
MINUTES

Meeting:	Planning Committee
Date:	Friday 15 May 2015 at 10.00 am
Venue:	Board Room, Aldern House, Baslow Road, Bakewell
Chair:	Mr P Ancell
Present:	Cllr D Birkinshaw, Cllr P Brady, Cllr C Carr, Cllr D Chapman, Cllr A R Favell, Cllr Mrs H Gaddum, Cllr P Harrison, Cllr Mrs N Hawkins, Cllr H Laws, Cllr A McCloy, Ms S McGuire, Cllr Mrs K Potter, Cllr Mrs L C Roberts, Cllr Mrs J A Twigg, Cllr S Wattam and Cllr D Williams
Apologies for absence:	None

46/15 MEMBERS DECLARATIONS OF INTEREST

Item 6

It was noted that all Members had been sent correspondence from the applicant and other interested parties

Cllr David Chapman declared a personal interest as he knew the applicant but had not discussed the planning application with them.

It was noted that Cllr Mrs Kath Potter had spoken to officers about representations from Bakewell Town Council.

Item 7

It was noted that all Members had been sent correspondence from the applicant with some also receiving a telephone call. Members had also received correspondence from other interested parties

Item 8

It was noted that all Members had been sent correspondence from Mrs J Middleton, objector

Cllr David Chapman declared a prejudicial interest as he knew the applicant well and will leave the room during this item.

It was noted that although Cllr Mrs J Twigg and Cllr P Brady had received a telephone call regarding this application neither had discussed it in detail and both came to the meeting with an open mind.

Item 10

It was noted that all Members had been sent correspondence from interested parties in relation to this matter.

Cllr D Chapman stated he had received a telephone call from an objector but he expressed no views on the application and came to the meeting with an open mind.

Item 11

It was noted that all Members had been sent correspondence from the applicant and that some Members had received an email from Dr Owens.

In addition Cllr D Chapman had received a telephone call from the applicant who had wanted to know if she could send an email to Members of the Planning Committee.

Item 14

Cllr A McCloy declared a prejudicial interest as he knew the applicant very well and will leave the room during this item.

47/15 PUBLIC PARTICIPATION

The Chair reported that twenty members of the public had given notice to speak under the public participation of meetings scheme.

48/15 URGENT BUSINESS

There was no urgent business.

49/15 MINUTES OF PREVIOUS MEETING

The minutes of the last meeting of the Planning Committee held on 17 April 2015 were approved as a correct record subject to minute 34/15 being amended to swap round the second and third paragraphs on page 3.

50/15 OUTLINE PERMISSION: PROPOSED COMMERCIAL/RETAIL-LED DEVELOPMENT MIXED USE DEVELOPMENT, ASSOCIATED WORKS AND DEMOLITION OF EXISTING BUILDINGS AT RIVERSIDE BUSINESS PARK, BUXTON ROAD, BAKEWELL

The Chair explained that this item had been brought to committee for information only as the proposals at Riverside were a material consideration in the determination of item 7 on the agenda.

The Planning Manager South Area Team explained the reasons for bringing this item to committee on the same day as item 7 and the relationship between the approval for a food store at Riverside and the improvements to the bridge to the site. The outline plan also includes additional retail units and a hotel but the hotel is not dependant on the improvements to the bridge.

Riverside Business Park is overdue for redevelopment but the success of this would be dependent on the improvements to the bridge access and the approval of a food store on site would provide funding for the bridge work.

The current proposal has several issues including compliance with planning policy and the potential impact of the proposals on a range of designated and non-designated heritage assets.

50 letters of support have been received for the proposal.

The Committee were advised of the contents of an email sent by the previous Chief Executive suggesting that the planning application for the Cintride site (which appears on this meeting Agenda as item 7) would not be heard until this application was ready to be heard. The Committee were advised that, following legal advice taken by planning officers, any decision to defer that item for consideration alongside this application was a matter for Members when they consider item 7. If a decision to defer item 7 is made then this could lead to an appeal by the applicant in that application for a deemed refusal.

The recommendation to note the report to planning committee was voted on and carried.

RESOLVED:

To note the report and the planning merits of the proposals for a foodstore at Riverside Business Park to be taken into account in the determination of Planning Application NP/DDD/0115/0043 for the demolition of existing industrial and office buildings and construction of new food store, car park, access roads and paths, and associated drainage works at the former Cintride Site, Buxton Road, Bakewell.

