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## MINUTES

Meeting: **Planning Committee**

Date: Friday 15 January 2021 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, Ms A Harling, Cllr A Hart, Cllr I Huddleston, Cllr A McCloy, Cllr Mrs K Potter, Cllr K Richardson, Miss L Slack and Cllr G D Wharmby

Apologies for absence: Cllr A Gregory.

### 1/21 **ROLL CALL OF MEMBERS PRESENT, APOLOGIES FOR ABSENCE AND MEMBERS DECLARATIONS OF INTEREST**

#### Item 5

Cllr Chapman declared a personal and prejudicial interest as the applicant was a friend of his and would leave the meeting during discussion of this item.

#### Item 6 & 7

All members declared an interest as the applications were on behalf of the Authority.

### 2/21 **MINUTES OF PREVIOUS MEETING HELD ON 11 DECEMBER 2020**

The Director of Conservation & Planning informed the committee that an email had been received from the applicant for minute number 142/20 of the Planning Committee on 11 December 2020 which was addressed to all Members regarding concerns that the minutes were not an accurate record. The Director of Conservation & Planning clarified that the minutes were not a verbatim record of the discussions at committee but a summary of the discussion and that the details of the decision in the minutes were accurate.

The applicant would be advised of three courses of action open to them as advised by Officers:

- Appeal the refusal decision
- Review their proposal and re-submit following pre-application discussions with Officers
- Apply for leave to judicially review the decision

Further discussions had been offered to the applicant along with pre application advice, which had not been available when the first application had been submitted.

The minutes of the Planning Committee held on 11 December 2020 were approved as a correct record subject to the following amendments:

Corrections were noted to page 6 Minute no.116/20 – replacement of agricultural with arboricultural in the first paragraph of that item.

In relation to Page 26/27 there was discussion on the spelling of the word Menage – however Officers explained that this spelling was consistent with the spelling used by the applicant and therefore should not be amended.

### **3/21 URGENT BUSINESS**

There was no urgent business.

### **4/21 PUBLIC PARTICIPATION**

One member of the public had given notice to make representations to the Committee.

### **5/21 FULL APPLICATION - PROPOSED NEW BUILD DWELLING TO SATISFY A LOCAL NEED - TOWN END FARM, MAIN STREET, CHELMORTON (NP/DDD/1020/0941, MN)**

Cllr David Chapman left the meeting as he had declared a prejudicial interest in this item.

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

The Planning Officer introduced the report outlining the reasons for refusal as set out in the report.

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

- Mr Johnathon Devereux – applicant – Statement read out by Democratic Services

Some Members expressed their concerns regarding the requirement the dwelling to be restricted to a single bedroom dwelling of 39m<sup>2</sup>, the need for pre-determination archaeological assessment to be undertaken, and with the concerns raised by the Highways Authority regarding the access to the site.

A motion to defer the item was proposed.

Officers confirmed that the requirement for archaeological assessment was based on the known archaeological significance of Chelmorton, including findings from previous archaeological survey in an area 60 metres from the development site, and noted that Chelmorton was also a designated conservation area. It was also confirmed that this was the second application for the site; the first had been withdrawn before a decision was made, and the house now proposed remained significantly larger than that justified

by the identified need despite advice from Officers being provided prior to the submission being made.

A photo displayed during the Committee meeting of the entrance to the property did not show a hedge outside of the Applicant's control that was now in place and was two metres high and further impacted on the already sub-standard visibility from the access junction. Members discussed that the representation from the Highway Authority objected to the development due to concerns regarding the access and this objection could not be ignored.

A motion to refuse the application in line with the Officer recommendation was moved.

Officers confirmed that there had been a change to housing policy in 2019 which strengthened the requirement for affordable homes of a range of sizes and affordability to be provided in the National Park, to meet the diverse range of housing need that exists.

The motion to defer the application to discuss changes in the size to the proposed building was seconded.

The motion to defer the item was voted on and defeated.

The motion to refuse the application in line with the Officer recommendation was seconded, voted on and carried. Cllr Potter requested that her vote against the refusal was recorded.

**RESOLVED:**

**To REFUSE the Application for the following reasons:**

- 1. The proposed dwelling house is larger than the size justified by the identified housing need, and as a result the proposals are contrary to policy DMH1.**
- 2. There is insufficient archaeological assessment of the site to allow an assessment of the archaeological impacts of the development to be made, contrary to policy DMC5 and the provisions of the NPPF.**
- 3. Visibility from the site access that is within the applicants control is substandard, and it is concluded that the intensification of use arising from the proposed development would adversely affect highway safety. The proposal is contrary to policy DMT3 and the guidance within the NPPF.**

Cllr Chapman re-joined the meeting on the conclusion of this item.

**The meeting adjourned for a short break at 11.15 and reconvened at 11.25**

6/21

**FULL APPLICATION - REMOVAL OF EXISTING SHARED SEPTIC TANK SYSTEM AND REPLACEMENT WITH SHARED SEWAGE TREATMENT PLANT - CLOUGH HEAD FARM, LEEK ROAD, WARSLOW (NP/SM/1120/1064, MN)**

The Planning Officer introduced the report, advising that the application had been submitted by the National Park Authority. An update was provided on feedback received from Natural England after the report had been written. Natural England had no objections to the application.

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

**RESOLVED:**

**The application was APPROVED subject to the following conditions:**

- 1. 3 year time limit**
- 2. In accordance with submitted plans**

**7/21 FULL APPLICATION - REMOVAL OF EXISTING SHARED SEPTIC TANK SYSTEM AND REPLACEMENT WITH SHARED SEWAGE TREATMENT PLANT - WOOD COTTAGE, LEEK ROAD, LONGNOR (NP/SM/1120/1066, MN)**

The Planning Officer introduced the report, advising that the application had been submitted by the National Park Authority. An update was provided on feedback received from Natural England after the report had been written. Natural England had no objections to the application.

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

Members asked if there was any risk to the system if there was a power cut and Officers gave assurance that the risk is very low to the mechanism of the plant.

**RESOLVED:**

**The application was APPROVED subject to the following conditions:**

- 1. 3 year time limit**
- 2. In accordance with submitted plans**

**8/21 MONITORING & ENFORCEMENT QUARTERLY REVIEW - JANUARY 2021 (A.1533/AJC)**

The item was introduced by the Team Manager – Monitoring & Enforcement who highlighted some specific cases and illustrated some of the successes where breaches had been resolved.

Members discussed the issue with the vacancies within the Monitoring & Enforcement Team and the impact of COVID-19 on the work. Officers confirmed that work had now begun to fill the vacant posts and that targets would be reviewed and based on the resources available.

Members praised the Monitoring and Enforcement Team for their work, especially as all enquires, even those made anonymously, were investigated , a service not offered by many other authorities.

**RESOLVED:**

**To NOTE the report.**

**9/21 HEAD OF LAW REPORT - PLANNING APPEALS (A.1536/AMC)**

The report was introduced by the Head of Planning. Members noted that an application for Solar Panels had not been discussed at Committee. Officers confirmed that a clear view had been identified on the application and it was suitable to be determined in line with the Officer Scheme of Delegation. The Planning Inspectorate had dismissed the appeal. Officers agreed to look at the significance of future applications, which related to environmental credentials and consider if applications should be brought to Planning Committee for determination.

**RESOLVED:**

**To NOTE the report.**

The meeting ended at 12.20 pm