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## MINUTES

Meeting: **Planning Committee**

Date: Friday 11 December 2020 at 10.00 am

Venue: Webex - Virtual Meeting

Chair: Mr R Helliwell

Present: Mr K Smith, Cllr W Armitage, Cllr P Brady, Cllr M Chaplin, Cllr D Chapman, Cllr A Gregory, Ms A Harling, Cllr A Hart, Cllr I Huddleston, Cllr A McCloy, Cllr Mrs K Potter, Cllr K Richardson and Miss L Slack

Apologies for absence: Cllr G D Wharmby.

### 112/20 **ROLL CALL OF MEMBERS PRESENT, APOLOGIES FOR ABSENCE AND MEMBERS DECLARATIONS OF INTEREST**

#### **Item 6**

Cllr Mrs K Potter declared a personal interest as she was a Member of CPRE which was affiliated to Friends of the Peak District.

#### **Item 9**

Cllr A McCloy declared a personal interest as he knew the applicant, but hadn't discussed the application with them.

Cllr Mrs K Potter had registered to speak on this item, so would leave the meeting when this item was discussed.

Cllr P Brady declared a personal interest as his son-in-law's parents lived on Chatsworth Estate.

#### **Item 10**

Cllr A McCloy declared a personal interest as he knew the applicant, but hadn't discussed the application with them.

Cllr Mrs K Potter had registered to speak on this item, so would leave the meeting when this item was discussed.

Cllr P Brady declared a personal interest as his son-in-law's parents lived on Chatsworth Estate.

#### **Item 11**

All Members had received an email from the applicant, Mr J Isaac

**Item 12**

All Members had received emails from Curbar PC and Ms V Poole as well as a letter from Dr P Owen

**Item 14**

All Members had received an email from the applicant, Mr Foster

**Item 16**

All Members had received an email from the applicant, Mr Hadfield

**Item 19**

All Members declared a personal interest as the application was by the National Park Authority.

**113/20 MINUTES OF PREVIOUS MEETINGS HELD ON 30 OCTOBER AND 6 NOVEMBER 2020**

The minutes of the meeting of the Planning Committee held on 30<sup>th</sup> October were approved as a correct record.

The minutes of the meeting of the Planning Committee held on the 6<sup>th</sup> November 2020 were approved as a correct record, subject to the following amendment:-

Minute 104/20 – Condition 9 should read “No works to demolish or remove ticket office building”

**114/20 URGENT BUSINESS**

There were no items of urgent business.

**115/20 PUBLIC PARTICIPATION**

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

**116/20 MAJOR APPLICATION - IMPROVEMENTS AND EXPANSION OF THE EXISTING CAR PARK ASSOCIATED WITH CHATSWORTH HOUSE, TOGETHER WITH THE CREATION OF A NEW ACCESS ROAD VIA A SPUR OFF THE EXISTING A619/A621 ROUNDABOUT EAST OF BASLOW (NP/DDD/1018/0911, ALN)**

The Planning Officer informed Members of a correction to the report regarding the removal of 35 trees, which was based on the agricultural report received which, grouped together individual and groups of trees, so should have read 61 individual trees to be removed, but there was a scheme to plant 101 new trees as well as provide protection for the 21 category 1 ancient trees.

The Planning Officer also informed Members that since the report had been published, confirmation had been received regarding the installation of electric vehicle charging points and a cycle storage park in the reconfigured car park, but that no specific details had been provided, so an additional condition would be added for details to be submitted and agreed on the charging points and cycle storage park before they are installed.

The Planning Officer then went onto present the report and reminded Members that this application had been considered at the Planning Committee in November 2019, and had been deferred for further discussions between the applicant and Planning Officers.

One of the key issues was parking below the bastion wall, to the west of the main house, which was used regularly for overspill car parking. The proposal was to impose a condition to restrict parking in that area, except for the 3 major events, during which it was proposed to allow up to 11 days parking in total in a calendar year, and that without this condition the Authority would not be recommending approval for the application.

Since November 2019, clarification had been provided from the applicants regarding the impact on the trees, and a detailed landscape and visual impact assessment had been produced and submitted and was found to be acceptable, even though this would result in some landscape harm to the parkland, it was considered to be low level. A travel plan had also been submitted and the Authority's Transport Planner been received regarding the traffic impacts from the Baslow end, including traffic modelling which found that the new roundabout spur would not cause a detrimental effect on traffic flow.

The Planning Officer informed Members that although there were elements of the proposal that would cause harm and policy conflicts, there were notable benefits to the scheme in removing the car parking below the bastion wall, improvements to the area around the stables and the protection of the trees.

The following addressed the Committee under the Public Participation at Meetings Scheme:-

- Mr Stephen Vickers, Supporter – Audio Recording
- Dr Elise Percifull, Supporter – Audio Recording

Members then discussed the application and welcomed the reconfiguration of the car park but were concerned that the capacity of the car park would increase by 30% when reducing the carbon footprint should be a priority. There was also some concern regarding the impact on the setting of the listed buildings and parkland, but Members considered that removal of parking in front of the bastion wall would offset this. A motion to approve the recommendation as set out in the report, subject to an additional condition regarding details of the cycle storage park and electric charging points, was moved, seconded, put to the vote and carried.

**RESOLVED:-**

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

- 1. 3 years implementation period**
- 2. Adopt amended plans**
- 3. Once the new car park is first brought into use, no public overflow parking shall take place between the Bastion Wall and the River Derwent (in the area marked green on the attached plan) over and above the operational days of the three major events – RHS flower show (5 days per year), Country Fair (3 days per year) and Horse Trials (3 days per year)**

