
MINUTES

Meeting: **Planning Committee**

Date: Friday 27 January 2023 at 10.00 am

Venue: Aldern House, Baslow Road, Bakewell

Chair: Cllr P Brady

Present: Mr K Smith, Cllr W Armitage, Cllr M Chaplin, Cllr D Chapman, Cllr A Hart, Cllr I Huddleston, Cllr Mrs K Potter, Cllr V Priestley, Cllr K Richardson and Cllr J Wharmby

Mr J W Berresford attended to observe and speak but not vote.

Apologies for absence: Ms A Harling, Cllr A McCloy and Cllr D Murphy.

1/23 ROLL CALL OF MEMBERS PRESENT, APOLOGIES FOR ABSENCE AND MEMBERS DECLARATIONS OF INTEREST

Item 6

All Members had received updates regarding the refurbishment from The Pomeroy Trust

Cllr Chapman declared a personal interest as a Derbyshire Dales District Councillor as they had made a one-off donation of funds to the Pomeroy Trust from the Local Projects Fund.

Item 9

All Members declared an interest as the site is owned by the Peak District National Park Authority.

Item 14

The Chair had received a letter from the Cressbrook Group, which he had circulated to all Members.

2/23 MINUTES OF PREVIOUS MEETING ON 9TH DECEMBER 2022

The minutes of the previous meeting of the Planning Committee held on the 9th December 2022 were approved as a correct record.

3/23 URGENT BUSINESS

There was no urgent business.

4/23 PUBLIC PARTICIPATION

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

5/23 PRIOR NOTIFICATION - GDO NOTIFICATION - NEW BUILDING FOR MIXED AGRICULTURAL USE ON LAND AT MIDDLE HAY, LONG LANE, CRESSBROOK DALE (NP/GDO/0322/0431/MN)

Some Members of the Committee had visited the site the previous day.

The Head of Planning introduced the report and informed Members that since the report had been published he had received a letter from the Agent on behalf of the applicant, which provided further arguments on some comments within the report as follows:

- A need for the building on the site is justified as the current building is no longer fit for purpose, and the new building would remove inefficiencies currently experienced.
- An alternative site assessment was undertaken for the proposed building, and it was concluded that the site was the only feasible and viable option.
- The Officer's report refers to containers being kept on site, but to clarify there will be no storage containers kept on site, but there maybe trailers which do not require planning permission.
- The Officer's report stated that there were 5 representations received from 4 different individuals, but in fact there were 5 different individuals who had written in support of the application.
- That the proposed landscaping in the key areas as set out in the drawings, would notably enhance the landscape of the site, and greatly assist in assimilating the building into the identified views and can be subject to a condition to secure their implementation/planting, in advance of the building works as necessary.

The Head of Planning informed Members of a correction to the report at paragraph 15 which should read "That the height of the building is reduced by a metre to 4m to the eaves and 5.5. to the ridge, not 6.5m to the ridge". The Head of Planning also reported that amended plans had been submitted, but Officers still felt that the proposal would still result in significant harm to the character of the landscape.

The following spoke under the public participation at meetings scheme:

- Mr C Howland, Natural England Volunteer and Supporter
- Cllr C Gamble, District Councillor, Supporter
- Ms R Hilton, Agent

Although Members respected the need for a building to be used for animal welfare and for the storage of equipment, there was some concern on the location, and the impact it would have on the open landscape, and even with a landscaping/planting scheme in place, it would take several years to have an impact due to the exposed conditions. Members queried if other sites had been considered. The Head of Planning confirmed that alternatives were identified but were advised that Natural England considered this site as the only viable option.

A motion to defer the application to allow a further report to enable Members to better understand the operational potential of the alternative sites as well as the size and design of the building, was proposed, seconded, put to the vote and carried.

RESOLVED:

That the application be DEFERRED to allow for further discussions to take place with the Officer and Applicant regarding alternative sites as well as the size and design of the agricultural building.

6/23 FULL APPLICATION - FOR THE ERECTION OF A NEW GARAGE AT DAINS MILL, ROACH ROAD, UPPER HULME (NP/SM/1022/1316, DH)

This item was brought forward on the agenda as the registered speaker had arrived.

The Head of Planning introduced the report and reminded Members that this application had been refused by the Planning Committee in April 2022, and following advice from Officers a revised application was submitted, but was considered that this application was not sufficiently different to that refused previously, and Staffordshire County Council had reported that the garage was not needed to meet the parking standards as there were no highway issues.

