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Aldern House, Baslow Road, Bakewell, Derbyshire. DE45 1AE



MINUTES

Meeting:	Planning Committee
Date:	Friday 13 July 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 Mike Chaplin, Cllr D Chapman, Cllr A Hart, Mr R Helliwell, Cllr Mrs C Howe, Cllr A McCloy, Cllr Mrs K Potter and Cllr Mrs L C Roberts
Apologies for absence:	Cllr J Atkin and Cllr H Laws.

80/18 MINUTES OF PREVIOUS MEETING

The minutes of the last meeting of the Planning Committee held on 15 June 2018 were approved as a correct record.

81/18 URGENT BUSINESS

There were no items of urgent business to consider.

82/18 MEMBERS DECLARATIONS OF INTEREST

Item 6

Paul Ancell and Cllr Doug Birkinshaw declared a personal interest as Members of Authority and had attended meetings where the item had been discussed but had not taken part in those discussions and had not pre judged the application.

Cllr David Chapman declared a personal interest as a Member of the Authority and had attended meetings where the item had been discussed but had not taken part in those discussions and had not pre judged the application.

Cllr Lesley Roberts declared a personal interest as previous Chair of the Authority she had been involved in discussions about the item but had not pre judged the application. Cllr Roberts had had a phone call from Dr Peter Owens regarding the item.

Cllr Andrew McCloy declared a prejudicial interest as previous Chair of Audit, Resource & Performance Committee he had taken part in discussions and voted on the proposal and it could be perceived that he had fixed his view on this. He was advised by the Head of Law that rather than a prejudicial interest Cllr McCloy could be perceived to have pre-

determined the matter and therefore could remain in the meeting but could not speak or vote on the matter.

Cllr Andrew Hart, Cllr Kath Potter, Robert Helliwell, Cllr Chris Carr and Cllr Mike Chaplin all declared a personal interest as a Member of the Authority.

The majority of Members had received an email from the Friends of the Peak District.

Cllr Patrick Brady declared a personal interest as a Member of the Authority and had received an email from Friends of the Peak District including a copy of the letter that had been sent to the Authority in objection. He had also received phone calls from Dr Peter Owens with his views and from the Parish Clerk regarding the Clerk's intention to speak but no discussion regarding the application took place, the Clerk is also an acquaintance of Cllr Brady's. Cllr Brady is also acquainted with Mrs Angela Taylor (resident of Wormhill) and Mrs Margaret Taylor (Wormhill Parish Council Member) but had not discussed the item with them. Cllr Brady had received an email from Mr Richard Ward, one of the objectors. Cllr Brady is a member of the Parishes Forum which had previously asked for consultation on the application. Cllr Brady declared that he addressed the meeting of the ARP Committee as a member of the public.

Cllr Caroline Howe declared a personal interest as a Member of the Authority and had received an email from Friends of the Peak District, a letter from Dr Peter Owens and a telephone message from Dr Owens.

Item 7

Paul Ancell and Cllr Doug Birkinshaw declared a personal interest as Members of Authority and had attended meetings where the item has been discussed but had not taken part in those discussions and had not pre judged the application

Cllr David Chapman declared a personal interest as a Member of Authority and had attended meetings where the item has been discussed but has not taken part in those discussions and had not pre judged the application

Cllr Lesley Roberts declared a personal interest as previous Chair of the Authority had been involved in discussions about the item but had not pre judged the application.

Cllr Andrew Hart declared a personal interest as a Member of the Authority and also as a Councillor of Staffordshire Moorlands District Council who were the leaseholders for the buildings at Manifold Valley.

All Members declared a personal interest as Members of the Authority for this item.

Item 8

The majority of Members had received an email from the agent

Item 12

Paul Ancell had received an email from the neighbour.

Cllr Kath Potter had spoken to Bakewell Town Council following receipt of the Committee Report and had received an email from them regarding this item.

Item 13

Cllr Patrick Brady is acquainted with the owner of 2 Church View as the owner is a member of Taddington Parish Council.

83/18 PUBLIC PARTICIPATION

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

84/18 FULL APPLICATION - CHANGE OF USE OF FORMER STATION BUILDING FROM OFFICE AND WORKSHOP TO VISITOR INFORMATION POINT AND CAFE. EXTENSION TO CAR PARK. STATION CAR PARK UNNAMED ROAD FROM GLEBE FARM TO B6049, MILLERS DALE

Members had visited the site on the previous day.