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4. **Once the new access road is first brought into use, the existing Golden Gates access shall no longer be used for access to the Estate by the general public or delivery vehicles.**
  5. **The proposed access off A619 shall not be taken into use until the modifications to the roundabout have been fully completed, generally in accordance with the application drawing, but fully in accordance with a detailed scheme first submitted to and approved in writing by the Local Planning Authority in consultation with the Highways Authority.**
  6. **The proposed turning area demonstrated on the application drawings for the northern access road shall remain available for use at all times.**
  7. **In association with Condition 5 an 'Access and Signage Strategy' shall be submitted prior to the new access being taken into use, detailing the proposed operation of the new access and restrictions to the existing 'Golden Gates' access for approval. Once approved the proposed access shall be operated in accordance with the proposed Strategy unless otherwise agreed in writing.**
  8. **Recommendations at section 6 of submitted Arboricultural Assessment by the 'Tree and Woodland Company' and advice in the Arboricultural Advice note (July 2019) by Anderson Tree Care to be fully adhered to.**
  9. **Hard and soft landscaping scheme (including details of all surfacing; new railings to top of earthwork feature, fencing and details of supplementary planting to south of Heathylea Wood) to be submitted agreed and thereafter implemented.**
  10. **Management plan for the ongoing management of Heathy Lea Wood to be submitted and agreed and thereafter implemented. Precise details of number and location of trees to be felled to be submitted and agreed.**
  11. **Approved works to create an improved environment for the ancient trees in the centre of site to be completed before the extended part of the new car park is first brought into use.**
  12. **Lighting scheme to be submitted and agreed.**
  13. **Removal of car parking in front of the stable block and works and improvements to the northern forecourt to be carried out in full accordance with the approved plans before the extended part of the new car park is first brought into use.**

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- 14 **Surface water drainage scheme to be submitted and agreed.**
  - 15 **Archaeological scheme of works to be submitted, agreed and implemented for works to create the new access road and the car park.**
  - 16 **Action Plan and Marketing and Monitoring measures set out in the submitted Travel Plan to be fully adhered to.**
  - 17 **Recommendation at section 4 of the submitted bat survey by Peak Ecology to be fully adhered to. Location of proposed bat boxes to be submitted and agreed.**
  - 18 **Recommendations in section 4 of the submitted badger survey by Peak ecology to be fully adhered to including that works to the western access road shall be carried out between 1 July to 31<sup>st</sup> November.**
  - 19 **Full details of signage to be submitted and agreed including number, location, design and finish. Thereafter scheme to be implemented.**
  - 20 **Full details of all service routes including ducting, power and water supply to be submitted and agreed.**
  - 21 **Details of any CCTV installations to be submitted and agreed.**
  - 22 **Details of size, design and materials of construction of ticket kiosks to be submitted and agreed.**
  - 23 **Details of final profile and any adjacent earthwork profiling for the new road to be submitted and agreed.**
  - 24 **Modern track to south of Baslow Lodges to be removed and footprint laid to park grassland before the new driveway is first brought into use.**
  - 25 **Access and signage strategy to be submitted and agreed.**
  - 26 **Full details of earthwork feature between the Stable Bank and the car park to be submitted and agreed.**
  - 27 **Full details of cycle storage park and electric charging points to be submitted and agreed.**

**Cllr Mrs K Potter asked for her vote against the proposal to be recorded.**

The meeting adjourned for a short break at 11.10 and reconvened at 11.20.

**117/20 FULL PLANNING APPLICATION - INSTALLATION OF A 15M HIGH SLIMLINE LATTICE MAST ON A CONCRETE BASE ACCOMMODATING 3 NO. ANTENNAS AND 2 NO. 600MM TRANSMISSIONS DISHES. THE PROPOSAL ALSO INVOLVES THE INSTALLATION OF 3 NO. HOME OFFICE EQUIPMENT CABINETS, CONTAINED WITHIN A FOUL WEATHER ENCLOSURE: 1 NO ELECTRICAL METER CABINET; 1 NO GENERATOR AND 1 NO POLE MOUNTED 1200MM SATELLITE DISH WITHIN A 10MX10M COMPOUND SURROUNDED BY A 1.8M HIGH MESH COMPOUND FENCE ON LAND AT CLIFFE HOUSE FARM, HIGH BRADFIELD, NP/S/0720/0610 JK.**

The Planning Officer introduced the report and reminded Members that this was a resubmission of the 2019 application that was refused on the same site. The Planning Officer informed Members that the difference with this application was that a Woodland Management Plan had been submitted for the adjacent trees which provided a visual screening of the site and would be secured by a Planning Obligation.

The Officer reported that extensive discussions had taken place with the applicant about possible alternative sites, but this was the only site that would supply the coverage that the emergency services needed.

The following addressed the Committee under the Public Participation at Meetings Scheme:-

- Mr Adam Smedley, Home Office – Applicant – Statement read out by Democratic Services

Members asked whether fencing should be specifically included in the conditions. The Planning Officer agreed and this would be added to Condition 3 and to be coloured dark green so making it less obtrusive.

A motion to approve the recommendation as set out in the report, subject to an addition to Condition 3 regarding fencing, was moved, seconded, put to the vote and carried.

**RESOLVED:-**

**That subject to the prior submission of a signed Planning Obligation in the form of a Unilateral Undertaking, securing control and long term management of the adjoining woodland in accordance with the submitted Woodland Management Plan, the application be APPROVED subject to the following conditions:**

- 1. Statutory 3 year time period for commencement.**
- 2. Carry out in accordance with submitted plans subject to the following conditions and or modifications;**
- 3. The whole of the installation, including mast, dishes and any support poles, cable gantry and fencing shall be pre-coloured prior to erection/installation in a dark green colour and having a matt finish**
- 4. Remove when no longer required for telecommunications purposes**
- 5. Carry out in full accordance with the woodland management plan.**

**118/20 FULL APPLICATION - REMOVAL OF EXISTING 24M AIRWAVE TOWER AND REPLACEMENT WITH A 35M TOWER WITH ATTACHED ANTENNAE AND DISHES FOR AIRWAVE, THE ESN (EAS) AND SRN NETWORKS. AT GROUND LEVEL, ADDITIONAL CABINS/CABINETS WILL BE POSITIONED ON THE OLD AND NEW TOWER BASES, ALONG WITH A STANDBY GENERATOR. A SEPARATE VSAT DISH ENCLOSURE WILL BE ESTABLISHED 100M TO THE SOUTH WEST OF THE MAIN COMPOUND AT AIRWAVE TELECOMMUNICATIONS TOWER AT SNAKE PASS CLEARING, SNAKE ROAD, BAMFORD (NP/HPK/1020/0947, JK.)**

The Chair and Vice Chair of Committee had visited the site on the previous day.

The Planning Officer introduced the report for the current mast to be replaced with a larger one, to provide improve essential coverage for the emergency services and provide a better mobile coverage for the local community. The screening currently provided by the trees would have to be secured controlled by a Planning Obligation, which would be necessary before granting permission, and, and this would be negotiated with the applicant and Forestry England.

Members considered that although the mast would be larger than the existing one, it would be acceptable due to the screening.

A motion to approve the recommendation as set out in the report was moved, seconded, put to the vote and carried.

