
MINUTES

Meeting: **Planning Committee**

Date: Friday 10 December 2021 at 10.00 am

Venue: Board Room, Aldern House, Baslow Road, Bakewell, DE45 1AE

Chair: Mr R Helliwell

Present: Mr K Smith, Cllr W Armitage, Cllr P Brady, Cllr D Chapman,
Ms A Harling, Cllr A McCloy, Cllr S. Saeed and Cllr J Wharmby.

Apologies for absence: Cllr A Hart, Cllr I Huddleston, Cllr Mrs K Potter, Cllr D Murphy,
Cllr K Richardson and Mrs C Waller.

119/21 ROLL CALL OF MEMBERS PRESENT, APOLOGIES FOR ABSENCE AND MEMBERS' DECLARATIONS OF INTEREST

Item 6

Cllr Brady, Cllr Chapman, Ms Harling, Cllr McCloy, Cllr Wharmby, Mr Smith and Mr Helliwell, had received an email from Caroline McIntyre.

Ms Harling also declared that the applicant was known to her, however she had not discussed the matter with them.

Item 7

All Members declared that the landowner was an Authority Member.

Item 8

All Members declared an interest as the applicant was the Peak District National Park Authority and the application site was owned by the National Park Authority

120/21 MINUTES OF PREVIOUS MEETING OF 5TH NOVEMBER 2021

The minutes of the last meeting of the Planning Committee held on 5th November 2021 were approved as a correct record.

121/21 URGENT BUSINESS

There was no urgent business. However the Chair of the meeting was happy for the Head of Planning to express his thanks on behalf of the Authority to Tom Shiels, the South Team Planning Manager, who was attending his last Planning Committee before

leaving his role in the New Year. Members added their thanks and best wishes for the future.

122/21 PUBLIC PARTICIPATION

Three members of the public were present to make representations to the Committee.

123/21 FULL APPLICATION - CONVERSION OF FIELD BARN TO DWELLING AT TWIN DALES BARN, FIELD TO WEST OF OVER HADDON (NP/DDD/0821/0866), ALN

The report was introduced by the South Team Planning Manager who set out the reasons that the Committee was being asked to reconsider its previous position of being minded to approve the application.

The Head of Planning added that policy L1 of the Authority's Core Strategy and policy DMC1 of the Development Management Policies link directly to guidance in the Landscape Strategy for individual landscape character areas, the application site being in the White Peak. Guidance for the White Peak is clear that approval of the application would be contrary to policy L1 of the Core Strategy and policy DMC1 of the Development Management Policies.

The following spoke under the public participation at meetings scheme:

- Mr Neil Mycock, Applicant

Members discussed the conflict between allowing the building to become derelict and the potential impact of its conversion and domestication, on the landscape. They also discussed the extent to which careful design, and planning conditions are able to limit the impact of domestication in the long term. The position of the building and its prominence in the open landscape was thought to be particularly relevant.

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

Further discussion took place on the importance of the barn, which was felt to be important in the landscape rather than as heritage asset on its own merit.

The motion to refuse the application was seconded

It was noted that the application was not an application for affordable local needs housing but rather for open market housing.

The motion was voted on and carried.

RESOLVED:

To REFUSE the application for the following reasons:

- I. The development would cause harm to the significance of the field barn as a heritage asset and its setting. Consequently, it would not deliver conservation or enhancement of a valued vernacular building. The proposals are therefore contrary to Core Strategy policies GSP1, GSP2, L1, L3 and HC1; Development Management policies DMC1, DMC3, DMC5 and DMC10 and the National Planning Policy Framework.**

II. The creation of a new dwelling in this isolated location within the open countryside and the domestication of the site would result in harm to the landscape character and scenic beauty of the National Park. The proposal is therefore contrary to Core Strategy policies GSP1, GSP2 and L1, Development Management policies DMC1 and DMC3 and the National Planning Policy Framework.

Ms Harling left the meeting at 10.55.

124/21 FULL APPLICATION - CONVERSION OF THE BUILDING TO CREATE NEW RESIDENTIAL DWELLING, EXTERNAL ALTERATIONS, WORKS OF HARD AND SOFT LANDSCAPING AND OTHER WORKS INCIDENTAL TO THE APPLICATION AT FORMER NEW FOUNDLAND NURSERY, SIR WILLIAM HILL ROAD, GRINDLEFORD (NP/DDD/0121/0025, SPW)

Members had visited the site on the previous day.

The Head of Planning introduced the report, setting out the reasons for refusal as outlined in the report.

The following spoke under the Public Participation at meetings scheme:

- Cllr Peter O'Brien, Derbyshire Dales District Council Ward Member, Supporter
- Mr Andy Short, on behalf of the Applicant

The Head of Planning confirmed that an approval of the application would resolve the issue of the unauthorised track and that the outstanding enforcement matters did not provide an obstacle to approval of the scheme.

Members discussed the extent to which it was likely that further demolition and rebuilding would be required than originally planned and the extent to which this may harm the heritage significance of the building. Members considered whether enough of the original building would remain to consider the project a restoration or if it would in fact be a new build. It was likely that a new build would be refused in this remote location, adjacent to the Natural Zone. It was felt that more information was needed as the Heritage Statement and Structural Engineer's report were not sufficiently clear in this respect to enable the application to be approved.

