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## MINUTES

Meeting: **Planning Committee**

Date: Friday 7 October 2022 at 10.00 am

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

Chair: Cllr P Brady

Present: Mr K Smith, Cllr W Armitage, Cllr M Chaplin, Cllr D Chapman,  
Ms A Harling, Cllr A Hart, Cllr A McCloy, Cllr D Murphy, Cllr Mrs K Potter,  
Cllr V Priestley and Cllr K Richardson

Apologies for absence: Cllr I Huddleston and Cllr J Wharmby.

### **105/22 ROLL CALL OF MEMBERS PRESENT, APOLOGIES FOR ABSENCE AND MEMBERS' DECLARATIONS OF INTEREST**

#### Item 6

Cllr Kath Potter declared that she used to be a member of CPRE who had commented on the application.

#### Item 7

Cllr David Chapman declared a personal and prejudicial interest as the applicant was a personal friend. Cllr Chapman left the room during discussion of this item.

Cllr Ginny Priestly declared that she had lived in the property in the past but had no current connection with the owners.

### **106/22 URGENT BUSINESS**

There was no urgent business.

### **107/22 PUBLIC PARTICIPATION**

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

### **108/22 FULL APPLICATION - ERECTION OF A PAIR OF SEMI-DETACHED AFFORDABLE LOCAL NEEDS DWELLINGS AT LAND OFF RECREATION ROAD, TIDESWELL (NP/DDD/0222/0190, JK)**

The report was introduced by the Area Team Manager who provided an update from the Policy Team who had confirmed that the proposed occupants of the two dwellings met

the qualifying criteria for affordable housing. This information had been received following the deferral from previous Planning Committees.

The location of the site and the design of the houses was acceptable and the recommendation for refusal was solely based on the size of one of the properties which exceeds the size set out in the policy for a home for two people (Development Management policy DMH1). The Planning Officer had contacted the agent to request amended plans for a reduction in size to comply with policy but this option had been declined.

The following spoke under the Public Participation at Meetings Scheme:

- Sharon Bates, Applicant

Members were minded to support the application on the grounds that the larger building would provide room for the family to grow and encourage them to stay within the Peak District National Park. Members supported the need to retain young people within the National Park.

A motion to approve the application contrary to Officer recommendation was moved and seconded.

Members raised concerns regarding proposals that did not fit with the Authority's framework and policies and that clarity was needed on what was 'needed' and what was 'wanted'. The Authority had already introduced a flexibility to the size of affordable homes (through an agreed Practice Note) but this proposal had requested a further increase in addition. The impact on policy needed to be considered when applications were approved outside of the guidance.

Members discussed the implication of approving the plans as presented on the landscape, future applications and applications that had been approved as they were in line with the policy and guidelines.

The Area Team Manager provided a list of conditions and also confirmed that approval would be subject to the prior entry into the Authority's standard local needs affordable dwelling Section 106 agreement to ensure the dwelling remained affordable in perpetuity with occupancy tied to local need with the applicants as the first occupiers. A motion to approve the application contrary to Officer recommendation with prior entry into a Section 106 and conditions was voted on and carried.

**RESOLVED:**

**That the Application be APPROVED subject to the prior entry into the Authority's standard local need affordable dwelling Section 106 agreement to ensure the dwelling remained affordable in perpetuity with occupancy tied to local need with the applicants as the first occupiers and to the following conditions:**

- 1. Commencement of development within two years**
- 2. Carry out in accordance with specified amended plans**
- 3. Withdraw PD rights for extensions, alterations, wall, fences and garden buildings**
- 4. Agree detailed landscaping for hard and soft works including external lighting scheme and bin dwell area.**
- 5. Detailed design requirements regarding verge and eaves details, rain water goods, agreeing a sample panel of stone work (incl quoins) and traditional**

unpainted render and sample slate, off-white windows and painted timber front doors etc.

