

---

## MINUTES

Meeting: **Planning Committee**

Date: Friday 3 March 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 A McCloy, Cllr D Murphy, Cllr Mrs K Potter, Cllr V Priestley and Cllr K Richardson

Apologies for absence: Cllr J Wharmby.

### **16/23 ROLL CALL OF MEMBERS PRESENT, APOLOGIES FOR ABSENCE AND MEMBERS DECLARATIONS OF INTEREST**

#### Item 5

Cllr Huddleston, Cllr McCloy, Mr Smith and Cllr Priestley declared an interest as they had received an email from the Agent following the previous Planning Committee.

#### Item 6

Cllr Brady declared an interest as he knew Ms Stephenson but had not discussed the application.

Cllr Chapman declared a personal and prejudicial interest as he was a near neighbour and had discussed the application with the applicant and would withdraw from the meeting during discussion and voting on this item.

#### Item 7

All Members declared an interest as the grandfather of the applicant was previously a Member of the Peak District National Park Authority

Cllr Brady and a number of other Members declared an interest as Sir Richard Fitzherbert (speaking in support of the application) was known to them but they had not discussed the application.

---

Item 8

Cllr Brady declared an interest as the agent Jim Mundy had acted as the Planning Agent for him around six or seven years ago. Cllr Chapman also had engaged the agent in the past. They had not discussed the application.

Items 10 – 16

All Members declared an interest as the car parks were owned by the Peak District National Park Authority.

**17/23 MINUTES OF PREVIOUS MEETING ON 27 JANUARY 2023**

The minutes of the previous meeting of the Planning Committee held on 27 January 2023 were approved as a correct record.

**18/23 URGENT BUSINESS**

There was no urgent business.

**19/23 PUBLIC PARTICIPATION**

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

**20/23 PRIOR NOTIFICATION - GDO NOTIFICATION - NEW BUILDING FOR MIXED AGRICULTURAL USE ON LAND AT MIDDLE HAY, LONG LANE, CRESSBROOK DALE (NP/GDO/0322/0431/ MN/ALN)**

The report was introduced by the Planning Officer who asked Members to note that the identification of two possible alternative sites should not impact on the decision of the application before them.

The application had been deferred from the previous meeting of the Planning Committee to allow for clearer and better information to be supplied.

The following spoke under the public participation at meetings scheme:

- Rebecca Hilton - Agent

Members expressed concerns regarding the position and size of the proposed building and the impact on the landscape of a building of such scale.

The motion to refuse the application in line with the Officer recommendation was moved.

Officers confirmed that a scheme of tree planting had been proposed but the effectiveness of the trees on reducing the views from the surrounding landscape was uncertain and the trees would likely take 10 – 20 years to have a significant impact. Members also raised the issue of increasing amounts of tree disease which could impact on the planting and reduce any screening levels.

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

**RECOMMENDATION:**

**That Prior Approval be REFUSED for the following reasons:**

**The siting, design, and external appearance of the development would result in significant harm to the character of the landscape, by virtue of the building's isolated and prominent position within open countryside and in a largely unsettled landscape, contrary to policies GSP1, GSP2, GSP3, L1, DMC1, DMC3, and DME1 of the Authority's Local Plan, as well as to paragraph 176 of the NPPF.**

**Cllr David Chapman left the room due to a personal and prejudicial interest.**

**21/23 FULL APPLICATION - CONSOLIDATION OF 2 AFFORDABLE DWELLINGS IN TO ONE SINGLE DWELLING, FORGET ME NOT COTTAGE, MAIN STREET, CHELMORTON (NP/DDD/1122/1370, JS)**

Members had driven past the site on the previous day.

The report was introduced by the Planning Officer who emphasised that the proposal to consolidate the two affordable homes would result in the loss of small, affordable housing stock. The applicant had offered to sign a legal agreement to ensure that the building was converted back to two separate dwellings if they were to sell the home.

The following spoke under the public participation at meetings scheme:

- Fiona Stephenson, Agent

Members noted the concerns of the Officers regarding the loss of the two small affordable homes but were satisfied that the accommodation would still meet a local need affordable housing given the circumstance of the applicants and that an agreement to change the accommodation back to two small homes if the applicants were to vacate the property was sufficient to ensure the Affordable Homes stock is maintained.

A question was raised regarding why the applicant needed Planning Permission to make the change as internal changes or amalgamation of two dwellings to one would not normally require permission. The Head of Planning clarified that because the proposal would result in the loss of two affordable houses that satisfied adopted policies to one large and unaffordable property that would materially change the housing stock, as well as being contrary to policy. Allied to this there were some minor external changes which would materially change the character and appearance from two smaller dwellings to one large dwelling. As such the merging of the two properties in this case amounted to a material change of use.

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

Members requested that the current plan to remove the second front door be changed to keep the door in place and maintain the symmetrical appearance of the building, also making it easier to convert back to two properties. Officers agreed to add a condition to ensure that the front door was not converted to a window and also to put in place a new S106 Obligation to modify the current Obligation to enable the development to proceed

and thereafter to return the homes to two smaller houses, upon cessation of occupation by the current owners.

A motion to approve the application and subject to the above condition to secure the other necessary conditions as determined by the Head of Planning and the legal agreement referred to above being in place was moved and seconded.

