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MINUTES

Meeting: **Planning Committee**

Date: Friday 30 April 2021 at 2.00 pm

Venue: Webex - Virtual Meeting

Chair: Mr R Helliwell

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

Apologies for absence: Cllr D Chapman, Miss L Slack and Cllr G D Wharmby.

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

Item 5

Cllr Brady declared a prejudicial interest as Chair of Taddington Parish Council, so would not take part in the discussion on this item and would leave the meeting.

2/21 **URGENT BUSINESS**

There was no urgent business.

3/21 **PUBLIC PARTICIPATION**

One member of the public was present to make a representation to the Committee.

4/21 **FULL APPLICATION - RESTORATION AND EXTENSION OF THORNSEAT LODGE AND ANCILLARY BUILDINGS TO FORM HOLIDAY ACCOMMODATION AND ANCILLARY GUEST FACILITIES. RESTORATION OF HISTORIC STABLE BLOCK FOR WEDDING VENUE, RESTORATION OF EXISTING ACCESS AND CREATION OF NEW CAR PARK AND ASSOCIATED LANDSCAPING AND MANAGEMENT AT THORNSEAT LODGE, MORTIMER ROAD, SHEFFIELD (NP/S/0620/0511, AM) - ITEM WITHDRAWN**

This item was withdrawn.

5/21 FULL APPLICATION - PROPOSED ERECTION OF ONE LOCAL NEEDS HOME ON LAND ADJACENT TO SPORTS FIELD, TADDINGTON (NP/DDD/0221/0150 P9029/SC)

Cllr P Brady had declared a prejudicial interest for this item as Chair of Taddington Parish Council, so left the meeting room and didn't take part in any discussion.

The Chair and Vice Chair had visited the site the previous day.

The Planning Officer presented the report and informed Members that although the site was just outside the Taddington Conservation Area (CA), the CA did run adjacent to the south and western sides of the development site, and that there had also been concerns raised by the Highway Authority regarding the potential conflict of users on the unadopted lane which was also a public footpath.

The other fundamental issue was that although the applicant met the housing need qualification, the proposed house was significantly larger than what was supported by policy for a single person dwelling.

The following made representations to the Committee under the Public Participation at meetings scheme:

- Mr Davidson-Hawley, Applicant – video statement

Cllr Brady had initially requested to speak on this item but had subsequently withdrawn his request.

Although Members had sympathy with the applicant, the highways concerns had to be taken into account, together with the size of the proposed development, which would be too large to meet the applicant's identified housing need for an affordable local needs dwelling. Members discussed the need to consider affordable housing in more detail in conjunction with the Local Plan Review and the need for appropriate housing for young families to maintain the viability and sustainability of villages within the Park.

A motion to refuse the application in accordance with Officer recommendation was put to the vote and carried.

Cllr Potter asked that her vote against the recommendation be recorded.

RESOLVED:

That the application be REFUSED for the following reasons:

1. **The proposed dwelling house is significantly larger than the size justified by the identified housing need. The proposed house would therefore not meet an identified need for affordable local needs housing and therefore as a result the proposal is contrary to policy DMH1.**

2. **The substandard visibility and the intensification of use arising from the proposed development would adversely affect highway safety. Therefore contrary to policy DMT3 and guidance within Para: 109 of the NPPF.**

Cllr Patrick Brady joined the meeting at 3:07pm

6/21 PEAK DISTRICT NATIONAL PARK AUTHORITY CONVERSION OF HISTORIC BUILDINGS SUPPLEMENTARY PLANNING DOCUMENT - CONSULTATION DOCUMENT (SW)

The Policy Planner introduced the report which was to seek approval to commence an 8 week public consultation on the Historic Buildings Supplementary Planning Document (SPD) document, and to delegate authority to the Head of Planning in consultation with the Chair and Vice Chair of Planning, to agree any modifications before the document is finalised prior to public consultation.

The Members thanked the Officer for the excellent document then went through the sections of the draft SPD.

A motion to approve the Officer recommendation was put to the vote and carried.

RESOLVED:-

That the Committee:

1. **Approve the Peak District National Park Authority Conversion of Historic Buildings Supplementary Planning Document – Consultation Draft.**
2. **Approve an 8 week public consultation on the Peak District National Park Conversion of Historic Buildings Supplementary Planning Document to commence in May 2021.**
3. **Grant delegated authority to the Head of Planning Services in consultation with the Chair and Vice Chair of Planning Committee to agree any further modifications and finalise the document at Appendix 1 prior to public consultation.**

7/21 ANNUAL REPORT ON PLANNING APPEALS 2020/21 (A.1536/AM/BJT/KH)

The Head of Planning presented the report to provide Members with a breakdown on the appeals that had been dealt with over the period 2020/2021.

The Head of Planning sends all Members a summary of any appeal decision that comes in from the Planning Inspectorate (PINS), and although there had been no real concern, there had been 2 appeal decisions over the last year that he had flagged up with PINS where he had expressed concern.

Members thanked the Officer for his report.

RESOLVED:

That the report be noted.

Cllr Potter left the meeting at 3.30pm

The meeting ended at 3.35 pm

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