6. Provide and maintain the two parking spaces at the specified 2.4m x 5.5m (highway authority dimensions) before occupation.
7. Agree WSI for scheme of archaeological monitoring of the groundwork and scheme for retention and maintenance of drystone field wall boundaries.
8. Ecology conditions as per report.
9. Submit and agree scheme of waste disposal and spoil removal from the site.
10. Submit and agree the precise finished ground floor level relative to known datum shown on detailed cross site section plan.
11. Underground services.
12. External render to remain unpainted during the lifetime of the development.

**109/22 S.73 APPLICATION - FOR THE VARIATION OF CONDITION 3 ON NP/DDD/0921/1053 AT CHATSWORTH HOUSE, CHATSWORTH, EDENSOR (NP/DDD/0622/0760, ALN)**

The report was introduced by the Area Team Manager and referenced the conditions originally set out at the Planning Committee in December 2020.

The following spoke under the Public Participation at Meetings Scheme:

- Mr Ted Cadogan, Chief Operating Officer Chatsworth, Applicant

Members requested information from the speaker regarding the number of cars parked on the land below the Bastion Wall and if there were alternative locations that could be used. The speaker confirmed there were between 1,500 and 2,000 cars parked there on Bank Holidays and that there were alternative sites for parking but that the area below the Bastion Wall had grass protection laid and better drainage.

Members noted the concerns regarding the impact on the heritage landscape of allowing the overflow parking on more days and felt that the applicant had not supplied enough justification to support the application and that consideration should be given to sustainable transport alternatives.

A motion to refuse the application in line with Officer recommendation was moved and a request for Officers to work with the Chatsworth Estate as important partners within the National Park to send out a positive Sustainable Transport message.

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

**RESOLVED:**

**The application was REFUSED for the following reasons:**

1. **Chatsworth House and its registered park and garden are of the highest significance for their exceptional historic, architectural and archaeological interest. An additional 34 days per calendar year of overflow parking over and above that which is currently permitted by the condition, in front of the principle elevation of Chatsworth House would lead to harm to the setting of the grade I listed building and would detract from the ability to appreciate a key iconic view of the house across the park for substantial periods, contrary to Core Strategy policies GSP1, GSP3 and L3, Development Management Policies DMC3, DMC5, DMC7 and DMC9 and advice in the National Planning Policy Guidance. The harm would not be outweighed by the public benefits of the scheme.**
2. **The provision of substantial additional visitor car parking without the associated removal of inappropriately parked vehicles, at an appropriate level, is contrary to Core Strategy policies T1 and T7 and Development Management Plan policy DMT7.**

*The Committee adjourned at 11.10 and reconvened at 11.15.*

**110/22 FULL APPLICATION - INSTALLATION OF NEW PLANT INCLUDING, TWO PAYMENT MACHINES, ANPR CAMERA AND ASSOCIATED INFRASTRUCTURE AT LANGSETT BARN CAR PARK, LANGSETT (NP/B/0622/0824, KW)**

The Area Team Manager introduced the report and provided an update as a letter had been received from Miriam Cates MP which mirrored comments already received from those opposed to the application such as the possible impact on local people of cars parking on the road to avoid paying which could cause restricted access for emergency vehicles.

The Area Team Manager also reported that a similar application had been refused by Barnsley MBC for a nearby car park owned by Yorkshire Water but just outside the National Park, the refusal was on the grounds of detriment to the Green Belt landscape and that Barnsley MBC felt that it was difficult to substantiate the concerns regarding displaced parking as a reason for refusal.

The following spoke under the Public Participation at Meetings Scheme:

- Cllr Peter Horner, Objector, Langsett Parish Council
- Tom Rimmer, Yorkshire Water

Members noted that the car park needed to be maintained and that the charges for parking would contribute towards the cost of this. The Area Team Manager confirmed that the plans included three disabled parking bays.

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

Members noted the concerns of local residents and that Yorkshire Water had the right to charge for parking by other means if this application was not approved. Members requested that the applicant continued to engage with the local residents to monitor the impact of the charges.

A motion to approve the application in line with Officer recommendation was seconded.

