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## MINUTES

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| Meeting:               | <b>Planning Committee</b>  |
| Date:                  | Friday 21 April 2023 at 10.00 am   |
| Venue:                 | Aldern House, Baslow Road, Bakewell  |
| Chair:                 | Cllr P Brady   |
| Present:               | Mr K Smith, Cllr M Chaplin, Cllr D Chapman, Cllr A Hart, Cllr A McCloy, Cllr D Murphy, Cllr Mrs K Potter, Cllr V Priestley and Cllr K Richardson |
| Apologies for absence: | Cllr W Armitage, Ms A Harling, Cllr I Huddleston, Dr R Swetnam and Cllr J Wharmby.   |

### **33/23 ROLL CALL OF MEMBERS PRESENT, APOLOGIES FOR ABSENCE AND MEMBERS DECLARATIONS OF INTEREST**

#### Item 8

Cllr Chapman declared that he knew the applicant but they had not discussed the application.

#### Item 9

Cllr Chapman declared that he knew the applicant but they had not discussed the application.

#### Item 10

Cllr Hart declared that he sits on the same Authority as Cllr Health, who was present to make a representation.

#### Items 13-17

All Members stated an interest as the applications were on land owned by the Peak District National Park Authority

#### Items 14 and 15

Cllr Brady and Cllr Potter both stated that Sir Richard Fitzherbert, who was present to make a representation, was know to them, but they had not discussed the applications.

Item 19

Cllr Brady declared that the Agent for the appeal at Thornbridge was known to him but they had not discussed the matter.

**34/23 MINUTES OF PREVIOUS MEETING OF 3 MARCH 2023**

The minutes of the last meeting of the Planning Committee Committee held on the 3<sup>rd</sup> March 2023 were approved as a correct record.

**35/23 URGENT BUSINESS**

There was no urgent business.

**36/23 PUBLIC PARTICIPATION**

12 members of the public were present to make representations to the Committee and 2 had provided statements to be read out by Democratic services.

**37/23 FULL APPLICATION - ERECTION OF CONVENIENCE STORE WITH ASSOCIATED ACCESS, PARKING AND LANDSCAPING AT LAND ADJACENT NORTH SIDE OF WHITECROSS ROAD ADJACENT EAST BOUNDARY OF TIDESWELL BUSINESS PARK, TIIDESWELL (NP/DDD/1222/1577, JRS)**

Some Members had visited the site the previous day.

The report was presented by the Planning Officer who presented the reasons for approval, he also added that the change to opening times suggested in the conditions by the report author, had not been acceptable to the applicant and upon further consideration had been deemed unnecessary. Therefore condition 6 should be amended to state that the opening hours would be 7am to 10pm throughout the week.

Additionally a condition would be necessary to agree the means of disposal of spoil from the excavation and the final contours.

The following spoke under the public participation at meetings scheme:

- Mark Boyd- Agent

Members expressed some concern over the impact on other shops in Tideswell and the impact on taking business away from the centre of the village, however it was noted that competition is not a material planning consideration. Regarding the impact on the village centre, the Planning Officer advised that no specific report had been received on that issue, rather a balanced judgment had been made regarding the scale of the development and it being a replacement for the existing store which was no longer fit for purpose. It was considered that the benefits would outweigh any slight harm.

Members discussed the orientation of the proposed building, which the Planning Officer advised had been the subject of pre application discussion which had concluded that the proposed orientation would be the most suitable.

The proposed measures relating to Climate Change mitigation were felt to be important by Members. It was requested that the Officers ensure these measures were carried out to meet policy CC1. A ground source heat pump was suggested.

A motion to approve the application in line with Officer recommendation, with the additional condition relating to spoil disposal and contours, and the amended condition regarding opening hours, was proposed and seconded.

Members also suggested the installation of electric vehicle charging points. The Planning Officer advised that the Highways Authority did not consider this necessary as the development was a convenience store, which customers were only expected to visit for a short time, however as Members felt strongly about it, it could be raised with the applicant.

Members queried the ownership of an area of grass verge which the Planning Officer advised was in the ownership of the Highways Authority.

