

Public Document Pack

Peak District National Park Authority

Tel: 01629 816200

E-mail: customer.service@peakdistrict.gov.uk

Web: www.peakdistrict.gov.uk

Aldern House, Baslow Road, Bakewell, Derbyshire. DE45 1AE



MINUTES

Meeting:	Planning Committee
Date:	Friday 10 June 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 M Chaplin, Cllr A Hart, Cllr A McCloy, Cllr Mrs K Potter, Cllr V Priestley and Cllr D Murphy
Apologies for absence:	Cllr D Chapman, Ms A Harling, Cllr I Huddleston, Cllr K Richardson and Cllr J Wharmby.

55/22 ROLL CALL OF MEMBERS PRESENT, APOLOGIES FOR ABSENCE AND MEMBERS' DECLARATIONS OF INTEREST

The Chair welcomed back Cllr Mike Chaplin having been re-appointed as an Authority Member by Sheffield City Council and as a Member of Planning Committee.

Item 7

Cllrs Brady, Hart, Priestley Potter and Mr Smith declared a personal interest as Members of the National Trust.

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

Item 9

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

Item 10

Cllr Brady declared a personal interest as he was acquainted with a family member but had not spoken to them for a number of years.

56/22 MINUTES OF PREVIOUS MEETING OF 13 MAY 2022

The minutes of the last meeting of the Planning Committee held on the 13th May 2022 were approved as a correct record subject to the following amendments:-

Minute 48/22

The final sentence of the body of the minute to have the words “as amended” added so that the wording reads “A motion to approve the application in accordance with the Officer recommendation, as amended was moved and seconded, and a vote was taken and carried”

Condition 8 to replace the word compensation with the word “compensatory” so that it reads “No works shall take place until the compensatory scheme required under a section 106 agreement made pursuant to application NP/O/1221/1393 have been approved and undertaken to an agreed plan and timeframe but for the purposes of this condition this timeframe need not include defect rectification and aftercare”.

57/22 URGENT BUSINESS

There was no urgent business.

58/22 PUBLIC PARTICIPATION

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

59/22 FULL APPLICATION - ERECTION OF A PAIR OF SEMI-DETACHED AFFORDABLE LOCAL NEEDS DWELLINGS AT LAND OFF RECREATION ROAD, TIDESWELL (NP/DDD/0222/0190, AM)

Members had visited the site the previous day.

The Head of Planning introduced the report and informed Members that since the report was published a response had been received from the Authority’s Archaeologist which had been tabled for Members, and although there were no objections to the proposal, the Archaeologist recognised the strip field character of the site, and if Members were minded to approve the application, there were some suggested conditions within the response. The Head of Planning also reported that he had also received an email from the Agent who had expressed the following points

- the application has been subject to amended plans, some of which would be highlighted within the presentation
- one of the properties has now been reduced in size from 97m² to 78m² which has been achieved by the removal of one of the projecting gables
- the Highway Authority have confirmed that they have no objections to the application providing that the development utilises the existing field access, provides a drive way and turning area and parking area for 2 cars for each house
- more evidence has now been received regarding the local connection of the intended first occupiers and this has confirmed that they are in housing need, however the second occupier already owns a property outside the National Park so under the Home Options Scheme, their need is expressed as a lower priority in terms of the availability of affordable homes across the area.

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

- Mrs S Bates, Applicant

Members asked for clarity on the village housing needs and agreed that there was a nationwide need for housing. Members had no objection to one of the houses, but were

concerned that the layout would intrude into the field strip system, so asked for a deferment to allow for more information.

A motion to defer the application so that the Applicants and Officers could work together on the layout, size of the scheme as well as presenting a clearer position regarding housing need evidence was moved and seconded put to the vote and carried

RESOLVED:

That the application be DEFERRED to allow for the Applicants and Officers to work together on the layout and size of the scheme and to better understand the housing need evidence.

60/22 FULL APPLICATION - ERECTION OF AGRICULTURAL BUILDING AT HURST NOOK COTTAGE, DERBYSHIRE LEVEL (NP/HPK/0322/0394, AM)

Members had visited the site the previous day.