Members noted the positive engagement between the Applicant and the Authority, and would welcome the enforcement issues resolved. A motion to defer the application in order to obtain further information from the Applicant regarding the condition and construction was moved and seconded. A vote was taken and carried.

Cllr Ms S Saeed left the meeting at 11.40am and returned during the item but did not take part in the discussion nor the vote.

RESOLVED:

To DEFER the application pending further discussions with the Applicant regarding the condition and construction of the existing building.

The meeting adjourned for a short break at 11.45 and reconvened at 11.55.

- 125/21 FULL APPLICATION - REMOVAL OF THE EXISTING 15M AIRWAVE TOWER AND REPLACEMENT WITH A 23.5M TOWER UPON WHICH WILL BE ATTACHED ANTENNAE AND DISHES FOR AIRWAVE, THE ESN (EAS) AND SRN NETWORKS. AT GROUND LEVEL, ADDITIONAL CABINS/CABINETS WILL BE POSITIONED WITHIN A NEW COMPOUND ON UTILIZING BOTH THE TOWERBASE AND A NEW BASE FOR THE ESN (EAS) FOUL WEATHER ENCLOSURE CABIN, ALONG WITH A STANDBY GENERATOR. A SEPARATE VSAT DISH ENCLOSURE WILL BE ESTABLISHED 80M TO THE NORTH EAST OF THE MAIN COMPOUND AT BLAZE FARM, WILDBOARCLOUGH (NP//CEC/1020/0953), ALN**

Members had visited site the previous day.

The report was presented by the Planning Officer who set out the reasons for approval as outlined in the report.

He also added that following the site visit, information had been received that the noise levels from the generator would be 90 decibels.

Additionally the Applicants had informed the Authority that whilst the landowners had advised that they had no intention to remove any trees, they were not willing to enter into the Unilateral Undertaking to secure the ongoing restoration and management of Heild Wood, which was a condition of the recommendation of approval. Members discussed whether the Authority could make a Tree Preservation Order, but Officers felt that this would not necessarily produce the required outcome.

Members also felt that there was insufficient information regarding access for maintenance and installation and how this would be achieved without an access track. It was requested that a condition be added to ensure that this was clarified.

A motion to approve the application in accordance with Officer recommendation and with an extra condition requesting more information regarding the installation of the satellite dish, was moved and seconded and a vote was taken and carried.

RESOLVED:

To APPROVE the application subject to the submission of a suitable unilateral undertaking to secure the ongoing retention and management of Heild Wood, and subject to the following conditions:

- 1. 3 years**
- 2. Adopt amended plans**
- 3. Existing pole mast to be removed within 4 weeks of the mast hereby approved being first brought into use.**
- 4. 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.**

5. Remove when no longer required for telecommunications purposes
6. New access track to be surfaced with natural crushed gritstone only.
7. New access track to have a central grass strip. Details to be submitted and agreed.
8. Full details of all walling around the mast compound (including any retaining walls) to be submitted and agreed.
9. All walling shown on the approved plans to be constructed in accordance with the approved plans before the development is completed or first brought into use, whichever is sooner.
10. Fence around compound to be pre-coloured dark green.
11. Landscaping scheme for screen shrub planting to be submitted and agreed.
12. Additional information to be submitted by the Applicant regarding the installation of the satellite dish for prior approval by the Authority.

126/21 FULL APPLICATION - FOR INSTALLATION OF 14 SOLAR PANELS TO ONE SIDE OF CAMPSITE OFFICE ROOF AND INSTALLATION OF AIR SOURCE HEATING SYSTEM AT NORTH LEES CAMPSITE, HATHERSAGE (NP/HPK/0921/1046, AM)

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

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

In answer to a question regarding the impact of noise of the air source heating system the Head of Planning confirmed that the conditions included a stone enclosure which would assist with noise minimisation.

The motion was seconded and a vote was taken and carried.

RESOLVED:

To APPROVE the application subject to the following conditions:

1. Commence development within 3 years.
2. Carry out in accordance with specified approved plans.
3. No works to install the solar panels shall commence until after the 1st November and once commenced the works shall be completed before the following March.

4. **The works to install the solar panels shall not be carried out other than in complete accordance with section 4.1 of the submitted Bat Activity Survey dated 20th October 2021. The two new bat boxes shall be installed before the installation of the solar panels hereby approved.**
5. **Notwithstanding the approved plans, the enclosure to the air source heat pumps shall be a drystone wall to match the stone, construction and height of the existing drystone walling to the north of the application site.**

127/21 HOLME VALLEY NEIGHBOURHOOD PLAN (CW)

The report was introduced by the Head of Planning.

Members noted that the approach taken with regard to Heritage Assets seemed inconsistent with the decision taken by the Inspector in relation to the subsequently withdrawn Bakewell Neighbourhood Plan. The Head of Planning confirmed that he would follow this up with the Policy Team Manager.

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

RESOLVED:

To make Home Valley Neighbourhood Plan part of the statutory development plan for Holme Valley Neighbourhood Area.

128/21 HEAD OF LAW REPORT - PLANNING APPEALS (A.1536/AMC)

Members considered the report on appeals lodged, withdrawn and decided during the last month.

The Head of Planning noted that there had been six appeals and all had been dismissed.

Officers confirmed that with regards to the Midhope Moor Track, an application for permission to appeal against the Secretary of State's decision had been made by the Applicant and that the Enforcement Notice would remain in abeyance until this is concluded.

RESOLVED:

To note the report

The meeting ended at 12.45 pm