
MINUTES

Meeting: **Planning Committee**

Date: Friday 8 April 2022 at 10.00 am

Venue: 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 Mrs K Potter, Cllr V Priestley, Cllr K Richardson and Cllr J Wharmby

Apologies for absence: Cllr A Hart, Cllr I Huddleston, Cllr D Murphy and Cllr S. Saeed.

30/22 ROLL CALL OF MEMBERS PRESENT, APOLOGIES FOR ABSENCE AND MEMBERS' DECLARATIONS OF INTEREST

Item 9

Mr Helliwell declared a personal and prejudicial interest, so would leave the room for this item when discussed.

Item 11

Cllr Priestley declared a personal interest in this item, as she knew one of the speakers, but had not discussed the application with them.

Cllr Chapman declared that the applicant was a friend of his, and he knew the speaker, so would leave the room for this item when discussed.

Item 12

All Members had received a letter from Sheldon Parish Council

The Chair on behalf of all Members welcomed Cllr Priestley to her first Planning Committee Meeting.

31/22 MINUTES OF PREVIOUS MEETING OF 11 MARCH 2022

The minutes of the last meeting of the Planning Committee held on 11 March 2022 were approved as a correct record.

Minute 26/22 – Swellands Track

The Head of Planning informed Members that the Secretary of State had been notified of the decision to approve the application, and that the Authority was waiting for a final response before issuing the Decision Notice.

32/22 URGENT BUSINESS

There was no urgent business.

33/22 PUBLIC PARTICIPATION

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

34/22 CONSERVATION OF HABITATS AND SPECIES REGULATIONS 2017 - CREATION OF STEPS AND IMPROVEMENT OF SURFACING TO A VERY HEAVILY USED RIGHT OF WAY. INSTALLATION OF NEW ACCESS FURNITURE AT THORS CAVE, WETTON (NP/SM/1121/1255, ALN)

Item 5 was dealt with at the same time as Item 6 but the votes were taken separately. Please see full minute in detail in minute 35/22 below.

The Head of Planning informed Members of an amendment to the report at paragraph 24 which should have read "Species Regulations 2017" not "Species Regulations 2019"

A motion to approve the recommendation, was moved and seconded, and a vote was taken and carried.

RESOLVED:

I. That this report be adopted as the Authority's assessment of likely significant effects on internationally important protected habitats and species under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended) in relation to the current planning application at Thor's Cave.

II. It is determined that the development is necessary for the conservation management of the Special Area of Conservation and would not result in significant impacts to the SAC, so an appropriate assessment is not required. Therefore, the development is not contrary to the provisions of the Conservation of Habitats and Species Regulations 2017 (as amended).

35/22 FULL APPLICATION - CREATION OF STEPS AND IMPROVEMENT OF SURFACING TO A VERY HEAVILY USED RIGHT OF WAY. INSTALLATION OF NEW ACCESS FURNITURE AT THORS CAVE, WETTON, (NP/SM/1121/1255, ALN)

The reports for Items 5 and 6 were introduced by the Head of Planning who outlined the reasons for adoptions and approval as set out in the reports.

The Head of Planning informed Members of an amendment to the report at paragraph 54 of the report which should have read "magnesian limestone" not "magnesium limestone".

Ms Harling joined the meeting at 10:20

The Head of Planning informed Members that the development would enhance the very popular site and the footpath that had become severely eroded over the years . The Authority had received some objections to the proposal by residents as they felt that it would lead to an increase in visitor numbers, but the Authority considered that it would be unlikely to have an impact on numbers.

Members agreed that waymarking and interpretation should be kept to a minimum so as not to encourage more people to the area on what was already a well publicised route, but suggested perhaps a QR Code, so that visitors that were already there could get a better understanding of the cave, the SSSI and the area when on site.