**RESOLVED:-**

**That, subject to the prior submission of a Planning Obligation under S106 of the Planning Act (Unilateral Undertaking) which secures the retention and management of the trees immediately surrounding the site throughout the lifetime of the development, the application be APPROVED subject to the following conditions;**

- 1. Statutory 3 year time period for commencement.**
- 2. Carry out in accordance with the submitted plans subject to the following conditions and or modifications;**
- 3. The whole of the installation, including mast, antenna, dishes and any support poles, cable gantry and fencing shall be pre-coloured prior to erection/installation in a dark green colour (RAL6009) with a matt finish**
- 4. Remove when no longer required for telecommunications purposes**
- 5. All new access tracks, resurfacing and repair of existing tracks to be carried out with natural crushed gritstone only.**

**Cllr Mrs K Potter left the meeting while the following 2 items were discussed and joined when invited to make a representation as a speaker.**

**119/20 FULL APPLICATION - ALTERATIONS TO PROPERTY AND CHANGE OF USE OF BUILDINGS TO HOLIDAY, BED AND BREAKFAST, AND OFFICE USE. CONSTRUCTION OF PLANT ROOM, WASTE TREATMENT PLANT, ANCILLARY GARDEN BUILDINGS, AND GROUND SOURCE HEAT PUMP. ALTERATIONS TO SITE ACCESS. LANDSCAPING AND OTHER WORKS INCIDENTAL TO THE PROPOSED DEVELOPMENT AT STANTON OLD HALL, STANTON OLD HALL LANE, CONGREAVE (NP/DDD/1218/1134, MN)**

This planning application was determined in conjunction with the listed building application at Item 10.

The Chair and Vice Chair of Committee had visited the site on the previous day

The Planning Officer introduced the report, and informed Members that although there were a number of different elements to the application, they were all policy compliant and enhanced the site bringing the site into a beneficial use whilst conserving and enhancing the important heritage assets within it. No details had been received as yet regarding the greenhouses and other garden structures so they had been excluded from the proposal until such details received and then they would be dealt with separately.

The following addressed the Committee under the Public Participation at Meetings Scheme:-

- Cllr Mrs K Potter, Authority Member – Objector
- Ms Sue Fogg, Objector – Statement – read out by Democratic Services
- Stanton-in-the-Peak Parish Council, Objector – Statement read out by Democratic Services
- Mr & Mrs Ramsden, Applicant – Live Telephone Call

Members agreed that the proposal provided much needed improvement to the Grade II Listed Building and that the works reversed a lot of the unsympathetic works that had taken place. Members asked whether an electric charging point could be installed, but the Planning Officer reported that this was not necessary as the scheme includes different renewable energy generation measures. There was also some doubt about the inadequacy of the electricity supply being able to support electric car charging point.

There was some concern on the increase in traffic on the narrow lane and the potential for accidents, but the Planning Officer reported that the Highways Authority had been closely involved with the application and they were satisfied with the access arrangements.

Officers stated that conditions 8 needed to be amended as it did not apply to retrospective works.

A motion to approve the recommendation as set out in the report with the amendment to condition 8 was moved, seconded, put to the vote and carried.

**RESOLVED:-**

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

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



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2. **The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted and amended plans, subject to the following further conditions and modifications.**
  3. **The development hereby approved shall be maintained as a single planning unit. The office space shall not be used for any other purposes. The store shall only be used as a store for domestic purposes.**
  4. **The recommendations of the submitted protected species survey shall be followed at all times throughout the course of the development**
  5. **The supplied grassland method statement shall be followed throughout and following the installation of the ground source heating system**
  6. **Prior to the installation of the package treatment plant, details of the route and method of installation of all associated pipework shall be submitted to and approved in writing by the Authority. Thereafter the development shall proceed only in accordance with the approved details.**
  7. **All retained trees shall be protected throughout the duration of works.**
  8. **(a) No development which has not already taken place at the time of the grant of planning permission shall take place until a Written Scheme of Investigation for a scheme of archaeological works has been submitted to and approved by the Authority in writing, and until any pre-start element of the approved scheme has been completed to the written satisfaction of the Authority. The scheme shall include an assessment of significance and research questions; and**  
**The programme and methodology of site investigation and recording;**  
**The programme for post investigation assessment;**  
**Provision to be made for analysis of the site investigation and recording;**  
**Provision to be made for publication and dissemination of the analysis and records of the site investigation;**  
**Provision to be made for archive deposition of the analysis and records of the site investigation;**  
**Nomination of a competent person or persons/organization undertake the works set out within the Written Scheme of Investigation.**
    - a. **(b) No development shall take place other than in accordance with the archaeological Written Scheme of Investigation approved under condition (a).**
    - b. **c) Within a period of 12 weeks from completion of the development the site investigation and post investigation assessment has been completed in accordance with the programme set out in the archaeological Written Scheme of Investigation approved under condition (a) and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.**
  9. **Prior to the installation of any external lighting a scheme of such lighting shall be submitted to and approved in writing by the Authority. Thereafter the development shall proceed only in accordance with the approved details.**

- 10. Unless otherwise approved in writing by the Authority, the development shall not be commenced until a detailed scheme of highway improvement works for the provision of improved passing opportunities on Old Hall Lane, together with a programme for the implementation and completion of the works, has been submitted to and approved in writing by the Authority. No part of the development shall be brought into use until the required highway improvement works have been constructed in accordance with the approved details. For the avoidance of doubt the developer will be required to enter into a 1980 Highways Act S278 Agreement with the Highway Authority in order to comply with the requirements of this Condition.**
- 11. Before any other operations are commenced, the existing northern vehicular access shall be modified to Old Hall Lane and provided with a minimum width of 4.25m (0.5m added if bounded on one side, 1.0m if bounded on both sides), together with provision of a kerb line along the site frontage, located, designed, laid out, constructed and provided with 2.4m x 25m visibility splays in either direction, all as agreed in writing with the Authority, the area in advance of the sightlines being maintained throughout the life of the development clear of any object greater than 1m in height (0.6m in the case of vegetation) relative to adjoining nearside carriageway channel level. For the avoidance of doubt the developer will be required to enter into a 1980 Highways Act S278 Agreement with the Highway Authority in order to comply with the requirements of this Condition.**
- 12. The proposed access drive to Old Hall Lane, the subject of the condition above, shall be no steeper than 1 in 15 for the first 10m from the nearsidehighway boundary.**
- 13. There shall be no gates or other barriers within 5m of the nearside highway boundary and any gates shall open inwards only.**
- 14. The premises, the subject of the application, shall not be taken into use until space has been provided within the application site in accordance with the application drawings (ref: LU/\*CE/100/17123/F) for the parking and manoeuvring of residents' and visitors' vehicles (including secure cycle parking), laid out, surfaced and maintained throughout the life of the development free from any impediment to its designated use.**
- 15. At the commencement of operations on site (excluding demolition/ site clearance), space shall be provided within the site curtilage for storage of plant and materials, site accommodation, loading and unloading of goods vehicles, parking and manoeuvring of site operatives and visitors vehicles, laid out and constructed in accordance with detailed designs to be submitted in advance to the Local Planning Authority for written approval and maintained throughout the contract period in accordance with the approved designs free from any impediment to its designated use.**
- 16. The premises, the subject of the application shall not occupied until a bin store has been provided adjacent to the roadside, so bins can be stored clear of the public highway on collection day.**
- 17. Measures recommended with the submitted Travel Plan shall be implemented prior to the holiday let and Bed & Breakfast uses commencing.**