51/15 FULL APPLICATION - DEMOLITION OF EXISTING INDUSTRIAL AND OFFICE BUILDINGS AND CONSTRUCTION OF NEW FOOD STORE, CAR PARK, ACCESS ROADS AND PATHS AND ASSOCIATED DRAINAGE WORKS AND LANDSCAPING AT FORMER CINTRIDE SITE, BUXTON ROAD, BAKEWELL,

It was noted that Members had visited the site on the previous day to examine the impact of the proposals setting on the townscape and their relationship to the Riverside site.

The Planning Manager South Area Team reported on a further letter of objection received from a solicitor acting on behalf of Riverside Business Park requesting a deferral of the consideration of this application so that the Planning Committee can compare this scheme to the Riverside application described at item 6 on the Agenda fully and accurately.

The letter raised the following points:

1. The email sent by the previous Chief Executive suggesting that the Cintride site application would not be heard until the Riverside application was ready to be heard gives rise to a legitimate expectation.

2. The application should be deferred so that the Planning Committee can fully compare this scheme to the Riverside application; each application should be a material consideration. The report on the Riverside application was hasty, inaccurate and misleading.
3. The report fails to provide the necessary heritage asset assessment.
4. Failure to give reasons for the EIA screening opinion and/or failure to carry out a cumulative assessment with the Riverside application.
5. Alleged defects in the Derbyshire County Council highways consultation response. In particular use of the incorrect design guide and as to highway safety when commenting on the access and visibility splays

The Planning Manager South Area Team, following advice from the Authority's own legal team advised as to the approach to be taken by Members in determining whether the Riverside application was a material consideration in the circumstances of this application so that this application and the Riverside application needed to be taken together, and if so what steps should be taken. In particular Members were referred to the helpful tests in the case of *Edwards -v- Secretary of State* [1994].

The Planning Manager South Area Team further advised that:-

The report noted that there were listed buildings opposite and that the current proposals would not have any significant adverse impact on the setting of these buildings.

The Planning Manager South Area Team confirmed that the EIA screening opinion had been conducted on the basis of the single application but the cumulative effect of the applications together would not alter an officer opinion that the Aldi proposals do not constitute EIA development.

That the Highways Authority had explained their approach to the highways design guides and that in particular the road is not a Trunk road. The Highways Authority had found the proposals acceptable.

Officers proposed that the recommended condition 13 (deliveries and waste collection) be amended to extend the delivery hours from 6.30am to 10.30pm.

The following spoke under the public participation at meetings scheme:

- Simon Webster, Chief Operating Officer, Thornbridge Brewery, Objector
- Nick Grayson, Pinelog Ltd, Objector
- Mark Twelves, Riverside Business Park Limited, Objector
- Mr. Hilary Young, Concerned over non-consultation over Riverside alongside the Aldi application - requesting deferral of this item
- Mr Bateman, Chair of Lumford and Holme Lane Residents Association and local resident, marginal objector
- Neil Dennison, Aldi Stores, Applicant

In considering the item Members asked for clarification about the offer to fund a new bus for Bakewell and Eyam Transport and were advised that this was considered to meet the three legal tests as set out in section 122 and 123 of the Community Infrastructure Levy Regulations and the planning policy tests set out in the NPPF.

Following discussion members approved that:

Condition 13 should be amended to authorise officers to agree delivery and waste collection times with the applicant prior to the store opening, taking into account the applicants operation needs and the impact on local residents.

Condition 17 to be amended to allow officers to discuss with the applicant options for improving access to the riverside on the site by the submission and agreement of amended plans to incorporate an amenity area within the buffer zone but without impacting on the ecological reasons for proposing a buffer zone.

An additional Condition 29 should be included requiring the submission and agreement of a plan showing the parking of the bus and layby.

The recommendation for approval of the planning application subject to conditions as detailed in the report and as amended above was moved and seconded.

The motion for approval was voted on and seconded.

