



MINUTES

Meeting: **Planning Committee**

Date: Friday 10 January 2020 at 10.00 am

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

Chair: Mr R Helliwell

Present: Cllr W Armitage, Cllr P Brady, Cllr M Chaplin (from 10:10),
Cllr D Chapman, Cllr A Hart, Cllr I Huddleston, Cllr A McCloy,
Cllr Mrs K Potter, Miss L Slack, Mr K Smith and Cllr G D Wharmby

Apologies for absence: Cllr D Birkinshaw, Mr P Ancell and Cllr A Gregory.

1/20 MINUTES OF PREVIOUS MEETING HELD ON 13 DECEMBER 2019

The minutes of the last meeting of the Planning Committee held on 13 December 2019 were approved as a correct record.

2/20 URGENT BUSINESS

There were no items of urgent business.

3/20 MEMBERS DECLARATIONS OF INTEREST

Item 6

It was noted that all Members, except Cllr Wharmby, had received an email from Steve Drury, Agent.

4/20 PUBLIC PARTICIPATION

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

5/20 FULL APPLICATION - CONVERSION OF BARN TO ONE OPEN MARKET DWELLINGHOUSE AND ONE AFFORDABLE DWELLINGHOUSE - ROCHE GRANGE FARM, MEERBROOK (NP/SM/0519/0473, MN)

The Planning Officer introduced the report and it was noted that the application had been deferred from the October 2019 Planning Committee to allow for further consideration of climate change mitigation measures, parking arrangements, re-siting of modern agricultural building and property curtilages.

10.10 Cllr M Chaplin joined the meeting.

The Officer stated that the applicants had now submitted an updated statement addressing climate change mitigation with further firm proposals including provision of a ground source heat pump, log burners and rainwater harvesting. Firm details of how energy usage would be minimised and used effectively had still not been provided but subject to receiving those and details of the proposed measures, to ensure they would not affect the heritage interests of the building, Policy CC1 was no longer a reason for refusal. He also stated that concerns regarding the concrete hardstanding could be overcome by conditions if Members were minded to approve the application.

The following spoke under the public participation at meetings scheme:

- Ms V Hulme, daughter of the applicants, representing the applicants.

A motion for approval was moved and seconded.

Members welcomed the improvements in the application and were supportive of approval subject to conditions including for the hardstanding and appropriate archaeological recording.

The Head of Development Management stated that conditions would cover the following:

- Legal agreement regarding affordability of dwelling in perpetuity
- Development in accordance with approved plans
- Commencement condition
- Details of windows and doors to be submitted
- Reserve details of parking
- Details of design including not making up sill to above ground level in large opening
- Demolition of buildings, prior to occupation
- Additional plans and details for Climate Change measures
- Bat mitigation/Protected species
- Remove permitted development rights for alterations, extensions and outbuildings
- Internal pipework
- Drainage
- Services to be undergrounded
- Highways requirements
- Landscaping details
- External lighting
- Pre-condition to provide WSI Archaeology recording to be agreed in writing with the applicant
- Footnote regarding new barn requiring separate planning permission

In response to Members' queries Officers stated that the barn near the proposed garden was used for agricultural storage or for farm animals and a condition to block the windows of the barn would be unreasonable and was not part of the application.

The motion for approval subject to the entering into of a legal agreement and the conditions stated by Officers was put to the vote and carried.

RESOLVED:

That the application be APPROVED subject to a S.106 agreement to ensure the affordability of the dwelling in perpetuity and the following conditions:

- **Development in accordance with approved plans**
- **Commencement condition**
- **Details of windows and doors to be submitted**
- **Reserve details of parking**
- **Details of design including not making up sill to above ground level in large opening**
- **Demolition of buildings, prior to occupation**
- **Additional plans and details for Climate Change measures**
- **Bat mitigation/Protected species**
- **Remove permitted development rights for alterations, extensions and outbuildings**
- **Internal pipework**
- **Drainage**
- **Services to be undergrounded**
- **Highways requirements**
- **Landscaping details**
- **External lighting**
- **Pre-condition to provide WSI Archaeology recording to be agreed in writing with the applicant**
- **Footnote regarding new barn requiring separate planning permission**

6/20 FULL APPLICATION - SINGLE STOREY EXTENSION AND ALTERATIONS TO WINDOWS AT 1 SUNNYSIDE VILLAS, BUXTON ROAD, CASTLETON ((NP/HPK/1019/1108, CW)

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

The Planning officer introduced the report and stated that an additional condition was required to the recommendation for approval to state, notwithstanding the red line application site area on the submitted site plan, no permission is hereby granted for any extension of the residential curtilage to the rear of the dwelling.

The following spoke under the public participation at meetings scheme:

- **Mr M Jones, Agent**

The recommendation for approval, with the additional condition regarding curtilage, was moved and seconded.

The motion for approval was put to the vote and carried.

RESOLVED:

That the application be APPROVED subject to the following conditions:

- 1. Development to be carried out in accordance with specified approved plans.**
- 2. The design, external finish and recess of the new window frames and door shall match the existing.**

3. The rooflights shall be fitted flush with the roofslope.
4. Notwithstanding the red line application site area shown on the submitted site plan, no permission is hereby granted for any extension of the residential curtilage to the rear of the dwelling.

7/20 FULL APPLICATION - CONVERSION OF OFFICE TO ONE OPEN MARKET FLAT AND INSTALLATION OF SOLAR PANELS - CAMBRIDGE HOUSE, NORTH CHURCH STREET, BAKEWELL ((NP/DDD/1119/1175, MN)

In response to Members' queries it was noted that Bakewell Town Council's consultation had been received after the report was written but they had no objections to the proposal.

The recommendation for approval subject to conditions 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 the submitted plans.
3. Detailed design of the solar panels to be agreed.
4. Proposed climate change mitigation measures to be implemented.

The meeting adjourned at 10.55 for a short break and reconvened at 11.00.

8/20 MONITORING & ENFORCEMENT QUARTERLY REVIEW - JANUARY 2020 (A.1533/AJC)

Members considered the Monitoring and Enforcement quarterly review report which provided a summary of the work carried out by the Monitoring and Enforcement Team over the last quarter.

11.20 Cllr M Chaplin left the meeting.

The Monitoring & Enforcement Manager reported that for the four enforcement notices issued, as listed in paragraph 5 of the report, no appeals had been received. He displayed photographs of the unauthorised developments in each case.

The Monitoring & Enforcement Manager drew attention to the prosecution case referred to in section 6 of the report and answered Members' questions in relation to the case.

In section 7 of the report headed 'Breaches resolved' the Monitoring & Enforcement Manager stated that the description for the enforcement notice relating to land off Lane Head Road, Little Hayfield, on page 51, was incorrect. It should state 'Erection of building' not 'Replacement of windows'. He then displayed 'before and after' photographs of selected cases in section 7 of the report.

In answer to a Member question, the Monitoring & Enforcement Manager and Head of Development Management summarised the circumstances in which siting of a caravan on agricultural land would require planning permission.

RESOLVED:

To note the report.

9/20 HEAD OF LAW REPORT (AGM)

Members considered the report on appeals lodged, withdrawn and decided during the last month. An amended report had been circulated which included summaries of the 2 appeal decisions included in the report.

RESOLVED:

That the report be received.

The meeting ended at 11.28 am