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## MINUTES

Meeting: **Planning Committee**

Date: Friday 25 June 2021 at 10.00 am

Venue: The Palace Hotel, Buxton, SK17 6AG

Chair: Mr R Helliwell

Present: Mr K Smith, Cllr W Armitage, Cllr P Brady, Cllr D Chapman,  
Cllr A McCloy, Cllr Mrs K Potter, Cllr K Richardson and Miss L Slack

Apologies for absence: Cllr A Gregory, Ms A Harling, Cllr A Hart and Cllr I Huddleston.

### **62/21 ROLL CALL OF MEMBERS PRESENT, APOLOGIES FOR ABSENCE AND MEMBERS DECLARATIONS OF INTEREST**

#### Item 4

Cllr Chapman declared a prejudicial interest as the applicant was known to him and stated that he would leave the meeting for the duration of this item.

### **63/21 URGENT BUSINESS**

There was no urgent business.

### **64/21 PUBLIC PARTICIPATION**

Four members of the public had given notice to address or make representations to the Committee.

### **65/21 FULL APPLICATION - NEW AFFORDABLE DWELLING - LAND OFF TAGG LANE, MONYASH -**

Cllr D Chapman had declared a prejudicial interest for this item as the applicant was known to him, so left the meeting room and did not take part in any discussion.

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

The report was presented by the Head of Planning who outlined the reasons for refusal as set out in the report.

The following addressed the Committee under the Public Participation at meetings scheme:

- Mr Charles Woolley, Applicant

The Head of Planning was asked to clarify if the trees on the application site were the subject of a Tree Preservation Order and confirmed that he did not have that information to hand but could confirm that they were within the boundary of the Conservation Area.

Members discussed the size of the proposed property in relation to the needs of the applicant's growing family and the location of the application site, being on the edge of the village, within the Conservation Area, and incurring into a medieval strip field. Also whether there was a better site within the ownership of the applicant. Additionally there was discussion of how best to address local housing need and the public benefit arising from this.

A scheme of archaeological investigation had not been carried out. It was noted that a driveway would be constructed through a sloping bank, the archaeological significance of which was currently not known.

The Head of Planning emphasised that the Conservation Area status of the site should not be ignored and it was necessary to make a balanced judgment weighing the benefits of approval of the application against the potential harm to the Conservation Area. He also clarified that the National Floorspace Guidance within the relevant policy seeks to ensure homes are affordable over the long term.

A motion to approve the item contrary to Officer recommendation was proposed and seconded.

The Head of Planning requested that the item be deferred to a subsequent meeting of the committee under Standing Order 1.48, and a further report be prepared to reflect on the policy impact of the decision and to call on Members to consider strong reasons for making an exception to policy, reflecting also on similar recent cases at Planning Committee determined by Members in accordance with policy.

The following conditions were suggested by Officers in the event of approval of the application:

1. 2 year time limit
2. Section 106 agreement relating to local occupancy
3. In accordance with agreed plans
4. Agreement to be reached on materials used
5. Services to run underground over the applicant's land
6. In accordance with Highways recommendations
7. Consideration of sewerage treatment
8. A written scheme of archaeological investigation to be carried out.
9. Detailed landscaping scheme

A vote to approve the application contrary to Officer recommendation was taken and carried.

## **RESOLVED**

**That Members are minded to recommend approval of the application as an exception to Policy to a future meeting of the Planning Committee however in accordance with Standing Order 1.48 final determination of the application is DEFERRED pending a further report being prepared by Officers.**

The meeting adjourned for a short break at 11.05 and reconvened at 11.15

**66/21 FULL APPLICATION - PROVISION OF EDUCATION SUITE AND ANCILLARY ACCOMMODATION TO FACILITATE DIVERSIFICATION OF FARM ACTIVITIES AT HIGH LEES FARM, NEW ROAD, BAMFORD**

Cllr Chapman re-joined the meeting.

This item was moved forward on the agenda.

The Planning Officer introduced the report setting out the reasons for approval as set out in the report.

