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## MINUTES

Meeting: **Planning Committee**

Date: Friday 10 August 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 H Laws, Cllr J Macrae, Cllr Mrs K Potter and Cllr Mrs L C Roberts

Mr Z Hamid attended to observe and speak but not vote.

Apologies for absence: Cllr J Atkin and Cllr A McCloy.

### **94/18 MINUTES OF PREVIOUS MEETING**

The minutes of the last meeting of the Planning Committee held on 13 July 2018 were approved as a correct record subject to the following amendments:

Cllr J Macrae was added to the list of apologies.

#### **MINUTE 84/18**

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

The declaration by Cllr Mrs Kath Potter was amended to state she was a member of 'CPRE' not 'Friends of the Peak District'.

### **95/18 URGENT BUSINESS**

There were no items of urgent business.

### **96/18 MEMBERS DECLARATIONS OF INTEREST**

Item 9

Cllr A Hart declared a personal and prejudicial interest as he had been lobbied by the applicant by telephone and email. He stated he would leave the room when the item was being considered.

Item 12

It was noted that all Members knew the applicant, Cllr David Chapman, as a Member of the Authority.

Cllr D Chapman declared a personal and prejudicial interest as the application was made by his wife and himself. He stated he would leave the room when the item was being considered.

**97/18 PUBLIC PARTICIPATION**

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

**98/18 FULL APPLICATION - PROPOSED OPEN GENERAL PURPOSE AGRICULTURAL BUILDING TO HOUSE LIVESTOCK AND STORE FODDER AND IMPLEMENTS AT MAYFIELD FARM, LITTON SLACK**

This application had been deferred from the May meeting to allow the Officers and the Applicant to consider alternative sites and other improvements. It was noted that officers accepted that there was agricultural need but there would be substantial harm to the landscape by the proposal which could not be overcome by conditions.

The following spoke under the public participation at meetings scheme:

- Mr T Howe, Applicant.

Members were concerned that despite the deferral a satisfactory conclusion had not been reached. A motion for approval of the application, contrary to the officer recommendation, was moved and seconded.

Members were supportive of the need for the development as it supported agriculture and accepted the applicant's view that the proposed site was the best location for meeting the agricultural need and the needs of that business.

Members concluded that approval of the application would need conditions relating to:

- Landscaping scheme
- Building to be limestone with timber cladding, details including colour to be agreed
- Location to be near road
- Removal of building when no longer needed

In response to Members' queries the applicant clarified that he had no intention to put a hardstanding into the adjoining field, although officers advised that this might be able to be carried out as permitted development in any case.

The recommendation for approval subject to conditions, with conditions to be finalised in consultation with the Chair and Vice Chair of Planning Committee, was voted on and carried.

**RESOLVED:**

**That authority to APPROVE the application, subject to the following conditions, be delegated to the Director of Conservation and Planning in consultation with the Chair and Vice Chair of Planning Committee:**

1. **Landscaping scheme.**
2. **Building to be limestone with timber cladding, details including colour to be agreed.**
3. **Location to be near road.**
4. **Removal of building when no longer needed.**

The meeting adjourned for at short break at 1100 and reconvened at 1105.

**99/18 FULL APPLICATION - PROPOSED CHANGE OF USE FROM PUBLIC HOUSE TO B & B GUEST HOUSE WITHIN PART OF THE MAIN BUILDING, WITH THE REMAINDER BEING LANDLORD RESIDENTIAL ACCOMMODATION. ALSO INCLUDING ADDITIONAL BUILDINGS WITHIN THE GROUNDS TO HOUSE A CAFE, SHOWER BLOCK, STABLES (INCREASED IN SIZE AND REPOSITIONED FROM PREVIOUS PERMISSION), GARAGE AND 4 NO. CAMPING PODS (INCLUDING ONE ACCESSIBLE POD). PROVISION IS BEING ALLOWED FOR 3 NO. CAMPERVAN 'HOOK-UP' POINTS AND 4 NO. TENT PITCHES AT STANHOPE ARMS, DUNFORD BRIDGE, SHEFFIELD**

The Planning officer reported that since the report had been written 3 further letters of objection had been received, 2 were from a neighbour and 1 was from the adjacent landowner, who was also speaking at the meeting. The letters were summarised for the Committee. It was noted that there were 4 houses nearby, not 3 as stated in the written report.

