
MINUTES

Meeting: **Planning Committee**

Date: Friday 9 March 2018 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, Cllr Mrs C Howe, Cllr A Law, Cllr J Macrae, Cllr Mrs K Potter, Cllr Mrs L C Roberts and Cllr Mrs J A Twigg

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

Apologies for absence: Mr R Helliwell, Cllr H Laws and Cllr F J Walton.

25/18 MINUTES OF PREVIOUS MEETING HELD ON 9 FEBRUARY 2018

The minutes of the last meeting of the Planning Committee held on the 9 February 2018 were approved as a correct record.

Minute 17/18 A Member requested that Stanton & Grindleford Parish Councils be informed of the withdrawal of the item.

26/18 URGENT BUSINESS

There were no items of urgent business to consider.

27/18 MEMBERS DECLARATIONS OF INTEREST

Item 6

Mr Ancell, Cllr C Howe, Cllr J Twigg, Cllr C Carr, Cllr J Macrae, Cllr A McCloy and Cllr L Roberts had received an email from James Summerlin

Cllr P Brady declared a personal interest as he was acquainted with one of the speakers, Mr Derek Latham

Cllr J Twigg declared a personal interest as she was acquainted with one of the speakers, Mr Eric Marsh

Item 7

All members had received emails from Mr Cooper, the applicant and from Cllr John Tibenham

All members had received correspondence from the Parish Council

Cllr C Carr, Cllr Hart, Cllr L Roberts, Cllr K Potter and Cllr C Howe had received a letter from Dr Owens

Cllr P Brady declared a personal interest as he was acquainted with one of the speakers, Mr D Nicholson, Curbar Parish Council

Cllr K Potter declared a personal interest as she attends Curbar Parish Council, but leaves before any planning issues are discussed.

Item 8

Cllr P Brady declared a personal interest as he knew the agent, Mr Roger Yarwood.

Cllr J Twigg, declared a personal interest as she knew the agent Mr R Yarwood from when he worked at Derbyshire Dales District Council as Planning Officer

Item 9

Cllr K Potter declared a personal interest as she attends Beeley Parish Council, but leaves before any planning issues are discussed.

28/18 PUBLIC PARTICIPATION

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

29/18 FULL APPLICATION - SECTION 73 - VARIATION OR REMOVAL OF CONDITIONS 1, 2, 5, 6, 8, 10, 12, 13, 14 AND 15 ON APPLICATION NP/DDD/0615/0601, BROOKFIELD MANOR, MAIN ROAD, HATHERSAGE, S32 1BB

Members had visited the site on the previous day.

The Planning Officer reported an amendment to Condition 15 of the report to state "marquee should be fully dismantled and removed from the site within three days of the event" not four.

The Planning Officer stated that the original application which was granted in January 2016 for a trial period of 3 years, expiring at the end of January 2019. The application was to hold wedding events/functions for up to 8 per year, but since the approval was given and due to the restrictions imposed to control the use, only 4 events have actually taken place.

The Officer also reported that since the report was written, a further letter of representation had been received from the residents of Cow Close Farm, and this was summarised for Committee.

The following spoke under the Public Participation at Meetings Scheme:-

- Mr Eric Marsh, Supporter
- Mr Derek Latham, on behalf of the applicant

A motion for approval subject to conditions as set out in the report was moved and seconded.

The Planning Officer reported that the applicant had agreed to a further trial period of 5 years, but Members felt that by extending this to 7 years was more realistic and reasonable for monitoring purposes, to assess the impact on the amenity and business certainty.

Concern was raised by Members over the lack of disabled car parking spaces available. The Planning Officer confirmed that although this had been covered in Condition 18 of the original application, he would go back to the Applicant to confirm the arrangements.

A motion for approval for an amendment to the motion for 7 years was moved and seconded. This was then voted on and carried and became the substantive motion.

