
MINUTES

Meeting: **Planning Committee**

Date: Friday 12 April 2019 at 10.00 am

Venue: Board Room, Aldern House, Baslow Road, Bakewell

Chair: Mr P Ancell

Present: Cllr D Birkinshaw, Cllr J Atkin, Cllr P Brady, Cllr C Carr, Cllr M Chaplin, Cllr D Chapman, Mr R Helliwell, Cllr Mrs C Howe, Cllr H Laws, Cllr A McCloy, Cllr J Macrae, Cllr Mrs K Potter, Cllr Mrs L C Roberts and Mr K Smith

Apologies for absence: Cllr A Hart.

42/19 MINUTES OF PREVIOUS MEETING

The minutes of the last meeting of the Planning Committee held on 8 March 2019 were approved as a correct record.

43/19 CHAIRS ANNOUNCEMENTS

The Chair announced that this was possibly the last Planning Committee for a number of Members due to local elections, and on behalf of the Authority thanked them for their contribution and wished them well.

44/19 MEMBERS DECLARATIONS OF INTEREST

Item 6

It was noted that all Members had received an email from Mr Sedgewick.

Cllr Kath Potter had received 2 emails from Mr Sedgewick one of them being a response from an MP.

Item 7

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

Item 8

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

Mr Robert Helliwell declared a personal interest, as he knew the applicant and all the speakers and he regularly attended Edale Church.

Cllr Caroline Howe declared that she had had a telephone call with one of the speakers, Cllr Tony Favell, but had not discussed the detail of the application with him.

Item 9

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

Item 11

Mr Robert Helliwell declared a personal interest as he knew the applicant, Mr Ben Garstang.

Item 12

Mr Robert Helliwell declared a personal interest as he knew one of the speakers, Cllr Heather Rogers.

45/19 PUBLIC PARTICIPATION

Twenty three members of the public were present to make representations to the Committee.

46/19 FULL APPLICATION - DEVELOPMENT OF PERMISSIVE PATHS AND A FAMILY MOUNTAIN BIKE TRAIL AT LANGSETT RESERVOIR PLUS PACKAGE OF MITIGATION AT LAND TO THE SOUTH OF LANGSETT RESERVOIR

It was noted that Members had visited the site on the previous day.

The Planning Officer introduced the report and informed Members on an adjustment to the wording of Condition 18 to read that "An application for Advertisement Consent be submitted at least 12 weeks before the works are desired to be brought into use". Also, in all conditions, where missing, add "and carry out the approved works".

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

- Mr Daniel Brown, Agent

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

Members felt that full consideration of the biodiversity of the landscape had been taken into account by Yorkshire Water, but there was some concern over potential disturbance of nesting birds and conflict between different users of the trail, as well as extra cars that may come into the area, as the site already attracted a huge amount of people.

Officers informed Members that it was in Yorkshire Waters remit to monitor how the trails are used and that there was already a lot of parking provision in the area, and that on some days the National Park does get busy.

The Officer recommendation to approve the application subject to amended conditions, was moved, seconded, voted on and carried.

RESOLVED:

To delegate **APPROVAL** of the application to the Director of Planning subject to the following conditions or modifications. The final wording of which are to be agreed in consultation with Chair and Vice Chair:

1. **Standard time limit**
2. **The development hereby permitted shall not be carried out otherwise than in complete accordance with the amended plans; Application Form, Planning and Design and Access Statement, Report to inform a Habitats Regulations Assessment – Stage 1 Assessment of Likely Significant Effects, Common Sandpiper Assessment, Current Tree Species Map, Felling and Thinning Map Langsett, Bird Assessment Report, Long-eared owl records, Woodland Management Plan, Long Term Forest Plan, Woodland Area Plan, Ecological Appraisal, Landscape and Visual Appraisal, Historic Woodland Assessment, RD1 rev E, RD2 rev E, RD3 rev E, RD4 rev E, RD5 rev E, RD6.1 rev B, RD6.2 rev B, RD6.3 rev B, RD7.1, RD7.2, RD7.3, RD7.4, RD8.1, RD8.2, RD8.3, RD02 rev E, LA03-2, LA03-5, LA02, SA04, LA05, LA01, SA02, SA03, LA03-4, LA03-3, LA03-1, LA03-6,**
3. **No development shall take place until a written method statement for preservation in situ of the heritage assets identified with the Historic Woodland Assessment produced for Yorkshire Water by John Buglass, dated March 2017, has been submitted by the applicant and approved in writing by the National Park Authority. No development work shall then proceed other than in accordance with the approved method statement so as to ensure that relevant remains are safeguard and preserved in situ.**
4. **a) No development shall take place until a Written Scheme of Investigation for a scheme of archaeological works has been submitted to and approved by the National Park Authority in writing, and until any pre-start element of the approved scheme has been completed to the written satisfaction of the National Park Authority. The scheme shall include an assessment of significance and research questions; and**
 1. **The programme and methodology of site investigation and recording;**
 2. **The programme for post investigation assessment;**
 3. **Provision to be made for analysis of the site investigation and recording;**
 4. **Provision to be made for publication and dissemination of the analysis and records of the site investigation;**
 5. **Provision to be made for archive deposition of the analysis and records of the site investigation;**
 6. **Nomination of a competent person or persons/organization undertake the works set out within the Written Scheme of Investigation.**

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- b) No development shall take place other than in accordance with the archaeological Written Scheme of Investigation approved under condition (a).
- c) Within a period of 12 weeks from completion of the development the site investigation and post investigation assessment has been completed in accordance with the programme set out in the archaeological Written Scheme of Investigation approved under condition (a) and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.
5. No works or development shall take place until full details of landscape scheme proposals have been submitted to and approved by PDNPA. These details shall include, as appropriate:
- Planting plans (location of planting) & specifications (including operations associated with tree establishment).
 - Planting schedules, noting species, planting sizes and proposed numbers / densities where appropriate.
 - Locations and specifications of flow control measures ('leaky dams' etc).
6. Prior to the start of construction, a Construction Environmental Management Plan shall submitted to the National Park authority for approval in writing to avoid damage to sensitive habitats on and adjacent to the site. This shall set out:
- Risk assessment of potentially damaging construction activities.
 - Identification of any biodiversity protection zones
 - Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction.
 - Measures to prevent pollutants and sediment entering the watercourses located on the site and Langsett Reservoir itself
 - Details of materials/chemical storage to ensure that materials are stored in a suitable manner as to avoid potential impacts on vegetation, watercourses and waterbodies on site and adjacent to the site, including Langsett Reservoir itself.
 - The times during construction when specialist ecological supervision (Ecological clerk of Works) needs to be present on site to oversee works (bird nesting season, fingertip search for reptiles etc.).
 - The responsibilities of the Ecological Clerk of Works during pre-clearance and construction (including checks for protected and notable species).
 - The location and timing of sensitive works to avoid harm to biodiversity features.
 - The use of protective fences, exclusion barriers and warning signs. The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the PDNPA.
7. Construction works shall be in daylight hours only and no lighting shall be erected in the woodland.
8. Vegetation clearance shall be completed outside the main breeding bird season (spanning from March to September inclusive). Any construction works during this period shall be checked for nesting birds by a suitability

qualified ecologist. If nesting birds are found to be present, these areas shall be left undisturbed until the young have fledged.

