

# Public Document Pack

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## MINUTES

Meeting:	<b>Planning Committee</b>
Date:	Friday 21 August 2020 at 10.00 am
Venue:	Webex Virtual Meeting
Chair:	Mr R Helliwell
Present:	Mr K Smith, Cllr W Armitage, Cllr M Chaplin, Cllr D Chapman, Cllr A Gregory, Cllr A McCloy, Cllr Mrs K Potter, Cllr K Richardson and Miss L Slack
Apologies for absence:	Cllr P Brady, Ms A Harling, Cllr A Hart, Cllr I Huddleston, Cllr G D Wharmby, Mr Z Hamid and Mr J W Berresford.

### **65/20 ROLL CALL OF MEMBERS PRESENT, APOLOGIES FOR ABSENCE AND MEMBERS DECLARATIONS OF INTEREST**

#### **Item 5**

Cllr D Chapman declared a prejudicial interest as he had been friends with the owners for many years and had worked on the 2017 silt removal. Cllr Chapman would leave the meeting for this item.

#### **Item 8**

Cllr K Potter declared a personal interest as a member of CPRE who had commented on the item.

### **66/20 PUBLIC PARTICIPATION**

Eight members of the public had given notice to make representations to the Committee.

### **67/20 FULL APPLICATION - CONSTRUCTION OF AGRICULTURAL WORKERS DWELLING AT MANIFOLD FARM, BUXTON ROAD, WETTON - (NP/SM/0719/0818, ALN)**

The Planning Manager, South Area, introduced the report and confirmed that Members had visited the site in October 2019 prior to deferring the item at the October 2019 Planning Committee. Following the deferment discussions had taken place between the applicant and Officers and the revised application had been based on these discussion.

The following spoke under the Public Participation at Meetings Scheme:

- Craig Banks, Agent – audio recording.

Members were minded to support the application as they felt the applicant had tried hard to accommodate the requirements of the Authority.

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

The Head of Development Management suggested the conditions that would be required if approval granted which were agreed by Members.

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

**RESOLVED:**

**That the application be APPROVED subject to entering into a legal agreement to maintain the building as an agricultural workers dwelling in perpetuity and to conditions to control the following aspects of the proposal:**

1. **Three years to implement the permission in line with amended plans.**
2. **That the residential curtilage be restricted to the triangle to the west of the access track and enclosed by drystone wall.**
3. **Remove permitted development rights for extensions, porches, ancillary buildings, alterations to external appearance, solar panels, gates, fences, walls and other means of boundary enclosure.**
4. **All services lines associated with the approved development and on the land within the applicants ownership and control should be placed underground and the ground restored to original conditions thereafter.**
5. **The Air Source heat pump as shown on the plans must be installed before the dwelling is first occupied and shall be the primary source of heating to the property.**
6. **Hard and soft landscaping scheme to be submitted and agreed.**
7. **Before the dwelling is first occupied details of any disposal of spoil to be submitted and agreed.**
8. **Walls to be natural limestone, sample panel to be agreed.**
9. **Roof to be clad with Staffordshire Blue Clay Tiles, sample to be agreed.**
10. **All windows and door frames to be recessed a minimum of 100mm from the external face of the wall.**
11. **The external corners of the dwelling shall be provided with natural grit stone coin work where shown on the approved plans.**
12. **All windows and doors to be timber construction, details of final finish to be submitted and agreed.**

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### 13. Minor design details

**68/20 FULL APPLICATION - TEMPORARY STOCKPILING AND DEPOSITION OF DREDGED SILT FROM THE RIVER NOE; LAND ADJACENT TO RIVER NOE WEIR, OFF EDALE ROAD, NETHER BOOTH, EDALE. (NP/HPK/0620/0537 APB)**

Cllr D Chapman left the meeting and took no part in the discussion of this item as he had declared a prejudicial interest.

