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



MINUTES

Meeting: **Planning Committee**

Date: Friday 9 August 2019 at 10.00 am

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

Chair: Mr R Helliwell

Present: Cllr D Birkinshaw, Mr P Ancell, Cllr W Armitage, Cllr P Brady, Cllr M Chaplin, Cllr D Chapman, Cllr I Huddleston, Cllr Mrs K Potter, Miss L Slack and Mr K Smith

Miss L Slack attended to observe and speak but not vote.

Apologies for absence: Cllr A Gregory, Cllr A Hart, Cllr A McCloy and Cllr G D Wharmby.

101/19 MINUTES OF PREVIOUS MEETING

The minutes of the last meeting of the Planning Committee held on the 12th July 2019 were approved as a correct record, subject to the following amendment to minute number 96/19:

The Director of Conservation and Planning clarified that there had been an appeal against an Enforcement Notice for a track put in at Cartledge Flat, which had been dismissed by the Inspectorate but the track has not yet been removed..

102/19 URGENT BUSINESS

There were no items of urgent business.

103/19 MEMBERS DECLARATIONS OF INTEREST

Item 6 & 7

It was noted that all Members of the Committee had received emails from Tracey Sharkey and Rowland Parish Council

Item 10

Cllr Patrick Brady declared a personal interest as his son-in-law was a member of Winster Parish Council.

104/19 PUBLIC PARTICIPATION

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

105/19 FULL APPLICATION - CHANGE OF USE OF AGRICULTURAL BARN TO 3 NO. LETTING ROOMS - BLEAKLOW FARM, BRAMLEY LANE, HASSOP

The Planning Officer provided a single introduction to items 6 and 7, an overall view of the site and then gave specific details on each application. Those members of the public registered to speak then had the opportunity to address the committee.

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

The Planning Officer introduced the report for item 6 which had been deferred from the meeting of the Planning Committee on 12 July 2019.

Members had raised three areas of concern at the previous committee and these were addressed within the report.

The following spoke under the public participation at meetings scheme:

- Chris Woods – Objector
- Dr Juliet Fraser – Objector
- Prof David Beerling – Objector
- Mrs Kathleen Pheasey – Objector
- Mr Robert Pheasey – Objector
- Clare Gamble, Ward Member – Objector
- Tracey Sharkey, Rowland Parish Meeting – Objector
- Sarah Foster - Agent

Members noted changes had been made to the original application.

Cllr Kath Potter requested that her vote against any recommendation of approval be recorded on a point of principal that the National Park Authority Purposes are being undermined by this application.

The Director of Conservation and Planning confirmed that Members could state the lack of information on increased traffic as a reason for deferring both applications but that the applicant has the right to appeal and would state that the application was in line with policy and that enough information was provided. Members were asked to note that the impact of additional traffic needs to be 'severe' as per the National Planning Policy Framework to justify refusing an application.

The Planning Officer confirmed that Members were requesting a single application for the development but reminded Members that they needed to make a decision on the applications before them.

A motion to defer both applications was moved and seconded.

Members requested that the Enforcement Team be asked to visit the site to assess the areas of the development that did not comply with the previously approved planning permission.

The motion to defer both applications was voted on and carried.

RESOLVED:

To DEFER the application to allow the following:

- 1. Further details of overall scheme, including access arrangements**
- 2. Clarification on changes to plan for garage/games room**
- 3. Clarification on additional parking and extension of rear curtilage**
- 4. Clarification of extension of curtilage at front of property**
- 5. Intended use of barn**

106/19 SECTION 73 APPLICATION - VARIATION OF CONDITION 1 ON NP/DDD/1117/1128 TO ALLOW THE APPROVED STABLES AND TACK ROOM TO BE USED AS ANCILLARY DOMESTIC ACCOMMODATION AT BLEAKLOW FARM, BRAMLEY LANE, HASSOP

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

This item was considered in conjunction with the related planning application details of which are in minute 106/19 above.

The following spoke under the public participation at meetings scheme:

- Dr Juliet Fraser
- Prof David Beerling
- Mrs Kathleen Pheasey
- Mr Robert Pheasey
- Clare Gamble, Ward Member
- Tracey Sharkey, Rowland Parish Meeting
- Sarah Foster, Agent

The motion to defer both applications was moved, seconded, voted on and carried.