The following amendments to conditions were agreed:-

- 4 – include 'and/or functions' after wedding
- 10 – include time limit of 10.30pm
- 22 – include "release of balloons"

Footnote regarding disabled parking.

The recommendation to approve the application with the stated amendments to the conditions set out in the report was moved, seconded, put to the vote and carried.

RESOLVED

To APPROVE the application subject to the following conditions:

- 1. The development hereby permitted shall not be carried out otherwise than in complete accordance with the following approved plans: the 1:10,000 location plans reference 'RB1 a' and 'RB1 b' both received by the National Park Authority on the 27 November 2015, the 1:500 'Brookfield Manor curtilage car park' plan and the 'curtilage car park location plan' both received by the National Park Authority on the 30 December 2015, the following plan numbers: '2154 PAV 3A' dated 6 April 2015, '2154 PAV 4' dated 28 August 2015, '2154 PAV 5' dated 17 September 2015, '2154 PAV 11' and '2154 PAV 12' both dated 15 October 2015, '2154 PAV 12 B' dated 22 December 2015, '2154 PAV 13 A' dated 4 December 2017, '2154 PAV 13.1' dated 4 December 2017, the revised arrival and departure protocol dated December 2017, the revised noise**

management protocol dated December 2017 and the specification for the proposed 'GP flex' system by elite GSS Ltd dated 24 December 2015, subject to the following conditions or modifications:

2. The development shall be limited to a period of 7 years.
3. The use hereby approved shall be limited to weddings or functions held ancillary to Brookfield Manor only and for no other purposes. The existing dwelling and the buildings and land subject to this application shall be maintained as a single planning unit. The owner shall maintain a register of any wedding and function bookings (including the planned date, start time and estimated number of guests) for each calendar year which shall be made available for inspection by the Authority on request.
4. The use hereby approved to host weddings and / or functions shall not take place on more than eight occasions in any one calendar year. No more than one wedding and / or functions shall take place in any five day period.
5. The rating level of the noise emitted from the site shall not exceed the existing background noise level [determined to be 32dB(A)LA90] by more than 5 dB(A) at any time. The noise levels shall be determined at the closest point, in a free field position, adjacent to the nearest dwelling house at Cow Close Farm, Hathersage which exists at the date of this planning permission.
6. Amplified music (including from any pre-recorded or live performance) shall only be played through the 'Zone Array' system within appendix B of the submitted noise management protocol dated 8 October 2015.
7. No amplified music shall be played outside of the pavilion building at any time.
8. No amplified music shall be played after 00:30 (the day following the start of the wedding or function).
9. No acoustic music shall be played after 18:00 hours.
10. Details of how amplified speeches are to be controlled to be agreed before any other events take place and only allowing speeches before 10.30pm.
11. The hours of operation for any wedding / function (including the departure of all guests) shall be limited to between the hours of 08:00 - 01:00 the following day. All staff shall leave by no later than 01:30 the following day.

- 12. The hours of operation for setting up before / clearing up after any wedding / function (including clearing up and disposing of any waste following an event) shall be limited to between the hours of 08:00 - 20:00 hours Monday - Friday and 10:00 - 17:00 on Saturday, Sundays and on Bank Holidays.**
- 13. The hours of operation for erecting and dismantling the steel frame of any marquee shall be limited to between the hours of 09:00 - 17:00 hours Monday - Friday and 10:00 - 16:00 on Saturday, Sundays and on Bank Holidays.**
- 14. No marquee shall be erected other than in complete accordance with approved plans: drawing numbers '2154 PAV11', '2154 PAV 12' both dated 1 October 2015, '2154 PAV 12 B' dated 15 October 2015, '2154 PAV 13 A' dated 4 December 2017 and '2154 PAV 13.1' dated 4 December 2017.**
- 15. No marquee shall be erected earlier than seven days prior to an event and all marquees shall be fully dismantled and removed from the site within three days of the end of an event.**
- 16. The total number of guests (not including staff) shall not exceed 150 at any time.**
- 17. The acoustic screens shown on approved plans: drawing numbers '2154 PAV 3A' dated 6 April 2015 and '2154 PAV 4' dated 28 August 2015 shall be retained in position and maintained throughout the lifetime of the development hereby approved.**
- 18. No planning permission is granted for the air cooling units shown on the specified approved plan which shall be omitted from the scheme.**
- 19. No vehicles shall be parked other than in accordance with the following approved plans: the 1:500 'Brookfield Manor curtilage car park' plan and the 'curtilage car park location plan' both received by the National Park Authority on the 30 December 2015 and drawing number '2154 PAV 12 B' dated 22 December 2015 which show the proposed pavilion and curtilage car parks. No more than 16 vehicles shall be parked on the pavilion car park after 20:00. No vehicles shall be parked on the pavilion car park after 22:00.**
- 20. Signage to identify the pavilion car park, curtilage car park and the proposed pick-up point shall be erected in accordance with the scheme approved by the Authority by decision notice on the 5 April 2016 (application reference NP/DIS/0216/0105).**