The Senior Minerals Planner introduced the report and asked Members to note a change to paragraph 7 of the report to read:

*There are no rights of way traversing the site, however, the site is open to view from long distance public vantage points along sections of the highway network on higher ground to the south, between Lose Hill and Backtor, and between Backtor and the rights of way network running north-westwards to Brown Bread Cottage on the Edale Road, to the west of the site. There are also some intermittent views of the site from the right of way heading westwards out of Nether Booth'.*

The Senior Minerals Planner confirmed that a response had been received from Natural England after the publication of the committee report but that no objections had been raised in the response.

The proposed scheme was recommended by officers for approval as opposed to removal of the silt from the site which would necessitate more than 200 lorry journeys, unacceptable traffic movement and issues with access to the site.

The Senior Minerals Planner confirmed that the scheme would be finalised following the committee meeting and that condition 17 would be amended so that the scheme would be submitted within 1 month of commencement of development as well as additional wording to ensure concerns regarding impacted soil would be addressed.

A motion to approve the application subject to the condition set out in the report and the amended condition 17 was moved and seconded.

Members raised concerns regarding the strength of the bridge to be used to carry the heavy machinery needed to the site for the dredging work and the impact on drainage of applying the silt to the field. Officers confirmed that the bridge was maintained by Network Rail to a standard to carry farm machinery and that condition 10 covered concerns regarding drainage from the field.

The motion was put to the vote and carried.

**RESOLVED:**

**That the application be APPROVED subject to conditions covering the following matters:**

- 1. Commencement within three years from the date of the permission.**
- 2. Development to be undertaken in full accordance with the application details and approved plans.**

3. **Stockpiling of silt dredgings to be confined to locations shown on plan W611011 – CB-20 101**
4. **Maximum volume of silt dredgings to be stored on site is 4500 cubic metres.**
5. **All silt dredging stockpiles to have protective silt fence and straw bales placed on downslope edge for duration of storage in accordance with specification shown on drawing W611011 – CT-20 106.**
6. **A silt barrier fence and straw bales to be erected along the southern boundary of the receptor field in accordance with plan W611011 – CB-20 101, to remain in place until spreading has been completed and grassland has re-established.**
7. **Access arrangements and vehicle movements as detailed in the Traffic Management Plan.**
8. **A 10m buffer zone to be clearly demarcated at the southern boundary of the receptor field to protect unimproved grassland habitat. No dredgings to be deposited anywhere within the 10m buffer strip.**
9. **A 6m buffer zone to be clearly demarcated of the receptor field around any trees and hedgerows to protect Root Protection Areas. No dredgings to be deposited anywhere within the 6m buffer zone**
10. **Dredged silt spreading to be undertaken only when ground conditions are suitable – avoid compaction, soil damage.**
11. **Silt spreading operation to be completed on or before 1 April 2021 in full accordance with plan and cross sections shown on plan W611011 – CB-20 100.**
12. **Silt spreading to be undertaken in manner that does not impede surface water flow paths, in accordance with recommendations in the FRA.**
13. **Safe storage of fuels, oils, chemicals etc.**
14. **Working hours – 0700 – 1800 M – F, no working on Saturday, Sunday or Bank Holidays.**
15. **Development to be undertaken in full accordance with the Preliminary Ecological Assessment.**
16. **No trees, hedges or shrubs to be removed.**
17. **Site to enter statutory five year period of aftercare in full accordance with a scheme to be submitted to the Authority within one month of commencement of development. The scheme to include measures necessary to avoid soil compaction.**

The meeting adjourned for a short break at 11.25 and reconvened at 11.35. Cllr D Chapman rejoined the meeting.

**69/20 FULL APPLICATION - MODIFICATIONS TO THE PATHWAYS, ALTERATIONS TO THE LEVEL OF THE ENTRANCE PORCH AND DOORS ; THE IMPLEMENTATION OF AN INTERNAL RAMP BETWEEN THE NORTH AND CHANCEL AISLE; AS WELL AS THE CREATION OF A SECOND DOORWAY IN THE NORTH CHANCEL AISLE AT PARISH CHURCH OF ST. LAWRENCE EYAM, CHURCH STREET, EYAM (NP/DDD/0420/0313 AM)**

The Planning Manager, North Area, introduced the report and clarified that this was a planning application and that the Grade 2\* listed building had ecclesiastical exemption regarding listed building consent so the internal alterations would be determined at diocese level. An amendment to condition 6 was proposed to add the word 'wooden' to ensure a glass door was not used for the north door and an addition to condition 9 to ensure suitable covering for the drain channel along the footpath.