The Head of Planning introduced the report.

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

- Mr G Handley, Applicant

Members were concerned that the steepness of the land would mean that the building would be prominent in the landscape, so if Members were minded to approve the application then an extra condition regarding landscaping would be needed. There was also some concern regarding the "cut and fill" access track, and Members asked that more detail was needed to allow for a more informed decision.

A motion to defer the application to allow for more information on the landscaping and access track was moved and seconded, put to the vote and carried.

RESOLVED:

That the application be DEFERRED to allow for more information on the landscaping and access track to be obtained.

61/22 FULL APPLICATION - WORKS TO ENABLE USE OF EXISTING CAMPSITE BARN AS VISITOR RECEPTION WITH ANCILLARY FOOD AND DRINK SALES, (CAMPING BARN RETAINED), AND INSTALLATION OF A WOOD BURNER FLUE, RECESSED GLAZING TO BARN DOORS, GLAZED DOOR TO NORTH ELEVATION, ECOLOGICAL MITIGATION AND ALTERATIONS TO SITE DRAINAGE. UPPER BOOTH FARM CAMPSITE (NP/HPK/1121/1197, KW)

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

The Head of Planning introduced the report.

Members noted that some of the concerns expressed by the Parish Council had now been addressed, but asked for a condition making the shop ancillary to the campsite,

and not to be promoted to the wider audience (although it was accepted that this wouldn't stop other people using it) and for a condition to control external lighting.

A condition was also sought to agree details of the flue to reduce the impact on the roof lines and the overall character and appearance of the main barn and a condition that there was to be no new utilities to be introduced unless otherwise prior approved.

A motion to approve the application in accordance with the Officer recommendation subject to additional conditions regarding lighting, flue details, no new utilities to be installed and making the shop ancillary to the campsite, was moved, seconded, put to the vote and carried.

RESOLVED:

That the application be APPROVED subject to the following conditions;

- 1. Commence development within 3 years.**
- 2. Carry out in accordance with specified amended plans.**
- 3 Use of shop to be ancillary to camp site and restricted to the area shown on the approved plans.**
- 4. No new lighting unless otherwise prior approved.**
- 5. The works shall not be carried out other than in complete accordance with the avoidance, mitigation, and compensation work for bats and birds contained in section 6 of the submitted Upper Booth Barn Protected Species Survey by Skyline Ecology, dated October 2021.**
- 6. No commencement of wood burning stoves until details of flue vents approved in writing by the National Park Authority.**
- 7. No new utilities to be installed unless otherwise prior approved.**

The meeting adjourned at 11:15 and reconvened at 11:25

62/22 FULL APPLICATION - RE-LEVELLING AND NEW DRAINAGE TO THE 2 EXISTING SOCCER PITCHES. ADDITIONAL CAR PARKING SPACES AND AMENDMENT TO THE PREVIOUS CONSENTED PAVILION APPLICATION NP/HPK/0320/0284 AT HAYFIELD FOOTBALL AND COMMUNITY SPORTS CLUB AT LAND OFF BANK VALE ROAD, HAYFIELD (NP/HPK/1021/1118, KW)

Mr Helliwell returned to the meeting and resumed the Chair.

Members had visited the site on the previous day.

The Head of Planning introduced the report, and informed Members of a correction to the report at paragraph 66 where the sentences had been repeated. The Head of Planning informed Members that although there had been some objections from the local community regarding flooding issues, it was felt that some of the drainage and flooding issues may not be directly related to the application site, and that detailed

drainage information had been submitted to the Local Authority Drainage Officer who concluded that the proposals were acceptable subject to conditions.

Members considered that this was well thought out scheme and would relieve some of the parking issues on the lane, but asked for a condition limiting the use of the site to overcome neighbourliness and amenity concerns. Members also asked that Condition 20 be reworded to make it clearer and that there was an additional Condition to ensure that bins were kept inside.

A motion to approve the application in accordance with the Officer recommendation subject to an additional condition regarding limiting the use of the site and bins being kept inside and the rewording of Condition 20 was moved, seconded, put to the vote and carried.

