
MINUTES

Meeting:	Planning Committee
Date:	Friday 11 January 2019 at 10.00 am
Venue:	Board Room, Aldern House, Baslow Road, Bakewell
Chair:	Mr P Ancell
Present:	Cllr J Atkin, Cllr P Brady, Cllr C Carr, Cllr A Hart, Mr R Helliwell, Cllr Mrs C Howe, Cllr H Laws, Cllr A McCloy, Cllr Mrs K Potter and Mr K Smith attended to observe and speak but not vote.
Apologies for absence:	Cllr D Birkinshaw, Cllr M Chaplin, Cllr D Chapman, Cllr J Macrae and Cllr Mrs L C Roberts.

1/19 MINUTES OF PREVIOUS MEETING

The minutes of the last meeting of the Planning Committee held on the 14 December 2018 were approved as a correct record.

2/19 URGENT BUSINESS

There were no items of urgent business.

3/19 MEMBERS DECLARATIONS OF INTEREST

Item 6

Cllr Chris Carr declared a personal interest as he knew the applicant.

Item 8

Cllr Chris Carr declared a personal interest as he knew the applicant.

Mr Robert Helliwell declared a personal interest as he knew the Agent and his daughter worked for the same company.

Cllr Patrick Brady declared that he had received a lot of communications in the past regarding the application site but had not received anything recently.

Item 9

Mr Robert Helliwell declared a personal interest as he knew the family.

Cllr Patrick Brady declared a personal interest as he had spoken to the applicant regarding the planning process as previously declared when the application was before Committee. In addition the Clerk to Peak Forest Parish Council is also the Clerk to Taddington Parish Council. He also declared that a family member had recently moved into the vicinity.

Item 10

It was noted that all Members knew Cllr Chris Furness, who had given notice to speak as a Member of the Authority.

Item 11

Cllr Patrick Brady declared a personal interest as he was acquainted with the Agent.

Item 12

Mr Robert Helliwell declared a personal interest as he had property within a mile of the application site.

Item 13

All Members declared an interest as the application related to an Authority Property.

Item 14

All Members declared an interest as the application related to an Authority Property.

4/19 PUBLIC PARTICIPATION

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

5/19 FULL APPLICATION - ERECTION OF LOCAL NEEDS AFFORDABLE DWELLING AT LAND AT HEATHCOTE, BIGGIN

Members had visited the site on the previous day.

The Planning Officer introduced the report and updated Members of a correction to the report at Paragraph 50 which should have said "daughter" not "daughters". He also went onto inform Members that a further representation had been received since the report had been submitted, which he then went onto summarise.

The following spoke under the Public Participation at Meetings Scheme:

- Mr John Imber, Agent

Members asked whether there were any proposals to supply affordable housing in Biggin, but the Head of Development Management reported that she was not aware of any. That any designation in Neighbourhood Plans needed to reflect the National Park Authority's policies and that provision of housing should be based on a local needs assessment, and that need which was a continually evolving process.

A motion to grant permission for the erection of a local needs affordable dwelling was moved and seconded. The Head of Development Management stated that due to the potential departure from policy she would be invoking SO 1.48 if Members were minded to grant the application, requiring the item to be deferred to a future meeting of the Planning Committee so that Officers could bring a report setting out the impact on policy of such a decision. The motion in principle was put to the vote and was not carried.

Members acknowledged that more affordable houses were needed, but they would have to be within a named settlement, not in open countryside unless it was an agricultural workers dwelling, as this would be contrary to Policy.

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

Cllr Kath Potter asked for her vote against the motion be recorded.