9. Prior to removal, trees to be removed shall be assessed for their significance, and any bird and bat potential and details submitted to the National Park Authority for approval in writing.
10. Prior to the start of the construction works, the location of fencing, tree planting and wetland areas shall be agreed on site with the National Park Authority.
11. During construction works on the ground, the route shall avoid heathland habitats. Where loss cannot be avoided during path construction work, extra heathland habitat shall be created by the clearance of areas of regenerating birch to the west of the track, where limited areas of dry dwarf shrub heath and wet dwarf shrub heath have already developed since the removal of previous forestry plantation.
12. Prior to the track being brought into use, a woodland management plan shall be submitted to the National Park Authority for approval including measures for the promotion of habitat suitable for Nightjar and other key species. The measures set out shall be implemented unless otherwise approved in writing by the PDNPA.
13. Prior to the track being brought into use, a scheme for the monitoring and mitigation of Common Sandpiper shall be submitted to the National Park Authority for approval and shall be implemented as approved.
14. The path shall be designated for daylight hours use only and no lighting shall be erected along the route.
15. Signage for dogs to be kept on a lead at all times shall be erected at key locations along the footpath, as shown on the approved plans, with enforcement during the bird breeding period.
16. Prior to the development being brought into use, the 5ha area of habitat creation for nightjars, other ground nesting birds and heathland creation shown on Figure 15 B shall be created as indicated in the approved plans.
17. Prior to the surfacing material of the tracks being laid, material samples of the surfacing materials shall be submitted to the National Park Authority for approval in writing. Development shall take place in accordance with these approved details.
18. An application for Advertisement Consent be submitted at least 12 weeks before the works are desired to be brought into use.
19. Prior to construction of the proposed bike trails, where they pass close to existing public footpaths, details shall have been submitted to and approved in writing by the National Park Authority of measures to be implemented ensuring no miss-use of existing public footpaths by cyclists. The above-mentioned approved measures shall be implemented in tandem with construction of the bike trails.

20. Prior to the bike trails being brought into use, a scheme shall be submitted to the National Park Authority for approval including measures to manage different groups using the multi-use trail. The scheme shall be implemented as approved.

21. Prior to the bike trails being brought into use a travel and traffic management plan shall be submitted to the National Park Authority for approval, including measures to manage parking and encourage public transport use. The scheme shall be implemented as approved.

The meeting adjourned at 11.10 for a short break and reconvened at 11.15

47/19 FULL APPLICATION - ERECTION OF AN AGRICULTURAL WORKERS DWELLING AT HIGHER FORD WETLEY FARM, FORD WETLEY, FORD

The Planning Officer introduced the report and reminded Members that this item had been deferred from the Planning Committee in October 2018, to allow for further discussions with the applicant to look at other possible alternatives for an agricultural workers dwelling. Amended plans had been provided with design modifications for a slightly smaller, although still substantial family home, and although the financial tests had now been addressed, the need for a dwelling had not.

The following spoke under the Public Participation at Meetings Scheme:

- Mr Ken Wainman, Agent
- Mr Robert Watkins, Supporter – wasn't present at the meeting, but a statement was read out on his behalf
- Miss Catherine Alcock, Supporter
- Ms Caroline Turnock, Supporter
- Cllr Gill Heath, Supporter

Although Members were broadly supportive of the need for additional accommodation, they considered that there were other ways to supply accommodation on the site without a new build in the open countryside.

The Officer recommendation to refuse was moved and seconded.

The Officer reported that there was a suitable building on site that could be converted to a dwelling, which was currently used for storage and lambing, which would appear to be a potential solution to the applicant's accommodation needs, but the applicant was unwilling to pursue the conversion of the barn as an alternative to constructing a new dwelling.

The Officer recommendation to refuse the application was voted on and carried.

RESOLVED:

To REFUSE the application for the following reason:

- 1. An essential functional need for a second agricultural workers dwelling on the site has not been demonstrated, contrary to policy HC2 and LC12 of the Development Plan and the guidance contained within the National Planning Policy Framework.**

48/19 FULL APPLICATION - EXTENSION TO PROVIDE TOILET AND ALTERATIONS TO PORCH TO CREATE DISABLED ACCESS AT HOLY TRINITY CHURCH, EDALE

It was noted that Members had visited the site on the previous day.