The following spoke under the public participation at meetings scheme:

- Dr M Jones, Applicant

Members accepted the need for a new garage but felt that the design was not appropriate, and that a simpler structure would be better so as not to detract from the main building. A motion to defer the application was proposed and seconded to allow for further discussions to take place between the Applicant and Officers.

The motion to defer the application was voted on and carried.

RESOLVED:

That the application be DEFERRED to allow for further discussions between the Applicant and Officers to take place.

7/23 SECTION 73 APPLICATION - FOR THE VARIATION OF CONDITION 2 ON NP/SM/0321/0297 AT DAINS MILL, ROACH ROAD, UPPER HULME (NP/SM/1022/1315, DH)

This item was brought forward on the agenda as the registered speaker had arrived.

The Head of Planning introduced the report, which was to vary the design condition on the previous application in 2022. A revised scheme had been submitted, which was smaller, but it was considered that the position, size and design of the balcony would still impact on the non-designated heritage asset.

The following spoke under the public participation at meetings scheme:

- Dr M Jones, Applicant

Members considered that the balcony would be an alien feature and would be inappropriate and be out of character with the mill building.

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

RESOLVED:

That the application be REFUSED for the following reason:

The balcony, by virtue of its position on the building, its size and its design, would cause harm to the significance of the non-designated heritage asset. The harm would not be outweighed by any public benefits. Consequently, the proposal is contrary to Core Strategy policies GSP3 and L3, Development Management policies DMC3, DMC5, DMC10, and DMH7, and advice in the Authority's Adopted Supplementary Planning Documents 'Conversion of Historic Buildings' and 'Alterations and Extensions'

8/23

FULL APPLICATION - REINSTATEMENT OF ENTRANCE CANOPY AND BARGEBOARDS, PROVISION OF NEW WINDOWS AND DOORS, RE-FORMING OF EXISTING EMERGENCY ESCAPE RAMP, INSTALLATION OF SEPTIC TANK, REMOVAL OF CHIMNEY STACK, AND INSTALLATION OF PV CELLS AT POMEROY MEMORIAL HALL, FLAGG (NP/DDD/0822/1062/ALN)

The Head of Planning introduced the report, and informed Members that although the Highways Authority had objected to the application, the Authority considered that there were insufficient grounds for refusal on safety grounds as it was felt that the alterations would not lead to an intensification of the building or the vehicular and pedestrian access.

The Officer informed Members that the Hall, which was well maintained, and was a Community Asset currently unused and that the Community were keen to bring it back into use.

Members asked for an additional condition for outside lighting to be added to the recommendation, which was agreed.

A motion to approve the application in accordance with the Officer recommendation and subject to an additional condition regarding outside lighting was moved, seconded, put to the vote and carried.

RESOLVED:

That the application be APPROVED subject to the following conditions:

- 1) 3 year implementation period**
- 2) Adopt amended plans**
- 3) Written Scheme of Investigation for a scheme of archaeological monitoring/watching brief to be submitted and implemented.**
- 4) Solar pv panels to be black and non-reflective, with no visible external framing**
- 5) Retaining walls to access ramp to match the existing stonework**

- 6) **Barge boards to be painted a recessive colour.**
- 7) **No hardsurfacing of paddock to the east of the building.**
8. **Outside lighting to be agreed.**

The Committee adjourned at 11.55 and reconvened at 12:00

9/23 FULL APPLICATION - CONVERSION AND CHANGE OF USE OF EXISTING BARN AND YARD INTO RESIDENTIAL USE C3 AT STANLEY LODGE, GREAT HUCKLOW (NP/DDD/0822/1079 WE)

This item was brought forward on the agenda as the registered Speaker had arrived.

The report was introduced by the Planning Area Manager who informed Members that this was a variation of the scheme that was approved in 2021 with the removal of the lean-to extension, and that whilst the design of the lean-to extension had been amended, the Officers were concerned on the impact on the non-designated heritage asset.

The following spoke under the public participation at meetings scheme:

- Ms C McIntyre, Agent

Members felt that the proposed lean-to extension did not conserve or enhance the original outbuildings.