The Officer introduced the report regarding the Authority's planning application. The building on the site was not listed but the work being carried out would be 'light touch' to preserve the heritage value of the site.

The following spoke under the Public Participation at Meetings Scheme:

- Dr Peter Owen, Objector
- Anne Robinson, Friends of the Peak District, Objector
- Angela Taylor, Objector
- Barry Pearson, Objector,
- Emma Stone, Applicant

Members acknowledged the need to preserve and maintain the site as a heritage asset. Members questioned if the application fitted with the Authority's policy regarding the need for the development as the report did not clarify this justification. Officers confirmed that it did.

Members discussed concerns regarding the increased parking and the need/requirement for the additional spaces proposed as they were unclear whether the additional spaces were to remove parking from the road or provide spaces because of additional traffic generated by the café.

The Officer confirmed that the plans did not include a refurbishment of the public toilets on site and that the location of the refuse bins would be moved to a more suitable location.

The Officer confirmed that there are currently no other formal plans for the site, although the Authority has been considering future uses for the former engine house. The current application should therefore be considered on its own merits.

Members discussed the lack of consultation with the Parish Council of Wormhill and issues with parking on the roads around the site. The Officer emphasised that the issues with on-road parking needed to be raised by the residents and parish council with the Highways Authority as this Authority did not have the power to resolve this issue.

The Officer recommendation to approve the application was moved and seconded.

Cllr Kath Potter declared that she was a member of Friends of the Peak District which she had omitted to mention at the beginning of the meeting.

Members requested that the condition referring to external lighting (condition 9) should clarify that there will be timers fitted to the lighting.

Member requested that an amendment be made to condition 13 to state that only picnic tables included in the plans be installed by the Café.

The Officer recommendation to approve the application subject to the suggested changes to condition 9 and 13 was put to the vote and carried.

The following Members requested that it be recorded that they had voted against the approval of the application:

- Cllr Kath Potter
- Cllr Patrick Brady
- Cllr Andrew Hart

RESOLVED:

The application was **APPROVED** subject to the following conditions:

1. **Statutory time limit for implementation.**
2. **Development to be carried out in accordance with specified approved plans.**
3. **Extended car park to be surfaced, laid out and available for use prior to the first use of the café hereby approved.**
4. **Provision of space within site 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 to be submitted and approved and thereafter maintained throughout duration of construction works.**
5. **Submission of revised detailed design drawings for new window and door frames.**
6. **Submission of scheme for secure cycle parking to be installed prior to the first use of the café hereby approved.**
7. **Submission of scheme for bat and bird boxes to be installed prior to the first use of the café hereby approved.**
8. **Submission of full details of extraction vent prior to installation.**
9. **No external lighting other than in accordance with approved scheme which will include the fitting of timers to switch the lighting off.**
10. **Fuel hopper to be finished dark green to match submitted specification and permanently maintained.**
11. **Flue to be finished matt black at the time of erection and permanently maintained.**
12. **Extended car park to be surfaced with material to match the adjacent trail and shall be permanently so maintained.**

- 13. No outside seating shall be provided for use by café other than in accordance with approved plans.**
- 14. Restrict use of café to Use Class A3 only.**
- 15. Restrict hours of opening of café to 09:00 – 17:00 on any day.**
- 16. Package treatment plant and soakaway to be installed prior to the first use of the café hereby approved.**
- 17. Development shall be carried out in complete accordance with the 'Potential impacts and recommendations' section of the submitted 'Brief ecology survey report' dated 26th April 2018.**

The meeting was adjourned at 11.30 for a short break and reconvened at 11.40

85/18

FULL APPLICATION - ADDITION OF A CYCLE HIRE OPERATION TO THE CURRENTLY THE CURRENTLY DISUSED OFFICE ROOM OF THE VISITOR CENTRE BUILDING. MANIFOLD VISITOR CENTRE, HULME END

Cllr Andrew Hart declared that he would not vote on this item as a councillor for Staffordshire Moorlands District Council, who are the leaseholder for the site, and Cllr Hart had had previous involvement with the site.

The Officer introduced the application.

The Officer recommendation to approve the application was moved and seconded.

Members requested that the condition of the toilets on site be improved, this was the responsibility of Staffordshire Moorlands District Council and was noted by Cllr Hart. Member also recommended that signage to advertise that members of the public could top up water bottles at the site be added.

Members asked that security be considered at the site following recent incidents.

Officers highlighted that the Waterhouses Cycle Hire centre had recently closed and that this site would provide a much needed service.

The Officer recommendation to approve the application subject to conditions was put to the vote and carried.