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

**RESOLVED:-**

**To APPROVE the application subject to the following conditions:**

- 1. 3 year commencement.**
- 2. Restrict use to a convenience store within the Use Classes Order.**
- 3. In accordance with submitted plans, subject to detailed design conditions, including use of natural limestone for external walling and boundary walling.**
- 4. Details of any external lighting to be submitted to and agreed by Authority.**
- 5. Carry out agreed landscaping scheme within first planting season following commencement of development.**
- 6. Hours of opening and delivery (not to exceed 7am to 10pm Monday- Sunday).**
- 7. Archaeological watching brief during excavation.**
- 8. Scheme of environmental management measures to be submitted and carried out.**
- 9. Highway conditions.**
- 10. Regulation of disposal of soil and final contours to be agreed.**

38/23

**FULL APPLICATION -CONVERSION OF BARN TO DWELLING TO INCLUDE ASSOCIATED ACCESS, PARKING AND LANDSCAPING WORKS, HOLLOWFORD LANE, CASTLETON, (NP/HPK/0822/1076, JRS)**

The report was presented by the Planning Officer who outlined out the reasons for approval as set out in the report.

The following spoke under the public participation at meetings scheme:

- Caroline McIntyre- Agent

Members asked if it was possible to condition the development so it remained a permanent dwelling rather than potentially being used as a holiday let in the future. Officers advised that this was not possible under current policy but the matter was being considered as part of the Local Plan Review.

Members requested that the size of the roof lights be restricted. The Planning Officer agreed that this could be done via a condition and that further conditions were also required to agree full details of the proposed package treatment plant, the location of any metre boxes, and the retention of the gate posts to the field entrance with the final details of this entrance to be delegated to Officers to agree in consultation with the Chair and Vice Chair, subject to the submission of an amended plan.

A motion to approve the application with an addition to the condition on the roof lights, and additional conditions regarding the package treatment plant, the location of metre boxes, the retention of the gate posts and further details regarding the gate entrance, was proposed, seconded, voted on and carried.

**RESOLVED:**

**To delegate approval of the application to the Head of Planning in consultation with the Chair and Vice Chair, approval to be subject to the following conditions:**

1. **3 year commencement**
2. **Development in complete accordance with amended plans, as revised to omit the hay barn parking proposal and second parking space, subject to the following conditions:**
3. **Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that order with or without modification) no improvement or other alteration to the external appearance of the buildings shall be carried out and no extensions, porches, ancillary buildings, satellite antenna, solar or photovoltaic panels, gates, fences, walls or other means of boundary enclosure (other than those specifically approved by this application) shall be erected on the site without an application for planning permission having first been made to and approved in writing by the National Park Authority.**
4. **Any new stonework shall be in natural, reclaimed stone matching the existing stonework in terms of colour, texture, facing, coursing and pointing.**

5. Prior to the installation of any new window or door frames a detailed scheme for the proposed external finish of the window and door frames shall be submitted to and approved in writing by the National Park Authority. All door and window frames shall be recessed from the external face of the stonework to match the existing doors and windows. The window and door frames shall thereafter be finished in accordance with the approved scheme prior to the first occupation of the dwelling and the finish shall be maintained throughout the lifetime of the development hereby approved.
6. The rooflights shall be conservation model rooflights, fitted flush with the roofslope of an appropriate size, to be agreed.
7. Any new or replacement rainwater goods shall match the existing in terms of profile, materials, finish and method of fixing.
8. All pipework, other than rainwater goods, shall be completely internal within the building.
9. Agree details of any external lighting.
10. Carry out landscaping scheme prior to occupation (boundary walling) and planting within first planting season following commencement. Provide sample of surfacing materials.
11. All new service lines to be underground.
12. Provide new access and parking prior to first occupation.
13. Historic Building Recording: No development shall take place until a Written Scheme of Investigation for a programme of historic building recording, the equivalent of a Level 3 building survey, has been submitted to and approved by the local planning authority in writing.
14. Ecology: All Mitigation, Compensation and Enhancement measures to be implemented.
15. Details of the package treatment plan to be submitted and agreed
16. Location of metre boxes to be agreed
17. Gateposts to be retained and full details of the entrance to be agreed subject to the submission of an amended plan, this to be delegated to the Head of Planning in consultation with the Chair and Vice Chair

The meeting adjourned for a short break at 11.10 and reconvened at 11.16

**39/23 FULL APPLICATION - EXTENSION TO AFFORDABLE DWELLING FROM 2 TO 3 BEDROOMS AT 1 NEW EDGE VIEW, UNNAMED ROAD FROM CRESSWELL PART LANE TO MICHLOW LANE, SMALLDALE, BRADWELL (NP/DDD/0123/008, WE)**

The report was introduced by the Planning Officer who outlined the reasons for refusal as set out in the report.

The following spoke under the public participation at meetings scheme:

- James Darwent – Agent, statement read out by Democratic Services

Members queried the assertion in the report that garages should be included in calculations of the floor space in applications for affordable dwellings. The Head of Planning advised that this had been dealt with in a paper that had been taken to a previous committee which had stated that garages should be included if they were integral.