18. **Prior to any demolition of the existing link extension an assessment of the significance of the lower part of the south facing retaining wall shall be undertaken. Full details of this assessment and any proposed alteration to the south elevation of the new link extension required to accommodate its retention (should that prove necessary) shall be submitted to and approved in writing by the Authority prior to the demolition of the existing link extension. Thereafter the development shall proceed only in accordance with the approved design.**
19. **Prior to the construction of the new link extension full details of the proposed junction between it and the host buildings (including appearance, materials, and fixings) shall be submitted to and approved in writing by the Authority. Thereafter the development shall proceed only in accordance with the approved details.**
20. **Prior to the replacement or installation of any new windows or doors – and notwithstanding the submitted plans in the case of the bi-fold doors proposed in the north elevation of the Hall and the pitching window and double width opening to the west gable end of the former stable – full details of their design (including glazing, frame profiles, any glazing bars, opening details, furniture, finish, fixings, and new cills and lintels where applicable) shall be submitted to and approved in writing by the Authority. Thereafter the development shall proceed only in accordance with the approved details.**
21. **The conversion of the internal recess in the west wall of the south projecting gable of the Hall in to a window shall be omitted from the development.**
22. **Any new stonework or pointing required as a result of changes to the arrangement of external rainwater goods and other pipework shall match the existing.**
23. **Prior to the installation of any flues, extracts, or vents of any kind full details of their routing, design, and positions shall be submitted to and approved in writing by the Authority. Thereafter the development shall proceed only in accordance with the approved details.**
24. **Prior to the construction of the new opening (emergency exit) between bedroom 4 and the new link extension details of the opening (including door lintel, framework, and any steps) shall be submitted to and approved in writing by the Authority. Thereafter the development shall proceed only in accordance with the approved details.**
25. **The glazed panes to the roof of the former stable building shall be either retained, replaced like-for-like, or replaced with an industrial type rooflight, details of which shall be submitted to and approved in writing by the Authority prior to installation. Thereafter the development shall proceed only in accordance with the approved details.**
26. **Prior the re-alignment of the rainwater goods attached to the former stable, amended details simplifying the routing shall be submitted to and approved**

in writing by the Authority prior to installation. Thereafter the development shall proceed only in accordance with the approved details.

27. Prior the installation of window (OHS1) amended details that revise its position, size, and detailing shall be submitted to and approved in writing by the Authority. Thereafter the development shall proceed only in accordance with the approved details.
28. The flue proposed to the rear roof slope of the former stable building shall be omitted from the development.
29. Prior to the construction of the external staircase to the south east gable of the barn full details of its design, including any proposed handrail, shall be submitted to and approved in writing by the Authority. Thereafter the development shall proceed only in accordance with the approved details.
30. Prior to the construction of the plant room a methodology for its construction demonstrating how the structural integrity of the barn shall be conserved both during and following construction, and of a detailed design for the new stone walling, fencing, and any surfacing to the roof shall be submitted to and approved in writing by the Authority. Thereafter the development shall proceed only in accordance with the approved details.
31. Prior to its construction full details of the stone boundary treatment proposed adjacent to the north-west site entrance, including wall construction, capping, and any gate posts shall be submitted to and approved in writing by the Authority. Thereafter the development shall proceed only in accordance with the approved details.
32. Prior to their construction full details of the stone piers and gates proposed adjacent to the south-west site entrance, including pier construction, and gate design shall be submitted to and approved in writing by the Authority. Thereafter the development shall proceed only in accordance with the approved details.
33. Notwithstanding the approved site plans, the gates between the stable building and barn are not approved by this permission.
34. Notwithstanding the approved plans, prior to the construction of the garden/tractor store an amended scheme that simplifies the proposed walling and reduces the massing shall be submitted to and approved in writing by the Authority. Thereafter the development shall proceed only in accordance with the approved details.
35. Notwithstanding the approved plans, the proposed greenhouse, summerhouse, and pergola shall be omitted from the development.

In accordance with Standing Orders, the Committee voted to continue its business over 3 hours.

120/20

**LISTED BUILDING CONSENT -ALTERATIONS TO PROPERTY AND CHANGE OF USE OF BUILDINGS TO HOLIDAY, BED AND BREAKFAST, AND OFFICE USE. CONSTRUCTION OF PLANT ROOM, WASTE TREATMENT PLANT AT STANTON OLD HALL, STANTON OLD HALL LANE, CONGREAVE (NP/DDD/1218/1142, MN)**

This listed building application was determined in conjunction with the planning application at Item 9.

A motion to approve the recommendation as set out in the report was moved, seconded, put to the vote and carried.