RESOLVED:

To DEFER the application to allow the following:

- 1. Further details of overall scheme, including access arrangements**
- 2. Clarification on changes to plan for garage/games room**
- 3. Clarification on additional parking and extension of rear curtilage**
- 4. Clarification of extension of curtilage at front of property**
- 5. Intended use of barn**

The meeting adjourned at 11.50 for a short break and reconvened at 12.00

As there were no speakers registered to speak on item 8 of the agenda the Chair bought forward items 9, 10 & 11 for consideration as the speakers had arrived for those items.

107/19 FULL APPLICATION - PART TWO STOREY, PART SINGLE STOREY SIDE EXTENSION FOLLOWING DEMOLITION OF EXISTING GARAGE AT PLANTATION VIEW, RAKE LANE, MIDDLETON BY YOULGRAVE

The Planning Officer introduced the item and confirmed that amended plans had been received after the report had been published. The amended plans had addressed some of the concerns in the report, but the Planning Officer still had concerns regarding the size of the proposed extension. The Planning Officer confirmed that a further reduction in the size of the extension would not fit with the design guide and would then be out of proportion with the host property. The Planning Officer considered the proposal would harm the character of the property and recommended refusal of the amended scheme.

The following spoke under the public participation at meetings scheme:

- Roger Yarwood, Agent

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

Members supported the scale and form of the application, but requested changes to window alignment and location of patio doors which would then be approved under delegated powers.

The motion to approve the application contrary to Officer recommendation with conditions was voted on and carried.

RESOLVED:

To APPROVE the application contrary to Officer recommendation with the following conditions:

- 1. Standard 3 year limit**
- 2. Design and materials**
- 3. Approval of samples of building materials**
- 4. window materials to match the host dwelling**
- 5. Amendments made to design and location of windows and doors (this condition would not be necessary if amended plans were submitted prior to approval being issued).**

108/19 FULL APPLICATION - DEMOLITION OF EXISTING GARAGE AND CONSTRUCTION OF NEW ROOM ON SAME SITE AT STANTON HOUSE, WEST BANK, WINSTER

The applicant attended committee but did not speak.

The Planning Officer introduced the item and confirmed that the applicant had been in discussion with the Highway Authority regarding the land which was a private matter. The Applicant had also been in discussion with Severn Trent Water regarding the sewer pipe which went under the garage, this was also a private matter between the applicant and Severn Trent.

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

RESOLVED:

To APPROVE the application subject to conditions controlling the following:

1. **Statutory time limit.**
2. **Development in complete accordance with the amended plans.**
3. **The new stonework shall be gritstone to match the host dwelling, coursed, laid and pointed to match the existing.**
4. **All new door and window frames shall be recessed from the external face of the wall the same depth as existing frames.**
5. **All windows shall be timber framed and painted to match the host dwelling.**
6. **The new roof shall be slate tiles to match the existing. The roof verge(s) shall be flush cement pointed, with no barge boards or projecting timberwork.**
7. **All rainwater goods shall be black to match the host dwelling.**
8. **Submission of a scheme of measures to address carbon reduction and climate change.**

109/19 HOUSEHOLDER APPLICATION - FIRST FLOOR EXTENSION AND INTERNAL REMODELLING AT BARNLEA, FOLOW

The Director of Conservation & Planning introduced the item.

The following spoke under the public participation at meetings scheme:

- Victoria Doig – Applicant

Members requested clarification regarding the origins of the building as it was not clear if it was a converted barn and if the recommendation for refusal was based on the origins of the building.

The Director of Conservation and Planning clarified that the proposed design was not inherently bad but that the proposal to link the two buildings would result in the loss of their separate massing and identity.

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

RESOLVED:

To REFUSE the application following the Officer recommendation:

Due to the massing, design and proposed materials, the extension causes unacceptable harm to the character and appearance of the dwelling contrary to policies GSP1, GSP3, DMC3 and DMH7, and the design principles of the Design

Guide and Supplementary Planning Document on alterations and extensions to dwellings.