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

RESOLVED:

That the application be REFUSED for the following reasons:

1. **The proposed conversion including the lean-to extension on the western elevation of the barn would harm the significance of the non-designated heritage asset by introducing a modern extension to the traditional barn which would erode the original form and character of the outbuilding. It would therefore detract from the significance of the non-designated heritage asset and would not therefore meet the required conservation and/or enhancement test within housing policy HC1C which enables the conversion of suitable 'valued vernacular' buildings to form new dwellings. The proposal is therefore contrary to policies GSP1, GSP3, L3, HC1C, DMC3, DMC5, DMC10, DMH8, the NPPF and the Conversion of Historic Buildings SPD.**
2. **By virtue of the proposed development's scale, it is considered that the proposal would not constitute an ancillary dwellinghouse. In the absence of a clear and robust justification for its size, it would not be subordinate to Stanley Lodge Farmhouse and would instead constitute a separate planning unit. It is therefore contrary to policy DMH5 and the Residential Annexes Supplementary Planning Document.**

10/23 FULL APPLICATION - CHANGE OF USE TO A HOLIDAY LET. REMOVAL OF BAY WINDOWS AND RESTORATION OF WINDOWS AND RAILINGS. REMOVAL OF AIR HANDLING UNITS AND DUCTWORK. ALTERATIONS AS DETAILED ON DRAWINGS. REPLACEMENT WINDOWS INCLUDING TOLL BAR COTTAGES, CASTLETON (NP/HPK/0822/1030, KW)

This item was brought forward on the agenda due to the registered speakers having arrived.

Item 12 was dealt with at the same time as Item 13, but the votes were taken separately.

Some Members of the Committee had visited the site the previous day.

The report was introduced by the Area Team Manager, who informed Members that it was brought before the Committee as the Parish Council had objected to the proposal stating that there was a need for more local affordable housing and not more holiday lets.

Whilst there was an argument that this property would not be suitable for local affordable housing, due to its size, and the cost of the enhancement works required, this in fact did not prejudice its use for a single person or couple if Members were minded to support affordable housing use instead then there was no need for a local occupancy clause, as our policies support conversion to market dwellings where necessary to achieve conservation and enhancement of a heritage asset, however Members would need to agree to delegate the decision to the Head of Planning as the description of the development would need to be amended to read "dwelling" rather than state specifically "holiday use" so that the applicant could then change the occupancy to residential at a later date if needed.

The Officers also confirmed that a condition to agree details of the new windows should be added to the recommendation, together with rewording of condition 4 concerning the recording of the potential buried archaeology when the ground excavations are carried out.

The following spoke under the public participation at meetings scheme:

- Cllr N Topping, Parish Councillor, Objector
- Mr S Gedye, Agent

RESOLVED:

A motion to refer the application back to Officers and to delegate approval of the application to the Chair and Vice Chair of the Planning Committee was moved, seconded, put to the vote and carried.

11/23 LISTED BUILDING CONSENT APPLICATION - CHANGE OF USE TO A HOLIDAY LET. REMOVAL OF BAY WINDOWS AND RESTORATION OF WINDOWS AND RAILINGS. REMOVAL OF AIR HANDLING UNITS AND DUCTWORK. ALTERATIONS AS DETAILED ON DRAWINGS. REPLACEMENT WINDOWS INCLUDING TOLL BAR COTTAGE, CASTLETON. (NP/DDD/0822/1031, KW)

This item was discussed by Members as part of agenda item 12. Please see full minute in detail in minute 10/23 above.

A motion to approve the application for the proposed works to a listed building in accordance with the Officer recommendation, was moved, seconded, put to the vote and carried.

RESOLVED:

That the application is APPROVED subject to the following conditions:

- 1) 3-year time limit
- 2) In accordance with the submitted plans
- 3) Submit for written approval the details and methodology of the insulation to the roof and first floor window soffit.
- 4) Submit for written approval further information on the construction of the first-floor partition wall and the impact of soundproofing on the fabric.
- 5) Submit for written approval full details of window and door finishes in accordance with conservation officer comments.
- 6) Submit for written approval samples of any new stonework used in the forecourt wall and ground floor windows.
- 7) Building recording condition including recording potential buried archaeology during excavations in the rear yard - via Written Scheme of Investigation in accordance details specified in conservation officer comments and approved in writing.