**RESOLVED:-**

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

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

**2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted and amended plans, subject to the following further conditions and modifications.**

**3. (a) No development shall take place which has not already taken place at the time of the grant of planning permission until a Written Scheme of Investigation for a scheme of archaeological works has been submitted to and approved by the Authority in writing, and until any pre-start element of the approved scheme has been completed to the written satisfaction of the Authority. The scheme shall include an assessment of significance and research questions; and**

**The programme and methodology of site investigation and recording;**

**The programme for post investigation assessment;**

**Provision to be made for analysis of the site investigation and recording;**

**Provision to be made for publication and dissemination of the analysis and records of the site investigation;**

**Provision to be made for archive deposition of the analysis and records of the site investigation;**

**Nomination of a competent person or persons/organization undertake the works set out within the Written Scheme of Investigation.**

**a. (b) No development shall take place other than in accordance with the archaeological Written Scheme of Investigation approved under condition (a).**

**b. c) Within a period of 12 weeks from completion of the development the site investigation and post investigation assessment has been completed in accordance with the programme set out in the archaeological Written Scheme of Investigation approved under condition (a) and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.**

**4. Prior to any demolition of the existing link extension an assessment of the significance of the lower part of the south facing retaining wall shall be undertaken. Full details of this assessment and any proposed alteration to the south elevation of the new link extension required to accommodate its retention (should that prove necessary) shall be submitted to and approved in writing by the Authority prior to the demolition of the existing link extension. Thereafter the development shall proceed only in accordance with the approved design.**

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- 5. Prior to the construction of the new link extension full details of the proposed junction between it and the host buildings (including appearance, materials, and fixings) shall be submitted to and approved in writing by the Authority. Thereafter the development shall proceed only in accordance with the approved details.**
  - 6. Prior to the construction of any new staircases full details of their design and construction (including where applicable details of match boarding, stringers, handrails, fixings and any proposed structural alterations) shall be submitted to and approved in writing by the Authority. Thereafter the development shall proceed only in accordance with the approved details.**
  - 7. Prior to the replacement or installation of any new windows or doors – and notwithstanding the submitted plans in the case of the bi-fold doors proposed in the north elevation of the Hall and the pitching window and double width opening to the west gable end of the former stable – full details of their design (including glazing, frame profiles, any glazing bars, opening details, furniture, finish, fixings, and new cills and lintels where applicable) shall be submitted to and approved in writing by the Authority. Thereafter the development shall proceed only in accordance with the approved details.**
  - 8. The conversion of the internal recess in the west wall of the south projecting gable of the Hall in to a window shall be omitted from the development.**
  - 9. Any new stonework or pointing required as a result of changes to the arrangement of external rainwater goods and other pipework shall match the existing.**
  - 10. Prior to the removal or repair of any timber flooring full details of the extent of proposed replacement, the proposed timber and the method of repair shall be submitted to and approved in writing by the Authority. Thereafter the development shall proceed only in accordance with the approved details.**
  - 11. Prior to the boxing out (false lower ceiling) of any internal ceiling for the concealment of services full details (including sections showing the new lower ceiling in situ and proposed fixing and finishes) shall be submitted to and approved in writing by the Authority. Thereafter the development shall proceed only in accordance with the approved details.**
  - 12. Prior to the introduction of any stone threshold to the doorway between the Kitchen and Dining Room details of its materials and detailing shall be submitted to and approved in writing by the Authority. Thereafter the development shall proceed only in accordance with the approved details.**
  - 13. The wood panelling proposed to the walls of the drawing room shall be omitted from the development.**
  - 14. Prior to the cleaning of concrete from the flagstones in the drawing room and to any replacement of these flagstones details of the proposed cleaning and of the type and appearance of any proposed replacement flags shall be submitted to and approved in writing by the Authority. Thereafter the development shall proceed only in accordance with the approved details.**
  - 15. Prior to the infilling of the south-east (internal) doorway in the kitchen – and notwithstanding the approved plans – full details of the proposed treatment**

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and design of the infill shall be submitted to and approved in writing by the Authority. Thereafter the development shall proceed only in accordance with the approved details.

16. Prior to the replacement of any ceiling beams in the kitchen a methodology for the proposed works, details of the proposed replacement beams, and details of any necessary making good of walls and ceilings shall be submitted to and approved in writing by the Authority. Thereafter the development shall proceed only in accordance with the approved details.

17. Prior to the undertaking of any new finishes to internal walls and ceilings, including the installation of any new skirting boards, details shall be submitted to and approved in writing by the Authority. Thereafter the development shall proceed only in accordance with the approved details.

18. Prior to the installation of the new partition walling in bedroom 1 details of its construction and fixing shall be submitted to and approved in writing by the Authority. Thereafter the development shall proceed only in accordance with the approved details.

19. Prior to the installation of any flues, extracts, or vents of any kind full details of their routing, design, and positions shall be submitted to and approved in writing by the Authority. Thereafter the development shall proceed only in accordance with the approved details.

20. No works to bedroom 4 other than those detailed on the approved floor plans are approved by this consent.

21. Prior to the construction of the new opening (emergency exit) between bedroom 4 and the new link extension details of the opening (including door lintel, framework, and any steps) shall be submitted to and approved in writing by the Authority. Thereafter the development shall proceed only in accordance with the approved details.

22. Prior to the reconfiguration of the section of staircase serving bedrooms 4 and 5 section plans detailing the arrangement relative to existing floors and ceilings and details of the construction of the new stairs shall be submitted to and approved in writing by the Authority. Thereafter the development shall proceed only in accordance with the approved details.

23. The glazed panes to the roof of the former stable building shall be either retained, replaced like-for-like, or replaced with an industrial type rooflight, details of which shall be submitted to and approved in writing by the Authority prior to installation. Thereafter the development shall proceed only in accordance with the approved details.

24. Prior the re-alignment of the rainwater goods attached to the former stable, amended details simplifying the routing shall be submitted to and approved in writing by the Authority prior to installation. Thereafter the development shall proceed only in accordance with the approved details.

25. Prior the installation of window (OHS1) amended details that revise its position, size, and detailing shall be submitted to and approved in writing by the Authority. Thereafter the development shall proceed only in accordance with the approved details.

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26. The flue proposed to the rear roof slope of the former stable building shall be omitted from the development.
27. The blocking up of the existing (lower) door opening, at the south end of the east elevation of the stable shall be of studwork construction and fixed only to existing mortar joints and finished to match the adjacent wall.
28. Prior to the construction of the external staircase to the south east gable of the barn full details of its design, including any proposed handrail, shall be submitted to and approved in writing by the Authority. Thereafter the development shall proceed only in accordance with the approved details.
29. Prior to the construction of the plant room a methodology for its construction demonstrating how the structural integrity of the barn shall be conserved both during and following construction, and of a detailed design for the new stone walling, fencing, and any surfacing to the roof shall be submitted to and approved in writing by the Authority. Thereafter the development shall proceed only in accordance with the approved details.
30. Prior to the installation of the new partition walling in any part of the barn details of its construction and fixing shall be submitted to and approved in writing by the Authority. Thereafter the development shall proceed only in accordance with the approved details.
31. Notwithstanding the approved site plans, the gates between the stable building and barn are not approved by this consent.
32. Notwithstanding the approved plans, the proposed greenhouse, summerhouse, and pergola shall be omitted from the development.
33. Prior the excavation of any internal floor or the installation of any underfloor heating a detailed plan showing the proposed extent of underfloor heating in each room, a structural assessment supporting the proposals, and a methodology for carrying out the works shall be submitted to and approved in writing by the Authority. The structural assessment shall include details of any necessary consolidation works, and the methodology shall include details of how floors will be lifted, stored and replaced, of how finished floor levels will be retained, of how pipework will be routed through the buildings, and of any new proposed floor coverings. Thereafter the underfloor heating shall be restricted to only the identified areas and shall be installed only in accordance with the approved details.
34. Should the excavation of trial pits be required to inform the structural assessment required to support the underfloor heating proposals, the proposed position and methodology of these trial pits shall be submitted to and approved in writing by the Authority prior to their excavation. Thereafter the trial pits shall be undertaken only in accordance with the approved details.