RESOLVED:-

That the application be APPROVED subject to the following conditions or modifications.

1. **Statutory three year time limit for implementation.**
2. **The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans and further info submitted**
3. **Sample panels for stone walls to be approved**
4. **Window and door frames to be recessed 100mm from external face of wall**
5. **Roof to be natural blue slate**
6. **Roof verges flush mortar pointed with no barge boards or projecting timberwork**
7. **Obscure glazing to changing room windows on south elevation**
8. **No external lighting unless a scheme is agreed prior**
9. **Prior to commencement, a Tree Protection Plan to be submitted and approved and implemented**
10. **Prior to the commencement of any other operations, site access made wider in accordance with Highway Authority recommendations.**
11. **The development shall be carried out in accordance with the plan approved by DCC Highways Officer showing the construction compound - HD-2017-SKI_018_8-10-21 (Car Park Area with Compound). The compound shall remain in situ during the entire construction period.**
12. **Development to be carried out in accordance with protected species report and outside of breeding bird season (March to September).**
13. **Detailed scheme of ecological enhancement measures to be agreed and implemented before first occupation of the development.**
14. **New service lines to be underground**
15. **Air source heat pump to be installed in accordance with details to be approved before the first occupancy of the development hereby approved. Solar photovoltaic panels and battery storage system to be installed in accordance with details to be approved before the first occupancy of the development hereby approved.**
16. **Electric vehicle charging points and secure cycle storage to be installed in accordance with details to be approved before the first occupancy of the development hereby approved.**
17. **Shipping containers on site to be removed prior to development being brought into use.**
18. **Restrict use to assembly and leisure only notwithstanding the Use Class Order.**

19. **No development shall take place until a detailed design and associated management and maintenance plan of the surface water drainage for the site, have been submitted to and approved in writing by the Local Planning Authority.**
20. **Prior to commencement of the development, the applicant shall submit for approval details indicating how additional surface water run-off from the site will be avoided during the construction phase. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved system shall be operating to the satisfaction of the LPA, before the commencement of any works, which would lead to increased surface water run-off from site during the construction phase.**
21. **Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority. This must demonstrate that the drainage system has been constructed as per the agreed scheme (or detail any minor variations), provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls).**
22. **Landscaping proposals pan to be implemented.**
23. **Prior to works being carried out, further details of car parking surfacing and any hardstanding, and the Trim Trail to be submitted and approved.**
24. **Bins are kept indoors.**

63/22 FULL APPLICATION - TO INSTALL 4 ADDITIONAL PICNIC BENCHES ON TOP OF THE EXISTING 4 FOR ADDITIONAL SEATING USED BY THE CAFE AT MILLERS DALE STATION, UNNAMED ROAD FROM GLEBE FARM TO B6049, MILLERS DALE (NP/HPK/0621/0709, SW)

The Head of Planning introduced the report which was to add an additional 4 picnic benches to the site at Millers Dale Station.

There had been some question as to whether the location of the benches would obstruct the main route of the Monsal Trail but whilst some of the benches were down at the level of the old track, it was considered that they would not cause an obstruction, and would improve the amenities available.

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

RESOLVED:

That the application be APPROVED subject to the following conditions or modifications -

1. **Standard time limit**
2. **The benches hereby permitted shall not be installed other than as shown on the approved plan 'PB03' and in accordance with the submitted specifications.**

64/22 FULL APPLICATION - INSTALLATION OF SHEPHERDS HUT FOR TWO PEOPLE, LOCATED TO THE SIDE OF AN EXISTING SILAGE PIT AT BARKER FIELDS FARM, HORSE LANE, SHELDON (NP/DDD/0222/0194, SC)

The Head of Planning introduced the report and informed Members that although the Parish Council had objected to the proposal based on objections to previous applications and that it would be a precedent as they felt a Shepherd Hut was not in keeping with the local area, the Officers had considered that the development would not have an adverse affect on the area, and was not prominent within the landscape so was acceptable.