**RESOLVED:**

**The application was APPROVED contrary to Officer recommendation and subject to the necessary conditions including the provision of an alternative scheme for the second door which should remain and he entering into of a Section 106 legal agreement being in place to secure the development as a single dwelling until such time that it is disposed of by the current occupiers, at which point it is to be returned to two affordable dwellings, including the necessary legal agreements to secure them as such in perpetuity, and including a return to their previous layouts and designs.**

**The Committee adjourned at 11.00 for a break and returned at 11.05 Cllr Chapman re-joined the meeting.**

**22/23 FULL APPLICATION - ERECTION OF LOCAL NEEDS DWELLING, LAND TO NORTH OF SHARPLOW COTTAGE, TISSINGTON (NP/DDD/0722/0876 ALN)**

Members had visited the site on the previous day.

The Planning Officer introduced the report detailing the application for an affordable home outside the conservation area, on the edge of the village of Tissington.

The scheme had been amended to reduce the elevation of the property which had been a concern and the proposal was now in keeping with the surrounding properties.

The reason for refusal was that the proposed dwelling was larger than the recommended floor space for a dwelling for five persons which would be occupied by two. The recommended size for two persons set out in the practice note produced in 2021 is 70 sqm, the proposed dwelling was 97 sqm in size.

The following spoke under the public participation at meetings scheme:

- Laura Mellstrom – Supporter
- Chris Carr – Applicants grandfather – Supporter
- Sir Richard Fitzherbert – Chair of Tssington Parish Council – Supporter
- Mr Stephen Carr – Applicant

Members noted the limitation of the current housing stock in the village of Tissington and raised concerns that the applicant may find the need to extend the property in the future which could cause a reduction in the suitability for the site.

A motion to approve the application subject to the entering into of a Section 106 Agreement to secure local needs and occupancy and conditions contrary to Officer recommendation was moved and seconded.

Policy DMH1 was discussed and the possibility of a requirement for additional living space raised as a concern. DMH7 allows an extension of 10% on affordable housing.

The Head of Planning advised Members that the use of material planning considerations should be the driver for planning decisions not 'common sense' as stated by many of the Members, which is not always focussed on matters of land-use and development of the National Park.

Members requested that Officers discussed with the Applicant the introduction of measures to reduce climate change as part of the development.

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

**RESOLVED:**

**The application was APPROVED contrary to Officer recommendation subject to entering into a Section 106 Agreement securing local needs and occupancy and with the following conditions:**

- 1. The development hereby permitted shall be begun within 2 years from the date of this permission.**
- 2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted location plan and amended plan numbers Carr-PP Rev B and Carr-PSP Rev B, subject to the following conditions or modifications.**
- 3. 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 dwelling shall be carried out and no extensions, porches, ancillary buildings, solar pv panels, gates, fences, walls or other means of boundary enclosure shall be erected on the site without the National Park Authority's prior written consent.**
- 4. Before work commences, a climate change mitigation scheme shall be submitted to and approved in writing by the National Park Authority. Thereafter the approved measures shall be implemented in accordance with the approved scheme before the dwelling is first occupied.**
- 5. At the commencement of operations on site (excluding demolition/ site clearance), space shall be provided within the site curtilage for storage of plant and materials, site accommodation, loading and unloading of goods vehicles, parking and manoeuvring of site operatives and visitors vehicles, laid out and constructed in accordance with detailed designs to be submitted in advance to the Local Planning Authority for written approval and maintained throughout the contract period in accordance with the approved designs free from any impediment to its designated use.**
- 6. A new vehicular access shall be formed to Rakes Lane in accordance with the application drawings, laid out, constructed and provided with 2.4m x 43m visibility splays in either direction. The area in advance of the sightlines being maintained throughout the life of the development clear of**

---

any object greater than 1m in height (0.6m in the case of vegetation) relative to adjoining nearside carriageway channel level.

7. The gradient of the new private driveways and vehicular accesses shall not exceed 1:15 for the first 5m from the nearside highway boundary. Where sloping towards the highway, measures shall be installed at the interface between the private driveway and the highway to prevent the flow of surface water onto the highway.
8. The proposed area of hardstanding within the curtilage of the application site as shown on the submitted plans shall be used for the parking of vehicles clear of Rakes Lane and shall be maintained free of any impediment to its designated use.
9. Prior to the first occupation of the dwelling hereby permitted, a bin collection/store point shall be provided adjacent to and clear of the highway, being located clear of accesses, parking and turning provision and retained thereafter free from impediment to designated use, so bins can be stored clear of the highway on collection day.
10. Before commencing the development hereby approved a detailed scheme for landscaping (including tree and shrub planting seeding or turfing, earth mounding, walling, fencing or ground surfacing as necessary) shall be submitted to and approved in writing by the National Park Authority. Once approved, the planting or seeding shall be carried out to the reasonable satisfaction of the Authority within the first planting seasons following completion or occupation of the development. Any walling or surfacing shown on the approved plan shall be completed before the building is first occupied. Any trees dying, being severely damaged or becoming seriously diseased shall be replaced within the next planting season with trees of an equivalent size and species or in accordance with an alternative scheme agreed in writing by the Authority before any trees are removed.
11. The walls shall be constructed in natural limestone. Prior to the erection of the external walls a sample panel of at least 1.0 metre square shall be constructed on the site. The National Park Authority shall be informed on the completion of the sample panel which shall then be inspected and approved in writing by the National Park Authority. All subsequent walling shall match the approved sample panel in terms of stone colour, size, texture, coursing and pointing, subject to whatever reasonable modifications may be specifically required in writing by the Authority. If necessary the Authority shall request the construction of another sample panel incorporating the required modifications.
12. All window and door frames shall be recessed a minimum of 100 mm (approximately 4 inches) from the external face of the wall.
13. All window openings shall be provided with natural limestone lintels and sills, and all door openings provided with natural limestone lintels.
14. The windows shall be side hung casements, constructed in timber. Prior to the installation of any windows and doors, full details at a scale of 1:20 of their precise design, including any glazing bar detail and external finish, shall be submitted to and approved in writing by the National Park

**Authority.** The development shall thereafter be carried out in accordance with the approved specification and shall be permanently so maintained.