RESOLVED:

To APPROVE the application subject to a legal agreement requiring the applicant to fund the purchase of a new bus for Bakewell and Eyam Community Transport and subject to the following conditions:

1. **3 year implementation time limit.**
2. **Adopt amended plans.**
3. **Submit and agree details of site layout and storage facilities before work commences.**
4. **Submit and agree details of construction management plan or method statement before work commences.**
5. **New access and full extent of access road to be laid out and constructed before store first brought into use.**
6. **Existing vehicular access to be closed before store first brought into use.**
7. **Wheel cleaning facilities to be provided and retained on site.**
8. **Car park, cycles stands and loading and unloading areas to be provided before store is first brought into use and thereafter maintained.**
9. **Modified access to be no steeper than 1:14 for first 10m and 1:10 thereafter.**
10. **Environmental Health Authority conditions requiring investigations and risk assessment to take place in relation to land contamination. The results of these investigations along with any recommendations for mitigation to be submitted to the NPA for agreement. Mitigation measures shall thereafter be implemented.**
11. **Any unexpected contamination to be reported to the National Park Authority and if necessary a remediation scheme submitted, approved and verified.**

12. Any imported soil to be sampled and analysed and the results submitted to and approved by the National Park Authority.
13. Deliveries and waste collection times to be agreed with the applicant prior to the store opening.
14. Opening hours of food store to be limited to 08:00 to 22:00 Mon to Sat and 10:00 to 16:00 Sundays.
15. Submission and agreement of surface water drainage scheme.
16. Piling or foundation designs using penetrative methods not permitted other than with express written consent of National Park Authority.
17. Amended plans to be submitted and agreed incorporating an amenity area within the buffer zone next to the river subject to consultation with the Authority's Ecologist. 5m buffer zone between the development and River Wye to be maintained during and post development phase. No vehicle movements within the area and any tree/shrub planting completed by hand and supervised by qualified ecologist.
18. Rubble between the building and the River Wye to only be removed during peak active period for great crested newts between April and June inclusive.
19. Recommendation of Section R1 of the submitted bat report to be adhered to.
20. Revised lighting scheme to implemented and maintained.
21. Revised landscaping scheme and landscape maintenance and management plan to be implemented. Top soil depths for grassland mix/wild flower area to be reduced to 20-30mm.
22. Within the building hereby approved no more than 250sqm of net sales area shall be used for the sale of non-convenience goods.
23. Remove permitted development rights for change of use from A1 (shop) to A2 (financial and professional services) or A1 to a mixed use.
24. Sample panel of walling on building and stone boundary walls to be submitted and agreed.
25. Roof lights to be in accordance with submitted specification.
26. Sample of block paving to be submitted and agreed.
27. External railings to be painted matt black.
28. Full details of external cladding on building to be submitted and agreed.
29. Plan for the parking of the bus and layby to be submitted and agreed.

52/15 FULL APPLICATION - CHANGE OF USE OF AGRICULTURAL BUILDING TO STORAGE AREA FOR MOBILE TOILETS AND USE OF STORAGE TANK FOR THE STORAGE OF THE WASTE FROM THE TOILETS - APPLICATION FOR PERMANENT CONSENT FOLLOWING TEMPORARY CONSENT AS GRANTED AT APPEAL ON 6 MAY 2014, PLANNING APPLICATION REF: 0813/0716 AT WHITE HOUSE FARM, WARDLOW

The Head of Law reminded the meeting that Cllr D Chapman had declared a personal prejudicial interest in this item and had therefore left the meeting whilst this matter was being discussed and voted upon.

It was noted that Members had visited the site on the previous day to examine the relationship of the proposal to the existing farm buildings, the village street scene together with the impact upon the conservation area.

In introducing the report the Officer replaced recommended condition 7 with the following and added to recommended condition 9 as follows:

7. The premises, the subject of the application, shall not be occupied until the on-site parking and turning spaces have been provided for in accordance with the application drawings laid out, constructed and maintained thereafter free from any impediment to designated use.
9. In the event of the bund not being sealed the tank shall be emptied within one week and shall not be used again until the bund is sealed and the National Park Authority have provided written confirmation following inspection.

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

- Mrs Middleton, Objector
- Mr Atkinson, Agent

Members expressed a concern regarding bringing waste into the National Park area and the long period of storage, but this is not supported by the Environmental Health Officers report.