The following spoke under the Public Participation at Meetings Scheme:

- Rev Mike Gilbert, applicant - by pre-recorded video

A motion to approve the application subject to changes to the conditions was moved.

Members requested that an additional condition be added regarding lighting which would be required outside the new door if it were to be used as an emergency exit.

Officers clarified the need for a new emergency exit as the door leading from the vestry was not suitable as it would require the emergency exit route to be through an additional room from the main part of the church which was not in line with Health and Safety requirements.

The motion to approve the application subject to changes to the conditions was seconded, put to the vote and carried.

**RESOLVED:**

**That the application be APPROVED subject to the following conditions or modifications.**

- 1. Statutory three year time limit for implementation.**
- 2. In accordance with submitted plans and specifications.**
- 3. No development shall commence until a written scheme of investigation for a programme of historic building recording has been submitted and approved. No development shall take place until all on-site elements of the approved scheme have been completed. Within 12 week from completion of the development reporting shall be completed and provision made for publication, dissemination and archiving of results.**
- 4. Notwithstanding the approved plans, no planning permission is granted for the removal or replacement of the existing external doors to the south porch.**

5. **Agree details of alterations to existing external doors to the south porch to facilitate raised floor level.**
6. **Agree details of new wooden doors to north elevation including construction, finish and method of fixing.**
7. **Agree sample of stone type and dressing for the new north doorway.**
8. **Agree details of new mortars for bedding and pointing stonework (including proposed mortar mix(es) and joint profile).**
9. **Agree levels and samples of flagstone paving and kerbs including the drainage channel cover, dressing, coursing and joint profile.**
10. **Agree construction details and finish and method of fixing for new handrail.**
11. **Agree an external lighting scheme.**

**70/20 FULL APPLICATION - PROPOSED REAR EXTENSION TO DWELLING AT 2 CHURCH STREET, MONYASH (NP/DDD/0520/0420 - ALN)**

Consideration of this item was brought forward as the meeting was running ahead of time for speakers.

The Planning Manager South Area introduced the item and confirmed that the Parish Council had objected on the grounds of the impact of the extension on reduced parking. As stated in the report the parking remained unchanged with space for one vehicle.

A motion to approve the application subject to conditions or modifications was moved, seconded, put to the vote and carried.

**RESOLVED:**

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

1. **3 year time limit**
2. **In accordance with amended plans**
3. **Off street parking space as shown on the approved plans to be provided before the extension is first brought into use and maintained throughout the life of the development.**
4. **Sample panel of external walling to be agreed.**
5. **Environmental Management measures as outlined in the submitted Climate Change Mitigation Strategy to be adhered to.**
6. **Design details.**

**71/20 FULL APPLICATION - CHANGE OF USE OF APPROVED STABLE BUILDINGS TO 4 NO. BEDROOM SUITES, AN M&E ROOM AND A DOMESTIC STORE AT BLEAKLOW FARM, BRAMLEY LANE, HASSOP (NP/DDD/0520/0404 TS)**

The Planning Manager – South Area, introduced both reports for item 7 & 8 of the agenda but confirmed that these were two separate applications and following his introduction they would be discussed and voted on separately. The Planning Manager also reminded Members that, following an appeal on a previous application which had been upheld by the Inspector and which had resulted in the applicant being awarded costs against the Authority, serious consideration needed to be given to the Inspectors direction when considering these applications.

The following spoke under Public Participation at Meetings Scheme:

- Mr & Mrs Slack, Objector – statement read out by Democratic Services
- Nigel Chapman, Objector - statement read out by Democratic Services
- Clare Gamble, Objector - statement read out by Democratic Services
- Kathleen Pheasey, Objector - statement read out by Democratic Services
- Sarah Foster, Agent – live telephone call

Members considered approval a balanced decision in light of the judgement of the Inspector.