RESOLVED:

The application was APPROVED subject to the following conditions:

- 1. Three year time limit**
- 2. In accordance with submitted plans**
- 3. No outdoor storage of cycles.**

86/18 FULL APPLICATION - DEMOLITION OF EXISTING BUILDINGS ON SITE AND ERECTION OF A NEW OPEN MARKET DWELLING AND ASSOCIATED WORKS. LAND AT LITTON DALE, TIDESWELL

Members had visited the site on the previous day.

The Officer introduced the item and provided clarification regarding points raised in the Agents email to Members. Officers had noted the personal circumstances of the Applicant and had provided advice to the applicant, during pre-application advice, that affordable housing would be the preferred option for both the Authority and the Parish Council. The reference to emerging Development Management Policy DMH6 in the Agents email was dealt with in point 9.11 of the report as was the reference to HC1 and GSP2.

The following spoke under the Public Participation at Meetings Scheme:

- Caroline McIntyre – Agent

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

RESOLVED:

The application was REFUSED for the following reasons:

1. **The proposed development was not required to achieve conservation or enhancement within the settlement therefore approval of the application would be contrary to Core Strategy policies GSP1, GSP2 and HC1 and the National Planning Policy Framework.**

87/18 FULL APPLICATION - CONVERSION OF BARN TO A LOCAL NEED DWELLING AT LEACH BARN, LEADMILL, HATHERSAGE - ITEM WITHDRAWN

The item was withdrawn.

88/18 SECTION 73 APPLICATION - VARIATION OF CONDITION 2 OF PLANNING APPROVAL NP/DDD/0317/0251 RELATING TO THE PROVISION OF CAR PARKING AT ROCK VIEW COTTAGE, EAST BANK, WINSTER

Items 10 & 11 were presented together.

The Officer introduced the reports.

Members discussed the size of the site and the number of vehicles to be parked, also possible blocking of access by vehicles not parking correctly.

Officers confirmed that the trees that were to be removed would be replaced with hedgerows.

The Officer recommendation to approve the application was moved and seconded.

Officers clarified that the number of spaces required is one for either the holiday let or for the office (depending on which permission is implemented) and two for Rock View Cottage.

The Officer recommendation to approve the application subject to conditions was voted upon and carried.

RESOLVED:

The application was APPROVED subject to the following conditions:

- 1. Time limit in implementation**
- 2. Adopt submitted plans**
- 3. Premises not to be taken into use until the approved car parking has been laid out and maintained for use through the life of the development.**
- 4. Holiday Occupancy Condition.**
- 5. Household waste storage in association with the holiday let shall be in accordance with the submitted details.**
- 6. Before the removal of any trees on the approved plan details of a native hedgerow to be planted along the eastern boundary of the site shall be submitted and agreed. Thereafter the hedgerow shall be planted in the first planting season following the parking spaces first being brought into use.**

89/18 SECTION 73 APPLICATION - VARIATION OF CONDITION 2 OF PLANNING APPROVAL NP/DDD/0317/0250 RELATING TO THE PROVISION OF CAR PARKING AT ROCK VIEW COTTAGE, EAST BANK, WINSTER

Items 10 & 11 were presented together.

The Officer introduced the reports.

Members discussed the size of the site and the number of vehicles which would be parked, also possible blocking of access by vehicles not parking correctly.

Officers confirmed that the trees that were to be removed would be replaced with hedgerows.

The Officer recommendation to approve the application was moved and seconded.

Officers clarified that the number of spaces required is one for the holiday let or the office (depending on which permission is implemented) and two for Rock View Cottage.

The Officer recommendation to approve the application subject to conditions was voted upon and carried.

RESOLVED:

The application was APPROVED subject to the following conditions:

- 1. Time limit for implementation**
- 2. Adopt submitted plans**

3. Premises not to be taken into use until the approved car parking has been laid out and maintained for use through the life of the development.
4. Use of the building shall be as an office and for no other purpose whatsoever without express planning consent from the National Park Authority (including any other purpose in Class B1 of the schedule to the Town and Country Planning (Use Classes) Order 1987 or in any order revoking and re-enacting that order.
5. Before the removal of any trees on the approved plan details of a native hedgerow to be planted along the eastern boundary of the site shall be submitted and agreed. Thereafter the hedgerow shall be planted in the first planting season following the parking spaces first being brought into use.

90/18 FULL APPLICATION - PROPOSED EXTENSION AND ALTERATIONS TO DWELLING AT 6 ALDERN WAY, BAKEWELL

Members had visited the site on the previous day.