The meeting adjourned for a lunch break at 13.05 and reconvened at 13.35.

Cllr Mrs K Potter rejoined the meeting



**121/20 OUTLINE APPLICATION - PROPOSED ERECTION OF 2 LOCAL NEEDS SELF BUILD AFFORDABLE HOMES AT DRIVEWAY BETWEEN GREYSTONES & JESMOND, TIDESWELL (NP/DDD/0820/0723, AM)**

The Chair and Vice Chair of Committee had visited the site on the previous day.

The Planning Officer introduced the report. He reported to Members that there were strong concerns over the siting, on the scale and design of the houses and that the floor space was in excess of our policies, so would not be classed as affordable houses within our policy guidelines. There was also concern over the evidence that the applicants had submitted with the application regarding their need for an affordable housing.

The Planning Officer reported that since the report had been published a further update had been received from the applicants.

The following addressed the Committee under the Public Participation at Meetings Scheme:-

- Ms J Mason, Objector – Live Telephone Call
- James and Emma Isaac, Applicant – Video Recording

Members agreed that the design was not appropriate and required more work it would also intrude into the historic landscape causing harm to the non designated heritage asset.

A motion to approve the recommendation as set out in the report was moved, seconded, put to the vote and carried.

**RESOLVED:-**

**To REFUSE the application for the following reasons**

- 1. The application does not demonstrate that the development would meet eligible local needs for affordable housing. The proposed housing would not be affordable due to its size and type. The application therefore fails to demonstrate exceptional circumstances to allow new build housing within the National Park contrary to Core Strategy policy HC1, Development Management policies DMH1 and DMH2 and the National Planning Policy Framework.**
- 2. The proposed site is not well related to the historic built form of Tideswell and would introduce development into the historic strip field system in a manner that would harm the significance of the strip fields and valued landscape character contrary to Core Strategy policies GSP1, GSP3, L1 and L3, Development Management policies DMC3, DMC4 and DMC5 and the National Planning Policy Framework.**
- 3. By virtue of its form and massing the proposed development would be an inappropriate design that would fail to reflect or respect the character of the local area contrary to Core Strategy policies GSP3, Development Management Policies DMC3, our adopted design guide and the National Planning Policy Framework.**
- 4. Insufficient information has been submitted with the application to demonstrate that the development would achieve the highest possible**

**standards of carbon reductions and water efficiency in order to mitigate the causes of climate change contrary to Core Strategy Policy CC1 the Authority's adopted Supplementary Planning Document 'Climate Change and Sustainable Building' and the National Planning Policy Framework.**

- 5. Insufficient information has been submitted with the application to enable to us to assess the potential impact upon trees or inform any necessary mitigation or replacement planting contrary to Development Management policy DMC13.**

**122/20 FULL APPLICATION - REMODEL AND EXTENSION OF EXISTING DWELLING AT WHITE EDGE, THE BENT, CURBAR NP/DDD/0920/0844 JK**

The Chair and Vice Chair of Committee had visited the site on the previous day.

The Planning Officer introduced the report and informed Members that since the report was published, a further consultation had been undertaken on amended plans, and that the consultation period did not expire until the week following the Committee, so the recommendation would be subject to there being no representations being received setting out new material planning considerations. If any representation setting out new material planning considerations that had not been previously considered, then they would be delegated to the Head of Development Management in consultation with the Chair and Vice Chair of Planning for consideration.

The Planning Officer then went onto summarise the 5 letters of representation that had been received following the re-consultation, of which most of the points had been covered previously, however the following points were made

- 1) Do not believe that the submitted proposal achieves sufficient enhancement to constitute significant enhancement required by Policy DMH9
- 2) Most visible offending feature of the existing garage was the light colour of the door which could so this was easily be remedied by replacement doors or dark colouring.
- 3) Existing bungalow was well built and not substandard and there were sustainability concerns with knocking it down and replacing it, and there hasn't been sufficient consideration of the difference in sustainability terms between upgrading the existing bungalow versus knocking it down to build a house.
- 4) Curbar has suffered badly previously under Policy LH5 re replacement dwellings and hoped that the new Policy regarding replacement would address this concern regarding smaller houses and bungalows being replaced with much larger houses..
- 5) Neighbour still concerned re privacy and amenity.
- 6) Concern from local resident that given the narrowness of the lane and the traffic, a condition was needed to manage parking on the street to manage contractors

The Planning Officer also reported to Members that the National Park Ecologist had requested a scheme so that a bat habitat within the void of the roof was made specifically available for fly space for the brown long eared bats along with some bat access tiles, so the wording in Condition 11 would be enhanced to incorporate this.

The following addressed the Committee under the Public Participation at Meetings Scheme:-

- Ms V Poole, Objector – live telephone call
- Mr Games, Curbar Parish Council – live telephone call

- Mr J Darwent, Agent – Video Recording

Some Members were concerned about the number of roof lights, and the privacy and effect on the neighbours due to its scale, massing, massing and height, but following the site visit on the previous day it was considered that it was a positive development than what was there currently and would be acceptable within our policies.

Cllr A Gregory left the meeting at 14.55

The Head of Development Management reported that the building height would be similar to the neighbours so would not cause un-neighbourliness and that the number of roof lights was appropriate in this case.

Members queried whether it was necessary to remove every PD right and proposed a more flexible approach be taken regarding the rear of the property so that PD rights to provide fences, walls and boundary enclosures to the rear of the building should be excluded.

A motion to approve the recommendation as set out in the report, subject to amended wording for Conditions 8 and 11 was moved, seconded, put to the vote and carried.

