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## MINUTES

Meeting: **Planning Committee**

Date: Friday 12 May 2023 at 10.00 am

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

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 J Wharmby

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

Apologies for absence: Cllr W Armitage, Cllr I Huddleston, Cllr K Richardson and Dr R Swetnam.

### **52/23 APOLOGIES FOR ABSENCE, ROLL CALL OF MEMBERS PRESENT AND MEMBERS DECLARATIONS OF INTEREST**

#### Item 6

All Members declared that the agent, Jane Newman, was known to them as a former Authority Officer.

#### Item 7

Cllr Chapman declared that the applicant, Mr White, was known to him, but they had not discussed the application.

Members thanked Cllr William Armitage, who had sent his apologies, for his service on the Authority, as he had lost his seat at the recent local election. It was agreed that his warmth and humour would be missed.

*The meeting adjourned for a short break at 10.05 due to a problem with the microphones and reconvened at 10.10*

### **53/23 MINUTES OF PREVIOUS MEETING OF 21 APRIL 2023**

The minutes of the last meeting of the Planning Committee held on 21<sup>st</sup> April 2023 were approved as a correct record, subject to the following amendment:

**Minute number 41/23**

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**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)**

Members requested that both times “height” was mentioned, “and clearance” should be added. Also an additional condition should be added to reflect the concerns that had taken place about to the effect that the current levels and clearance should be maintained.

**54/23 URGENT BUSINESS**

There was no urgent business.

**55/23 PUBLIC PARTICIPATION**

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

**56/23 FULL APPLICATION - CHANGE OF USE FROM DOMESTIC GARDEN TO CAMPING POD SITE AT TOP RILEY, RILEY LANE, EYAM (NP/DDD/1121/1299, JS) - ITEM WITHDRAWN**

This item was withdrawn from the agenda.

**57/23 FULL APPLICATION - EXTENSION TO DWELLING AT PIPPIN COTTAGE, THE BARN, CHURCH STREET, EYAM (NP/DDD/0323/0260, WE)**

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:

- Jane Newman- Agent

Members requested clarification as to the heritage importance of the building. Officers advised that it was not listed but it was considered to be a non designated heritage asset due to being a traditional building of merit, therefore Authority policy supported its conservation and enhancement. Comments had not been provided from the Authority's Cultural Heritage Team as due to capacity issues they were only providing comments on listed (i.e. designated) properties.

It was noted that no comments had been received from the Parish Council.

Members discussed the proposed glazed link that would join the original building and the proposed extension. It was felt that this was a good solution which maintained the integrity of the original building. It was suggested that weight should also be placed on the socio economic contribution of the applicant and her business, to the village.

A suggestion was made, but not taken up, that the proposed French doors were not in keeping with the original building and that they should be replaced with windows.

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

**RESOLVED:**

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

- 1. Standard 3 year commencement period**
- 2. In accordance with specified plans**
- 3. More details to be provided of the junction of the link structure with the original building**
- 4. Materials to match existing**
- 5. Minor design details to match existing and a sample panel to be provided.**
- 6. Minor design details to match existing**

**58/23 FULL APPLICATION - PROPOSED ALTERATIONS AND NEW AWNING AT CAFE 19 AT SPAR, CALVER SOUGH, CALVER (NP/DDDD1022/1295, WE)**

A formal site visit was not held, however some Members viewed the site informally from the bus as it passed the site on the return to base from formal visits. 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:

- Edward White – Applicant

Members discussed the modern character of the current building and the need to give weight to the economic advantages of the proposed scheme, for the business. It was also noted that the site was outside the village conservation area at a busy road junction.

Members requested clarification as to what alternative proposals Officers would be likely to find acceptable. The Planning Officer advised that a retractable awning without posts, or free-standing umbrellas would be preferable.

Members requested that if the application was approved conditions should be added to provide details of disabled access and to prevent the awning being enclosed at the sides.

A motion to approve the application was proposed and seconded and carried.

**RESOLVED:**

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

- 1. Standard 3 year commencement period**
- 2. Colour of posts and awning to be agreed**
- 3. No enclosure or alteration of the awning to be permitted**
- 4. No lighting other than in accordance with details to be submitted and approved**
- 5. Details of disabled access to be provided.**

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**59/23 FULL APPLICATION - ERECTION OF A NEW GARAGE AT DAINS MILL, ROACH ROAD, UPPER HULME (NP/SM/1022/1316, DH)**

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

Members noted that the applicant had not taken up the opportunity of further discussion and negotiation with Officers, which had been provided by the committee's previous deferral.

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

**RESOLVED:**

**That the application be REFUSED for the following reason:**

**The garage, by virtue of its scale, form and design would cause harm to the significance of the Kyle Building and the setting of the historic corn mill, which are considered to be non-designated heritage assets. The harm would not be outweighed by any public benefits. Consequently, the proposal is contrary to Core Strategy policies GSP1, GSP3 and L3, Development Management policies DMC3, DMC5 and DMH8, and to advice in the Authority's adopted Supplementary Planning Documents 'Design Guide' and 'Building Design Guide'**

**60/23 FULL APPLICATION - ERECTION OF FARM WORKER'S DWELLING WITH ASSOCIATED LANDSCAPING AND GROUND SOURCE HEAT PUMP AT FIELDS FARM, ONECOTE ROAD, ONECOTE, (NP/SM/0722/0909, SC)**

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

Members asked whether the ground source heat pump would protrude above the ground in the field and Officers advised it would be buried.

Members congratulated Officers for securing amendments through negotiation with the applicant. They also requested clarification as to why the commencement period was 2 years rather than 3. Officers advised that this was usual in this type of application where circumstances could change easily.

Members asked if Officers knew the size of the family that would be housed in the proposed property. Officers confirmed that they had not requested this information. Some Members expressed concerns that there may be an inconsistency between the planning policies governing agricultural workers dwellings and those governing local needs houses and floor space limits.

It was stated in the report that the Authority had received a solicitors' letter relating to the farm access, the contents of which were considered to be a civil matter and not a planning consideration. Members asked if this might result in the development not taking place. Officers advised that it was unlikely that it would prevent planning permission being issued, and only if it transpired that the land declaration was incorrect then this could leave the decision open to challenge. Officers had no reason to consider that this would be the case.

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

Cllr Potter requested that her vote against the motion be recorded.

**RESOLVED:**

**That the application be APPROVED subject to the following conditions and entering into an appropriate S106 legal agreement restricting the occupancy of the dwelling to agricultural workers and tying the property with the land holding.**

- 1. 2 year time limit for commencement**
- 2. Adopt amended plans**
- 3. Removal of Permitted Development rights for external appearance, extensions/alterations and outbuildings.**
- 4. Detailed design conditions**
- 5. Maintain parking and turning space**
- 6. Underground services**
- 7. Recommended highway measures to be implemented**
- 8. External lighting scheme to be approved**
- 9. Climate mitigation measures to be implemented**

**61/23 HEAD OF LAW REPORT - PLANNING APPEALS (A.1536/AMC)**

**RESOLVED:**

**The report was noted.**

The meeting ended at 11.20 am