Following Member discussion it was agreed that recommendations 3, 4 and 6 be amended as follows:

3. Amended to make sure that the use shall cease if the land is disposed of separately from other parts of White House Farm
4. delete 'permitted' to read 'no changes'
- 6 amend to reflect that any changes to the odour management plan/procedure must be submitted to and approved by the Authority.

In light of Member concerns about the detrimental impact of the storage of materials and unused farm machinery on the east side of the farm it was agreed that the Chair would follow this up with the enforcement team to investigate these concerns and their impact on the conservation area.

Members also wished to see continued diligence by the Environmental Health Officer in monitoring of the site given the local community's concerns.

Recommendation for the approval of the planning application subject to conditions as detailed in the report and as amended above was moved and seconded, put to the vote and carried.

RESOLVED:

To APPROVE the application subject to the following conditions:-

- 1. The storage of units and ancillary emptying and washing activities shall occur only within the designated site area as shown on Drawing No. WOL- 595 –BAI PL-12 Rev C. The number of toilets stored within the designated area shall not exceed 9 trailer units and 44 individual toilets**
- 2. All mechanical washing and emptying of the toilet units shall be carried out within the hours of 8am to 6pm Monday to Saturday inclusive. No machinery associated with the washing and emptying of toilets shall be operated outside of the specified time.**
- 3. The toilet storage use hereby permitted shall remain ancillary to and within the same planning unit as the White House Farm agricultural holding and the use shall cease if the land is disposed of separately from other parts of the White House Farm agricultural holding.**
- 4. Notwithstanding the 2005 Use Classes Order (or any order amending or re-enacting); the use hereby permitted shall be restricted to the use of the site for the storage of individual toilets and mobile trailer toilets as put forward within the application details and shown on the application drawings. There shall be no changes to any alternative use.**
- 5. All human waste originating from the use hereby permitted shall be disposed of via a licensed waste disposal contractor. Copies of all waste transfer documents shall be kept for a minimum period of 5 years and be available for inspection on demand by all relevant authorities.**
- 6. The use hereby approved shall only operate in full accordance with the odour management plan/procedure for emptying toilets as submitted, and which incorporates implementation and monitoring provisions. Should any changes to the business occur, the applicant should review and amend the odour management plan/procedure and submit it to the Planning Authority for approval. In addition, it shall be reviewed annually to take into consideration any changes in legislation, Codes of Practice etc. A copy of this plan along with records of all complaints and any associated documents received must be available for inspection on demand by all relevant authorities.**
- 7. The premises, the subject of the application, shall not be occupied until the on-site parking and turning spaces have been provided for in accordance with the application drawings laid out, constructed and maintained thereafter free from any impediment to designated use.**
- 8. The filter to the waste storage tank shall be changed strictly in full accordance with the manufacturer's recommendations and records kept for at least 5 years detailing when each filter was replaced. These records must include copies of any invoices, receipts etc. and maintained available for inspection by all relevant authorities.**

9. **Within one month of the date of this consent the existing bund around the bulk waste storage tank shall be sealed in order to provide the necessary secure containment required in the event of a tank wall leak/failure. Written notification of completion to be provided to the Authority along with reasonable access for inspection. In the event the bund is not sealed, the tank shall be emptied within one week and shall not be used again until the bund is sealed and the National Park Authority have provided written confirmation following their inspection.**

In accordance with Standing Order 1.12(2) Cllr Mrs K Potter asked that her vote against this decision be recorded.

In accordance with the Authority's standing orders the committee voted to continue the meeting beyond 1 pm.

Cllr Mrs H Gaddum and Cllr H Laws left the meeting following consideration of this item.

Following consideration of this item the meeting was adjourned from 1.30 pm to 2.00 pm

Chair: Mr P Ancell

Present Cllr D Birkinshaw, Cllr P Brady, Cllr C Carr, Cllr D Chapman, Cllr A R Favell, Cllr P Harrison, Cllr Mrs N Hawkins, Cllr A McCloy, Mrs S McGuire, Cllr Mrs K Potter, Cllr Mrs L C Roberts, Cllr Mrs J A Twigg, Cllr S Wattam and Cllr D Williams

53/15 FULL APPLICATION - ERECTION OF 2 AGRICULTURAL BUILDINGS, CLIFFE HOUSE FARM, BRADFIELD

This application was deferred from the April meeting to enable members of the committee to visit the site and assess the landscape impact. It was noted that Members had visited the site the previous day.