RESOLVED:

That the application be REFUSED for the following reasons:

- 1. The provision of new building affordable housing in the open countryside is contrary to Development Plan policy LH1.**
- 2. It has not been demonstrated that the proposed housing would remain affordable to those on low to moderate incomes in perpetuity, contrary to Development Plan policy LH1.**
- 3. The siting of the dwelling would overlook neighbouring properties, harming their amenity contrary to Development Plan policy LC4.**
- 4. The appearance of the dwelling would detract from the character and appearance of the built environment contrary to Development Plan policy LC4.**
- 5. The site would not be served by a safe vehicular access, contrary to Development Plan policy LT18.**
- 6. The application fails to provide sufficient information to enable its impacts on trees to be properly considered, contrary to Development Plan policy LC20.**

6/19 FULL APPLICATION - CONVERSION OF STONE BARN INTO TWO HOLIDAY LETS AT BIG HILLSDALE FARM, GRINDON - ITEM WITHDRAWN

The item was withdrawn.

7/19 FULL APPLICATION - ERECTION OF LIVESTOCK BUILDING AT LEANLOW FARM, HARTINGTON

Members had visited the site on the previous day.

The Head of Development Management introduced the report and reminded Members of the enforcement issues on the site regarding the storage of equipment which was still ongoing and was nothing to do with this application, which should be determined under its own merit. She also went on to inform Members of a further letter of representation that had been received from the Parish Council, which had originally objected to the application. The Officer read out the content as the Parish Council now "on balance" approved of the application.

The following spoke under the Public Participation at Meetings Scheme:

- Mr Craig Barks – Agent

Members asked that Condition 7 regarding an improved/revised landscaping scheme be made a pre-condition and retained in perpetuity. The Head of Development Management reported that this would be reasonable in the circumstances but that it would have to be agreed in writing, and that the decision could be delegated to her so that the application would not have to come back before the Committee for approval.

The Members moved and seconded the recommendation to delegate the decision to the Head of Development to approve the application subject to a pre-condition regarding landscaping in perpetuity and the additional conditions set out in the report which was put to the vote and carried.

RESOLVED:

That the decision be DELEGATED to the Head of Development Management to approve the application, subject to a precondition regarding the implementation of the landscaping scheme shown on Drawing number 12630-014A in perpetuity and the following conditions:

- 1. The development hereby permitted shall be begun within 3 years from the date of this permission.**
- 2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted plans, drawing numbers 12630-013 & 12630-015 and amended block/landscaping plan, drawing number 12630-014A and subject to the following conditions:**
- 3. The sheeting for the roof shall be factory colour-coated to BS 5252, Ref. No: 18 B 29 Slate Blue and thereafter the sheets/cladding shall not be repainted or replaced other than that colour without the prior written approval of the National Park Authority.**

4. All external timberwork shall be either painted or stained a dark brown and permanently so maintained.
5. The vertical timber cladding on the north east and south west gable elevations shall be brought down to within 300mm of the immediate ground floor level
6. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015, (or any order revoking and re-enacting that order) the building hereby approved shall not be used for any purpose other than for the purposes related directly to agriculture as defined by s.336 of the Town and Country Planning Act1990. When the building hereby permitted is no longer required for the purposes of agriculture on the holding, it shall be dismantled and entirely removed from the site.
7. Prior to the disposal of any spoil arising from any excavation works, precise details of the disposal shall be submitted to and approved in writing by the National Park Authority. All spoil shall then be disposed of in accordance with the approved details.

8/19

FULL APPLICATION - FIRST FLOOR EXTENSION OVER AN APPROVED GROUND FLOOR EXTENSION AT BOWLING GREEN COTTAGE, PEAK FOREST

Cllr Patrick Brady declared a personal interest as a family member had recently moved into the vicinity.

The Planning Officer reminded Members that this item had been deferred from the October 2018 meeting at the Members' request, to enable further discussions with the applicant regarding the design of the extension and the need for the porch. The Planning Officer then went on to introduce the report.

The following spoke under the Public Participation at Meetings Scheme:

- Mr Owen Fletcher, Applicant

Members agreed that the revised proposed extension was more acceptable and although the design of the porch had been changed to a lean-to, it would not be in accordance with the Authority's Design Guide.