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

RESOLVED:-

To APPROVE the application subject to the following conditions:

- 1. 3 year implementation time limit.**
- 2. Adopt submitted plans.**
- 3. a) No development shall take place until a Written Scheme of Investigation for an archaeological watching brief has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and**
 - I. The programme and methodology of site investigation and recording;**
 - II. The programme and provision to be made for post investigation analysis and reporting;**
 - III. Provision to be made for publication and dissemination of the analysis and records of the site investigation;**
 - IV. Provision to be made for archive deposition of the analysis and records of the site investigation;**
 - V. Nomination of a competent person or persons/organization to undertake the works set out within the Written Scheme of Investigation".**
- b) No development shall take place other than in accordance with the archaeological Written Scheme of Investigation approved under condition (a).**
- c) Within a period of 12 weeks from completion of the development the archaeological site investigation and post investigation analysis and reporting shall have been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (a) and the provision to be made for publication and dissemination of results and archive deposition shall have been secured.**
- 4. Agree a scheme of discrete way-marking and interpretation.**

36/22 FULL APPLICATION - CONVERSION OF FIELD BARN TO DWELLING AT TWIN DALES BARN, FIELD TO WEST OF OVER HADDON, (NP/DDD/0122/0074), ALN

Members had visited the site the previous day.

The Head of Planning introduced the report and reminded Members that this application had been refused on policy grounds at a previous Planning Committee in 2021, although Members at that time had been minded to approve the application it had been brought back to this Committee with minor amendments to the scheme, which included amendments to the boundary walls and the creation of a paved yard.

The Head of Planning informed Members that Officers felt that the proposal should still be refused due to the domestication of the barn, which would harm the landscape character of the area and would also be against policy principle. The previous committee decision had highlighted the relationship of landscape policy to the adopted Landscape Strategy and the guidance set out for open White Peak landscapes. The site visits the previous day had also demonstrated a nearby example where a similar conversion had led to subsequent domestic and boundary changes which impacted adversely on traditional landscape character. This led Members to discuss the merits of landscape management plans in such circumstances.

The following spoke under the Public Participation at Meetings Scheme:-

Ms S Mosley, Supporter
Mr N Mycock, Applicant

Members considered that the proposal would conserve and enhance the landscape, and that suitable conditions could be applied to control the domestication. It was a well-built barn and a heritage asset that should be maintained, and that there was no extra impact on the landscape, although future management controls and the need for and merits of proportionate controls were discussed. It was noted that the application had been supported by the village and the Parish Council.

A motion to approve the application contrary to the Officer recommendation with final agreement of conditions delegated to the Head of Planning in consultation with the Chair and Vice Chair of planning was voted on and carried.

RESOLVED:

That the application be APPROVED with conditions delegated to the Head of Planning in consultation with the Chair and Vice Chair of Planning Committee, contrary to the Office recommendation and Policy L1.

The meeting adjourned at 11:20 and reconvened at 11:30

37/22 FULL APPLICATION - PROPOSED AGRICULTURAL BUILDING TO HOUSE AND FEED LIVESTOCK AND STORE FODDER AT SOUTH VIEW FARM, WASHHOUSE BOTTOM, LITTLE HUCKLOW (NP/DDD/0821/0916 SPW)

Members had visited the site the previous day.

The Planning Officer introduced the report which had been refused by Members at the Planning Committee in June 2021. The Planning Officer informed Members that the

differences between the application submitted previously and the one before Members today was the inclusion of a dry stone wall around the perimeter of the building and new tree planting. The building itself would also be around 1 metre lower. The Planning Officer informed Members that the proposal would cause harm to the setting of the Conservation Area and landscape, and that there was an alternative site which would be more acceptable and would also allow for future expansion.

The following spoke under the public participation at meeting scheme:-

Mr N Marriott, Agent

A motion to refuse the application as set out in reason 1 of the report was set out in relation to the siting of the building and harm to the landscape and setting of the Conservation Area. This motion was defeated.

Members considered that the proposal was acceptable and necessary for farming, and that it should be approved.

The Planning Officer suggested appropriate conditions.

A motion to approve the application contrary to the Officer recommendation with final agreement of conditions delegated to the Head of Planning in consultation with the Chair and Vice Chair of planning was voted on and carried.

RESOLVED:

To APPROVE the application contrary to the Officer recommendation with final agreement of conditions delegated to the Head of Planning in consultation with the Chair and Vice Chair of planning was voted on and carried.

Suggested Conditions:-

1. Standard 3 year time limit
2. Carry out in accordance with amended plans and specifications.
3. Agreement of boundary treatment and landscaping plans.