**15.** The rainwater goods shall be cast metal and shall be fixed directly to the stonework with rise and fall brackets and without the use of a fascia,

**16.** The roof verges shall be flush cement pointed, with no barge boards or projecting timberwork.

**17.** All soil vent pipes shall be completely internal.

**18.** Before work commences on the chimneys, a sample of the red brick shall be submitted to an approved in writing by the National Park Authority. Thereafter the chimneys shall be constructed in full accordance with the approved details.

**19.** Before work commences on any external lighting, a lighting scheme shall be submitted to an approved in writing by the National Park Authority. Thereafter the lighting shall be installed in full accordance with the approved details.

**20.** The roof shall be clad in Staffordshire blue clay tiles. Before work commences on the roof, a sample of the clay tiles shall be submitted to an approved in writing by the National Park Authority. Thereafter the roof shall be clad in full accordance with the approved details.

**23/23 FULL APPLICATION - SINGLE STOREY EXTENSIONS, INTERNAL ALTERATIONS AND REPLACEMENT GARAGE AT GREYSTONES, HIGH STREET, CALVER (NP/DDD/0821/0848/SW)**

The Planning Officer introduced the report which outlined the objection to the extension to the front of the building which was contrary to design guidelines. There were also concerns regarding the cladding in the design which was not in keeping with local materials, and the large windows which would have an adverse impact on the conservation area. Officers had advised the applicant to make the changes prior to bringing the report to the Committee but this advice had not been taken.

The following spoke under the public participation at meetings scheme:

- Tim Ward – Supporter
- Richard Cronin, Applicant & Jim Mundy, Agent to share the 3 minute allocation.

Members noted the design guide issues and the dominance of the extension to the main house. Other issues with the proposal were noted by Members including the fenestration/cladding/roofing/eaves/soffits and the question was asked if the extension would be subordinate to the house?

A motion to approve the application contrary to the Officer recommendation was moved and seconded on the grounds that the proposal would be an improvement on the current situation.

The Planning Officers agreed that improvements to the design could be made and the Agent had shown that they were mindful to make the changes suggested by Officers including the use of traditional render.

It was suggested that a decision regarding the application would be delegated following further discussions between the Planning Officers and the Agent and only brought back if agreement could not be reached.

A motion to defer the decision and delegate it to the Head of Planning following further discussions regarding the application design was moved.

The motion to approve the application contrary to Officer recommendation was withdrawn.

A motion to defer the application for further discussion and to delegate to Officers the decision was seconded, put to the vote and carried.

### **RESOLVED**

**That the application be DEFERRED to allow for further discussion between the Officer and the Applicant/Agent to take place and for the decision to be delegated to the Head of Planning.**

24/23

### **REVIEW OF OLD MINERALS PERMISSION (ROMP) APPLICATION - ROMP TO FACILITATE THE EXTRACTION OF 33 MILLION TONNES OF MINERAL AT BEELOW/DOVEHOLES QUARRY (NP/HPK/0322/0437, RB)**

The Minerals Planner introduced the report to the Committee and confirmed that Planning Permission had already been granted for the extraction of Limestone from the site and the report was an update on that permission.

Some new or amended conditions had been provisionally agreed with the operator following the submission of the schedule of the environmental statement. However the final working of the conditions would be agreed with the operator following the committee meeting.

Members thanked the Minerals Planner for the clear report and presentation and requested more information regarding the impact of the works on local residents of noise, dust and vibration. As the site was on the border of the National Park some of those residents impacted lived in the area covered by Derbyshire County Council (DCC), not the National Park Authority. DCC were monitoring the impact on those homes. There were two properties within the National Park Authority boundaries that were affected by the noise from the cement plant which is controlled by a separate agreement. The conditions as set out in the report are almost identical to those set out by DCC for the area outside the National Park boundary and are compatible.

The 17% biodiversity net gain is measured by an assessment of the current application site. Ecological officers and consultants use a Government set calculator based on the habitat units currently identified.

Members requested that Officers looked into a restoration bond with the site owners to ensure that if the company were to fold the work to restore the land would still take place. Officers agreed to discuss this with the operators.



A motion to approve the recommendation to agree in principal and to grant officer delegation was moved, seconded, put to the vote and carried.

## **RESOLVED**

**That the Committee agreed, in principle the following scheme of conditions and granted to the Head of Planning delegated authority to reach final agreement on the conditions with the Applicant.**

