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## **MINUTES**

Meeting: **Planning Committee**

Date: Friday 12 July 2019 at 10.00 am

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

Chair: Mr R Helliwell

Present: Mr P Ancell, Cllr W Armitage, Cllr P Brady, Cllr M Chaplin,  
Cllr D Chapman, Cllr A Hart, Cllr I Huddleston, Cllr A McCloy and  
Cllr Mrs K Potter

Apologies for absence: Cllr D Birkinshaw, Mr J Macrae, Mr K Smith and Cllr G D Wharmby.

### **88/19 MINUTES OF PREVIOUS MEETING**

The minutes of the last meeting of the Planning Committee held on 14 June 2019 were approved as a correct record.

### **89/19 CHAIR'S ANNOUNCEMENTS**

The Chair, on behalf of all Members of the Planning Committee, thanked Mr Paul Ancell, former Chair for his dedication and hard work over the last 5 years. He also informed Members that Cllr Jamie Macrae, had stepped down as an Authority Member, and was being replaced by Cllr Andrew Gregory from Cheshire East Council, and that he was looking forward to welcoming him to future Planning Committees.

The Chair also wished to express the Members best wishes to Cllr Doug Birkinshaw following his recent treatment.

### **90/19 URGENT BUSINESS**

There were no items of urgent business.

### **91/19 MEMBERS DECLARATIONS OF INTEREST**

Item 6

It was noted that most Members had received emails/letters from Rowland Parish Meeting.

Item 9

Cllr Potter, R Helliwell had received an email from Taddington Parish Council.  
Cllr Brady declared an interest as a member of Taddington Parish Council.

**92/19 PUBLIC PARTICIPATION**

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

**93/19 FULL APPLICATION - CHANGE OF USE OF AGRICULTURAL BARN TO 3 NO. LETTING ROOMS AT BLEAKLOW FARM, BRAMLEY LANE, HASSOP**

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

The Planning Officer introduced the report.

The following spoke under the public participation at meetings scheme:-

- Nigel Chapman, Objector
- Kathleen Pheasey, Objector
- Tracey Sharkey, Rowland Parish Meeting
- Cllr Clare Gamble, Objector

Members were concerned about the cumulative impact of the proposal on the hamlet of Rowland. They accepted that the Highway Authority does not have safety concerns, but asked officers to consider the amenity impact of the increase use of the highway further.

Members also wanted to consideration of whether an alternative or improved access arrangement could be provided.

Members wanted greater clarity about the impact of the whole site and in particular whether the farmhouse would be let out for holiday use and whether the barn conversion would be holiday lets or B&B type letting rooms before they could properly consider the application. They felt that this application should be considered in conjunction with a further application for the use of the stables as ancillary domestic accommodation for the main house, which was due to be heard at Committee in August.

A motion to defer the application was moved and seconded. This was put to the vote and carried.

**RESOLVED:**

**To DEFER the application to allow further information to be sought about:**

- **The full extent of the holiday use proposed on the site.**
- **The feasibility of an alternative or improved access being provided.**
- **Consideration of the amenity impact of the increased use of the highway.**

**And for this proposal to be considered in conjunction with a further application for ancillary domestic use in the stables on the site.**

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**94/19 FULL APPLICATION - PROPOSED EXTENSIONS TO HOUSE AND PROPOSED DETACHED GARAGE/WORKSHOP AT ORCHARD FARM, MONSDALE LANE, PARWICH**

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

The Planning Officer introduced the report, and informed Members of an additional condition that would be added to the recommendation to read that the "Dry Stone Wall should be retained at existing height in perpetuity."

The following spoke under the public participation at meetings scheme:-

- Angela Roebuck, Supporter

Members considered that this was a well thought out scheme, but requested that an additional condition be also added regarding land levels.