21. Lighting shall only be installed in accordance with the scheme approved by the Authority by decision notice on the 5 April 2016 (application reference NP/DIS/0216/0105) or in accordance with an alternative scheme which shall have first been submitted to and approved in writing by the National Park Authority.

22. There shall be no firework, airborne lantern, release of balloons or similar displays associated with the use hereby approved carried out on site or on land within the applicant's ownership or control.

FOOTNOTE:-

That discussion takes place between the Applicant and Officers in terms of arrangements to disabled parking.

30/18 FULL APPLICATION - ERECTION OF MOBILE TIMBER HEN-HOUSE ON SKIDS, ROCKLANDS, THE BENT, CURBAR

Members had visited the site on the previous day.

The Planning Officer informed Members of a correction to the site plan, and reported that since the submission of the report to committee, a further letter of representation had been received from Mr Nicholson, Curbar Parish Council, which the Officer then summarised. He also added an additional condition to the recommendation to limit the number of hens to 150 and another one requiring the hen house to be removed when no longer in use for the approved purpose.

The Officer then went on to introduce the report, and informed Members that a landscaping scheme had been submitted by the applicant, which had yet to be agreed by the Landscape Architect.

Cllr D Chapman & Cllr J Twigg declared personal interests as they knew one of the speakers, Cllr Tibenham as a District Councillor.

The following spoke under the Public Participation at Meetings Scheme:-

- Dr Peter Owens, Objector – to Condition 5 only
- Mr David Nicholson, Curbar Parish Council, Objector
- Cllr John Tibenham, Objector
- Mr Tom Cooper, Applicant

Members acknowledged that there was a lot of feeling within the community, but felt that the proposal was not an intrusive feature within the landscape and the setting of Curbar Edge.

The Officer recommendation without Condition 5 regarding the landscaping scheme, was moved and seconded.

It was agreed to change Condition 6 to remove the wording “these locations will be adjacent to boundary walls or other features and the hen house shall not be situated other than in accordance with the scheme” Further additional conditions were also agreed regarding removal of the hen house when no longer required for agriculture and provision of details of additional electric fencing.

The recommendation to approve the application subject to the conditions as amended was moved, seconded, put to the vote and carried.

RESOLVED:

To APPROVE the application subject to the following conditions:

- 1. The development shall be in complete accordance with the submitted plans and specifications received by the Authority 18 December 2017.**
- 2. Prior to the building being brought into use or within three months of consent, whichever is the earliest, the external timberwork shall be given an initial stain in a ‘warm grey colour’ and thereafter, other than the use of a clear timber preservative, shall be left to weather naturally.**
- 3. There shall be no external lighting of the site.**
- 4. There shall be no egg sales directly from the site.**
- 5. Within three months of the decision a plan shall be submitted for written approval by the Authority and implemented showing all locations in which the hen house will be located within the field.**
- 6. The use of the hen house shall be ancillary to Rocklands.**

7. **That the hen house shall be removed, when no longer required for agriculture.**
8. **The upper limit of hens to be kept will be 150.**
9. **Details of proposed electric fencing to be provided by the applicant and agreed with the Authority.**

The meeting was adjourned at 12:00pm for a short break and reconvened at 12:05pm

As there were no speakers registered for Item 8, the Chair brought forward Item 9 for consideration, as the speakers had arrived for that item.

