under the Public Participation Scheme. (See minutes 109/17, 110/17 and 111/17)

**RESOLVED:**

**To REFUSE the application for the following reasons:**

- 1. By virtue of the proposed building works and proposed use the development would result in harm to the historic and architectural significance of the listed buildings, contrary to Development Plan policies GSP1, GSP3, L3, LC6, LC15, and LC16 and to the heritage conservation policies of the Framework.**

The meeting was adjourned from 11:40am to 11:45am following consideration of this item.

**113/17 FULL APPLICATION - ERECTION OF FOUR 2 BEDROOM/4 PERSON FLATS IN THE FORM OF A TWO STOREY BLOCK, PLUS ACCESS ROAD AND PARKING ON OPEN LAND AT THE END OF FLORENCE GLADWIN CLOSE, INCLUDING AMENDMENTS TO THE EXISTING PARKING ON THE TURNING HEAD TO FLORENCE GLADWIN CLOSE, WINSTER**

The Committee were reminded that Cllr P Brady had left the meeting after declaring a prejudicial interest in this application.

Members had visited the site on the previous day. It was noted that because of his prejudicial interest in this application Cllr P Brady had remained on the bus while other Members visited the site.

The following spoke under the Public Participation at meetings scheme:

- Isabel Cogings, Rural Housing Enabler, Derbyshire Dales, District Council, Supporter
- Alison Clamp, Peak District Rural Housing Association, Supporter

It was noted that although Rob Greatorex had registered to speak on behalf of the applicant, Winster Parish Council, he had been unable to attend the meeting.

Subject to an additional condition requiring the submission and approval of an external lighting scheme, the Officer recommendation was moved and seconded, put to the vote and carried.

**RESOLVED:**

**To APPROVE the application 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 submitted plans.**
3. **Withdraw permitted development rights for alterations, extensions, porches, and ancillary buildings.**
4. **Submit and agree finished floor levels prior to commencement.**
5. **Any services to be completely underground.**
6. **Appropriate highway conditions.**
7. **Minor design details.**
8. **Submit and agree a scheme of environmental management.**
9. **Submit and agree landscaping scheme.**
10. **Protected species mitigation measures.**
11. **Submit and agree an external lighting scheme.**

At 12.10pm, following consideration of this item, Cllr P Brady returned to the meeting.

114/17

**FULL APPLICATION - DEMOLITION OF EXISTING AGRICULTURAL BUILDING AND ERECTION OF A SINGLE LOCAL NEEDS AFFORDABLE DWELLING AT MANOR FARM, POWN STREET, SHEEN**

It was noted that this item had been withdrawn from the Agenda for this meeting.

**115/17 FULL (MAJOR) APPLICATION - RESIDENTIAL DEVELOPMENT - ERECTION OF 11 DWELLINGS AT BARTON HILL, BIRCHOVER**

It was noted that the Highway Authority had raised no objections to the application subject to conditions.

The following spoke under the Public Participation at Meetings Scheme:

- John Church, Agent

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

**RESOLVED:**

**To APPROVE the application subject to the following conditions:**

1. **Commencement within 3 years.**
2. **Adopt amended plans.**
3. **Highways requirements**
4. **Hard and soft landscaping scheme to be implemented.**
5. **SuDS Scheme to be completed before dwellings first occupied.**
6. **No work on site to take place on Sundays or Bank Holidays or before 8am nor after 6pm on weekdays and before 9am nor after 1pm on Saturdays unless otherwise agreed in writing.**
6. **Remove Permitted Development Rights for alterations, extensions and outbuildings.**
7. **Design Details.**

**116/17 FULL PLANNING APPLICATION - TWO STOREY REAR EXTENSION AND ASSOCIATED WORKS AT CAPPS COTTAGE, NEW ROAD, BRADWELL**

It was noted that although Nick Marriot, the applicant's agent, had registered to speak he had contacted the Authority to advise that he would not be attending the meeting.

Subject to an additional condition to remove permitted development rights the Officer recommendation was moved and seconded, put to the vote and carried.

**RESOLVED:**

**To APPROVE the application subject to the following conditions:**

1. **Statutory time limit for implementation.**
2. **In accordance with specified approved plans.**

3. **Design conditions to ensure matching traditional materials for the walls, roof, windows and doors, conservation roof lights and pipework.**
4. **Removal of permitted development rights.**

**117/17 MONITORING AND ENFORCEMENT QUARTERLY REVIEW - OCTOBER 2017**

Members considered a summary of the work carried out by the Monitoring & Enforcement Team over the previous quarter covering the period from July to September 2017. In considering the summary the Committee were presented with photographs showing cases where enforcement notices had recently been issued and other cases where landscape improvements had been delivered through intervention by the Monitoring & Enforcement Team.

**RESOLVED: To note the report.**

Cllr A Law left the meeting at 12:40pm during consideration of this item.

Following consideration of this item the meeting was adjourned for lunch from 1pm to 1.30pm.