Members felt that they were not bound by this paper which was outside of agreed Local Plan policy and had been noted rather than approved. If there was a concern that the garage might be converted at a later date, Members suggested a condition be put in place to prevent this.

Members acknowledged the applicant's need for larger family accommodation and felt that this provided a good justification for the scheme.

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

**RESOLVED**

**To APPROVE the application subject to the following conditions:**

- 1. Standard time limit for implementation**
- 2. In accordance with approved plans**
- 3. Garage to be maintained for use as a garage in perpetuity**
- 4. Materials to match existing**
- 5. Minor design details to match existing**

Cllr Hart left the meeting at 14.30

**40/23 SECTION 73 APPLICATION - TO ALTER CONDITION 3 ON PLANNING APPROVAL NP/HPK/0393/035 FOR THE ERECTION OF NEW CAFE AND COFFEE SHOP WITH KITCHEN AND TOILETS TO ALLOW EXTENDED OPENING UNTIL 10PM EVERY EVENING AT NEWFOLD FARM, COOPERS CARAVAN SITE AND CAFE, UNNAMED ROAD FROM STONECROFT TO GRINDSLOW HOUSE, GRINDSBROOK BOOTH, EDALE (NP/HPK/1222/1567, WE)**

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

The report was presented by the Planning Officer who outlined the reasons for approval as set out in the report.

The following spoke under the public participation at meetings scheme

- Morgan Jackson- Applicant

A motion to approve the application was moved.

Members asked if the limitation of the hours of opening of the Eastern Terrace could be enforced. The Planning Officer stated that the Authority was reliant largely on the good management of the owner, however if there were any issues it was likely the Enforcement Team would be informed by neighbours of the property.

The motion was seconded, voted on and carried.

## **RESOLVED**

**To APPROVE the application subject to the following conditions:**

- 1. The development hereby permitted shall be begun within 3 years from the date of this permission.**
- 2. The development shall be carried out in strict accordance with submitted plan '2086(P)22' and specifications subject to the following conditions and modifications.**
- 3. The opening hours for the café shall be restricted to the hours between 08:00 and 22:00.**
- 4. Notwithstanding condition 3, the operating hours for the outside seating located on the eastern side of the café shall be restricted to open between 08:00 and 20:00.**
- 5. There shall be no PA system installed or music played outside of the café building.**
- 6. No external lighting shall be erected within the café site without the prior written consent of the Authority.**
- 7. No external lighting or sound system outside the café.**

**41/23**

**FULL APPLICATION - MINOR REVISION DESIGN OF BRIDGE MODIFICATION WORKS PREVIOUSLY CONSENTED THROUGH NETWORK RAIL (HOPE VALLEY CAPACITY) ORDER AT SPITTLEHOUSE BRIDGE (BRIDGE MAS/25) NORTH OF A6187 HATHERSAGE ROAD, HATHERSAGE (NP/DDD/0123/0100, JK)**

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

The report was presented by the Planning Officer who outlined the reasons for approval as set out in the report. He also added that the height of the bridge had been discussed with the agent who had stated that there would be no reduction in height and therefore

the same clearance as under the present bridge, this was also confirmed in the submitted plans.

The following spoke under the public participation at meetings scheme:

- Nick Williams - Objector

Members requested that the height be secured by condition and that no approval should be issued without confirmation and assurance that at no point should the height be less than that of the existing bridge.

Furthermore that the approval of plans be delegated to the Head of Planning to issue following confirmation of the above and for this to be first agreed with the Chair and Vice Chair of the Planning Committee to assure local residents that the height clearance would not be prejudiced by the new bridge deck.

A motion to approve the application with the addition of a condition regarding the height of the bridge was moved, seconded, vote on and carried.

#### **RESOLVED:**

**To delegate approval of the application to the Head of Planning in consultation with the Chair and Vice Chair approval to be subject to the following conditions:**

- 1. Commence development within 3 years**
- 2. Carry out in accordance with specified approved plans which incorporate amended fence and wingwall capping treatments.**
- 3. Colouring of metal decking to be dark green to BS 12B29 or equivalent RAL**
- 4. Carry out in accordance with existing approved construction method statements and ecological reports.**

#### **42/23 FULL APPLICATION - TWO STOREY REAR EXTENSION TO AN AGRICULTURAL WORKER'S DWELLING AT VICARAGE BARN, HOLLINSCLOUGH (NP/SM/0223/0121. RD)**

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

Some Members had visited site the previous day.

The report was presented by the Planning Officer who outlined the reasons for refusal as set out in the report.

The following spoke under the public participation at meetings scheme:

- Amy Hubble – Supporter
- Cllr Gill Heath - Supporter

Members acknowledged the applicants need for larger accommodation, and that this had to be balanced with National Park purposes, including the landscape and heritage value of the barn.