Members requested an additional condition requiring the applicant to engage in substantive, holistic discussions and to collect data on parking in and outside the car park.

The condition was welcomed by the Members who had moved and seconded the approval.

**RESOLVED:**

**That the application was APPROVED subject to the following conditions:**

- 1. 3 year implementation time limit.**
- 2. Carry out in accordance with the defined submitted plans.**
- 3. Engage in substantive, holistic discussion and data collection.**

**And:**

**That the Authority welcomes Yorkshire Water's stated intention to continue to work with local authorities and parish councils regarding on-street parking issues and requests that a written statement be agreed with Officers outside the planning process setting out precisely how they propose to liaise closely with the local community, Highway Authority and this Authority over initiatives to better manage visitor parking on local roads and within the village.**

**Footnote – Re signage is subject to a separate consent regime under the Advertisement Regulations.**

*Cllr David Chapman left the room due to a personal and prejudicial interest in item 7 of the agenda.*

**111/22 FULL APPLICATION - EXTENSION OF EXISTING GRITSTONE BARN AND DEMOLITION OF REDUNDANT AGRICULTURAL BUILDING TO FORM ONE DWELLING AT SHATTON FARM, SHATTON LANE, SHATTON (NP/HPK/0722/0888 SW)**

The Head of Planning introduced the item which had previously been submitted in February 2022 when Members had visited the site. Issues regarding the removal of spoil from the site and the impact on the neighbours had been raised at that meeting and Officers had requested a more detailed plan. Following discussions with the applicant a revised application had been received with an improved design and clearer information about the disposal of spoil and waste from the site. Additional conditions were proposed to facilitate this and respond to design concerns including returning altered openings in the existing barn to their original size.

Members also requested that condition 3 stated that as much reclaimed stone would be used in the building and that further conditions be added to clarify the drainage on the plan for the site, details of location of ground source heat pump, rainwater goods, details of hard and soft landscape and external lighting.

A motion to approve the application in line with Officer Recommendation with additional and strengthened conditions was moved, seconded, put to the vote and carried.

**RESOLVED:**

The application was **APPROVED** subject to the following conditions:

1. Statutory time limit.
2. Development in complete accordance with the submitted plans, subject to the following:
3. All new stonework shall be in natural, reclaimed stone faced, laid and pointed to match the existing stonework. Agree sample.
4. Agree slate sample.
5. Window and door details to be agreed.
6. Precise details of glazing of link to be agreed.
7. Design details.
8. Location of earth spoil disposal and method of restoration to be agreed, avoiding ridge and furrow features. No building materials from the existing building group to be disposed of on neighbouring land.
9. Submission of a waste disposal management plan (to include hours of work, vehicle trips etc)
10. Withdraw permitted development rights for extensions, alterations, means of enclosure, ancillary buildings.
11. Implement climate change/environmental management measures.
12. Highways Conditions
13. Details of drainage plans to be agreed
14. Agreement of location of Air Source Heat Pump on site.
15. Details of proposed rainwater goods to be agreed
16. Details of hard and soft landscaping and external lighting to be agreed.

*Cllr David Chapman returned to the meeting following the conclusion of agenda item 7.*

**112/22 MONITORING & ENFORCEMENT QUARTERLY REVIEW - OCTOBER 2022  
(A.1533/AJC)**

The Team Manager for Monitoring and Enforcement introduced the report and drew the Members attention to the items in section 10 of the report as these were all priority cases. The Team Manager provided the following updates:

- 22/0040 Cressbrook Dale – Enforcement Officers continue to monitor and assess the work/changes taking place and what further action is required. The team have been unable to obtain information from the owners of the site on the use of the Tepee that had been erected.
- 19/0013 The Hut, Hollinsclough – an appeal has been lodged by the site owner and the enforcement notice was in abeyance.

Some progress had been made filling the vacancies within the team which it was hoped would reduce the workload.

Members thanked the Team for their work and the successes achieved.

The motion to note the report was moved, seconded, put to the vote and carried.

**RESOLVED:**

**To note the report.**