The following spoke under the public participation at meetings scheme:

- Mr S Sykes, Objector
- Mr T Beckett, Applicant

The recommendation for approval subject to conditions was moved and seconded.

In response to Members' queries, officers stated that the café opening hours were as requested in the application and the condition relating to camper van pitches was for temporary consent so that issues such as noise could be monitored. It was agreed to extend the camper van pitches condition to the end of 2021.

It was agreed that further conditions or amendments to conditions were needed regarding:

- Outdoor lighting
- Stable block and management of waste
- Car park details
- Garage restriction for owners and employees
- Boundary scheme to be agreed
- Omit timber cladding from cafe replace with stone

The motion for approval subject to conditions, as amended, was voted on and carried.

**RESOLVED:**

**That the application be APPROVED subject to the following conditions:**

1. **3 year time limit for commencement of development.**

2. **Development in respect of the camper van pitches shall be for a temporary period until the end of 2021.**
3. **Specify approved amended plan numbers.**
4. **28 day maximum holiday occupancy restriction for all staying visitors.**
5. **Specify minor building details – eaves, gutter, rain water goods, pointing and minor design details.**
6. **Submit and agree sample walling panels and all external finishes including paint finishes for all new buildings. Render shown on amended plans to be omitted in favour of natural gritstone.**
7. **Submit and agree full details of all new windows and doors.**
8. **Restrict café opening hours to between 8 am and 6pm.**
9. **Stable block use to be ancillary to Stanhope Arms and restricted to owners or staying visitors horses only.**
10. **Submit and agree details of muck storage and disposal.**
11. **Camping pods to be timber construction with no facilities other than lighting; Prior to their installation full details, including precise siting and external finish shall be submitted for written approval by the Authority.**
12. **Car park layout to be submitted for approval.**
13. **Submit and agree full details of an external landscaping scheme for the site and which contains specific measures to strengthen the existing planting between the car park and the adjacent residential dwelling.**
14. **Submit for agreement details of the disposal of all spoil/waste from the site.**
15. **Submit and agree details of safe cycle parking facilities.**
16. **Garage restricted to parking of the Stanhope Arms owners and employees domestic vehicles only. Parking spaces retained for designated use throughout lifetime of development.**
17. **First floor of garage to be used solely for ancillary domestic purpose by the owners of the Stanhope Arms only.**
18. **Omit proposed alteration to window opening to bedroom 5 and the proposed balcony outside.**
19. **Submit and agree details of smaller conservation roof lights in the main roof.**
20. **Submit and agree full details of the café and B and B kitchen extract ventilation/odour filtration system.**
21. **Agree precise details of solar PV panels on café and garage.**

**22. Agree precise details of the means of disposal of sewage and business waste from the site.**

**23. Omit proposed timber cladding on rear of garage and café in favour of natural gritstone.**

**24. Outdoor lighting**

**25. Stable block and management of waste**

**26. Car park details**

**27. Boundary scheme to be agreed**

**100/18 FULL APPLICATION - SINGLE STOREY AND TWO STOREY EXTENSION TO EXISTING CARE HOME AND POLYTUNNELS AND STORAGE SHED AT THE LODGE, MANCHESTER ROAD, HOLLOW MEADOWS**

The following spoke under the public participation at meetings scheme:

- Mr Canello, Applicant.

Members were supportive of the work that the applicants do but were concerned that there was no clear plan for development on the site. They would be supportive of suitability located poly tunnels, in a different location, and a modest extension but not of any further development.

A motion to defer the application to allow for further discussion with the applicants was moved, seconded, voted on and carried.

**RESOLVED:**

**That the application be DEFERRED to allow for further discussion with the applicants.**

Mr Z Hamid left the meeting at 1230.

**101/18 FULL APPLICATION - AGRICULTURAL WORKERS DWELLING AT MORRIDGE TOP FARM, BLAKELOW ROAD, ONECOTE**

Cllr A Hart left the room due to his prejudicial interest in this item.

The following spoke under the public participation at meetings scheme:

- Ms S Harper, Applicant.

Officers stated that although they felt there was not enough agricultural justification for a dwelling they were willing to extend the temporary caravan permission to enable the applicants to try to build their business and increase the justification.

The recommendation for refusal was moved and seconded.

However, Members were concerned on the basis of the speaker's participation that they may not have the most up to date agricultural information in the report. Therefore the motion for refusal was withdrawn and a motion for deferral to allow for further examination of viability was moved and seconded. This was voted on and carried.