#### **RESOLVED:-**

**To APPROVE the application subject to the following conditions and provided no further representations are received raising new material planning considerations, and that any which are raised be delegated to the Head of Development Management to consider in consultation with the Chair and Vice Chair of Planning Committee:**

- 1. Standard 3 year period for commencement of development**
- 2. Carry in complete accordance with the amended plans subject to the following conditions or modifications.**
  - (i) The omission of the first floor triangular window opening in the rear gable elevation and replace by a pair of casement frames in accordance with detailed drawings to be submitted for prior approval in writing.**
- 3. Submission and agreement in writing of a detailed scheme for external hard and soft landscaping works with retention of the middle two conifers shown removed on amended plans, and at a minimum eaves height of the new dwelling.**
- 4. Submission and prior agreement of a sample walling panel.**
- 5. Submission and prior agreement of a sample of blue slate.**
- 6. Submit and agree detailed finish colour to all doors and windows.**
- 7. Prior to occupation, provide 3 no on-site parking spaces (each measuring a minimum of 2.5m x 5.5m).**

8. **Withdraw Permitted Development rights for alterations to the external appearance of the dwelling, extensions, porches, ancillary buildings, solar or photovoltaic panels, gates, fences, walls or other means of boundary enclosure without the National Park Authority's prior written consent, apart from fences, walls or other means on enclosures to the rear of boundaries of the curtilage behind the front line of the building without the National Park Authority's prior written consent.**
9. **Development to be carried out in full accordance with the revised Sustainability Statement and written verification provided to the Authority following completion.**
10. **Minor architectural design details, rain water goods, window recesses etc.**
11. **A scheme so that a bat habitat within the void of the roof is made specifically made available for fly space for the brown long eared bats along with some bat access tiles**
12. **Implement CC1 measures with post build verification.**

**Cllr A Hart left the meeting at 15:15**

**123/20**

**HOUSEHOLD APPLICATION - RE-ROOF AND CONVERSION OF EXISTING GARAGE TO TEENAGERS / GRANNY FLAT - DEMOLITION OF EXISTING CANOPY ROOF AND REPLACEMENT WITH NEW EXTENSION. REAR EXTERNAL CANOPY TO PROVIDE COVERED SPACE AND LOG-STORE. NEW OPEN CARPORT TO ACCOMMODATE THREE CAR SPACES AT ROWAN TREE TOFT, BAR ROAD, CURBAR, S32 3YB (NP/DDD/0520/0408, AM)**

The Planning Officer presented the report and informed Members of an update to the report since it was published in that the applicant had agreed to put in Photovoltaic panels on the building and an electric vehicle charging point.

Members had concern regarding the hedge that currently prevents visibility from the public footpath. The Planning Officer confirmed that the only part of the hedge to be removed would be that where the garage would be, the rest of the hedge would remain.

A motion to approve the recommendation as set out in the report was moved, seconded, put to the vote and carried.

**RESOLVED:-**

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

1. **Statutory time limit for implementation.**
2. **In accordance with specified amended plans.**
3. **Gable of ancillary accommodation and car port to be natural gritstone in accordance with a sample panel to be approved.**
4. **Roof to be concrete tiles to match the existing dwelling.**
5. **Specify size of roof lights and conservation type.**
6. **Car port to remain available for parking domestic vehicles at all times.**
7. **Restrict occupation of ancillary dwelling to ancillary to Rowan Tree Toft.**

The meeting adjourned for a short break at 15.30 and reconvened at 15.40.

**124/20 FULL APPLICATION - FOR THE DEMOLITION OF HILLCROFT AND A GARAGE. REPLACEMENT WITH A NEW DWELLING AND DOUBLE GARAGE AT HILLCROFT, SHERWOOD ROAD, TIDESWELL, BUXTON (NP/DDD/0720/0609 SPW)**

The Chair and Vice Chair of Committee had visited the site on the previous day.

The Head of Development Management introduced the report, and informed Members that despite there being a number of design alterations to the proposal, there was still fundamental issues with the scale and massing which had not been possible to resolve and that design concerns still remained.

The following addressed the Committee under the Public Participation at Meetings Scheme:-

- Mr & Mrs Muchan, Objector – Statement read out by Democratic Services
- Ms C McIntyre, Supporter – video recording
- Mr N Foster, Applicant – video recording

Although Members had some sympathy with the Applicants aspirations to build a dwelling with less environmental impacts, it was felt that the design and massing was unacceptable. Members considered that an entirely different design that may be more acceptable and urged the Applicant to work with Officers in future.

A motion to approve the recommendation as set out in the report was moved, seconded, put to the vote and carried.

**RESOLVED:-**

**To REFUSE the application for the following reasons -**

- 1. The proposal would not achieve an enhancement of the site or the wider National Park and it is therefore contrary to the replacement dwelling policy Development Management Policy DMH9, this is because its design is not in accordance with the 'Design Guide' and is contrary to core Strategy policy GSP3 and Development management policy DMC3.**
- 2. The proposal would harm the setting of the Conservation Area including views into and out of the Conservation Area so it is contrary to Core Strategy Policy L3 and Development Management Policy DMC8 and would harm the valued characteristics of the National Park so also contrary to Core Strategy policy GSP1 and L1.**

**125/20 FULL APPLICATION - PROPOSED AGRICULTURAL CUBICLE BUILDING TO HOUSE AND FEED LIVESTOCK AT PRIESTCLIFFE HALL FARM, PRIESTCLIFFE ROAD, PRIESTCLIFFE (NP/DDD/0820/0711 TM)**

The Chair and Vice Chair of Committee had visited the site on the previous day.

The Planning Officer introduced the report.

The following addressed the Committee under the Public Participation at Meetings Scheme:-

- Ms J Harrison, Agent –statement read out by Democratic Services

Members agreed that although the size of the building means that the scheme is major development, it would not have a significant impact on the landscape. Members asked that 2 additional conditions be added to agree a landscaping scheme and also for a scheme for both internal and external lighting as internal lighting spill can cause significant landscape impacts.

A motion to approve the recommendation as set out in the report subject to the additional conditions, was moved, seconded, put to the vote and carried.