The Planning Officer introduced the report, and set out that although there was a clear need for better toilet facilities, this proposal harmed the significance of the Grade II listed church. The Officer read out the Conservation Officers objections and explained extensive pre-application discussions had concluded in advice to the applicants that a toilet in the south porch was not the solution, and that the north side of the church would be less harmful and a better option.

The following spoke under the Public Participation at Meetings Scheme:

- Rev. Simon Cocksedge, Applicant
- Ms Naomi Compton, Supporter
- Mr Mark Parsons, Supporter
- Cllr Tony Favell, Supporter

Members appreciated the dilemma of the Conservation Officer but considered that what was proposed was more practical, and that any harm would be outweighed by public benefit, and that the proposal could be supported with appropriate conditions.

A motion to approve the application contrary to Officer recommendation and subject to conditions, was moved and seconded.

The recommendation for approval was moved, seconded, voted on and carried.

RESOLVED:

To APPROVE the application contrary to the Officer Recommendation subject to the following conditions:

- 1. 3 year time limit**
- 2. Implementation in accordance with specified approved plans**
- 3. Agree precise architectural details, minor design issues**
- 4. Natural York stone flags be used for the platform and natural gritstone for edging of paths**
- 5. Submit and agree precise details of door design prior to installation.**
- 6. Submit and agree a written scheme for Archaeological building recording and implementation prior to commencement of works**

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

The meeting was adjourned at 13:05 for a lunch break and reconvened at 13:35.

Cllr Harold Laws and Cllr Jason Atkin left the meeting and did not return following the lunch break.

Present:- Mr P Ancell, Chair

Cllr D Birkinshaw, Cllr P Brady, Cllr C Carr, Cllr M Chaplin,
Cllr D Chapman, Mr R Helliwell, Cllr C Howe, Cllr A McCloy,
Cllr J Macrae, Cllr K Potter, Mr K Smith

49/19 FULL APPLICATION - CHANGE OF USE OF AGRICULTURAL LAND FOR PROPOSED CAMPING PODS, SHOWER BLOCK, ACCESS WITH BRIDGE OVER WARSLOW BROOK AT FURLONG FARM, UPPER ELKSTONES, WARSLOW

It was noted that Members had visited the site on the previous day.

The Planning Officer introduced the report and updated Members that the application had been revised reducing the number of pods to 4 from 6 and omitted the amenity block. The Officer also informed members that there would also be an impact on the landscape as a new bridge and access track would have to be built as well as visibility splays on the highway.

The following spoke under the Public Participation at Meetings Scheme:

- Cllr Gill Heath, Supporter
- Ms Abigail Evans, on behalf of the applicant, Supporter

Members were concerned about the size of the pods, the visual impact of the road, and that the logistics of getting on and off the site from the highway could be problematical.

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

RESOLVED:

To REFUSE the application for the following reasons:

- 1. The permanence, size, and design of the pods means that their potential impacts would be comparable to siting chalets or lodges on the land, which policy RT3(B) states will not be permitted.**
- 2. Due to the siting of the camping pods in open countryside, outside of woodland, and due to the position and appearance of the access track, the development would harm the rural character and appearance of the landscape, contrary to policies L1, LC4.**
- 3. Insufficient information has been submitted to establish whether the development would conserve the ecological interests of the site, contrary to policies L2 and LC17.**
- 4. Insufficient information has been submitted to establish whether the development would conserve tree interests within and adjacent to the site, contrary to policy LC20.**
- 5. Due to sub-standard exit visibility from the site access, and due to a lack of information regarding access track construction, the application fails to**

demonstrate that the development would be served by safe access arrangements, contrary to policy LT18.

- 6. Insufficient information has been submitted to establish whether the development would result in an increase in flood risk, contrary to policies CC5 and LC22.**

50/19 FULL APPLICATION - CONVERSION OF BARN TO LOCAL NEEDS DWELLING AT LEACH BARN, LEADMILL, HATHERSAGE

It was noted that the Members had visited the site on the previous day.