Present Mr P Ancell, Chair:

Cllr D Birkinshaw, Cllr P Brady, Cllr C Carr, Cllr D Chapman,  
Mr R Helliwell, Cllr Mrs C Howe, Cllr H Laws, Cllr Mrs K Potter,  
Cllr Mrs L C Roberts and Cllr Mrs J A Twigg

**118/17 VARIATION OF CONDITIONS APPLICATION - TO VARY THE SIZE AND DESIGN OF THE SUMMERHOUSE APPROVED UNDER PERMISSION NP/HPK/0316/0222 - 73 CASTLETON ROAD, HOPE**

It was noted that as Mr R Helliwell had declared a prejudicial interest in this application he had left the meeting for this and the following items.

The Officer recommendation was moved and seconded, put to the vote and carried, subject to additional conditions to make sure that use of the proposed development remained ancillary to the house and not used for Bed and Breakfast or holiday accommodation and to remove permitted development rights.

**RESOLVED:**

**To APPROVE the application subject to the following conditions:**

1. **3 year time limit**
2. **Completion in accordance with the submitted plans**
3. **Use to remain ancillary to the dwelling at 73 Castleton Road, Hope and not used for Bed and Breakfast or holiday accommodation.**
4. **Removal of permitted development rights for the summerhouse.**

**119/17 VARIATION OF CONDITIONS APPLICATION - TO VARY THE SIZE AND DESIGN OF THE SUMMERHOUSE APPROVED UNDER PERMISSION NP/HPK/0316/0221 - 75 CASTLETON ROAD, HOPE**

It was noted that as Mr R Helliwell had declared a prejudicial interest in this application he had left the meeting for this and the previous items.

The Officer recommendation was moved and seconded, put to the vote and carried, subject to additional conditions to make sure that use of the proposed development remained ancillary to the house and not used for Bed and Breakfast or holiday accommodation and to remove permitted development rights.

**RESOLVED:**

**To APPROVE the application subject to the following conditions:**

- 1. 3 year time limit**
- 2. Completion in accordance with the submitted plans**
- 3. Use to remain ancillary to the dwelling at 75 Castleton Road, Hope and not used for Bed and Breakfast or holiday accommodation.**
- 4. Removal of permitted development rights for the summerhouse.**

Mr R Helliwell returned to the meeting at 1.50pm following consideration of this item.

**120/17 FULL PLANNING APPLICATION - CONSTRUCTION OF FOUNDATIONS FOR EXISTING INTERNAL FENCE PLINTH AND RE-SITING OF FENCE TO ORIGINAL LINE. ERECTION OF LEAN-TO GREENHOUSE IN REAR GARDEN, THE CHANTRY HOUSE, NORTH CHURCH STREET, BAKEWELL**

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

**RESOLVED:**

**To APPROVE the application subject to the following conditions:**

- 1. Statutory time limit**
- 2. In complete accordance with the plans and specifications**

**121/17 LISTED BUILDING CONSENT - CONSTRUCTION OF FOUNDATIONS FOR EXISTING INTERNAL FENCE PLINTH AND RE-SITING OF FENCE TO ORIGINAL LINE. ERECTION OF LEAN-TO GREENHOUSE IN REAR GARDEN, THE CHANTRY HOUSE, NORTH CHURCH STREET, BAKEWELL**

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

**RESOLVED:**

**To APPROVE the application subject to the following conditions:**



1. **Statutory time limit**
2. **The works shall be carried out in complete accordance with the plans and specifications provided during the course of the application subject to the following conditions:**
- 3 **The stone blocks that provide the plinth to the railings shall be removed by hand, numbered and stored safely on site until they are reinstated to their former position, south of Chantry House. Should any of the blocks require repair, details of the repairs shall be submitted to the National Park Authority for written agreement prior to commencement of this work. The repairs shall thereafter be completed in accordance with the agreed details**
- 4 **Details of the new gate shall be submitted to the National Park Authority for written agreement prior to commencement of this work. The gate shall thereafter be completed in accordance with the agreed details**

122/17

**PEAK DISTRICT NATIONAL PARK TRANSPORT DESIGN GUIDE  
SUPPLEMENTARY PLANNING DOCUMENT - CONSULTATION DOCUMENT**

The Committee considered an update on progress made on the development of a Peak District National Park Transport Design Guide Supplementary Planning Document (SPD) and considered a draft document to be published as part of an eight week public consultation process. During discussion Members suggested minor amendments which would be incorporated into the guide before the consultation commenced.

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

**RESOLVED:**

1. **To approve the consultation version of the Peak District National Park Transport Design Guide Supplementary Planning Document.**
2. **To approve the commencement of an 8 week Public Consultation on the Peak District National Park Transport Design Guide Supplementary Planning Document to be undertaken during the Autumn of 2017.**
3. **To delegate authority to the Director of Conservation and Planning, in consultation with the Chair and Vice Chair of Planning Committee, to agree any further modifications and finalise the document at Appendix 1 prior to public consultation.**

Cllr C Carr, Cllr Mrs K Potter and Cllr Mrs J A Twigg left the meeting during consideration of this item.

123/17

**HEAD OF LAW REPORT - PLANNING APPEALS**

The Committee considered a monthly report on planning appeals lodged, withdrawn and decided.

**RESOLVED: To note the report.**

The meeting ended at 2.40 pm