Ms Harling left the meeting at 12:10

38/22

S73 APPLICATION - VARIATION OF CONDITION 23 ON PLANNING APPROVAL NO NP/DDD/1220/1211 FOR THE CHANGE OF USE OF BARNs TO CREATE 2 HOLIDAY COTTAGES WITH ASSOCIATED WORKS TO BUILDINGS; MINOR ALTERATIONS TO LISTED FARMHOUSE TO ENABLE ITS USE AS A HOLIDAY COTTAGE; ASSOCIATED WORKS TO ACCESS AT GREENWOOD FARM, SHEFFIELD ROAD, HATHERSAGE (NP/DDD/0721/0775 JK)

Mr Helliwell left the meeting for this item due to a personal and prejudicial interest. Mr Smith took over the role of Chair.

The Planning Officer introduced the report which was to seek an amendment to Condition 23 on the permission which was granted in April 2021

The following spoke under the public participation at meetings scheme:-

- Ms Miller, on behalf of the applicant – Statement read out by a member of Democratic Services.

Members asked whether there could be a condition regarding securing the long term presence and maintenance of the adjacent block of tree planting. The Planning Officer agreed that this was acceptable.

The motion to approve the application in accordance with the Officer recommendation, and subject to an additional condition regarding retention and management of the tree planting was voted on and carried.

RESOLVED:

1. **To APPROVE the application and to amend condition 23 as follows;**

Amended plans to revise details of the hard landscaping works shall be submitted for approval in writing by the National Park Authority and once approved those works shall be carried out in full accordance with the agreed details prior to occupation. The details shall include proposed hard surfacing materials; and boundary treatments which shall specifically provide for drystone boundary walling to define the domestic garden/private amenity space of barnhouse 1 and post and wire fencing to define the domestic garden/private amenity space of barnhouse2

2. **And subject to the following restated conditions which are amended to take account of details already formally approved post issue of the original decision notice no NP/DDD/1220/1211;**

3. **The development hereby permitted shall be begun within 3 years from the date of this permission.**

4. **The development hereby permitted shall not be carried out otherwise than in complete accordance with the amended plans numbered: 'Details of Hard Landscaping Condition 23' '2717-SK-106F', Proposed Access '406.03801.0005.14.H010.5', Access Existing and Proposed '2717-SK-300B', Proposed Elevations '2717-SK-110F', Proposed Ground Floor Plan '2717-SK-107E', Proposed First Floor Plan '2717-SK-108E', Proposed Sections '2717-SK-109D' and Log Store proposals MO/12/21/A1 subject to the following conditions and/or modifications;**

- i) **The residential garden/private amenity space associated with each holiday dwelling shall be restricted to the areas outlined in red on the attached plan No PDNPA – NP/DDD/1220/1211**
- ii) **Notwithstanding what is shown on the approved plan, the proposed timber slatted barrier to the rear of the Log Store shall be lowered in height to allow a space of no less than 60cm between the uppermost slats and the roof, to facilitate access by swallows.**
- iii) **Notwithstanding what is shown on the approved plans, the number of vertical glazed panels in the new screen window frame to the stable door opening (Window 15) shall be reduced from four to three.**
- iv) **The scheme agreed under application no NP/DIS/0621/0677 and shown on drawing No 2717-JL1 Rev B. shall be completed in accordance with the approved details before the holiday lets are brought into use.**

