
MINUTES

Meeting:	Planning Committee
Date:	Friday 30 September 2022 at 10.00 am
Venue:	Aldern House, Baslow Road, Bakewell
Chair:	Cllr P Brady
Present:	Mr K Smith, Cllr W Armitage, Cllr D Chapman, Cllr A Hart, Cllr D Murphy, Cllr V Priestley and Cllr K Richardson
Apologies for absence:	Cllr M Chaplin, Ms A Harling, Cllr I Huddleston, Cllr A McCloy, Cllr Mrs K Potter and Cllr J Wharmby.

93/22 ROLL CALL OF MEMBERS PRESENT, APOLOGIES FOR ABSENCE AND MEMBERS DECLARATIONS OF INTEREST

Item 6

Cllr Brady declared he was very vaguely acquainted with the applicant.

94/22 MINUTES OF PREVIOUS MEETING HELD ON 5TH AUGUST 2022

The minutes of the last meeting of the Planning Committee held on 5th August 2022 were approved as a correct record.

95/22 URGENT BUSINESS

There was no urgent business.

96/22 PUBLIC PARTICIPATION

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

97/22 FULL APPLICATION - DEMOLITION OF PAIR OF SEMI-DETACHED BUNGALOWS AND ERECTION OF 2NO. DETACHED DWELLINGHOUSES AT BELLE VISTA, TINMAN LANE, SHEEN, (NP/SM/0622/0765/ALN)

The Area Team Manager presented the report and informed Members that since the application which was due to be heard at the last postponed meeting, the applicant had provided more detailed information to some of the conditions set out in the report, so conditions 5 through to 10 and 12 would now be amended to simply require compliance with the submitted information, and condition 13 would now be omitted as the plans requested in that condition would now be covered by condition 2.

Members asked whether it would be possible to re-use some of the demolition materials on site. The Planning Officer reported that although this was not part of the application, this could be done by the way of a condition. Members also asked for a condition regarding the installation of an EV Charging Point to be added.

A motion to approve the application, in accordance with the Officer recommendation and subject to amending conditions 5 through to 10 and condition 12, the removal of condition 13, and additional conditions regarding the disposal of materials and the installation of an EV charging point was moved, seconded, put to the vote and carried.

RESOLVED:

To APPROVE the application subject to the following conditions:

- 1. 3 year implementation time limit.**
- 2. Adopt amended plans.**
- 3. Remove permitted development rights for alterations, extensions, porches, ancillary buildings, boundaries and other means of enclosure and solar pv panels.**
- 4. Climate change mitigation measures to be implemented.**
- 5. Carry out in accordance with the agreed Conservation and Environment Management Plan.**
- 6. Carry out in accordance with the agreed external lighting scheme submitted.**
- 7. Carry out the agreed hard landscaping scheme submitted.**
- 8. Construction and surfacing of new access driveway to plot 2 and for protection of trees during construction to be carried out as agreed.**
- 9. External walls to be constructed in natural coursed gritstone as agreed.**
- 10. Roofs to be clad in blue clay tiles – as agreed. Existing clay tiles to be re-used where possible.**
- 11. New vehicular access to plot 2 to be created in accordance with approved plans before the dwelling on Plot 2 is first brought into use and shall be maintained throughout the life of the development.**
- 12. Foul sewage disposal to be carried out as agreed.**
- 13. Garage on plot 2 to be retained for private domestic garaging.**
- 14. Minor Design Details**
- 15. Prior to demolition of the buildings, details on the disposal of the materials to be submitted to the Authority for approval.**
- 16. EV Charging point to be installed.**

98/22 FULL APPLICATION - ERECTION LOCAL NEEDS HOUSE WITH ASSOCIATED ACCESS AND LANDSCAPING AT RAKE END FARM, MONYASH (NP/DDD/0622/0751/ALN)

Some Members of the Committee had visited the site on the 8th September.

The Area Team Manager presented the report and informed Members that since the report had been written, the Authority had received written comments from the Highways Authority, who had expressed no objections to the proposal. The only remaining issue and reason for refusal was the chosen siting of the proposed dwelling.

The following spoke under the Public Participation Scheme:

- Mr Jack Hotchin, Applicant

Members considered that the application site was not in the open countryside, and that it was contained within the village settlement so were minded to approve the application and the Officer was requested to state the conditions which would be required to be imposed to allow the application to be approved, which included the requirement for the applicant to enter into a section 106 agreement to ensure the dwelling remained affordable in perpetuity, with occupancy tied to local need with the applicant as the first occupier.

A motion to approve the application contrary to the Officer recommendation subject to the entering into of a section 106 as stated above and conditions, was proposed and seconded, put to the vote and carried.

RESOLVED:

To APPROVE the application, subject to the entering into of a S106 agreement to ensure that the dwelling remained affordable in perpetuity with occupancy tied to local need with the applicant as first occupier and the following conditions:

1. 2 years for implementation
2. Adopt amended site plan and otherwise submitted plans
3. WSI for archaeological monitoring
4. Domestic curtilage to be limited to area edged red but excluding the area hatched purple (site for GSHP) on submitted site plan.
5. Remove permitted development rights for alterations, extensions, outbuilding, gates fences and walls, solar pv.
6. Hard and soft landscaping scheme to be submitted and agreed.
7. New vehicular access to be created before any other works commence and sightlines maintained.
8. Parking and manoeuvring space to be provided prior to occupation and maintained for life of development.
9. Plan for storage of plant and materials/ site accommodation/ loading and unloading of goods vehicles/ parking and manoeuvring of site operatives and visitors vehicles to be submitted and agreed.
10. GSHP to be provided before dwelling first occupied and other measures in submitted Climate Change Statement to be adhered to.
11. Sample panel of walling to be agreed.
12. Sample of roofing slate to be agreed.
13. Windows to be timber side hung casement finished in off-white or cream.