The Officer introduced the item and asked that Members note that paragraph 10.2 of the report had been included in error and should be ignored. A detailed, supporting statement had been received from the Agent after the publication of the report and this was now a public document in support of the application.

The Officer acknowledged the work of the Applicant with Officers to reduce the impact on the amenity of the house at No. 4 Aldern Way but the changes had created a design impact on the property and street scene which was not acceptable.

The following spoke under the Public Participation at Meetings Scheme:

- Geoffrey Flavell, Agent
- Mr Eric Rigby, Supporter
- Mrs Joan Martindale, Objector

The Officer recommendation for refusal was moved.

Members discussed the provision of parking and Officers confirmed that this would be dealt with by condition if the application were to be approved.

The Officer recommendation for refusal was seconded.

Members requested that wording of the reasons for refusal should be clearer with clarification of the word 'setting'. Officers clarified that the refusal was on the impact on the street scene. The reason for refusal would be amended to clarify this.

The Officer recommendation for refusal was voted on and carried.

RESOLVED:

The application was REFUSED for the following reasons:

1. The proposed size, form and massing of the extensions and alterations, particularly in relation to the form of the roofline and windows on the northern elevation, would be unacceptable and would have a detrimental

effect on the character and appearance of the property and its setting within the street scene contrary to policies GSP3, LC4, LH4 and Guidance in the SPD.

In accordance with the Authority's Standing Orders, the meeting voted to continue its business beyond 3 hours.

91/18 MONITORING & ENFORCEMENT QUARTERLY REVIEW - JULY 2018

The Head of Development Management updated the Committee regarding the work of the Minerals Team who had served an enforcement notice at Stoke Hall Quarry regarding the importation of stone for processing following the withdrawal of a planning application. An appeal had been received against the enforcement notice.

Members agreed that more frequent reporting on the Minerals & Waste Team work would be good and Officers confirmed that this would be actioned once a Team Manager had been appointed.

The Monitoring & Enforcement Team Manager introduced the report and updated Committee regarding the formal notice issued regarding a track at Cartledge Flat/Rushy Flat Dike. He informed Committee that it was understood an appeal would be made against the notice.

In response to a query from Members, the Officer updated Committee regarding the proposed enforcement action against a track on Midhope Moor. No date was set for the issuing of the enforcement notice but it was being treated as a priority case. The Director of Conservation & Planning reported that the landowner had written to the Chief Executive requesting a meeting.

The Monitoring & Enforcement Team Manager drew attention to paragraph 3.4 of the report which showed that performance figures were currently above target. He also referred to the significant increase in enquiries received compared to the same quarter in the previous year.

He then showed some 'before and after' photos of cases that had been resolved and reported that an initiative to remove posters and placards from the National Park that do not have advertisement consent had recently commenced. In some cases it was necessary to give 48 hours notice before enforced removal. However, around 80 posters and placards had already been removed. Advertisements for local, non-commercial events are allowed.

In response to a query from Members, the Officer explained that directional signs are allowed for certain events. He referred to ongoing work with organisers of the annual Eroica Britannia event to reduce the number of signs they erect. Members also felt that these signs were erected too far in advance of the event.

In response to a query from Members, the Officer explained the 4 year and 10 year immunity periods for enforcement action.

Members congratulated the team on its output and the marked improvement in performance over the last four or five years but the reported increase in enquiries also raised questions about team resources. The Head of Development Management explained that although a lot of good work took place in negotiating solutions, the difficult part of enforcement was where negotiations had failed and formal action needed to be

taken. She mentioned that some finance was available and Officers shared Members' aspirations to address the resource issue.

Members raised some concerns about taking formal action too close to the end of the relevant immunity period. They also commented that although it was good to see evidence of completed cases there also needed to be a report on outstanding cases if Members were to properly scrutinise the team's work.

A motion to note the report was moved, seconded, put to the vote and carried.

RESOLVED:

That the report be noted.

92/18 DESIGNATION OF BRAMPTON NEIGHBOURHOOD AREA

The Officer introduced the item. The area crossed the boundary of the National Park and had already been designated by North East Derbyshire District Council.

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

RESOLVED:

Members designated that part of the Brampton parish that was within the National Park as part of the Brampton Neighbourhood Area (the shaded area within the parish boundary on the map in Appendix 1 of the report), under the Town and Country Planning Act 1990 Sections 61G and 61I.

93/18 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 1.30 pm