The Planning Officer introduced the report and informed Members that the barn was a non-designated heritage asset that was situated within the flood zone of the River Derwent. The Officer also reported that the applicant didn't meet the local needs criteria, as he already had a house that met his needs and he wasn't from the parish or neighbouring parish. Furthermore, the proposed dwelling would not meet the local community need either as the Parish Housing survey showed no need for more one bedroomed dwellings.

The following spoke under the Public Participation at Meetings Scheme:

- Mr Trevor Smith, Applicant and Mr Craig Barks, Agent shared the 3 minute speaking allocation.

Members considered that although they would like to see the barn preserved to ensure that it had a long-term future, this was not the right way of doing it and that the proposed floor levels and the new openings in the gable ends were not appropriate to the character of the building which had been there for over 200 years.

The Officer recommendation to refuse the application was moved, seconded, voted on and carried.

RESOLVED:

To REFUSE the application for the following reason:

- 1. The proposed development would harm the significance of the barn and its setting within the wider landscape contrary to Core Strategy policies GSP1, GSP2, GSP3, L1, L3 and HC1, saved Local Plan policies LC4 and LC8 and the National Planning Policy Framework.**

As there were no speakers registered for item 11, the Chair brought forward items 12,13 and 14 for consideration, as the speakers had arrived for those items.

51/19 FULL APPLICATION - CHANGE OF USE FROM AN A1 (SHOP) TO AN A5 (HOT FOOD TAKEAWAY) AT BROOK HOUSE, MAIN ROAD, HATHERSAGE

The Planning Officer introduced the report, and informed Members that the lack of need for the A1 shop had been accepted, and that the change of use to a hot food takeaway outlet was acceptable in principle given there was no other community need, including

use as a one bedroomed affordable flat. He reported that the application was supported by a Noise and Odour Report which had satisfied the Environmental Health Officer, and subject to a condition relocating the chimney to the ridge, there would be no adverse impact or harm to the conservation area.

The following spoke under the Public Participation at Meetings Scheme:

- Mr James Mee, Supporter
- Mrs Julie Graham, Objector
- Mrs Penny Sedgewick, Objector
- Mr David Graham, Objector
- Cllr Heather Rodgers, Hathersage Parish Council, Objector
- Mr Darren Ashton, Business Partner of Applicant

Although Members had some concerns over the amenity impact on neighbours, and possible problem with odours coming from the premises, it was felt that with regular maintenance of the extraction and filter system, the problem could be minimised. There were other commercial food premises within the locality, but to date there had been no complaints from the local residents regarding odour nuisance.

Members asked for an amendment to Condition 4 to add the word “serviced” so the Condition reads “The specification for the extraction and filtration systems shall thereafter be operated, serviced and maintained” and an extra Condition relating to the provision of a bin for customers to use during opening hours.

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

The Officer recommendation to approve the application subject to an amendment to Condition 4 and an additional Condition relating to the provision of a bin, was moved, seconded, put to the vote and carried.

RESOLVED

To APPROVE the application subject to the following conditions or modifications:

- 1. Standard time limit**
- 2. The development shall not be carried out other than in complete accordance with the submitted plans A3_01, A3_04, and specifications subject to the following considerations or modifications.**
- 3. Opening hours, Monday to Friday 11:30 to 21:00 and on Saturdays, Sundays and Bank Holiday Mondays 11:00 to 21:00.**
- 4. Before the use hereby permitted takes place, the final detailed specification and design for the extraction and filtration system shall be installed in accordance with a scheme to first be submitted to and approved by the National Park Authority. The approved scheme shall achieve a target level of no more than 33dbLAeq 1m from the façade of the nearest dwelling (assessed in accordance with BS4142:2014). The specification for the extraction and filtration system shall thereafter be operated, serviced and maintained in accordance with that approval throughout the lifetime of the development to prevent noise and odour nuisance.**

5. Prior to commencing the use hereby permitted the extraction unit and systems stated in the 'Purified Air - Specification & Defra Report' shall be installed and throughout the lifetime of the development these shall be permanently maintained in accordance with the submitted 'Purified Air – Preventative Maintenance Contract'.
6. The chimney hereby approved shall be made of natural gritstone and sited on the ridge to match the existing chimneys on the same terrace of properties.
7. During opening hours, a bin shall be made available for customers to use for disposal of rubbish.