**RESOLVED:**

**That the application be DEFERRED to allow for further examination of viability.**

Cllr A Hart returned to the meeting.

Cllr H Laws left the room at 1255.

Cllr D Chapman and Cllr Mrs K Potter left the meeting at 1255.

The Committee voted to continue the meeting beyond 1300, in accordance with Standing Orders.

**102/18 OUTLINE APPLICATION - PROPOSED EIGHT AFFORDABLE/LOCAL NEED FLATS AND FOUR OPEN MARKET FLATS. PLOT 3 AND 11A, DEEPDALE BUSINESS PARK, BAKEWELL**

The following spoke under the public participation at meetings scheme:

- Mr D A Clapham, Applicant.

Cllr H Laws re-joined the meeting at 1305.

The recommendation for refusal was moved and seconded. The motion was voted on and carried.

**RESOLVED:**

**That the application be REFUSED for the following reasons:**

1. **Core Strategy policy E1 part D requires safeguarding of the existing land and buildings for business use where they are in high quality suitable locations such as Deepdale Business Park. As the location is considered to be appropriate for business use, the proposal is contrary to policy E1 part D.**
2. **Policy HC1 does not permit new open market housing other than as an enhancement to a previously developed site. As this proposal offers no enhancement it is contrary to policy HC1. Furthermore, it is considered that the development would not deliver affordable housing that would meet the identified local need to help justify new open market housing and is therefore also contrary to the National Planning Policy Framework and the guidance provided within English National Parks and Broads: UK Government Vision and Circular 2010.**

**103/18 FULL APPLICATION - SINGLE STOREY SIDE EXTENSION TO EXISTING SEMI-DETACHED DWELLING, NEW FRONT PORCH, INTERNAL ALTERATIONS AND EXTERNAL LANDSCAPING AT 1 THE GABLES THE NOOK, EYAM**

The following spoke under the public participation at meetings scheme:

- Ms L Furness, Objector
- Ms M Wiles, Objector
- Mr T Warburton, Supporter
- Mr R Williams, Applicant

In response to Members' queries officers stated that the distance between the proposed new build and the neighbouring property was 5.8m.

The recommendation for approval subject to conditions was moved and seconded. This was then voted on and carried.

**RESOLVED:**

**That the application be APPROVED subject to the following conditions or modifications.**

- 1. Standard time limit.**
- 2. Development in complete accordance with the submitted plans P/01F, P/02F, P/03C, P/04E, P/05D, and specifications, subject to the following conditions or modifications.**
- 3. Stonework natural gritstone to match the existing.**
- 4. Where render is shown on the approved plans this shall be finished to match the existing render on the property.**
- 5. Timber windows painted white or off white and permanently so maintained.**
- 6. The dining area window to the west facing elevation of the extension hereby approved shall be obscure glazed and non-opening and shall be permanently so maintained.**
- 7. Any exposed walls/retaining walls for the terrace shall be faced with natural gritstone and permanently so maintained.**
- 8. The roof shall be clad with natural blue slate to match the existing.**
- 9. Remove permitted development rights for alterations to the west facing gable end of the extension hereby approved.**

**104/18 FULL APPLICATION - BIKE AND BIN STORE AT THE GREEN, MAIN STREET, CHELMORTON**

It was noted that Cllr David Chapman, the applicant, had already left the meeting.

The officer reported that there was no impact on the access to the holiday cottage by the proposed development.

It was agreed to add an extra condition regarding details of drainage.

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

**RESOLVED:**

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

1. The development hereby permitted shall be begun within 3 years from the date of this permission.
2. Carry out in accordance with specified plans.
3. All new stonework including lintels, sills, quoins and surrounds shall be in natural stone, coursed, laid and pointed to match the existing dwelling house.
4. The new roofs shall be clad with natural blue slate to match the dwelling house. The roof verge(s) shall be flush cement pointed, with no barge boards or projecting timberwork.
5. Details of drainage to be provided.

**105/18 HEAD OF LAW REPORT - PLANNING APPEALS**

The report on appeals lodged and decided during the month was received.

Both Members and officers were disappointed with the Planning Inspector's decision relating to Walker Edge Farm, Bolsterstone.

**RESOLVED:**

**That the report be received.**

The meeting ended at 1.40 pm