A concern was raised regarding the view of the property from the wider landscape and that with addition of the extension it would be viewed as a house rather than as a converted barn

A motion to approve the application was proposed and seconded.

Members discussed the lack of accommodation for local farm workers and their families. It was noted that the barn in question had been rebuilt in a style more modern to that of traditional field barns, many of which had extensions to the rear. It was suggested that if the application was approved, a condition could be added to restrict the proposed French style window to a single width opening.

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

#### **RESOLVED**

**To APPROVE the application, contrary to Officer recommendation, subject to the following conditions:**

- 1. Standard time limit for commencement**
- 2. Development in accordance with approved plans**
- 3. Design details to match existing**
- 4. Reduction in width of french door opening to single door.**

#### **43/23 HOUSEHOLDER APPLICATION -SINGLE STOREY EXTENSION AND ALTERATIONS TO EXISTING DWELLING AT THE OLD CHAPEL, HEATHCOTE, HARTINGTON (NP/DDD/0922/1164/PM)**

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

Some Members had visited the site the previous day.

The report was presented by the Planning Officer, who outlined the reasons for refusal as set out in the report.

The following spoke under the public participation at meetings scheme:

- Richard Evans- Agent

Members acknowledged that the proposed extension projected forward and detracted from the principal elevation of the building. Some Members stated that it may be possible for the applicant to find a more sympathetic solution.

A motion to refuse the application was moved, seconded, voted on and carried.

#### **RESOLVED:**

**To REFUSE the application for the following reasons:**

The design and positioning of the proposed extension is not considered to be complementary to the parent building in terms of form and massing nor reflective of the local vernacular building tradition of simple building shapes. The proposal would detract from the existing appearance of the property as a former religious chapel. The proposal would not conserve or enhance the character, appearance, setting or significance of the non designated heritage asset and is contrary to Core Strategy policies GSP1, GSP2, GSP3 and L3 and Development Management policies DMC3, DMC5 and DMH7.

**44/23 FULL APPLICATION - PROPOSED RENOVATION AND CONVERSION OF VACANT BARN/STABLE TO ONE BEDROOM HOLIDAY LET AT BARN AT UPPER YELD ROAD, BAKEWELL (NP/DDD/1022/1333 GB)**

Some members had visited the site the previous day.

The report was presented by the Planning Officer who outlined the reasons for approval as set out in the report.

A motion to approve the application was moved, seconded, put to the vote, and carried.

**RESOLVED:**

**To APPROVE the application subject to the following conditions -**

- 1. Standard time limit**
- 2. Carry out in accordance with specified approved plans**
- 3. Agree details, recess and finish of timber windows and doors, including a scheme of obscuring and fixing for hayloft opening**
- 4. The roof shall be clad with stone slate to match the existing**
- 5. Cast metal RWGs painted black and installed on rise and fall brackets directly to the stonework without the use of fascia**
- 6. Use limited self-catered holiday occupation for up to two persons maximum at any one time**

**45/23 FULL APPLICATION - FOR THE INSTALLATION OF A SOLAR POWERED CAR PARK MACHINE AND ASSOCIATED BASE, PEDESTRIAN AREA AND SIGNAGE AT PUBLIC CONVENIENCE AND CAR PARK, ALSTONEFIELD (NP/SM/1122/1439, DH)**

This item was withdrawn from the agenda.

**46/23 FULL APPLICATION - FOR THE INSTALLATION OF A SOLAR POWERED CAR PARK MACHINE AND ASSOCIATED BASE, PEDESTRIAN AREA AND SIGNAGE AT NARLOW LANE CAR PARK, THORPE (NP/DDD/1122/1456, DH)**

Items 14 and 15 were presented and discussed together, but voted on separately.

These items were brought forward on the agenda due to the speakers having arrived.

The report was presented by the Planning Officer who set out the reasons for approval as outlined in the report.

The following spoke under the public participation at meetings scheme:

- Steve Woodall – Objector (statement read out by Sir Richard Fitzherbert)
- Sir Richard Fitzherbert – Objector
- Andrew Bock, Chair of Thorpe Parish Council – Objector (statement read out by Democratic Services)

Members noted that whilst the concerns of the community and of some Members present, were acknowledged, a decision had already been taken by the Authority on the principal of charging at these car parks. However Members hoped that the situation regarding potential dispersal of vehicles outside the car parks as a result of charging, would be monitored and that the Authority would work with partners to minimise this.

A motion to approve the application was moved and seconded.