14. Windows and doors to be recessed by 100mm. Head and cills to be in natural gritstone.
15. Verges to be flush cement pointed.
16. RWG to be black on rise and fall brackets.

99/22 FULL APPLICATION - PROPOSED TEMPORARY SITING OF FIVE SHEPHERDS' HUTS AND TWO WELFARE UNITS TO PROVIDE HOLIDAY ACCOMMODATION FOR A TEMPORARY PERIOD OF THREE YEARS AT FIELD TO EAST OF MINNINGLOW, MINNINGLOW LANE, PIKEHALL - (NP/DDD/0622/0782, FJ)

The Area Team Manager presented the report and outlined the reasons for refusal. The Officer informed Members that the application was retrospective, and that the Highways Authority had expressed concerns regarding the over intensification on Minninglow Lane.

The following spoke under the Public Participation Scheme:-

- Mr Michael Bamford, Agent and Mr Jason Oakley, Applicant who shared the 3 minute speaking allocation.

Members were concerned that the shepherd huts appeared stark in the landscape and would cause conflict with other users for Minninglow Lane.

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

RESOLVED:

To REFUSE the application for the following reasons:

1. The application fails to adequately define the landscape character in terms of the respective overall strategy for the landscape character type and area, as well as failing to demonstrate how the proposal would affect the landscape character, including any reasonable mitigation measures, and is therefore contrary to Policies GSP3, L1, DMC1, DMC3 and paragraphs 84, 176 and 177 of the National Planning Policy Framework.
2. The development would result in more than one shepherd's hut that is not located close to an existing farmstead and would have a significantly adverse landscape impact that would harm the natural landscape, and is therefore contrary to Policies GSP3, L1, RT3, DMC1, DMR1 and paragraphs 84, 176 and 177 of the National Planning Policy Framework.
3. Insufficient information has been submitted with the application to adequately evidence that the holiday accommodation business would remain ancillary to an existing agricultural use and that there would be no harm to the valued landscape character, and is therefore contrary to Policy L1, DME2 and paragraphs 84, 176 and 177 of the National Planning Policy Framework.
4. Insufficient information has been submitted with the application to adequately demonstrate that the proposal would not result in intensification in the use of Minninglow Lane, by means of investigating the feasibility of installing passing places constructed in such a manner that increases Minninglow Lane width to allow two vehicles to pass, as well as details about the waste collection procedure, and is therefore contrary to

Policy DMT3 and paragraphs 110 and 111 of the National Planning Policy Framework.

100/22 S73 APPLICATION - FOR THE REMOVAL OR VARIATION OF CONDITION 2 AND 3 NO NP/K/0421/0422 FOR CHANGE OF USE OF DWELLINGHOUSE AND COTTAGE (C3 USE) TO RESIDENTIAL CARE ACCOMMODATION (C2 USE) AT HARDERN MOSS COUNTRY HOUSE, GREENFIELD ROAD, HOLMFIRTH (NP/HPK/0322/0422, JK

The Area Team Manager introduced the report which was to vary 2 conditions that had been granted on a previous application in 2021, both of which were small internal variations to create an additional bedroom to accommodate a seventh person in care. It would be a minor acceptable increase in the scale of the business which would not involve any noticeable increase in comings and goings, any external changes to the building, staffing increases or changes to the parking area, so were considered acceptable within the Authority's policies.

The Officer informed Members that although there had been a number of concerns to the application from local residents, these were mainly concerning the management of the property, and that these were covered by a different authority. There were however, 2 aspects of concern that were of relevance to the Authority and they were regarding the travel plan, which was a condition on the previous approved application and floodlighting which the Officer reported that the Monitoring & Enforcement Team were investigating.

The following spoke under the public participation scheme:

- Mr Joe Flanagan, Agent and Mr Moh Kas, Applicant, who shared the 3 minute speaking allocation.

A motion to approve the application in accordance with Officer recommendation, was moved, seconded, put to the vote 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 amended plans.**
- 3. The premises shall be used for the provision of residential accommodation to a maximum of 7 persons in need of care (other than a use within class C3 (dwelling houses) and for no other purposes (including any other purpose in Class C2 of the schedule to the Town and Country Planning (Use Classes) Order 1987 or in any order revoking and re-enacting that order).**
- 4. No external lighting shall be installed other than in accordance with a scheme that shall first be submitted for prior written approval by the Authority.**
- 5. Operation of the use in accordance with the approved travel plan.**
- 6. Parking shall be restricted to the spaces within the internal yard area only.**

101/22 FULL APPLICATION - ERECTION OF WOODEN FRAMED AND CLAD AGRICULTURAL BUILDING AT ROCKLANDS FARM, THE BENT, CURBAR (NP/DDD/0422/0528/WE)

This item was withdrawn at the request of the Applicant.

102/22 HEAD OF LAW REPORT - PLANNING APPEALS (A.1536/AMC)

The Head of Law presented the report which set out the planning appeals lodged and decided in the last month.

RESOLVED:

The report was noted.

103/22 EXEMPT INFORMATION S100(A) LOCAL GOVERNMENT ACT 1972

RESOLVED:

That the public be excluded from the meeting during consideration of agenda item 12 to avoid the disclosure of Exempt information under S100 (A) (4) Local Government Act 1972 Schedule 12A paragraph 6 “information which reveals that the authority proposes

1. To give under any enactment a notice under or by virtue of which requirements are imposed on a person; or
2. To make an order or direction under any enactment.”

104/22 EXEMPT MINUTES OF THE PREVIOUS MEETING HELD ON 5 AUGUST 2022

The exempt minutes of the last meeting of the Planning Committee held on 5th August 2022 were approved as a correct record.