The following made representations to the Committee under the Public Participation at Meetings Scheme:

- Kate May, applicant – statement read out by an Officer in the Democratic and Legal Support Team.

A motion to approve the application in accordance with Officer recommendation was proposed and seconded and a vote was taken and carried.

**RESOLVED:**

**To APPROVE the application subject to prior entry into a S106 legal agreement to tie the education suite and ancillary accommodation to the revised schedule of land and buildings at High Lees Farm and subject to the following conditions:**

- 1. Statutory time limit for implementation.**
- 2. No development shall commence until development phasing plan has been submitted and approved. Development to be carried out in accordance with approved details.**
- 3. No development shall commence until construction management plan has been submitted and approved. Development to be carried out in accordance with approved details.**
- 4. Travel plan to be submitted and approved prior to the first occupation of the education suite and ancillary accommodation.**
- 5. Landscape scheme to be submitted, approved and implemented prior to the first occupation of the development.**
- 6. Submit and agree sample of roof material and sample panel of stonework for education suite and ancillary accommodation together with details of paving and surfacing materials.**

7. **The package treatment plant shall be installed prior to the first occupation of education suite and ancillary accommodation.**
8. **The parking and manoeuvring areas shall be laid out, constructed and available for use prior to the first occupation of the education suite and ancillary accommodation and shall be permanently so maintained.**
9. **Development shall not be carried out other than in accordance with recommendations of submitted protected species survey report.**
10. **Restrict use specifically to education suite and accommodation all ancillary to High Lees Farm and to be retained within a single planning unit.**
11. **Restrict residential accommodation to holiday accommodation only.**
12. **Restrict the maximum number of guests to no more than 16 at any time.**
13. **Restrict the use of agricultural buildings for the purposes of agriculture only.**
14. **Remove agricultural buildings when no longer required for the purposes of agriculture.**
15. **Remove permitted development rights for alterations and extensions from residential accommodation.**
16. **Specification of colour finish for sheeting and doors to agricultural buildings**

**67/21 FULL APPLICATION - THE PROPOSED INSTALLATION OF A 25M LATTICE MAST, SUPPORTING 3 NO ANTENNA, 2 NO 600MM DISHES, TOGETHER WITH 3 NO GROUND BASED EQUIPMENT CABINETS CONTAINED WITHIN A FOUL WEATHER ENCLOSURE, SATELLITE DISH AND ANCILLARY DEVELOPMENT THERETO INCLUDING A PERMANENT GENERATOR, HOUSED WITHIN A SECURE COMPOUND ON LAND ADJACENT TO HOWDEN RESERVOIR, UPPER DERWENT , HOPE VALLEY**

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

The Planning Officer introduced the report setting out the reasons for refusal as set out in the report. He also advised that further information had been received in relation to the generator which would run powered by diesel for 3 to 4 hours and then by battery for 6 to 8 hours. A photo montage had also been received and was incorporated in the presentation.

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

- Alison Hughes, Applicant – Statement read out by an Officer in the Democratic & Legal Support Team.

A motion to refuse the item in accordance with Officer recommendation was proposed and seconded.

Members discussed the visual impact of the proposed mast and the impact on the tranquillity of the area surrounding the application site balanced with the potential public benefit of the mast.

A vote to refuse the application in line with the Officer recommendation was taken and carried.

## **RESOLVED**

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

- 1. Visual harm to valued landscape character and appearance especially from the mast top sky-lining in key views from the north and south west across the reservoir.**
- 2. Harm to valued landscape character from the tarmac access road and new entrance coupled with the inappropriate fencing to the main compound.**
- 3. The use of generator to provide power is unsustainable and contrary to Policy CC1 and in absence of any detailed noise report proving otherwise, generator noise would likely cause harm to the tranquillity of area and neighbouring amenity.**
- 4. The screening effect provided by the surrounding trees are outside of the applicant's ownership and control. Trees are shown to be removed to accommodate the development however no tree report has been submitted to cover this or to provide a plan for the long term management of the tree cover to maintain screening effect. In the absence of a suitable mechanism to secure control over the long term retention and suitable management/planned replacement of the immediate surrounding tree cover, the proposed mast could become a more intrusive feature, causing further harm to the special quality of the landscape.**
- 5. Insufficient information on ecological issues as desk-based assessment recommendation of follow up reports have not been carried out so potential harm and a net benefit to biodiversity cannot be established.**
- 6. The proposal is therefore contrary to policies GSP1, CC1, GSP3, L1, DMU4, DMC3, DMC11, DMC13, and the NPPF.**