A motion to approve the application subject to conditions was moved, seconded 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 plans.**
- 2. The accommodation hereby approved shall only be used in a manner that is ancillary to the use of the main house.**
- 3. The external doors and windows shall be of timber construction.**
- 4. All timber work shall be in accordance with the details submitted for application NP/DIS/0217/0144 and shall be permanently so maintained.**
- 5. The window frame glazing bars shall not exceed 18mm in thickness.**
- 6. The rainwater goods shall be cast metal, painted black. The gutters shall be fixed directly to the stonework with brackets and without the use of fascia boards. There shall be no projecting or exposed rafters.**
- 7. All pipework, other than rainwater goods, shall be completely internal within the building.**
- 8. There shall be no external meter boxes.**
- 9. Prior to the installation of any external lighting or any source of illumination attached to the replacement dwelling, within its curtilage, or associated with the access or access track to the replacement dwelling, full details of the precise design and specifications of the lighting, or source of illumination including its location, and luminosity, shall be submitted to and approved in writing by the National Park Authority. The lighting or any**

**other source of illumination shall thereafter be carried out in accordance with the approved specification and shall be permanently so maintained.**

**72/20 FULL APPLICATION - RETENTION OF A CONSTRUCTION COMPOUND AS A PERMANENT CAR PARKING AREA ONCE BUILDING AND FIT-OUT WORKS AT BLEAKLOW FARM ARE COMPLETE AT BLEAKLOW FARM, BRAMLEY LANE, HASSOP (NP/DDD/1119/1179 TS)**

The Planning Manager, South Team, introduced the item in conjunction with Item 7 of the agenda.

The following spoke under Public Participation at Meetings Scheme:

- Clare Gamble, Objector - statement read out by Democratic Services
- Kathleen Pheasey, Objector - statement read out by Democratic Services
- Sarah Foster, Agent – live telephone call

The Planning Manager confirmed that amendments had been made to the original application and planting added to the area to be used as a car park with a reduction in the number of parking spaces. As the new parking would remove the need for cars to park in the courtyard a condition had been included to stop the use of the courtyard other than deliveries etc. (condition 5). Although the condition did not specify that no parking would be allowed in the courtyard the plan issued with the decision notice would clearly indicate this.

*In accordance with Standing Orders a motion to continue the meeting beyond three hours was put to the vote and carried.*

A motion to approve the application subject to conditions was moved, seconded, 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 plans.**
- 2. Planting to be completed in the first planting season following approval of the application and retained for the lifetime of the development.**
- 3. Any external lighting to be submitted to and approved by the Authority**
- 4. The parking area shall not be brought into use until the gates between the parking area and the yard have been installed.**
- 5. No parking shall take place in the yard save for visitors or residents with blue badges, loading or unloading, tradespeople, maintenance and deliveries.**

*Ms Lydia Slack left the meeting during consideration of this item at 13.00*

**The meeting was adjourned at 13.25 for a lunch break and reconvened at 13.50. Miss Lydia Slack did not re-join the meeting following the lunch break.**



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**73/20 FULL APPLICATION - RELOCATION OF HORSE SHELTER AT FIELD OFF CLIFF LANE, CURBAR (NP/DDD/0220/0200 AM)**

The Planning Manager, North Area, introduced the report and summarised the planning history.. The Officer explained that the proposed location of the stable is not the one preferred by the Planning Officers in their pre-application advice.

Members expressed concerns regarding the application especially the five year limit on the temporary permission which was based on the age of the horses and sought assurance that the stable would be removed if it were no longer needed in advance of the five year term. Officers confirmed that removal would be required once no longer required for the current horses. It was also stated that any planning approval would supersede the enforcement notice but that Officers would consider taking direct action if the current stable were not removed.

A motion to refuse the application contrary to the Officer recommendation was moved, seconded, put to the vote and carried. Members were asked to delegate the final decision wording to the Head of Development Management in consultation with the Chair and Vice Chair of the Planning Committee

**RESOLVED:**

**That the application be REFUSED contrary to the Officer recommendation due to the impact on the landscape contrary to policy L1.**

The meeting ended at 2.25 pm

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