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

**RESOLVED:**

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

1. **Standard 3 year time limit**
2. **Amended plans and details**
3. **Design and materials**
4. **Workshop to remain ancillary to main dwelling**
5. **Garage to remain for garaging of private domestic vehicles only**
6. **Scheme of energy efficiency measures to be approved and then implemented**
7. **Dry stone wall should be retained at existing height in perpetuity**
8. **Plan to be submitted showing detailed land levels with a survey**

**95/19 FULL APPLICATION - TWO-STOREY SIDE EXTENSION, SINGLE STOREY REAR EXTENSION AND FRONT PORCH AT 8 DERWENT CLOSE, GRINDLEFORD**

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

The Head of Development Management introduced the report, and read out a submission from the applicant who couldn't attend the meeting.

The officer recommendation to approve the application, subject to amending condition 8, and 2 additional conditions relating to glazing on the gable wall and materials to be used was moved, seconded, put to the vote and carried.

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**RESOLVED:**

**To APPROVE the application subject to the following conditions or modifications.**

- 1. Standard time limit**
- 2. Development in complete accordance with the amended plan 'V14' which were received on the 13th June 2019 and specifications, subject to the following conditions or modifications.**
- 3. The walls shall be constructed of natural gritstone Davie block to match the existing or natural random gritstone.**
- 4. The roof shall be clad with materials to match the existing.**
- 5. Rooflights shall be fitted flush with the roofslope**
- 6. The parking spaces shown on approved plans shall be laid out prior to occupying the extensions hereby approved and shall be maintained free from impediment to their designated use throughout the life of the development.**
- 7. Garage to remain available for parking a car at all times.**
- 8. The first floor utility room window shall be omitted from the scheme.**
- 9. No new openings on the gable wall or side wall of extension overlooking the neighbour's garden.**
- 10. Materials used to be agreed**

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

**96/19 MONITORING & ENFORCEMENT QUARTERLY REVIEW - JULY 2019**

The Senior Monitoring Officer introduced the 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 120 breaches had been reported over the last quarter of which 34 had been resolved. In addition 3 Enforcement Notices had been issued in that time. There had also been 1 appeal against an Enforcement Notice for a track put in at Cartledge Flat, which had been dismissed by the Inspectorate and the track has now been removed with the site being restored.

The Officer showed a number of "before and after" photographs of resolved cases to Members.

Concern was raised on the increase of helicopter flights taking place within the Park and the noise impact this was having. Cllr McCloy reported that he would raise the issue with the other English National Parks and see what experience exists in other National Parks and whether this issue might be taken up with the Government.

Members welcomed the report.

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

**RESOLVED:**

**That the report be received.**

**97/19 DESIGNATION OF HAYFIELD NEIGHBOURHOOD AREA**

The Head of Development Management introduced the report to Members, which was to designate the parts of Hayfield Parish that are within the National Park as a neighbourhood area to enable the Parish Council to work towards adopting a neighbourhood plan.

A motion to approve the designation of the Hayfield Neighbourhood Plan was moved, seconded, put to the vote and carried.

**RESOLVED:**

**To APPROVE the designation of that part of Hayfield parish that is within the Peak District National Park Authority boundary as part of the Hayfield Neighbourhood Area (as shown on the map in Appendix 1), under the Town and Country Planning Act 1990 (as amended) Sections 61G and 61I.**

**98/19 HEAD OF LAW REPORT - PLANNING APPEALS**

The Head of Development Management updated Members on the 2 appeal decisions recently received that had been allowed. There was some concern regarding the Inspectors report and the tests that he had applied in reaching the decision, particularly in relation to the appeal at Yew Trees Farm. A letter will be sent to the Planning Inspectorate setting out our concerns on the decision reached.

A motion to receive the report was moved, seconded, voted on and carried.

**RESOLVED:**

**That the report be received.**

**99/19 EXEMPT INFORMATION S100(A) LOCAL GOVERNMENT ACT 1972**

**RESOLVED:**

**That the public be excluded from the meeting during consideration of Agenda Item No. 13 to avoid the disclosure of Exempt Information under S100(A) (4) Local Government Act 1972, Schedule 12A, Paragraph 2 "Information which is likely to reveal the identity on an individual" and Paragraph 6 "Information which reveals that the Authority proposes**

- a) To give under any enactment a notice under or by virtue of which requirements are imposed on a person.**

**PART B**

**SUMMARY**

100/16 Tree Replacement Notice

The meeting ended at 12.10 pm