68/21

**FULL APPLICATION - PROPOSED DEMOLITION OF EXISTING FACTORY AND CONSTRUCTION OF NEW DWELLING, THE FACTORY, ALMA ROAD, TIDESWELL**

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

The Planning Officer introduced the report setting out the reasons for approval as set out in the report. He confirmed that Officers had carefully considered the recommendations of the Highways Department but had concluded it was not necessary for them to be implemented.

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

- David Sutherland, Agent

A motion to approve the application in accordance with Officer recommendation was moved and seconded.

The Planning Officer confirmed that there were no serious concerns regarding overlooking of neighbouring properties, and that Officers requested a further condition be added to agree the levels of the proposed parking area as part of a scheme of landscaping.

The motion to approve the item in accordance with Officer recommendation and with an extra condition regarding the levels of the proposed parking area was put to the vote and carried.

## **RESOLVED**

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

- 1. Statutory time limit for implementation**
- 2. Development in accordance with amended plans, subject to design conditions**
- 3. Submit and agree stone sample and agree panel.**
- 4. Submit and agree slate sample.**
- 5. Windows to be white painted timber unless otherwise agreed.**
- 6. Other minor design details**
- 7. No development shall commence until construction management plan has been submitted and approved. Development to be carried out in accordance with approved details.**
- 8. Submit scheme for enhancement of doors of the adjacent storage building and implement to agreed timescale.**
- 9. Landscaping scheme to be implemented prior to or within first planting season of the first occupation of the dwelling.**
- 10. The parking and manoeuvring areas shall be laid out, constructed and available for use prior to the first occupation of the dwelling.**

- 11. Development shall not be carried out other than in accordance with recommendations of submitted tree survey report.**
- 12. Remove permitted development rights for alterations, extensions and outbuilding, and boundary on boundary facing the Old College.**
- 13. Ancillary accommodation in basement to remain ancillary to dwelling and be used for no other purpose.**
- 14. The existing storage buildings along St John's Road shall not be used other than for domestic storage purposes, without the Authority's approval.**
- 15. Submit and agree the levels of the parking area as part of a scheme of landscaping**

Ms Slack left the meeting at 12.41

**69/21 FULL APPLICATION - PLACEMENT OF SHED AND MODIFICATION TO DRIVE ENTRANCE AT BEAUMARIS, TOWER HILL, RAINOW**

The Planning Officer introduced the report setting out the reasons for approval as set out the in report.

A motion to approve the application in accordance with Officer recommendation was proposed and seconded, put to the vote and carried.

**RESOLVED**

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

- 1. Statutory time limit for implementation.**
- 2. Development to be carried out in accordance with the submitted plans and specifications**

**70/21 APPROVAL OF THE DORE NEIGHBOURHOOD PLAN - TO SUBMIT FOR REFERENDUM**

The Head of Planning introduced the report.

A motion to approve the proposal as recommended by Officers was moved, seconded, put to the vote and carried.

**RESOLVED**

**That in accordance with paragraph 12 of Schedule 4B of the 1990 Town and Country Planning Act that:**

- 1. The Authority approves that following the inclusion of the Examiner's recommended modifications into the Plan (as set out in Appendix 1 attached to the report), the plan meets the basic conditions such that it can proceed to a referendum**
  
- 2. The Authority approves publication of a formal decision statement detailing the Authority's response to the Examiner's recommendations (as set out in Appendix 2 attached to the report)**
  
- 3. The Authority determines that the referendum boundary will cover the designated Dore Neighbourhood Area only.**

The meeting ended at 12.50 pm