- 1. The development hereby permitted shall be carried out and completed in all respects strictly in accordance with the terms of this permission.**
- 2. A copy of the decision notice with the approved plans and any subsequently approved documents shall be kept at the Doveholes site office at all times and the terms and contents of them shall be made known to the supervising staff on site. These documents shall be made available to the Mineral Planning Authority on request during normal working hours**
- 3. These conditions shall apply to the whole area of the site outlined in red on plan drawing reference numbers 21-07/P4/DOV/1 to which former planning permission ref 1986/9/16 and HPK0697092 relates and shall supersede the sole planning condition contained in that consent.**
- 4. For the purpose of Condition 3, the approved documents for this planning consent shall comprise:**
  - **Planning Statement ROMP 24.03.22 FINAL as updated**
  - **140107\_002.018\_DH019b\_Gutted Quarry-Final Restoration Masterplan**
  - **dov\_mod1021\_pw-2500\_a0;**
  - **21-4-0951 Geological Summary Report;**
  - **220309\_002.018\_DH048\_Below Diversion Restoration Techniques;**
  - **220309\_002 018\_Below Lane diversion RoMP\_\_Explanation of Restoration Tech;**
  - **CEMEX Dove Holes SCI Mar 22;**
  - **dov\_mod1021\_pw\_1250\_b;**
  - **21-07-P4-DOV-4 Aerial Site Plan;**
  - **21-07-P4-DOV-3- Aerial - Location Plan;**
  - **21-07-P4-DOV-2A Site Plan**
  - **21-07-P4-DOV-1- Location;**
  - **21-4-0951\_BELOW\_CURRENT REV4;**
  - **220309\_002.018\_DH046\_Below Diversion\_Section A-A';**
  - **21-4-0951\_BEELOW\_END 2025 REV4;**
  - **21-4-0951\_BEELOW\_END 2022 REV4;**
  - **21-4-0951\_BEELOW\_END 2022 REV4;**
  - **21-4-0951\_BEELOW\_END 2030 REV4;**
  - **21-4-0951\_BEELOW\_END 2040 REV4**
  - **220309\_002.018\_DH044\_Doveholes Quarry Final Restoration Masterplan;**
  - **ES - Chapter 9 Air Quality FINAL;**
  - **ES Vibration chapter 10 - Final - 07.03.22;**
  - **TP - Dove Holes Peak Park RoMP HIA - Chapter 6.**
- 5. The applicant shall notify the Mineral Planning Authority in writing within seven working days of the commencement of the development**

- 
- 6. Extraction of minerals and the deposit of any mineral waste on the site shall cease by 22 February 2042. On or before that date, all mineral extraction operations shall have ceased and the quarry shall be restored in accordance with the conditions contained in this consent.**
  - 7. Except in emergencies to maintain safe site operations which shall be notified to the Mineral Planning Authority as soon as practicable, no lights shall be illuminated (other than security lighting) nor shall any operations or activities authorised or required by this permission be carried out except between the following times:**
    - 1.Site Development and Surface Restoration:**
      - a) This includes site preparation, plant and services installation, soil stripping, bund formation and removal, surface restoration works, site clearance and access removal:  
0700hrs – 1900hrs Monday to Friday  
0700hrs – 1300hrs Saturday**
      - b) Drilling  
0700hrs – 1900hrs Monday to Friday  
0700hrs – 1900hrs Saturday**
      - c) Blasting  
1000hrs – 1800hrs Monday to Friday**
      - d) Limestone extraction, loading of materials and their transportation  
0500hrs – 2000hrs on any day**
  - 8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development (England) Order 2015 or any subsequent revisions, modifications, revocation or re-enactment, no buildings, plant or machinery, structures or erections required for the winning, working, treatment, preparation for sale, consumption or utilisation of mineral under this consent shall be erected on the site without the prior written approval of the Mineral Planning Authority.**
  - 9. During the life of this permission the site shall be securely fenced and gated in order to prevent unauthorised access. Such fencing and gate(s) shall be maintained to the satisfaction of the Mineral Planning Authority throughout the life of the planning permission.**
  - 10. At such time as they are no longer required for the approved development, all plant and structures, other installations, tanks, machinery and temporary buildings shall be dismantled and permanently removed from the site.**
  - 11. The sole means of vehicular access to and egress from the site shall be through the adjoining Doveholes site and via the existing access road off Dale Road, Doveholes, Brixton.**
  - 12. In the event that mineral operations are temporarily suspended for a period exceeding 2 years, then within 24 months from the suspension of mineral extraction an interim restoration scheme for the site and timetable for its completion shall be submitted for approval to the Mineral Planning Authority and implemented thereafter.**

- 
- 13. In the event that mineral operations permanently cease prior to the full implementation of the approved scheme, a revised scheme to include details of restoration, aftercare and the timescale for the completion of the restoration works, shall be submitted for approval to the Mineral Planning Authority within 12 months of the permanent cessation of working.**
  - 14. Prior to soil stripping operations and the formation of storage mounds a scheme for grass seeding and management shall be submitted for the written approval of the Mineral Planning Authority. The seeding and management of the storage mounds shall be carried out in accordance with the approved details.**
  - 15. Topsoil, subsoil and overburden shall be stored separately. The position of these storage mounds to be agreed in writing with the Mineral Planning Authority before any soil stripping operations commence. Where such materials are not to be used directly for restoration purposes, they shall be placed in separate storage mounds.**
  - 16. The stripping and movement of soils shall be restricted to occasions when the soil is in a suitably dry and friable condition and the ground is suitably dry to allow the passage of heavy vehicles.**
  - 17. No plant or heavy vehicles (with the exception of agricultural vehicles) shall traverse over any areas of unstripped topsoil except for the purpose of stripping operations.**
  - 18. All stored topsoil, subsoil and overburden shall be seeded during the first available season with an appropriate seed mix to be agreed in writing with the Mineral Planning Authority before soil stripping operations commence.**
  - 19. All soil and overburden shall be retained on site for use in its reclamation.**
  - 20. The site shall be kept clear of noxious and invasive weeds during extraction and restoration works to the satisfaction of the Planning Authority. These species are:**
  - 21. American skunk cabbage; Chilean rhubarb; Curly waterweed; Floating pennywort; Giant hogweed; Himalayan balsam; Nuttall's waterweed; Parrot's feather; Alligator weed; Asiatic tearthumb; Balloon vine; Broomsedge bluestem; Chinese bushclover; Chinese tallow; Common milkweed; Crimson fountaingrass; Eastern baccharis; Fanwort; Floating primrose-willow; Golden wreath wattle; Japanese hop; Japanese stiltgrass; Kudzu vine; Mesquite; Perennial veldt grass; Persian hogweed; Purple pampas grass; Salvinia moss; Senegal tea plant; Sosnowsky's hogweed; Tree of Heaven; Vine-like fern; Water hyacinth; Water-primrose; Whitetop weed.**
  - 21. All operations for the winning and working of minerals, restoration works and ancillary operations and development shall be carried out in such a manner as to minimise the generation of dust, and suitable dust prevention and control measures shall be implemented and maintained at all times during the carrying out of the approved development. At such times as any operation gives rise to unacceptable levels of dust leaving the site, that operation shall be temporarily suspended until such time as conditions improve or the operation can be effectively controlled.**

