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## MINUTES

Meeting: **Planning Committee**

Date: Friday 14 January 2022 at 10.00 am

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

Chair: Mr R Helliwell

Present: Mr K Smith, Cllr P Brady, Cllr D Chapman, Cllr A Hart, Cllr A McCloy, Cllr Mrs K Potter, Cllr D Murphy, Cllr K Richardson and Cllr J Wharmby

Apologies for absence: Cllr W Armitage, Ms A Harling, Cllr I Huddleston, Cllr S. Saeed and Mrs C Waller.

### **1/22 ROLL CALL OF MEMBERS PRESENT, APOLOGIES FOR ABSENCE AND MEMBERS' DECLARATIONS OF INTEREST**

There were no declarations of interest.

### **2/22 MINUTES OF PREVIOUS MEETING OF 10 DECEMBER 2021**

The minutes of the last meeting of the Planning Committee held on 10<sup>th</sup> December 2021 were approved as a correct record subject to the following amendments:-

#### **Minute Number 125/21:**

That the wording be amended to read "that whilst the landowners had advised that they had no intention to remove any trees, the landowners were not willing to enter into the Unilateral Undertaking".

That the wording be amended to read "there was insufficient information regarding access for maintenance and installation for the satellite dish".

### **3/22 URGENT BUSINESS**

There was no urgent business.

### **4/22 PUBLIC PARTICIPATION**

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

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**5/22 FULL APPLICATION - FOR EXTENSION OF EXISTING GRITSTONE BARN AND DEMOLITION OF REDUNDANT AGRICULTURAL BUILDINGS TO FORM ONE DWELLING AT SHATTON FARM, SHATTON LANE, SHATTON (NP/HPK/0920/0874, AM) - ITEM WITHDRAWN**

**This Item was withdrawn from the Agenda.**

**6/22 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/1021/1064 SPW)**

Members had visited the site the previous day.

The Planning Officer informed Members of 2 corrections to the report.

Paragraph 56 which read “*we conclude that the proposed development is contrary to the development plan*” and should have read “*we conclude that the proposed development is in accordance with the development plan*”

Paragraph 6, the wording “*The materials for the roofs which are indicated on the plans are natural blue slate and standing seam zinc roofs*” should remove the words “and standing seam zinc roofs” as this was a carryover from a previous report.

*Cllr K Richardson joined the meeting at 10.15.*

The Planning Officer then went on to introduce the report setting out the reasons for approval as set out in the report.

The following spoke under the Public Participation at meetings scheme:

- Mr Simon Gedye, Agent

The Planning Officer reported that although there was some concern over the massing of the development, it was considered that the proposed development would be an overall enhancement to the street scene, and provide a significant improvement to what was currently there, and that neither the Highway Authority or the Authority’s Ecologists had raised any objections to the proposal.

Members noted the positive engagement that had taken place between the applicant and Officers since the application was refused in December 2020, in getting an improved scheme together, to overcome the issues that were raised previously.

Members thanked the Planning Officer and the Architect for the innovative and progressive design and expressed an interest in re-visiting the site once the building had been completed.

A motion to approve the recommendation for approval in accordance with the Officer recommendation 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.**
2. **In accordance with submitted plans, as amended in respect of siting of garage.**
3. **Withdraw permitted development rights for extensions, alterations and outbuildings.**
4. **Detailed design conditions, including submission and approval of samples of materials.**
5. **Implement landscape scheme within the first planting seasons following completion or occupation of the development.**
6. **Implement tree protection scheme before development commences.**
7. **Ecology conditions.**
8. **Highway conditions as recommended by Highway Authority.**

**7/22 PEAK DISTRICT NATIONAL PARK AUTHORITY CONVERSION OF HISTORIC BUILDINGS SUPPLEMENTARY PLANNING DOCUMENT - CONSULTATION DOCUMENT (SW)**

The Policy Planner and Culture Heritage Team Manager attended the Committee to present the final draft of the Conversion of Historic Buildings Supplementary Planning Document (SPD) to Members, subject to any amendments, to adopt as an SPD.

The Policy Planner informed Members that it was not a replacement for the Design Guide but a technical supplement to provide clarification and guidance to deliver Development Management Policy DMC10. An Informal consultation process had already taken place with 19 representations being received and that following the consultation process; a few amendments had been made to the SPD text so the wording was now more aligned to the National Planning Policy Framework (NPPF). The SPD will be published on the Authority Website with the Adoption Statement and the statutory consultees and anyone that made a representation would be notified. There would then be 6 week period for any Judicial Review Challenge from the date of publication.

Members noted that although the document focussed on buildings, it also reflected the need to address the setting of buildings, but Members would like to see something that reflected the wider landscape rather than the immediate setting of buildings, so asked whether the wording of 3.5 in the draft SPD document could be amended to read "A successful building conversion responds appropriately to its surroundings, including the wider landscape".

Officers recorded a range of other comments during the item and Members were asked for any final comments to be sent to the Head of Planning and to the Policy Planner in the next week, so that they could be considered in consultation with the Chair and Vice Chair of Planning Committee.

Members thanked Officers for a first class document which will prove helpful to both agents and applicants, and would be a positive addition to what we have, providing flexibility, whilst at the same time reflecting our policies and the intentions of the NPPF.

A motion to approve the recommendation for approval in accordance with the Officer recommendation was moved, seconded, put to the vote and carried.

**RESOLVED**

- 1. That the Peak District National Park Authority adopts and publishes the Conversion of Historic Buildings Supplementary Planning Document (SPD) as set out in Appendix 2 of the report.**
- 2. That any final amendments to the SPD be delegated to the Head of Planning Services in consultation with the Chair and Vice Chair of Planning Committee prior to publishing.**

**8/22 HEAD OF LAW REPORT - PLANNING APPEALS (A.1536/AMC)**

The committee considered the monthly report on planning appeals lodged, withdrawn and decided.

**RESOLVED**

**To note the report.**