Members queried why the proposed site for the equipment at Narlow Lane, was in such a prominent location in the car park. It was felt that the equipment could be relocated to a place with less landscape impact, but which could still be easily seen by customers. It was therefore proposed to support the application subject to amendment of the position of the installation within the car park, which was to be negotiated by officers and approved by the Chair and Vice Chair.

A motion to continue the meeting past three hours was moved, seconded, voted on and carried.

A motion to approve the application, subject to the amendment of the precise position of the installation in consultation with Chair and Vice Chair was voted on and carried.

## **RESOLVED**

**To delegate approval of the application to the Head of Planning in consultation with the Chair and Vice Chair the approval to be subject to the following conditions:**

1. **Statutory time limit**
2. **The development to be in accordance with the submitted specifications received 18/11/2022, and the amended site plan received 14/12/2022**

47/23

**FULL APPLICATION - FOR THE INSTALLATION OF A SOLAR POWERED CAR PARK MACHINE AND ASSOCIATED BASE, PEDESTRIAN AREA AND SIGNAGE AT THORPE STATION CAR PARK, THORPE (NP/DDD/1122/1474, DH)**

This item was presented and discussed at the same time as Item 14.

A motion to approve the application was moved, seconded, voted on and carried.

## **RESOLVED**

**To APPROVE the application subject to the following conditions:**

1. **Statutory time limit**

2. **The development to be in accordance with the submitted specifications received 18/11/2022, and the amended site plan received 14/12/2022**

**The meeting adjourned for lunch at 13.13 and reconvened at 13.35**

**48/23 FULL APPLICATION - FOR THE INSTALLATION OF A SOLAR POWERED CAR PARK MACHINE AND ASSOCIATED BASE, PEDESTRIAN AREA AND SIGNAGE AT BLORE PASTURES CAR PARK, BLORE ROAD, BLORE (NP/SM/1122/1475, DH)**

The report was presented by the Planning Officer who outlined the reasons for approval as set out in the report.

A motion to approve the application was moved, seconded, put to the vote and carried.

**RESOLVED**

**To APPROVE the application subject to the following conditions:**

1. **Statutory time limit**
2. **The development to be in accordance with the submitted specifications received 22/11/2022 and amended plans received 12/01/2023**

**49/23 FULL APPLICATION - FOR INSTALLATION OF SOLAR POWERED CAR PARK MACHINE AND ASSOCIATED BASE, PEDESTRIAN AREA AND SIGNAGE AT DENNIS KNOLL CAR PARK, HOLLIN BANK ROAD, STANAGE, HATHERSAGE (NP/DDD/1222/1558 - EJ)**

The report was presented by the Planning Officer who outlined the reasons for approval as set out in the report.

He also responded to comments which had been received from the Parish Council as follows:

- The site plan was inaccurate, so any approval should be subject to the agreement of an amended site plan.
- A request that car parking charges be extended to the full length of the plantation, however as this was not part of the application, this would be fed back to the applicant.
- A request that the machine is set on a stone rather than a concrete plinth and that the grass banking is moved around it. This could be dealt with as an additional condition.

Members were concerned that it would not be clear where the charging area ended. The Planning Officer advised that this would require signage and this would be raised with the applicant.

A motion to approve the application with the additional condition regarding the base of the machine, was moved, seconded, put to the vote and carried.

**RESOLVED**

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To **APPROVE** the application subject to the following conditions:

1. **Statutory time limit**
2. **In accordance with submitted amended plans (including site plan)**
3. **Approval of details for a stone plinth and grass banking**
4. **Agreed plan for signage**

**50/23 MONITORING & ENFORCEMENT ANNUAL REVIEW - APRIL 2023 (A1533/AJC)**

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

The report was presented by the Monitoring and Enforcement Team Manager who highlighted the successful enforcement action which had been taken by the Authority at Bonsall Moor and that that an Enforcement Notice had been issued at the Derwentwater Arms, in Calver.

The following spoke under the public participation at meetings scheme with regard to case reference 22/0040 – Land at Cressbrook Dale

- John Butler
- Jane Money
- Roger Savery

With regards to the recent Enforcement Notice issued at Cressbrook Dale, the Officer explained that the caravan had not been included in the notice as it was not a building operation and its use had not been definitely established. A further notice could be served if it became necessary.

Members requested that an update on outstanding enforcement notices and cases be provided in the next quarterly report, and thereafter in the annual report.

A motion to endorse the actions taken was moved, seconded, voted on and carried.

**RESOLVED:**

**To endorse the actions taken.**

**51/23 HEAD OF LAW REPORT - PLANNING APPEALS**

**RESOLVED:**

**The report was noted.**

The meeting ended at 1.55 pm