- 5. This permission relates solely to the use of the new dwellings hereby approved within the converted barns for short-let holiday residential use ancillary to Greenwood Farmhouse. The properties shall not be occupied by any one person for a period exceeding 28 days in any calendar year. The existing farmhouse and the approved holiday accommodation shall be maintained as a single planning unit. The owner shall maintain a register of occupants for each calendar year which shall be made available for inspection by the National Park Authority on request.**
- 6. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any order revoking or re-enacting that Order) no alterations to the external appearance of the dwellings shall be carried out and no extensions, porches, ancillary buildings, satellite antenna, hardstanding's, gates, fences, walls or other means of boundary enclosure shall be erected on the site without the National Park Authority's prior written consent.**
- 7. The conversions shall be carried out within the shell of the existing buildings, with no rebuilding other than that specifically shown on the approved plans.**
- 8. Full design details and specifications (including furniture and finish) of all new or altered windows, rooflights and doors shall be submitted to the Authority for approval in writing prior to installation. Once approved the development shall be carried out in full accordance with the agreed details.**
- 9. Full design details for all internal joinery including doors, architraves, stairs etc. and including details of a balustrade to be added to the staircase in the original farmhouse, shall be submitted to the Authority for prior approval in writing. Once approved the development shall be carried out in complete accordance with the agreed details.**
- 10. All new extractor vents, internal vents, boilers and associated facilities shall be installed in full accordance with the agreed details under application No NP/DIS/1121/1288 and shown on plan no 21028-TACP-X-GF-D-A-0505 Rev A.**
- 11. All new floors shall be constructed in full accordance with the details approved under application no NP/DIS/0621/0677 and shown on plan Nos 2717-SK_107C and GW/02/21/A15 Rev B subject to the provision that should there be any surviving stone flagged floors situated underneath the existing concrete floors the approval of the new floor details is subject to these being retained following being lifted carefully, cleaned and reinstated in accordance with a scheme to be agreed with the National Park Authority.**
- 12. The existing satellite dish and television aerials shall be removed or relocated in accordance with a detailed scheme that shall first have been submitted for approval in writing by the Authority. Once approved the development shall thereafter be carried out in full accordance with the agreed details.**
- 13. The proposed cladding/treatment of the internal faces of the barn walls shall be carried out in full accordance with the details approved under application No NP/DIS/0621/0677 and shown on revised plans numbered 2717-SK-1017 – Proposed Ground Floor Plan, 2717-SK-1017 – Proposed First Floor Plan and the sections shown on further amended pan GW/02/21/A15 Rev B and the justification statement.**

14. All new door and window frames in the barns shall be recessed from the external face of the wall by 150mm with the exception of the arched stable door screen frame in 'Barnhouse 1' and the glazed doors to the cart openings in 'Barnhouse 2', which shall be recessed to the back of the masonry openings. Retained external timber shutter doors shall sit flush with the external face of the wall.
15. The new window opening shall be provided with a full surround in natural gritstone to match the adjacent opening; existing concrete lintels and sills shall be replaced with natural gritstone to match the original barn openings.
16. The rainwater goods shall be black. The gutters shall be fixed directly to the stonework with brackets and without the use of fascia boards. There shall be no projecting or exposed rafters.
17. All pipework, other than rainwater goods, shall be completely internal within the building with no vent terminations whatsoever through the roof slopes.
18. No external lighting shall be installed other than in complete accordance with the scheme approved by the National Park Authority under application No NP/DIS/0621/0677 and shown on drawing No GWF-TACP-X-A-00506 Rev A subject to the PIR Sensor and timer for the car park lighting bollards, enabling a maximum length of time of 5minutes for the lights to remain on for after PIR triggering and shall not be switched on permanently at any time.
19. All new service lines associated with the approved development, and on land with the applicant's ownership and control, shall be placed underground and the ground restored to its original condition thereafter in accordance with the details approved under application No NP/DIS/0621/0677 and shown on the amended BT ducting plan dated 3 February 2022 and uploaded to the PDNPA website dated 8th February 2022 and the amended plans received on 9th November 2021 showing a) The proposed route of below ground water supply line and b) the proposed electricity supply line.
20. The Air Source Heat Pumps shall be installed in full accordance with the agreed details under application no NP/DIS/1121/1288 and shown on drawing no 21028-TACP-X-GF-D-A-0504 Rev A prior to occupation of any of the dwellings.
21. The Sewage Package Treatment Plant shall be installed in full accordance with the agreed details under application No NP/DIS/1121/1266 and shown on plan No 21028 GWF – TACP - X - GF - X – A - 00503 Rev A prior to occupation of any of the dwellings.
22. Prior to the occupation of any of the holiday lets the access improvements shall first have been completed entirely in accordance with plan Nos. 2717-SB-300B dated 15/03/21 and MO/12/20/A1.
23. Prior to the occupation of any of the holiday lets the works to achieve the forward visibility splay improvements on the highway land north of Sheffield Road shall have been completed in full accordance with drawing No 406.03801.0005.14.H010.5.
24. The holiday lets shall not be occupied until the parking and manoeuvring space shown on the approved plans has been fully constructed and available for

use, thereafter the parking and manoeuvring areas shall be maintain free from any obstruction to their designated use throughout the lifetime of the approved development.