- 22. From the date that these conditions come into effect, the dust mitigation and monitoring procedures set out in the Air Quality chapter (9) of the Environmental Statement submitted alongside the ROMP application shall be fully implemented and thereafter complied with at all times for the remainder of the development.**
- 23. Dust from the site shall be monitored in accordance with a scheme that has received the written approval of the Mineral Planning Authority. The scheme, which shall be submitted no later than 3 months prior to the commencement of mineral operations shall be implemented as approved by the Mineral Planning Authority, shall include details on the following:**
- a) Measures to be used to reduce dust**
  - b) Monitoring Objectives**
  - c) Location, number and type of dust gauge monitors**
  - d) Duration and frequency of monitoring**
  - e) Proposed analysis of contents**
  - f) Provision of results to be made available to the Mineral Planning Authority**
  - g) Trigger levels and an action plan in the event of levels being exceeded.**
  - h) Mitigation measures if required**
  - i) Proposals for implementing, reviewing and updating the scheme**  
**A programme of implementation.**
- 24. Subject to paragraph (a) to this Condition, the received noise levels as measured at each of the potentially noise sensitive properties as identified in column 1 of the table below and on Figure 1 of the Noise Assessment Appendices (submitted with the ES) shall not exceed the corresponding noise level limits expressed in dB LAeq, 1hr (free field) set out in columns 2 – 4 of the table as a result of the continuation of the development permitted by the relevant permissions.**
- a. During noisy short term activities at the site, the received noise level limits, as measured at each of the noise sensitive properties identified in column 1 of the table below, may exceed the limits set out in columns 2 to 4 of the table below during the daytime only for periods not exceeding a total of 8 weeks in any period of 12 months during the remainder of the development. During these periods, the received noise levels shall not exceed 70dB (A) LAeq, 1 hour free field. For the purposes of this condition, noisy short term activities are considered to be such activities as ‘soil-stripping, the construction and removal of baffle mounds, soil storage mounds and spoil heaps, construction of new permanent landforms and aspects of site road construction and maintenance’ as referred to in the National Planning Practice Guidance or any successor document.**

<b>Noise Sensitive Receptor</b>	<b>Daytime (0700 – 1900) Maximum Noise Limit (dB LAeq, 1H)</b>	<b>Evening (1900 – 2200) Maximum Noise Limit (dB LAeq, 1H)</b>	<b>Night time (2200 – 0700) Maximum Noise Limit (dB LAeq, 1H)</b>	<b>Temporary Works Maximum Noise Limit (dB LAeq, 1H)</b>

<b>Lower Barnmoor Farm</b>	<b>50</b>	<b>49</b>		
<b>Ridgeclose Farm</b>	<b>50</b>	<b>45</b>		
<b>Lodesbarn Farm</b>	<b>55</b>	<b>45</b>	<b>42</b>	<b>70</b>
<b>The Meadows</b>	<b>52</b>	<b>52</b>		
<b>Oak House Farm</b>	<b>50</b>	<b>49</b>		

25. From the date that these conditions come into effect, a Noise Action Plan shall be submitted for the prior approval of the Planning Authority. The noise mitigation and monitoring procedures set out in a Noise Action Plan shall be fully implemented and thereafter shall be complied with at all times for the remainder of the development.

26. All vehicles, plant and machinery operated at the site shall be maintained in accordance with the manufacturers specifications at all times and shall be fitted with effective silencers. No such plant shall be operated with all its covers open or removed.

27. Ground Vibration as a result of blasting operations shall not exceed a peak particle velocity of 6 mm/sec in 95% of all blasts measured over any period of 6 months and no individual blast shall exceed a peak particle velocity of 12mm/sec as measured at the site boundary to the nearest potentially vibration sensitive buildings (as illustrated by Figure 2 in the Vibration Appendices to the Vibration Chapter 10 contained in the accompanying ES to the application) which are:

Lower Barnmoor Farm;

Ridgeclose Farm;

Lodesbarn Farm;

The Meadows;

Oak House Farm;

The measurement shall be the maximum of three mutually perpendicular directions taken at the ground surface. Data from vibration monitoring will be made available to the Authority annually, or at any time upon request.

28. No secondary blasting, including face dressing, shall be carried out without the prior written approval of the Mineral Planning Authority.

29. Prior to the commencement of mineral extraction operations, a Vibration Action Plan shall be submitted and approved by the Mineral Planning Authority. This plan shall include the necessary the measurement shall be the maximum of three mutually perpendicular directions taken at the ground surface. Data from vibration monitoring will be made available to the Authority annually, or at any time upon request.