31/18 FULL APPLICATION - CHANGE OF USE FROM DWELLING TO LETTING BEDROOMS FOR THE DEVONSHIRE ARMS PUB AND HOTEL, WITH ASSOCIATED INTERNAL ALTERATIONS. INSERTION OF TWO CONSERVATION ROOF LIGHTS ON THE REAR ELEVATION. EXTERNAL WORKS TO FORM CAR PARKING WITHIN THE GARDEN AND WIDENING OF VEHICLE ACCESS AT 1 DEVONSHIRE SQUARE, BEELEY

Members had visited the site on the previous day.

The Planning Officer introduced the report.

The following spoke under the Public Participation at Meetings Scheme:-

- Mr Gary Wilson, Local Resident and Objector
- Mr Nick Wood, Agent

Members considered whether the loss of another permanent dwelling in the village to letting rooms would exacerbate the existing problem of the high levels of second home and holiday home ownership in the area, and whether there would be a detrimental effect on the vitality of the community. The Planning Officer informed Members that this property was not a local needs affordable house, but an open market property, which could be sold or let out as a single unit or holiday accommodation without any requirement of planning permission.

Members were concerned that the arrangements for parking 4 vehicles was tight and asked that a condition for a plan for parking arrangements be submitted, together with a condition restricting the use of the garden to the holiday let users only.

The officer recommendation to approve the application, subject to additional conditions was moved, seconded, put to the vote and carried.

RESOLVED:

To APPROVE the application subject to the following conditions:

- 1. 3 year implementation time limit.**
- 2. Adopt amended plans.**
- 3. Implement landscaping scheme.**
- 4. The premises, the subject of the application, shall not be taken into use until the existing vehicular access has been modified in accordance with revised application drawing number 028-17_008 Rev E.**
- 5. The premises the subject of the application shall not be taken into use until off-street parking has been provided in accordance with the application drawing and constructed with a solid bound material for the first 5m from the highway. The parking shall be maintained thereafter free from any impediment to its designated use.**
- 6. The proposed gate shall be hung so as to open inwards and shall remain in an open position during occupation of the premises.**
- 7. Flood mitigation measures.**
- 8. Landscaping scheme shown on amended plan no. 028-17_008 to be implemented**
- 9. Timber shed in rear garden to be removed before accommodation first brought into use.**
- 10. Rooflights to fit flush with roofslope with a central glazing bar.**
- 11. Details of any external lighting to be submitted and approved.**
- 12. To restrict the use of the outdoor area to use by occupiers of the property only and not for general use by the Pub.**
- 13. Plan for parking arrangements to be submitted for approval by the Authority.**

The Committee voted to agree to continue the meeting beyond 3 hours in accordance with Standing Order 1.10

32/18 FULL APPLICATION - CAMP AND CARAVAN SITE FOR UP TO 9 CARAVANS AND USE OF AGRICULTURAL STORE AS ASSOCIATED AMENITY BLOCK. CONSTRUCTION OF NEW ACCESS DRIVE TO SERVE THE SITE. BANK TOP COTTAGE, BIGGIN, BUXTON

Members had visited the site on the previous day.

Members felt that officer's concerns could be overcome and a motion to defer the application to allow for more time for the Planning Officer to discuss issues with the applicant was moved and seconded. This was then voted on and carried.

RESOLVED:

That consideration of the application be DEFERRED to allow more time for the Planning Officer to discuss issues with the applicant.

33/18 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 1.20 pm