A motion for approval of the extension only not including the porch, subject to the conditions stated, contrary to the Officer recommendation was moved, seconded, put to the vote and carried.

RESOLVED:

That the application for the extension be APPROVED, subject to the following conditions:-

1. Commence development within 3 years
2. Carry out in accordance with specified amended plans subject to:-

Notwithstanding what is shown on the approved plans the consent hereby granted relates solely to the two storey extension on the north gable, no permission is hereby granted for the proposed porch or for alterations to the fenestration of the rear elevation.

- 3. Submit for agreement all joinery details Inc. finishes, recess of frames.**
- 4. Natural stone lintels and sills to all new openings.**
- 5. Eaves, verge and rain water goods details to match existing building.**

9/19 FULL APPLICATION - PROPOSED ALTERATIONS AND EXTENSIONS OF AN EXISTING DWELLING AND ASSOCIATED WORKS AT BELPHEGOR, HUNGRY LANE, BRADWELL, DERBYSHIRE, S33 9JD

The Planning Officer introduced the report and reported that the Parish Council had objected to the application due to loss of the garage space however there was ample parking on the property.

The following spoke under the Public Participation at Meetings Scheme:

- Cllr Chris Furness, Supporter

Members considered that there was still ample parking with turning on the driveway.

The Officer recommendation to approve the application, subject to an additional condition regarding agreement over sample panels of stonework and the render was moved, seconded, put to the vote and carried.

RESOLVED:

That the application be APPROVED subject to the following conditions or modifications:

- 1. Commence development within 3 years.**
- 2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the amended plans: Application Form, Design and Access & Heritage Assessment, Site Location Plan, 1728-01, 1728-02, 1728-03, 1728-04, 1728-05, 1728-06.**
- 3. The walls shall be of a natural limestone construction.**
- 4. The roof shall be clad with Hardrow 'old stone' tiles**
- 5. The windows and doors shall be of uPVC construction.**
- 6. The windows and doors shall natural stone surrounds.**
- 7. The windows and doors shall be recessed to match the existing.**
- 8. Agree sample panels of stonework and render..**

10/19 FULL APPLICATION - SINGLE STOREY REAR LEAN-TO EXTENSION AT WILLOW CROFT, DIRTY LANE, GREAT HUCKLOW, DERBYSHIRE, SK17 8RG

Cllr Patrick Brady declared a personal interest as he was acquainted with the agent.

The Planning Officer introduced the report.

The following spoke under the Public Participation at Meetings Scheme:

- Ms Kate Grafton, Applicant

Members agreed that there were issues with the design configuration but felt that a solution could be found that was more acceptable that would have a lesser impact on the host dwelling. The Planning Officer informed Members that alternative schemes to provide more living space had been suggested to the applicant, but they decided to proceed with the application as submitted.

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

RESOLVED:

That the application be REFUSED for the following reason

- 1. The excessive scale and glazing, poor design and dominant massing of the proposed extension would result in an adverse impact on the character and appearance of the property, its setting and the wider Conservation Area. The proposed plans would not be sympathetic or subservient to the original building or limited in size, would not respect, conserve and enhance the valued characteristics of the site or the surrounding landscape, and would harm the character and appearance of the existing building and its setting. The proposed extension and alterations appear overly domestic in character, and would result in the character of the original property and its setting being neither respected nor retained. As such, this application is contrary to the Extensions and Alterations SPD, the Design Guide and Policies GSP3, L1, LC4 and LH4 of the Peak District National Park Core Strategy.**

11/19 FULL APPLICATION - CONSTRUCT AND BLOCK AND BEAM RAFT 15MX 6M TO ALLOW A WORKSHOP/GARAGE TO ALLOW BOAT REPAIRS, STORAGE OF FISH FARM EQUIPMENT. 6MX9M FISH CLEANING AREA, OFFICE, TOILET AND WASH ROOM. 6X6M SHED CONSTRUCTION TO BE VERTICAL BOARD WITH BATTENS OVER JOINTS, GREEN MINERAL FELT ON THE ROOF AT LADYBOWER FISHERIES, PRIDDOCK HOUSE, ASHOPTON ROAD, BAMFORD

Mr Robert Helliwell declared a personal interest as he had property within a mile of the application site.