- 
- 30. Details of the location, height, design, sensors and luminance of external lighting (which shall be designed to minimise the potential nuisance of light spillage on adjoining properties, highways and pollution of the sky) shall be submitted to and approved in writing by the County Planning Authority before any external lighting is used on site. Any scheme that is approved shall be implemented for the duration of the development and no development shall take place other than in accordance with the approved scheme.**
  - 31. There shall be no clearance of trees, scrub, hedgerows or grassland during the bird nesting season (i.e March to August inclusive) in any year unless otherwise approved in writing by the Mineral Planning Authority.**
  - 32. During operational periods of quarry development that take place within the bird nesting season, a cliff nesting bird survey of the site shall be conducted to determine the presence, location, and breeding status of any peregrine falcon, raven or other cliff nesting birds within the site, in particular, where nest site(s) are identified, a 100m buffer area shall be implemented until such time an ecologist has confirmed nesting has ended.**
  - 33. An eDNA test for Great Crested Newts will be carried out in ponds P2 and P4 (as defined by Figure 1 of the Pond Assessment submitted with the Environmental Statement) prior to the commencement of soil stripping operations. Should the test return a positive result a full population survey for Great Crested Newts will be conducted and the results submitted to the Authority. Where GCN's are found to be present a mitigation and working strategy will be submitted to the Authority, for the written approval of the Authority before any soil stripping operations commence. A scheme of restoration and enhancement will be submitted for ponds P2 and P3 will be submitted to the Authority for approval within 12 months of the result of the eDNA tests becoming available.**
  - 34. Prior to commencement of soil stripping operations in association with mineral extraction a Construction Environmental Management Plan (CEMP) shall be submitted for the approval of the Mineral Planning Authority. The CEMP shall include provision for:
    - (i) A Method Statement describing how construction impacts to nesting birds will be avoided**
    - (ii) A Method Statement describing how impacts on brown hare shall be limited**
    - (iii) Method Statement for the creation and establishment of new habitats such as calcareous grasslands, conservation grassland and pond restoration.**
    - (iv) Badger updates surveys and licence for sett closure and disturbance**
    - (v) A scheme of mitigation for bats reflecting those set out in Technical Appendix 7.5 of the submitted ES (with particular regard for lighting design and foraging).****

- 
- 35. Prior to the commencement of soil stripping operations in association with mineral extraction a Landscape and Ecology Management Plan (LEMP) shall be submitted for the approval of the Mineral Planning Authority. The LEMP shall include provision for:**
    - a. Monitoring of badgers and nesting birds and badgers;**
    - b. Updates to the Habitat Management Plan and Twite Conservation**
    - c. Management Plan (the LEMP should integrate the Twite Conservation Plan);**
    - d. Monitoring of habitats and key species;**
    - e. The LEMP should include provision for the creation of grasslands including those which will specifically benefit Skylarks; The LEMP should integrate the Twite conservation plan;**
    - f. Integration of the final restoration scheme into the above documents.**
  - 36. Within 12 months of the date that these conditions come into effect a Twite Conservation Management Plan shall be submitted for the approval of the Mineral Planning Authority setting out details of further survey work, details of a five yearly review, and proposed mitigation measures to support the species.**
  - 37. Within 12 months of the date that these conditions come into effect, a comprehensive Habitat Management Plan shall be submitted to the Mineral Planning Authority for its approval. The scheme shall have regard to the mitigation measures set out in Chapter 12 Ecology and Biodiversity of the accompanying ES to the application and the comments of the PDNPA on the submission relating to ecology.**
  - 38. The phased restoration of the site and the off-site compensation habitat creation will take place in accordance with the details and timescales specified in “Figure 12-3 – Compensation Proposals – CEME02-5 CC 020322” “Beelow Quarry ROMP Extension\_BNG Statement\_Dec22” and “ROMPext\_Biodiveristy Metric 3.1”, which seek to achieve a 17.36% increase in the number of habitat units over the life of the development. A Biodiversity Net Gain calculation shall be submitted to the MPA for consideration prior to the completion of restoration works in each phase and prior to the commencement of soil stripping operations in the next phase. The restoration of any phase will be agreed only upon written confirmation of the MPA. If a minimum of 10% increase in habitat units is not achieved over the course of the phased restoration then an additional Habitat Creation Plan shall be submitted to the MPA to be agreed in writing.**
  - 39. Should a Habitat Creation Plan be required, it shall be implemented in full accordance with the approved details and timescales set out within it. Final restoration of the site is required to be confirmed in writing by the MPA.**
  - 40. Within 12 months of these conditions coming into effect, a Geology Action Plan shall be submitted to the Mineral Planning Authority for its written approval and shall include the following:**
    - a) A survey of the Beelow Quarry Regionally Important Geological site (RIGS).**
    - b) A report identifying the key features of the Beelow Quarry RIGS and proposals to ensure the permanent inclusion of stretches of exposed face within the restoration of the quarry, and;**