110/19 FULL APPLICATION - SECTION 73: VARIATION OF CONDITION 2: EXTENSION TO RIDGE HEIGHT ON NP/DDD/0817/0887 AT CHEESE PRESS COTTAGE, MAIN ROAD, STANTON-IN-THE-PEAK

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

The Planning Officer introduced the item and explained that the variation of the roof height had been caused because of an error in the drawings of the previously approved planning application submitted in 2017, which showed the variance between the two roofs but had given measurements which did not provide a break between the two roof heights. Other variance from the original plan had also occurred during building and were not in line with the design guide. The Planning Officer confirmed that the resulting building was not unacceptable but that the barge board on the first floor extension would need to be changed in line with the original planning application and that the applicant had been informed.

Cllr D Chapman declared a personal interest as he rented the field next to the property.

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

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

Members requested that consideration be given to future conditions to restrict the relative size of roofs and to secure breaks in roof lines as shown on submitted plans.

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

RESOLVED:

To APPROVE the application subject to the following conditions and recommendations:

- 1. Development carried out in accordance with plans**
- 2. The fascia/barge board to be removed from the two storey extension and the roof verge(s) shall be flush pointed.**

111/19 FULL APPLICATION - REMOVAL OR VARIATION OF CONDITION 12 ON PLANNING APPROVAL - NP/DDD/0118/0022 AT BANK TOP COTTAGE, BIGGIN

The Planning Officer introduced the item.

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

RESOLVED:

To APPROVE the application subject to the following conditions:

1. **The development hereby permitted shall not be carried out otherwise than in complete accordance with the amended site plan drawing number DL17.A2, and the variation plan submitted '02-05-2019'.**
2. **Within 4 months of the date of this permission, all new drystone walling to be erected, as shown on drawing numbers DL17.A2 and Variation Plan submitted 02-05-2019' shall be laid in the traditional manner in local natural stone, topped with half round stones and built to the same height and form as the adjacent and existing wall and shall be permanently so maintained'**
3. **No caravan shall remain on the site for a period exceeding four weeks in any calendar year.**
4. **No caravan or structure shall be placed on the site, which is not capable of being towed on a public highway by a private family car.**
5. **No tents shall be pitched on the site at any time.**
6. **No arrivals to, or departures from, the site shall take place before 7a.m nor after 11p.m.**
7. **No works or development shall take place until full details of the proposed planting shown on plan DL17.A2, have been approved in writing by the Authority. The scheme shall include details of proposed species and spacing. Once approved, the development shall proceed only in complete accordance with the approved details.**
8. **The landscaping tree and shrub planting approved by condition 7 shall be carried out in the first planting and seeding seasons following first use of the campsite or following completion of the development, whichever is the sooner. Any trees or plant which die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species or in accordance with an alternative scheme previously agreed in writing by the Authority.**
9. **Prior to its construction, details of the design and materials of the new access driveway shall be submitted to and agreed in writing by the Authority. The development shall thereafter proceed only in accordance with the approved details.**
10. **No part of the proposed development shall be brought into use until space has been laid out within the site in accordance with the approved application drawings for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear.**
11. **There shall be no gates or other barriers within 15m of the nearside highway boundary and any gates shall open inwards only, unless otherwise agreed in writing by the Local Planning Authority.**
12. **The proposed access drive to the A515 shall be no steeper than 1 in 20 for the first 15m from the nearside highway boundary and 1 in 14 thereafter.**

112/19 DISCHARGE OF CONDITION 4 ON NP/HPK/0217/0140, CHANGE OF USE TO 3 OPEN MARKET DWELLINGS AT HURST WATER TREATMENT PLANT, DERBYSHIRE LEVEL, GLOSSOP

Following agreement with the applicant, the application was deferred until the Planning Committee on Friday 13 September 2019

113/19 LOCAL VALIDATION LIST

The Director of Conservation and Planning introduced the item.

Following the increased focus on climate change, it was proposed to introduce an extra validation requirement which asks all applicants to submit a statement on how the application had addressed policy CC1. Refusal to submit the statement would not be a reason for refusal, but means of asking applicants to consider green credentials.

Change of wording of recommendation clarified by Director of Conservation and Planning.

The Officer recommendation to amend the validation requirement was moved, seconded, put to the vote and carried.

RESOLVED:

That the validation list be amended to require that planning applications be accompanied by a statement setting out how the application addresses the requirements of policy CC1.

114/19 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.

115/19 MINUTES OF PREVIOUS MEETING

The exempt minutes were considered as part of item 6 of the agenda as no longer exempt.

The meeting ended at 1.30 pm