25. Amended plans to revise details of the hard landscaping works shall be submitted for approval in writing by the National Park Authority and once approved those works shall be carried out in full accordance with the agreed details prior to occupation. The details shall include proposed hard surfacing materials; and boundary treatments which shall specifically provide for drystone boundary walling to define the domestic garden/private amenity space of barnhouse 1 and post and wire fencing to define the domestic garden/private amenity space of barnhouse2

26. The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the archaeological Written Scheme of Investigation approved under application No NP/DIS/0621/0610 and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

27. The development shall be carried out in full accordance with the bat mitigation works approved under application No NP/DIS/0621/0610 prior to occupation.

28. The scheme approved for meadow enhancement for the landscaped areas approved under application No NP/DIS/0721/0813 - comprising a scheme of seed collection and spreading set out in the supporting statement and shown on plan No 2717 SK106 Rev E (insofar as it relates to condition 26 only), shall be carried out before the dwellings are occupied or within the first available planting/seeding season following the substantial completion of the development.

29. The development shall be carried out entirely in accordance with the submitted combined Tree Condition Report, Arboricultural Assessment, Arboricultural method statement and Tree protection plans for the farmstead area and the Arboricultural Impact Assessment for the road access area.

30. Prior to completion or first occupation of the development hereby approved, whichever is the sooner; or in accordance with such other timescale as may be agreed in writing with the Authority, the proposed Oak tree shall be planted in the location shown on drawing No 2717-SK-300B in accordance with section 6.4 of the submitted the aboricultural method statement. Should the tree die, become severely damaged or diseased within five years of the completion of the building works or five years of the carrying out of the landscaping scheme (whichever is later), it shall be replaced in the next planting season by a specimen of similar size and species.

31. The retained tree located beside the farmhouse at the entrance into the courtyard shall not be cut down, uprooted, destroyed, pruned, cut or damaged in any manner during the development phase or within 5 years from the date of occupation of the buildings for their permitted use, other than in accordance with the approved plans and particulars or as may be permitted by prior approval in writing from the Authority.

32. The siting and layout of the proposed location for the construction compound to house all equipment, welfare cabins and the parking and manoeuvring arrangements for all construction staff and material deliveries shall be in complete accordance with the plan no 2717-SK-101A approved under application No NP/DIS/0621/0610 and plan no 21028 GWF-TACP-X-GF-X-A-0010 showing the Temporary Stone Wall Access Methodology for accessing Barnhouse 2.

33. That the tree planting adjacent to Barn House 2 be retained and managed throughout the lifetime of the approved development in accordance with a detailed scheme be agreed with the Authority.

39/22

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, FORMER NEWFOUNDLAND NURSERY, SIR WILLIAM HILL ROAD, GRINDLEFORD (NP/DDD/0121/0025, BJT)

Mr Helliwell returned to the meeting and resumed as Chair.

The Planning Officer introduced the report and corrected the report which should have the Applicant as Mr Tim Maskrey and not Mr Tom Maskrey.

The Planning Officer reminded Members that this application had been considered at Planning Committee in December 2021 and was deferred by Members for additional information. Since then, a revised structural survey and drawings had been submitted which addressed some of the concerns that have been previously raised so Officers were now more comfortable with the proposed scheme.

The following spoke under the public participation at meeting scheme:-

- Ms C McIntyre, Agent

Members agreed that this was a good solution to preserve the site, but were concerned on the possible impact on the Natural Zone and the Public Right of Way.

Members again considered the ability to control future development activity on the adjacent fields and maintaining the character of the gritstone field enclosures within this landscape and within the applicant's ownership. A further landscape management condition were proposed in the interests of maintaining the open character and appearance of the landscape and the setting of the natural zone areas close by.

A motion to approve the application in accordance with Officer recommendation was voted on and carried.

RESOLVED:

To APPROVE the application subject to conditions covering the following:

- 1. Standard 3 year time limit**
- 2. Carry out in accordance with amended plans and specifications**
- 3. Detailed design conditions relating to materials, windows, doors and rainwater goods**

4. **Development to be carried out within existing structure, with no rebuilding other than where specifically in accordance with approved plans and monitoring and agreeing a programme of works with the Authority.**
5. **Withdraw permitted development rights for alterations, extensions, outbuildings and means of boundary enclosure, other than those shown on approved plans.**
6. **Submit and agree details of external lighting.**
7. **Carry out landscaping in accordance with approved plans.**
8. **Archaeology conditions.**
9. **Underground all service lines on land in applicant's ownership and control.**
10. **Highway conditions.**
11. **Submit and agree details of sewage package scheme.**

Final agreement of a condition in relation to future landscape management to be delegated to the Head of Planning in consultation with the Chair and Vice Chair of Planning Committee.