**c) A programme of implementation**

- 41. Throughout the period of working and restoration, provision shall be made as necessary for the collection, treatment and disposal of all water entering or arising from the site.**
- 42. There should be no interruption to the surface water and field drainage systems of field drainage supplies surrounding the site except for any necessary diversion or rearrangement of them as part of the proposed development.**
- 43. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious based and surrounded by impervious bund walls. The volume of the bunded compound shall be at least equivalent to the capacity of the tank plus 10%. All filling points, vents and gauges must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, and or underground strata. Associated pipe-work shall be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets shall be detailed to discharge downwards into the bund.**
- 44. Within 12 months of the date of these conditions coming into effect Water Management Scheme which should include provision for monitoring should be submitted for the approval of the Mineral Planning Authority.**
- 45. No development shall take place until a detailed design and associated management and maintenance plan of the surface water drainage for the site, in accordance with the principles outlined within:
  - a. Cemex. (July 2021). Dove Holes Quarry Flood Risk Assessment, CMP 07/04/2022 and drawing Cemex. (July 2021). Schematic Water Management, 21-07/M/DOV/3, including any subsequent amendments or updates to those documents as approved by the Flood Risk Management Team;**
  - b. And DEFRA's Non-statutory technical standards for sustainable drainage systems (March 2015);**Have been submitted to and approved in writing by the Authority.**
- 46.
  - a) No development shall take place until the Applicant has submitted a Written Scheme of Investigation for a phased programme of archaeological work covering both field evaluation and mitigation has been submitted to and approved by the National Park Authority in writing, and until any pre-start element of the approved scheme has been completed to the written satisfaction of the National Park Authority. The WSI may require updating prior to the commencement of any mitigation works. 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 for post investigation assessment;**
    - iii. Provision to be made for analysis of the site investigation and recording;**
    - iv. Provision to be made for publication and dissemination of the analysis******



- 
- and records of the site investigation;
  - v. Provision to be made for archive deposition of the analysis and records of the site investigation;
  - vi. 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) The development shall not commence 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 condition (a) and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.
47. Any items of archaeological or scientific interest discovered during the course of excavations should be prepared to the Mineral Planning Authority within 48 hours of being discovered. Subject to giving 24 hours prior notice, safe access shall be afforded to the County Archaeologist, or other such archaeologist as may be nominated by the County Archaeologist, at reasonable times to observe soil stripping and excavation operations and record finds of archaeological interest.
48. The development shall be restored in accordance with the approved Restoration Plan Reference 140107\_002.018\_DH019b\_Gutted Quarry-Final Restoration Masterplan, 21-4-0951\_BEELOW\_END 2022 REV4; 21-4--0951\_BEELOW\_END 2025 REV4; 21-4-0951\_BEELOW\_END 2030 REV4; 21-4-0951\_BEELOW\_END 2035 REV4; 21-4-0951\_BEELOW\_END 2040 REV4). The restoration works shall be implemented in accordance with the principles set out in the Restoration Techniques document found at Appendix 8 of the Planning Statement.
49. Before the commencement of soil stripping operations in each phase of the extraction operation, a detailed restoration plan/scheme for the that phase will be submitted to the MPA to be agreed in writing. No soil stripping operations shall commence until the operator receives the written approval of the detailed restoration plan/scheme from the MPA. The restoration plan will include surface treatments, soil application, species mix for planting and habitat creation. The restoration of the site will then take place in strict accordance with the approved plans and timescales. The operator will give the MPA written notice within 7 days of the commencement of operations in each phase.
50. A scheme of aftercare to be agreed with the Mineral Planning Authority detailing the steps that are necessary to bring the land to the required standard shall be implemented for a period of 5 years following completion of restoration works. The scheme should include:
- a) The designated areas of the intended after uses of the whole site
  - b) The timing and pattern of vegetation establishment including species to be planted, grass seeding mixtures and application rates, stock types and size, spacing, method and position of planting

- c) Boundary/dry stone wall construction**
- d) Fertiliser, lime application and weed control based on soil analysis as necessary including chemical analysis**
- e) Drainage proposals including timing of installation work, maintenance works or temporary drainage measures including ponds and wetlands**
- f) Grassland management including timing of grazing stock, livestock, stocking density and mowing practices**
- g) Watering facilities and provision of supplies as necessary including watercourses field ditch systems and piped field under-drainage as necessary**
- h) The assessment of the introduction of areas to be restored to amenity/nature conservation and its application to local biodiversity objectives**
- i) The creation, management and maintenance of any paths, tracks or roads**
- j) Any other agricultural, silvicultural or conservation treatment particularly relevant to the site**
- k) To provide annually a formal review to consider the restoration and aftercare operations which have taken place on land during the previous year, and the programme of management for the following year. The review shall include a meeting or series of meetings as necessary which shall include the operator, the owners of the land and the Mineral Planning Authority; and**
- l) At least four weeks before the date of each annual review the Operator shall provide the Mineral Planning Authority with a record of the management and operations carried out on the land during the period covered by the review.**

**51. On the first day of and every February and October, unless otherwise agreed in writing by the Mineral Planning Authority, after these planning conditions take effect until the cessation of the development, an aftercare meeting shall be convened between the site operator and representatives of the Mineral Planning Authority to review the progress of the development of the site and in particular any restoration and/or aftercare proposed to commence or be completed that year.**

**52. Any trees or plants which within a period of 5 years from the completion of the restoration die, are removed, or become seriously damaged or diseased, shall be replaced with another of a similar size and species during the next available planting season.**

**The Committee adjourned at 12.35 and reconvened at 12.45 Cllr Andrew Hart left the meeting at 12.35**

**Items 10 to 16 on the Agenda were all part of the first tranche of applications for the installation of solar powered car park machines, associated base and**

pedestrian standing areas in various National Park Authority sites. Separate applications for signage would follow under the Advertisement Regulations where require once meter installation approved. Members were assured that the impact of introducing parking charges at these sites would be monitored in relation to road parking.

**25/23 FULL APPLICATION - FOR INSTALLATION OF SOLAR POWERED CAR PARK MACHINE AND ASSOCIATED BASE, PEDESTRIAN AREA AND SIGNAGE - HIGH PEAK TRAIL CAR PARK, FRIDEN (NP/DDD/1122/1453 DH)**

The Planning Officer introduced the report and confirmed that the signage was not part of the application, these would be dealt with separately.

Members asked for clarification regarding whether the grass verge, often used for parking, would be subject to parking charges. The Planning Officer confirmed that the Applicant will be informed of the concerns.