12/23

FULL APPLICATION - ERECTION OF STEEL PORTAL FRAMED AGRICULTURAL BUILDING TO HOUSE BEEF CATTLE. THE PROPOSED BUILDING IS A REPLACEMENT OF A TRADITIONAL 'COW SHED' BUILT IN THE 1950S AND EXTENDED IN THE 1970S THAT IS NOW BEYOND REASONABLE REPAIR. AT NEW ROAD FARM, NEW ROAD, LONGNOR (NP/SM/1022/1339 PM)

The Head of Planning introduced the report which was to seek permission to replace an existing agricultural building, which was now beyond reasonable repair, with a new steel portal framed agricultural building, which would sit on the footprint of the old one.

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. 3 year implementation time limit.
2. Carry out in accordance with submitted plans
3. Timber boarding to be stained a dark recessive colour at time of erection and permanently so maintained.
4. Fibre cement roofing sheets to be factory colour-coated to BS 5252 Ref. No. 18B29 (Slate Blue) and permanently so maintained.
5. Not to be used for any other purpose than agriculture
6. Removal of building when no longer required for purposes of agriculture

13/23 FULL APPLICATION - FOR THE REMOVAL OR VARIATION OF CONDITION 6 OF NP/SM/0605/0614 AT LONGNOR WOOD HOLIDAY PARK, LONGNOR (NP/SM/1122/1390) MN

The Head of Planning introduced the report.

Members supported the proposal to remove the condition which currently prevents the owners siting touring caravans between January and February each calendar year. This would give more flexibility to the owners to run the site throughout the year.

Members also asked that the owners send in their "register of occupants" digitally for inspection by the National Park Authority when requested rather than bringing them in.

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 The development hereby permitted shall not be carried out otherwise than in complete accordance with plan 14.503/HLDL2B (dated June 2005) and the additional landscaping plan submitted by the applicant under application NP/SM/0605/0614, subject to the following conditions or modifications.**
- 2. This consent relates solely to the layout of the caravans under Phase 2 as shown on the approved drawing numbered 14.503/HLDL2B**
The use of the Phase 2 area shall be limited solely to touring caravans,
- 3. The number of which shall not exceed 14 at anyone time.**
- 4. The permission, in relation to the 14 touring caravans hereby approved, relates solely to their use for short term holiday residential use. The owner shall maintain a register of occupants noting their permanent residential address upon which Council Tax is paid for each calendar year which shall be made available for inspection by the National Park Authority on request.**

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

14/23 MONITORING & ENFORCEMENT QUARTERLY REVIEW - JANUARY 2023 (A.1533/AJC)

The Senior Monitoring and Enforcement Officer introduced the report which was a summary of the work carried out by the Monitoring and Enforcement Team during October - December 2022. The Officer informed Members of a correction to the report under "Breaches Resolved" concerning Roseway, Hope Road, Bamford, where the reference number should have read 22/0036 and not 20/0036.

The Officer then provided the updates on the following enforcement cases:

21/0038 – A formal notice has been served concerning a shipping container which was being used for storage on land at Woodhead Road, Tintwistle, and that the Officers were speaking with the owner on something more suitable.

17/0044 - Officers were considering further enforcement action regarding Woodseats Farm, Bradfield Dale, following the refusal of planning permission for the external and internal alterations and extension to the listed building.

06/0145 – The land at Manor Farm, Grindon, which was a long standing enforcement case had finally been cleared after 17 years.

18/0062 – Officers met with the new Estate Manager at Cartledge Flat recently and a further update on this will be provided to Members in due course.

22/0040 – A Temporary Stop Notice has been served regarding engineering works on land at Cressbrook Dale and a formal notice is now being considered. A Tree Preservation Order (TPO) has been confirmed in respect of trees in the woodland.

Members asked for an update regarding Swallow Holme Caravan Park at Bamford where a bungalow has been built and was being advertised on Right Move. The Senior Monitoring & Enforcement Officer reported that he would relay that back to the team to provide an update. Members also asked for updates regarding Bank House Hathersage and the track at Mickleden.

The Assistant Solicitor informed Members that a warrant of entry had been obtained from Chesterfield Magistrates Court during the reporting period, and had been executed so that Officers could inspect the site at Home Farm, Sheldon, and a further update on this will be provided by the Monitoring and Enforcement Team Manager.

Members were encouraged by the progress being made and thanked the Team for their work and the successes achieved, but noted that there were still a large number of cases that have not been complied with and that further monitoring reports would be presented to committee.

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

RESOLVED:

To note the report.

15/23 HEAD OF LAW REPORT - PLANNING APPEALS (A.1536/AMC)

RESOLVED:

The report was noted.