The Officer reported that further emails had been received by the Loxley Valley Protection Society who still objected to the application despite the submission of amended plans and that a letter had been received by the Rt. Hon. Nick Clegg MP who expressed concerns about the scale of the buildings, damage to the setting of a precedent and the facts that residents may not have seen the site notice.

The following spoke under the public participation at meetings scheme:

- Barbara Wardley, Objector
- Anna Wardley, Objector
- Jan Symington, Secretary of Loxley Valley Protection Society, Objector
- Bob Bryan, Agent

In response to comments made by the speakers, the Officer explained that whilst the delegated report for that first building contained an error in the description of the buildings dimensions, it had in fact been erected in full accordance with the approved plans and conditions.

Members discussed the possibility of an alternative site for the buildings but were concerned this would have even more impact on the landscape. Members were concerned about the prominence of the scale of building proposed for this hill top site and whether the soil quality on site would enable the trees proposed in the landscaping scheme to grow. The Officer assured Members the scheme was developed with the input of the Authority's Landscape Architect and that this would be monitored with the condition ensuring that any trees that fail to grow will be replaced during the first five years.

A motion to refuse the application was moved, seconded, put to the vote and carried.

RESOLVED:

To REFUSE the application for the following reasons:

- 1. The size and scale of the proposed development on this prominent hill top location would have a harmful impact upon the landscape.**
- 2. The proposed development would have an adverse impact upon the setting of the nearby listed building.**

Cllr Mrs N Hawkins and Cllr A R Favell left the meeting at 2.50pm and 2.55pm respectively.

54/15 FULL APPLICATION - DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF REPLACEMENT DWELLING AT MILL FIELD, DUNLOW LANE, EYAM

A Site Visit was held the previous day to examine the relationship of the proposal to its landscape setting and nearby dwellings.

The Officer provided clarification on the application of LH5 in this case and reported on an additional representation received objecting to the proposal.

The following spoke under the public participation at meetings scheme:

- Joe Simpson, Applicant

The recommendation for approval of the planning application subject to conditions as detailed in the report was moved and seconded.

The motion for approval was voted on and carried.

RESOLVED:

To APPROVE the application subject to the following conditions.

- 1. Statutory 3 year time limit for implementation.**
- 2. Development not to be carried out otherwise than in accordance with specified amended plans.**
- 3. Removal of permitted development rights for external alterations, extensions outbuildings, hardstandings, walls, fences and other means of enclosure to approved dwelling.**

4. **No renewable technologies (including solar / photovoltaic panels, ground / air source heat pumps or biomass boilers) shall be installed other than in accordance with a scheme which has first been approved by the Authority.**
5. **Prior approval of detailed scheme of landscaping (including trees to be retained, new planting, earth mounding, re-seeding, walls, gates and hard standing) to be implemented as part of the development.**
6. **Conditions to specify or require prior approval of architectural and design details for the dwelling including, stonework, roof materials, windows and door design and finish and rainwater goods.**
7. **Prior approval of space within the site for accommodation, storage of plant, materials and parking for site operative's vehicles during construction works.**
8. **Prior approval of bin storage space.**
9. **Parking and turning areas to be laid and constructed prior to occupation and maintained in perpetuity.**
- 10 **Footnote re: protected species**

55/15 FULL APPLICATION - ERECTION OF NEW HOUSE AND GARAGE INCORPORATING CHANGES TO APPROVAL GIVEN FOR SIMILAR ON THE SITE (REF NP/DDD/0311/0196) AT FORMER GLEN COTTAGE, RIDDINGS LANE, CURBAR

The following spoke under the public participation at meetings scheme:

- Dr Peter Owens, Objector
- Ms Marita Oury, Applicant

It was noted that, although registered to speak, David Nicholson had been unable to attend.

Members noted the scheme proposed minor amendments to a previous application which was approved in 2011.

The recommendation for approval of the planning application subject to conditions as detailed in the report was moved, seconded, put to the vote and carried.

RESOLVED:

To APPROVE the application subject to the following conditions.