15:25 Cllr Kath Potter and Cllr Chris Carr left the meeting

52/19 S.73 APPLICATION - VARIATION OF CONDITION 2 ON NP/DDD/1017/1104 AT CO-OPERATIVE FOOD STORE, NETHERSIDE, BRADWELL,

It was noted that Members had visited the site on the previous day.

The Planning Officer introduced the report, which seeks to reduce the number of car parking spaces proposed to be created in the last application from 32 to 20. This would match the retail floorspace to be created and the operator's demands and would lead to an extended area of soft landscaping.

The following spoke under the Public Participation at Meetings Scheme:

- Mr Chris Edge, Applicant

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

RECOMMENDATION:

To APPROVE the application subject to the following conditions and/or modifications:

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 amended plans; Application Form, Transport Addendum Report, Design and Access Statement, 5731(P)103B, 5731(P)203-1C, 5731(P)203D, and 5731(P)503F, and the submitted materials schedule, subject to the following further conditions and amendments:
3. Notwithstanding the submitted information, all new walling (excluding the three rendered panels to the south elevation) shall be constructed of natural gritstone coloured, dressed, sized, coursed, and pointed to match the existing.
4. Prior to the erection of the external walls a sample panel of rendered wall of at least 1.0 metre square shall be constructed on the site and the Authority

shall be informed to approve the details. The three rendered panels approved to the south elevation shall thereafter be constructed to match the approved sample panel in terms of material, colour and texture.

5. Notwithstanding the submitted information, all new lintels, sills, and coping stones shall be natural gritstone.
6. The rainwater goods shall be black.
7. Notwithstanding the submitted information, prior to the cladding of the roof a sample of the proposed roofing material shall be submitted to and agreed in writing by the Authority. Thereafter the development shall proceed only in accordance with the approved material.
8. Prior to the erection of the walls details of the design of roof copings shall be submitted to and agreed in writing by the Authority. Thereafter the development shall proceed only in accordance with the approved details.
9. Prior to any alteration of the existing wall between the development site and highway details of the proposed remodelling of the wall and bollard design shall be submitted to and agreed in writing by the Authority. Thereafter the development shall proceed only in accordance with the approved details.
10. Prior to the erection of either the boundary or plant compound fencing (including gates) details of its design and finish shall be submitted to and agreed in writing by the Authority. Thereafter the development shall proceed only in accordance with the approved details.
11. Prior to commencement of the development hereby approved a detailed scheme for landscaping, including tree and shrub planting and hard and soft ground surfacing, shall be submitted to and approved in writing by the Authority. Once approved, the planting shall be carried out to the reasonable satisfaction of the Authority within the first planting seasons following completion or occupation of the development. Any trees dying, being severely damaged or becoming seriously diseased within 5 years of planting shall be replaced within the next planting season with trees of an equivalent size and species or in accordance with an alternative scheme agreed in writing by the Authority before any trees are removed.
12. No development shall take place including any works of demolition until a construction management plan or construction method statement has been submitted to and been approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the construction period. The statement shall include for:
 - a. Parking of vehicles of site operatives and visitors
 - b. Storage of plant and materials
 - c. Routes for construction traffic
 - d. Hours of operation
 - e. Method of prevention of debris being carried onto highway
 - f. Pedestrian/ cyclist protection
 - g. Any proposed temporary traffic restrictions
 - h. Arrangements for turning vehicles)