The following spoke under the public participation at meeting scheme:

- Mrs C Frost, Applicant

Members asked that Condition 3 be reworded to include track design and the design and colour of the hut. Members asked whether the silage pit was still in use and whether the siting of the Shepherds hut next to the silage pit would have an impact? The Applicant in response, advised Members that the silage pit was still in use but the hut would be approx. 10-15 metres away and would be screened by a wall so wouldn't cause any issues with the hut.

Members agreed that there would be no landscape intrusion and that it was good to see that the tidying of the site would be done.

A motion to approve the application in accordance with the Officer recommendation and subject to the rewording of Condition 3 by introducing track design and hut colouring was moved and seconded, put to the vote and carried.

RESOLVED:

That the application be APPROVED subject to the following conditions:

1. **3 year time limit**
2. **Submitted plans & details**
3. **Design & materials including track design and hut colouring**
4. **Holiday occupancy condition**
5. **Retain as single planning unit**
6. **Hut to be sited in approved location only**
7. **Hut must not be replaced by any other structure or caravan**
8. **All new service lines to be underground**
9. **Climate mitigation measures to be implemented**
10. **Highway matters**
11. **Control over external lighting**

65/22 HOUSEHOLDER APPLICATION - PROPOSED EXTENSION OF DWELLING AT SWALLOW END, ROWSLEY (NP/DDD/0122/0068 MN)

The Head of Planning introduced the report for a proposed extension to the dwelling.

Members noted that there had been an objection to the proposal from Stanton in the Peak Parish Council regarding the massing, but Officers felt that now that the rear extension had been removed from the application, it was now a modest extension, so considered that the application would be subservient to the existing building.

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

RESOLVED:

That the application be APPROVED subject to the following conditions -

- 1. Standard time limit**
- 2. Carry out in accordance with amended plans.**
- 3. Agree details, recess and finish of timber windows and doors**
- 4. New stonework to be natural gritstone to match the existing with roof clad with natural blue slate.**
- 5. Cast metal RWGs painted black and installed on rise and fall brackets directly to the stonework without the use of fascia.**
- 6. The permission explicitly excludes / does not permit the proposed siting of the LPG tank to the north-east section of curtilage included within the amended plans but that is not covered by the application description of development.**

66/22 FULL APPLICATION - PROPOSED EXTENSION TO DWELLING AT THE ORCHARDS, MONSDALE LANE, PARWICH (NP/DDD/0921/0990, SC)

The Head of Planning introduced the report.

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

- Ms L Coyne – Supporter, Statement read out by Democratic Services
- Mr & Mrs Smith – Supporter, Statement read out by Democratic Services
- Mr E Roy & Ms J Millward – Supporter, Statement read out by Democratic Services
- Ms R Ward – on behalf of the Applicant

Members agreed that there could be a solution, so were minded to defer the application to allow the Applicant and Officers to work together, and for the Applicant to provide a Heritage Assessment Statement which would allow a full assessment of impacts upon the buildings heritage significance to be made.

A motion to defer the application so that the Applicant and Officers could work together to explore an improved design that reduced the impacts to the character and appearance of the host dwelling was moved and seconded, put to the vote and carried.

RESOLVED:

That the application be DEFERRED to allow for the Applicant and Officers to work together to find an improved design solution to reduce the impacts on the host building.

67/22 ANNUAL REPORT ON PLANNING APPEALS 2021/2022 (A.1536/AM/BT/KH)

The Head of Planning introduced the report which summarised the work carried out on Planning Appeals over the period 2021/22.

Members noted that the number of appeals dismissed had increased from the previous year, which was a good indicator of the support by the Planning Inspectorate, and that there had been an increase overall in decisions made from the previous years as well.

Members asked how we performed compared to other National Parks? The Head of Planning reported that he had not seen a table showing this information, but that could be looked at. It was agreed that each National Park would have significantly different pressures to each other owing to the very different development pressures and numbers of planning applications received in each area.

Members thanked Officers for the report which was very encouraging considering the number of planning applications the Authority received each year.

RESOLVED:

To note the report.

The meeting ended at 12.45 pm

This page is intentionally left blank