1. **Development not to be carried out otherwise than in accordance with specified amended plans.**
2. **Removal of permitted development rights for external alterations, extensions outbuildings, solar or photovoltaic panels, hard standing, walls, fences and other means of enclosure to approved dwelling.**
3. **None of the existing trees to be felled unless in accordance with a detailed scheme (to include details of trees to be felled along with species and size of any replacement trees) which shall have first been approved by the Authority.**

4. **Detailed scheme of landscaping to be submitted and approved prior to the first occupation of the dwelling (including trees to be retained, new planting, earth mounding, re-seeding, walls, gates and hard standing) and to be implemented as part of the development.**
5. **Conditions to specify or require prior approval of architectural and design details for the dwelling including, stonework, roof materials, windows and door design and finish, rainwater goods, solar panels and omitting chimney from garage.**
6. **Parking and turning areas to be laid and constructed prior to occupation and maintained in perpetuity.**
7. **The flat above the garage hereby approved shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling hereby approved. The main house and ancillary accommodation shall be maintained as a single planning unit.**

During consideration of this item at 3.20pm Cllr S Wattam left the meeting.

56/15 FULL APPLICATION - ALTERATION AND EXTENSIONS TO DWELLING TO INCLUDE SIDE EXTENSION, DETACHED DOUBLE GARAGE AND SEPARATE INDEPENDENT RELATIVE ACCOMMODATION AT LEA SIDE, NEW ROAD, BRADFIELD.

The following spoke under the public participation at meetings scheme:

- James Fletcher, Applicant

The Officer amended the report to delete condition 5 and add a restriction to the S106 preventing any separation of services for the dependent relative unit from Lea Side. He further clarified that of the two options submitted for front facing windows, option 2 is the one recommended for approval.

The recommendation for approval of the planning application subject to the legal agreement and conditions as detailed in the report and set out above was moved, seconded, put to the vote and carried.

RESOLVED:

To APPROVE the application subject to the prior entry into a S106 agreement restricting occupation of the dependant relative unit and retaining it in ancillary use to Lea Side with no separation of services from Lea Side and subject to the following conditions:

1. **3 year time limit for commencement of development**
2. **Adopt amended plans**
3. **Minor building design details**
4. **Removal of Permitted Development Rights for extensions and boundary walls fences and other means of enclosure.**

5. **Retention of garage spaces for designated parking use.**
6. **Prior submission and agreement of an environmental management scheme including appropriate renewable energy technologies.**

At 3.50pm, following consideration of this item, Cllrs P Harrison and A McCloy left the meeting.

57/15 FULL APPLICATION: CONVERSION OF 3 AGRICULTURAL BUILDINGS TO 2 SELF-CATERING HOLIDAY UNITS AND GARAGES/GAMES ROOM ANCILLARY TO DWELLING, IVY HOUSE FARM, UPPERTOWN, BIRCHOVER

It was noted that Cllr A McCloy had declared a personal prejudicial interest in this item as he was a close friend of the applicant and had therefore left the meeting.

Reassurances were given on the re surfacing of Clough Lane and that no development would take place until the surface of the lane had been improved.

The recommendation for approval of the planning application subject to conditions as detailed in the report was moved, seconded, put to the vote and carried.

RESOLVED:

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

Statutory Time Limit

1. **The development hereby permitted shall be begun within 3 years from the date of this permission.**

Approved Plans

2. **The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted plans, Drawing No.s 1272-10D, 1272-11C, 1272-13B and 1272-14A, subject to the following conditions or modifications:**

Ancillary Uses

3. **The garaging/games room building hereby permitted shall remain ancillary to the existing house at Ivy House Farm and shall be used solely for garaging of domestic vehicles on the ground floor, and solely for purposes incidental to the ordinary domestic use of the existing house on the first floor.**

Holiday Occupancy Restriction

4. **The accommodation hereby permitted (i.e. holiday unit A and holiday unit B) shall be retained as short-let holiday residential use ancillary to Ivy House Farm and shall not be occupied by any one person for a period exceeding 28 days in any calendar year. The existing house and the approved holiday accommodation shall be maintained as a single planning unit.**

The owner shall maintain a register of occupants for each calendar year which shall be made available for inspection by the National Park Authority on request.