- 13. The extended premises the subject of the application shall not be taken into use until the existing vehicular access onto Netherside has been modified including widening to an effective 5.5m for the first 10m from the highway boundary and provided with visibility sightlines all in accordance with the revised layout drawing no. 3337-04, the area in advance of the visibility sightlines shall be retained throughout the life of the development free of any object greater than 1m in height (0.6m in the case of vegetation) relative to adjoining nearside carriageway channel level. Markings shall be introduced on the access to prevent parking on this access.**
- 14. The extended premises the subject of the application shall not be taken into use until off street parking (including cycle parking) and manoeuvring space has been provided in accordance with the application drawings and maintained free from any impediment to its designated use throughout the life of the development.**
- 15. The existing limestone wall to the north eastern boundary that separates the development site from the properties of Butt Mills Court shall be maintained throughout the lifetime of the development.**
- 16. The new fence to the southern boundary of the site shall be erected in its entirety prior to the commencement of any works associated with the construction of the new car park and shall be permanently so maintained. Alternatively, a temporary solid and secure fence of 2m in height and of a design to be agreed in writing by the Authority prior to its erection shall be erected prior to the commencement of any works associated with construction of the new car park and shall be maintained in position throughout works until such time that the permanent fencing is erected, which shall then be permanently maintained. The extended car park shall not be brought in to use until the new permanent southern boundary fence has been erected.**
- 17. The development shall proceed only in complete accordance with the recommended works and enhancement measures specified in the submitted bat method statement.**
- 18. The development shall proceed only in complete accordance with the recommendations of the submitted reptile report.**
- 19. The extended premises the subject of the application shall not be taken into use until a scheme providing biodiversity enhancement measures for the application site has been submitted to and approved in writing by the Authority. Thereafter, the development shall not be carried out other than in complete accordance with the approved scheme, and the extended premises shall not be brought in to use until the enhancement measures have been implemented. The scheme should include details of:**

 - a. Nesting sites for birds (with particular reference to house martin, swift and sparrow)**
 - b. Planting of habitat, which will provide habitat for wildlife (including the opportunity to incorporate local varieties of orchard trees into the landscaping scheme)**
- 20. Vegetation clearance shall be undertaken outside the nesting bird season so far as is practicable. The nesting bird season is weather dependent but generally extends between March and September inclusive (peak period**

March-August). If any clearance works are required within the nesting season then any vegetation to be removed or disturbed shall be checked by a qualified ecologist for nesting birds immediately prior to works commencing. If birds are found to be nesting any works which may affect them shall be delayed until the young have fledged and the nest has been abandoned naturally.

21. Any excavations that remain open overnight shall be covered or fitted with mammal ramps. Any open pipework with an outside diameter of greater than 120 mm shall be covered at the end of each work day.
22. Prior to the erection or installation of any external lighting a lighting plan shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details and thereafter retained for the lifetime of the development. The submitted scheme shall be designed to take into account the advice on lighting set out in the Bat Conservation Trust document Bats and Lighting in the UK.
23. a) No development shall take place until a Written Scheme of Investigation for archaeological monitoring has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and
 - I. The programme and methodology of site investigation and recording;
 - II. The programme and provision to be made for post investigation analysis and reporting;
 - III. Provision to be made for publication and dissemination of the analysis and records of the site investigation;
 - IV. Provision to be made for archive deposition of the analysis and records of the site investigation;
 - V. Nomination of a competent person or persons/organization to undertake the works set out within the Written Scheme of Investigation.b) No development shall take place other than in accordance with the archaeological Written Scheme of Investigation approved under part (a) of this condition.
c) Within a period of 12 weeks from completion of the development the archaeological site investigation and post investigation analysis and reporting shall have been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (a) and the provision to be made for publication and dissemination of results and archive deposition shall have been secured.
24. Within 12 weeks of the commencement of development the post investigation analysis and reporting for the archaeological evaluation shall have been completed in accordance with the programme set out in the approved Written Scheme of Investigation (CgMs Consulting, Archaeological Written Scheme of Investigation Co-Op, Netherside, Bradwell Derbyshire, dated 23rd February 2018, CgMs Ref: CH/MF/24152/01) and the provision made for publication and dissemination of results and archive deposition shall have been secured.
25. The development permitted by this planning permission shall be carried out only in accordance with the approved Flood Risk Assessment (FRA) Rev

A02 compiled by Waterman Group August 2017 and approve plan 5731(P)503 Revision F.