Cllr Armitage left the room at 12:50 and returned at 12:55

40/22

FULL APPLICATION - CHANGE OF USE OF LAND TO ADDITIONAL DOMESTIC CURTILAGE AND EXTENSION TO DWELLING, FOR WHEELCHAIR ACCESSIBLE BEDROOM/WETROOM AND SECURE VEHICLE STORAGE AT TIDESLOW FARM, TIDESWELL (NP/DDD/1121/1260, AM)

Cllr Chapman left the meeting for this item due to a personal interest.

Members had visited the site the previous day.

The Planning Officer introduced the report and informed Members of a correction to the report at paragraph 49, which should read "the proposed development would be of appropriate design" and not "inappropriate design". The Officer also informed Members of a corrected site plan with the report which had been made available to Members.

A vote to continue the meeting past three hours was carried.

The following spoke under the public participation at meetings scheme:-

- Ms Salt – on behalf of the applicant
- Mr A Flannagan - Agent

Members were concerned on the scale, massing and design of the application which seemed inappropriate and could have an impact on the adjoining wooded copse. Members also questioned the need for a double garage and also whether it was

necessary to be a 2 storey development. Members accepted that there could be a solution but the scheme as presented was not appropriate.

A motion to refuse the application in accordance with the Officer recommendation was moved and seconded, and a vote was taken and carried.

RESOLVED:

To REFUSE the application for the following reason

1 The proposed scheme by virtue of the scale, form, massing and design of the proposed extension would significantly harm the character and appearance of the original building and its setting. The extension, driveway and parking area would also extend into an adjoining wooded copse, which is an important landscape feature. As such, the proposed development is contrary to Core Strategy policies GSP1, GSP3, L1, L2 and L3, Development Management policies DMC3, DMC5, DMC10, DMC13 and DMH7, the Authority's Supplementary Planning Documents and the National Planning Policy Framework.

The meeting was adjourned for a short break at 1:15 and reconvened at 1:25

41/22 MONITORING & ENFORCEMENT ANNUAL REVIEW - APRIL 2022 (A.1533/AJC)

Cllr Chapman returned to the meeting.

The Monitoring & Enforcement Team Manager introduced the report which provided a summary of the work carried out by the Monitoring & Enforcement Team over the last year. He then went onto highlight some specific cases that had been resolved or investigated.

The Officer reported that 3 formal notices had been issued over the year, of which one had been complied with. The other 2 went to appeal, 1 of which was dismissed by the Planning Inspectorate and the other was going to a Public Inquiry later this month.

Members expressed concern on the number of vacancies within the Monitoring and Enforcement Team and asked why that was? The Officer reported tentatively that pay could be a factor as the Authority paid less than many other local authorities as well as a national shortage of specialist planners, the cost of living and the fluid job market. The Senior Monitoring Officer post had still to be filled from June 2021 and the post was currently being covered 2days/week on a short term contract. The Authority had tried to recruit twice to this post, but so far had not been able to do so. Last September, the Enforcement Monitoring Officer also left, and that post was filled in December, but that person would be leaving soon. Enforcement was about prioritising. The Local Enforcement Plan was adopted in 2014 to assist with prioritising cases and was broken down into 3 levels:-

High – Serious Detrimental Impact
Medium – Moderate Impact
Low – Limited Harm

Members asked what the next step would be after an appeal if it was still being blatantly ignored? The Officer reported that there were 3 options:-

Prosecution

Injunction

Take direct action ourselves – where we can instruct contractors to comply with the Enforcement Notice, then try to reclaim the charge for the work from the owner.

Members asked the Monitoring and Enforcement Team Manager provide an Quarterly Report in 3 months time when Members of the Public could make representations under the Public Participation Scheme on one particular case, as well as a list of any cases that were still outstanding after a long period of time and a list of Enforcement Notices that should have been complied with.

RESOLVED:-

1. That Members note the report.
2. That the Monitoring & Enforcement Team Manager provide a report to Members of the Planning Committee in 3 months time so that members of the public can speak under the Public Participation Scheme, and to provide Members with a list of outstanding enforcement cases together with a list of enforcement notices that should have been complied with.

42/22 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.