**RESOLVED:-**

**To APPROVE the application subject to conditions or modifications to control the following:**

- **3 year implementation period.**
- **The development shall not be carried out other than in complete accordance with the specified amended plans.**
- **Concrete panels shall be reduced to the internal ground floor level. The box profile sheeting shall extend from the eaves of the building the internal ground floor level.**
- **The concrete panels to north, west and east elevations shall be painted the same colour as the box profile sheeting Slate Blue (18B29).**
- **The box profile sheeting shall be coloured Slate Blue (18B29).**
- **Climate change mitigation measures to be implemented.**
- **The building shall be used only for the purposes of agriculture.**
- **Landscaping Scheme to be agreed**
- **Scheme for both internal and external lighting to be agreed.**

**Cllr I Huddleston left the meeting at 16:45**

**126/20 S73 APPLICATION - FOR THE VARIATION OF CONDITION 2 ON WED0882270 AT WHESTON BANK FARM, WHESTON BANK, TIDESWELL, BUXTON (NP/DDD/0820/0731 SPW)**

This item was withdrawn from the meeting.

**127/20 FULL APPLICATION - PROPOSED EXTENSION TO MENAGE FOR PRIVATE USE AT MANOR HOUSE FARM, SCHOOL ROAD, WETTON (NP/SM/0920/0866, ALN)**

The Planning Officer introduced the report, and informed Members of an amendment to Condition 4 of the report so it would read:-

“There shall be no new floodlighting or other external lighting whatsoever to the existing menage and to the extension hereby approved within the areas edged red and blue on the submitted plans” as it was considered that floodlights would not be appropriate, and would have an impact on the Conservation Area and neighbour amenity, so would be omitted from the scheme.

The Officer reported that there had been concerns raised by neighbours regarding the degree of overlooking onto their properties, but that the Officers do not think that there will be any realistic possibility of overlooking due to the distance of the menage from the neighbouring property. Furthermore a landscaping scheme is proposed which would ensure further visual separation.

The following addressed the Committee under the Public Participation at Meetings Scheme:-

- Mrs Imerson – Objector – video recording
- Mr Imerson – Objector – video recording
- Mr R Silson, Supporter – Statement read out by Democratic Services
- Ms Higton – Applicant – statement read out by Democratic Services

A motion to approve the recommendation as set out in the report subject to the amendment to Condition 4, was moved, seconded, put to the vote and carried.

**RESOLVED:-**

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

- 1. 3 year time limit.**
- 2. Adopt submitted plans**
- 3. A landscaping scheme for a belt of native tree planting along the south eastern boundary of the menage and individual native tree planting to the north and north west shall be submitted to and agreed in writing by the National Park Authority. Thereafter the approved planting scheme shall be carried out before the development hereby approved is first brought into use.**
- 4. There shall be no new floodlighting or other external lighting whatsoever to the existing menage and to the extension hereby approved within the areas edged red and blue on the submitted plans.**
- 5. Use of the menage hereby permitted shall remain ancillary to 'Manor House Farm' for private use only by the occupants of 'Manor House Farm.'**
- 6. The surfacing materials for the menage shall be a dark coloured material to match the existing.**
- 7. At the time of erection the new fencing (and the existing fencing) shall be painted or stained dark brown.**

The meeting adjourned for a short break at 17.15 and reconvened at 17.25.

**Cllr A McCloy left the meeting before this item was discussed.**

**128/20 FULL APPLICATION - FITTING OF TWO NEW EXTRACTION GRILLES AT 1-3 MARKET PLACE, MARKET PLACE, BAKEWELL (NP/DDD/0620/0549 TM)**

The Planning Officer introduced the report, which is a Full Application and not an Advertisement Consent as in the heading of the report. He then went on to inform Members of the following further corrections to the report.

In Paragraph 1 - the word “not” to be added to the sentence “the District Council Environmental Health Team have confirmed that the extraction system does not give rise to any harmful odour issues”.

In Paragraph 2 – the sentence should read “The River Wye” not the River Derwent

In Paragraph 3 – the sentence should read “The building hosts a café on the first floor” not offices.

The Officer then went onto inform Members that since the report had been written, a further 2 letters of objection had been received but that they had not raised any new concerns that had not already been covered in the report.

The following addressed the Committee under the Public Participation at Meetings Scheme:-

- Ms Buno, Objector – statement read out by Democratic Services
- Ms Bull, Objector – statement read out by Democratic Services
- Ms Glass, Objector – statement read out by Democratic Services
- Mr Cameron, Objector – statement read out by Democratic Services
- Mr & Mrs Spaven, Objector – statement read out by Democratic Services
- Mrs Coffey, Objector – statement read out by Democratic Services
- Mr Coffey, Objector – statement read out Democratic Services

Although Members had some sympathy with the residents, it was felt that there was no option than to go with the recommendation as the Environmental Health Officer had visited the site on numerous occasions, and confirmed that the odours were not excessive, so did not constitute a statutory nuisance, and to refuse the application contrary to the Environmental Health Officer could risk substantial costs at an appeal. It was noted that the use of the premises to provide takeaway food was only temporarily permitted by the temporary amendments to the Permitted Development Rights as a result of Covid 19, and that planning permission would be needed if the owners wished to carry on a substantial takeaway use.

A motion to approve the recommendation as set out in the report was moved, seconded, put to the vote and carried.

**RESOLVED:-**

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

- **3 year implementation period.**
- **The development shall not be carried out other than in complete accordance with the specified approved plans.**
- **The extraction system shall be retained and maintained in accordance with the manufacture’s specification for the lifetime of the use of the premises as a food outlet.**

**Cllr Mrs K Potter left the meeting during consideration of this item.**

**129/20**

**ADVERTISEMENT CONSENT - REPLACEMENT OF FIVE SIGNS AT FIELD HEAD INFORMATION CENTRE, EDALE (NP/HPK/0120/0016.DH)**

The Planning Officer presented the report which was an application by the Authority to replace signage at the Visitor Centre at Field Head.



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A motion to approve the recommendation as set out in the report was moved, seconded, put to the vote and carried.

**RESOLVED:-**

**To APPROVE the application subject to the standard conditions applicable to Advertisement Consent, and the following non-standard condition:**

- **That the scheme shall be in complete accordance with that which is specified on the amended plans, received by the Authority on 7 February 2020.**

**130/20 HEAD OF LAW REPORT - PLANNING APPEALS (A.1536/AMC)**

The Head of Development Management presented the report and updated Members on the Midhope Track Public Inquiry which should have taken place at the beginning of December but has now been adjourned until the New Year.

Members welcomed the report on appeals lodged and decided during the month.

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

**RESOLVED:**

**That the report be received and noted.**

The meeting ended at 6.30 pm