The Planning Officer introduced the report.

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

Members requested that a condition be added regarding the particular shade of dark oak timber treatment to be used.

The Officer recommendation for approval subject to an additional condition on timber treatment was moved, seconded put to the vote and carried.

RESOLVED:

That the application be APPROVED subject to the following conditions:

1. **Commence development within 3 years.**
2. **That the development shall be in complete accordance with the submitted plans and specifications, received by the Authority 12 November 2018.**
3. **That the buildings shall be ancillary to Ladybower Fisheries**
4. **Dark brown Timber Treatment to be specified.**
5. **Remove when no longer required**

12/19

ADVERTISEMENT CONSENT APPLICATION - 5 POSTER BOARDS TO CONTAIN REPRINTS OF ORIGINAL RAILWAY COMPANY POSTERS, RELEVANT TO THE ERA OF THE BUILDINGS AT MILLERS DALE STATION, MILLERS DALE

The Planning Officer introduced the report regarding the Authority's planning application.

Members asked whether the poster boards would be glazed, but the Planning Officer confirmed that they would not be glazed...The Officer recommendation to approve the application was moved, seconded, put to the vote and carried.

RESOLVED:

That the application be APPROVED subject to the following conditions or modifications:

1. **Standard conditions (statutory requirement of the advertisement regulations).**
2. **The development shall not be carried out other than in complete accordance with the specified approved plans.**

13/19

FULL APPLICATION - ERECTION OF TWO AGRICULTURAL BUILDINGS AT BROWNHILLS FARM, LONGNOR ROAD, WARSLOW

The Planning Officer introduced the report regarding the Authority's planning application.

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

RESOLVED:

That the application be APPROVED subject to the following conditions:

- 1. 3 year time limit**
- 2. In accordance with submitted plans**
- 3. Roof slate blue**
- 4. Removal of building when no longer required for agriculture.**

Cllr Patrick Brady and Cllr Andrew Hart left the room at 12:45pm following consideration of this item and returned at 12:50pm.

14/19 MONITORING & ENFORCEMENT QUARTERLY REVIEW - JANUARY 2019

The Monitoring and Enforcement Team Manager introduced his report and updated Members on the current enforcement cases as well as breaches that had been investigated and actioned over the last quarter. He reported that 40 cases had been resolved in the last quarter with 108 cases being resolved so far this year, so currently well ahead of the performance target.

He then went on to show some 'before and after' photographs of resolved cases to Members

Members asked whether the Enforcement Team was up to full strength and how the workload compared with other National Parks. The Head of Development Management confirmed that the Team was up to full strength but there was money in the budget to fund an additional 0.5 FTE post to address the backlog of listed buildings enforcement issues. A two-year full-time post for a Senior Monitoring & Enforcement Officer was also being funded from slippage. Recruitment had been carried out and both posts would be filled shortly. A workload comparison was done a long time ago but it would be useful to do again with comparative National Parks e.g. Lake District, North Yorkshire Moors, Yorkshire Dales and the South Downs.

Members asked for an update regarding the issues at Leanlow Farm. The Monitoring & Enforcement Team Manager reported that an update will be brought to the next quarterly meeting in April 2019, and in the meantime it would continue to be monitored.

Members welcomed the report and congratulated the Enforcement Team on the figures going in the right direction.

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

RESOLVED:

To note the report.

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

15/19 HEAD OF LAW REPORT - PLANNING APPEALS

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

RESOLVED:

That the report be received.

The meeting ended at 1.15 pm