53/19 FULL APPLICATION - 2 STOREY DETACHED DOUBLE GARAGE AT PIPPIN DELL, THE SQUARE, EYAM, DERBYSHIRE

The Planning Officer introduced the report.

The following spoke under the Public Participation at Meetings Scheme:

- Mr Howard Wright, Applicant

The Officer recommendation to approve the application was moved, seconded, voted on and carried.

RESOLVED:

To APPROVE the application, subject to the following conditions or modifications:

- 1. Standard time limit**
- 2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the amended plans; Application Form, Design and Access Statement, Legal Agreement, Site Location Plan, PDE/PL02/01-A**
- 3. The wall to the West elevation shall be of a natural random gritstone construction, and the walls to the North, South and West elevations shall be of a wet dash rendered construction.**
- 4. The roof shall be of a blue slate construction.**
- 5. The windows and doors shall be of an aluminium construction, and the garage doors shall be of a vertically boarded aluminium construction.**
- 6. The windows shall have natural gritstone lintels and sills and the doors and garage doors shall have natural gritstone lintels.**
- 7. The windows, doors and garage doors shall be recessed 10mm from the external walls.**
- 8. The rooflights shall be of a conservation type and fitted flush with the roofline.**
- 9. The windows shall be obscure glazed and non-opening.**
- 10. The garage shall remain ancillary to Pippin Dell and shall not be used as a separate unit of accommodation.**
- 11. Footnote re legal agreement which prevents the construction of the garage consented under application No NP/DDD/0617/0606 in favour of this proposal.**

54/19 FULL APPLICATION - CREATION OF EIGHT ADDITIONAL CAR PARKING SPACES TO ACCOMMODATE THE INCREASE IN VEHICLE NUMBERS AT MARY DEVONSHIRE COTTAGE, THE GREEN, PILSLEY

It was noted that Members had visited the site on the previous day.

The Planning Officer introduced the report, which was to provide dedicated off street parking spaces for the nearby dwelling houses.

Members considered that the impact to the Conservation Area was minimal and that the public benefits outweighed the minor level of harm.

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

RESOLVED:

To APPROVE the application subject to the following conditions:

- 1. 3 year time limit**
- 2. Adopt amended plans**
- 3. Prior to commencement of the stone wall, a detailed section of the wall and details of materials shall be submitted to an agreed in writing by the National Park Authority. Thereafter the wall shall be constructed in full accordance with the approved details.**
- 4. Written Scheme of Investigation to be submitted, approved and implemented.**
- 5. Trees to be protected during construction.**

55/19 HEAD OF LAW REPORT - PLANNING APPEALS (A.1536/AMC)

The Head of Development Management updated Members on the enforcement notice that had been served on Stoke Hall Quarry, which they had appealed against and had subsequently withdrawn.

Members asked that Appeal Decision Notices are sent to them for information. The Head of Development Management agreed this.

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

RESOLVED:

That the report be received.

56/19 MONITORING AND ENFORCEMENT ANNUAL REVIEW - APRIL 2019 (A.1533/AJC)

The Monitoring and Enforcement Manager introduced the report which provided Members with a summary of the work that had been carried out by the Monitoring and Enforcement Team over the last year (April 2018 – March 2019), as well as information about the breaches of planning control that had been resolved in the last quarter (January – March 2019).

The Officer informed Members that in March 2019, the Monitoring and Enforcement Team had appointed two new Officers, Andy Grayson and Joe Freegard, so it was expected that the team would continue to improve their performance and reduce the overall caseload.

The Officer then went onto show Members some “before and after” photos of cases that had been resolved in the last quarter.

Members thanked the Officer for his report.

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

RESOLVED:

To note the report

The meeting ended at 4.15 pm