Parking and Access

5. No development shall take place until precise details, including a timetable for its implementation, of improvements of Clough Lane, to include limits of the surfacing improvement and proposed construction have been submitted to and approved in writing by the National Park Authority. Thereafter, the scheme shall be implemented in accordance with approved details and timetable and retained throughout the life of the development hereby permitted.
6. Prior to the commencement of any other works on the conversion of the two buildings hereby permitted, a new vehicular access shall be created to Clough Lane in accordance with the approved plans, laid out, constructed and maintained in perpetuity free from any impediment to its designated use.
7. Prior to the first occupation of either of the two houses hereby permitted, space shall be provided within the application site in accordance with the approved plans for the parking and manoeuvring of residents' vehicles, laid out, surfaced and maintained throughout the life of the development free from any impediment to its designated use.

Foul Water Drainage

8. Foul drainage associated with the new houses shall be disposed of to a private treatment plant, the details of which shall be first submitted to and approved in writing by the National Park Authority. The provision of the private treatment plant shall thereafter be carried out in accordance with the approved details and shall be completed prior to the first occupation of either of the houses hereby permitted.

Design Details

9. Prior to the installation of any glazed panel, full details of their precise design including external finish, recess from the external face of the wall, and glazing bar detail shall be submitted to and approved in writing by the National Park Authority. The development shall thereafter be carried out in accordance with the approved details and shall be permanently so maintained.
10. All new doors and door shutters shall be constructed from vertically boarded timber and shall be stained dark brown to match the existing timberwork at the time of their installation.
11. The external staircase to the garage/games room building shall be constructed of natural gritstone to match the existing walling in terms of stone colour, size, texture, coursing and pointing.
12. The handrails to the external staircase to the garage/games room building shall be painted black at the time of installation and shall thereafter be permanently so maintained.
13. All pipework, other than rainwater goods, shall be completely internal within the building.

14. Any new 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.
15. The rooflights shall be fitted flush with the roof slope.

Permitted Development Rights

16. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any order revoking or re-enacting that Order) no alterations to the external appearance of either of the three buildings subject of this application shall be carried out other than those expressly authorised by this permission and no extensions, porches, ancillary buildings, gates, fences, walls or other means of boundary enclosure shall be erected on the site without the National Park Authority's prior written consent.

At 4.00 pm, following consideration of this item, Cllr C Carr left the room.

58/15 FULL APPLICATION - DEMOLITION OF FARMHOUSE AND ERECTION OF REPLACEMENT DWELLING; CONVERSION OF FARM BUILDING TO DWELLING AND ERECTION OF SEPARATE DOUBLE GARAGE, PINEAPPLE HOUSE FARM, BASLOW ROAD, BAKEWELL

The following spoke under the public participation at meetings scheme:

- Mark Holmes, Applicant

Members requested that Built Environment Team be consulted on the proposal and that garage space be included in the calculation of the proposal floor space.

A motion to defer this item for a site visit and further information was moved, seconded, put to the vote and carried.

RESOLVED:

To DEFER the application to allow the Committee to visit the site and receive further information.

59/15 FULL APPLICATION: CHANGE OF USE OF 'CROFT' TO DOMESTIC CURTILAGE, ERECTION OF GRITSTONE CLAD RETAINING WALL AND ASSOCIATED GROUND WORKS AT THE FORMER GOLDCREST ENGINEERING SITE, MAIN ROAD, STANTON IN PEAK

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

- Ian Mortimore, Objector

A motion to defer this item for a site visit was moved, seconded, put to the vote and carried.

RESOLVED:

To DEFER the application to allow the Committee to visit the site.

60/15 ANNUAL REPORT ON PLANNING APPEALS 2014/15

Members considered and noted the report on planning appeals lodged and decided during 2014/15. The Head of Law pointed out that whilst the percentage of appeals allowed in 2014/15 at 43% was higher than the previous 5 years the national average for appeals had also increased from 35% in 2013/14 to 45% in 2014/15. In addition it was highlighted that there had been no appeals which were fundamentally contrary to policy or which raised wider policy issues.

Members thanked officers for their work in compiling this report.

RESOLVED:

To note the report.

61/15 PLANNING APPEALS

Members considered and noted the report on planning appeals lodged during the month.

RESOLVED

To note the report

Before the meeting ended at 4.35 pm the Chair took the opportunity to publicly record the Committees thanks to Cllr Mrs H Gaddum for her valued contribution as an Authority Member as this was her last Planning Committee before leaving the Authority.