A motion to approve the application in line with Officer recommendation to approve the application was moved and seconded, voted on and carried.

**RESOLVED:**

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

- 1. Statutory Time Limit**
- 2. The development to be in accordance with the submitted specification received 18/11/2022 and the amended site plan received 14/12/22.**

**26/23 FULL APPLICATION - FOR INSTALLATION OF SOLAR POWERED CAR PARK MACHINE AND ASSOCIATED BASE, PEDESTRIAN AREA AND SIGNAGE - MINNINGLOW CAR PARK, MOULDRIDGE LANE, PIKEHALL (NP/DDD/1122/1455 DH)**

The Planning Officer introduced the report and confirmed that the Applicant would be informed of the concerns regarding parking on the verges and the clear signage is required.

A motion to approve the application in line with Officer recommendation to approve was moved and seconded, voted on and carried.

**RESOLVED:**

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

- 1. Statutory Time Limit**
- 2. The development to be in accordance with the submitted specification received 18/11/2022 and the amended site plan received 14/12/22.**

---

**27/23 FULL APPLICATION - INSTALLATION OF SOLAR POWERED CAR PARK MACHINE AND ASSOCIATED BASE, PEDESTRIAN AREA AND SIGNAGE, MOOR LANE CAR PARK, YOULGREAVE (NP/DDD/1122/1454 DH)**

The Planning Officer introduced the report and confirmed that clear signage would be installed to discourage parking on grass verges and that joint discussions had taken place with Derbyshire County Council regarding a traffic regulation order .

Cllr Andrew McCloy declared a personal interest as a Member of Youlgreave Parish Council. He had not been involved in discussions regarding the application with the parish council.

A motion to approve the application in line with Officer recommendation was moved, seconded, voted on and carried.

**RESOLVED:**

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

- 1. Statutory Time Limit**
- 2. The development to be in accordance with the submitted specification received 18/11/2022 and the amended site plan received 14/12/22.**

**28/23 FULL APPLICATION - FOR INSTALLATION OF SOLAR POWERED CAR PARK MACHINE AND ASSOCIATED BASE, PEDESTRIAN AREA AND SIGNAGE - MILLDALE CAR PARK, MILLWAY LANE, MILLDALE (NP/SM/1122/1457, DH)**

The report was brought forward on the agenda.

The report was introduced by the Planning Officer who highlighted the objection of the Parish Council regarding the concerns regarding the signal strength in the area to ensure the machines are able to operate.

The Planning Officer confirmed that the Applicant had had the signal checked and were informed that it was sufficient for contactless payment.

A motion to approve the application in line with the Officer recommendation was moved and seconded, voted on and carried.

**RESOLVED:**

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

- 1. Statutory Time Limit**
- 2. The development to be in accordance with the submitted specification received 18/11/2022 and the amended site plan received 14/12/22.**

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

**29/23 FULL APPLICATION - FOR INSTALLATION OF SOLAR POWERED CAR PARK MACHINE AND ASSOCIATED BASE, PEDESTRIAN AREA AND SIGNAGE - UPPER BURBAGE CAR PARK, RINGINGLOW ROAD, STANAGE, SHEFFIELD (NP/HPK/1222/1608 - EJ)**

The Planning Officer introduced the report.

Members raised concerns regarding the colour scheme of the signage. The Planning Officer confirmed that due to the size of the signs approval was not required but that the Applicant would be advised of the request. Concerns were also raised regarding the installation of yellow lines in a sensitive landscape.

The Property Team, who has submitted the applications on behalf of the Authority, confirmed that monitoring the payment of parking will be carried out as part of the Authority's partnership with Derbyshire County Council.

A motion to approve the application in line with the Officer recommendation was moved and seconded, voted on and carried.

**RESOLVED:**

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

- 1. Commence development within 3 years.**
- 2. Carry out in accordance with specified amended plans which relocate the tickets machine east-wards to within the verge beside the footpath gate into the adjacent moorland to avoid the underground pipeline easement.**

**30/23 FULL APPLICATION - FOR INSTALLATION OF SOLAR POWERED CAR PARK MACHINE AND ASSOCIATED BASE, PEDESTRIAN AREA AND SIGNAGE - BARBER BOOTH ROAD, EDALE (NP/HPK/1122/1452 - EJ)**

The report was introduced by the Planning Officer. The local parish council had supported the application as an opportunity to tidy the parking area and rationalise parking.

A motion to approve the application in line with the Officer recommendation was moved and seconded, voted on and carried.

**RESOLVED:**

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

- 1. Statutory Time Limit**
- 2. In accordance with the submitted amended plans**

**31/23 FULL APPLICATION - FOR INSTALLATION OF SOLAR POWERED CAR PARK MACHINE AND ASSOCIATED BASE, PEDESTRIAN AREA AND SIGNAGE - HOOKS CARR CAR PARK, BIRLEY LANE, HATHERSAGE, (NP/DDD/1122/1458 - EJ)**

The report was introduced by the Planning Officer. The local parish council had raised concerns regarding overspill parking and the impact of the concrete base, an extra condition will be added to ensure the base is covered in grass due to the sensitive nature of the location.

A motion to approve the application in line with the Officer recommendation was moved and seconded, voted on and carried.

**RESOLVED:**

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

- 1. Commence development within three years.**
- 2. Carry out in accordance with amended plans showing the meter relocated and elevation plans detailed to show precise installation and mitigation to screen/colour concrete base.**

**32/23 HEAD OF LAW REPORT - PLANNING APPEALS (A.1536/AMC)**

**RESOLVED:**

**The report was noted.**