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## MINUTES

Meeting: **Planning Committee**

Date: Friday 14 July 2023 at 10.00 am

Venue: Aldern House, Baslow Road, Bakewell

Chair: Cllr P Brady

Present: Cllr V Priestley, Cllr M Chaplin, Cllr B Hanley, Cllr A Hart,  
Cllr L Hartshorne, Cllr I Huddleston, Cllr Mrs K Potter,  
Cllr K Richardson, Miss L Slack and Mr K Smith

Apologies for absence: Dr Beer, Cllr M Buckler, Cllr D Murphy, Cllr C O'Leary and  
Mr S Thompson.

### **85/23 ROLL CALL OF MEMBERS PRESENT, APOLOGIES FOR ABSENCE AND MEMBERS DECLARATIONS OF INTEREST**

Cllr Hanley and Cllr Hartshorne attended the meeting as observers.

#### Item 5

All Members declared an interest in this item due to an email they had received from the applicant regarding the application.

Cllr Brady had also had a phone call with Mr Hinckley (the applicant) several years ago. Cllr Priestley had attended a Parish Council Meeting and had spoken about this application on behalf of Bamford Parish Council.

#### Item 6

Cllr Brady and Mr Smith had received an email from CPRE South Yorkshire regarding this item.

Cllr Chaplin declared an interest in this item due to the location of the application being within his council area.

#### Item 7

Most members had received email communications from Marsha North and Sandra Poxton, who were registered to speak on this item, regarding this application.

Cllr Brady had also met on occasions through Parish meetings with Professor Tony Crook, a member of the public who was registered to speak on this item, but they had not discussed the application.

Cllr Potter had attended the Curbar Parish Council Meeting where this application was to be discussed, however, she left the meeting before it came up.

#### Item 9

Jane Newman, the agent for the application discussed in this item, was known to all Members as a former employee of the Peak District National Park Authority.

#### Items 10 + 11

All members declared an interest in this item as it related to property which is owned by the Peak District National Park Authority.

#### Item 15

All members had received an email from Clare Gamble (relating to case ref: 22/0040 – Cressbrook Dale) and Andy Ford (relating to case ref: 21/0060 – Home Farm, Sheldon) regarding this item.

### **86/23 MINUTES OF PREVIOUS MEETING OF 16 JUNE 2023**

The minutes of the last meeting of the Planning Committee held on 16 June 2023 were approved as a correct record.

### **87/23 URGENT BUSINESS**

There was no urgent business.

### **88/23 PUBLIC PARTICIPATION**

11 members of the public were either present or had submitted a written statement to make representations to the Committee.

### **89/23 FULL APPLICATION - CONSTRUCTION TO RE-ESTABLISH AN L SHAPED BUILDING INCLUDING LANDMARK EAST ELEVATION OF FORMER MARQUIS OF GRANBY TO PROVIDE 21 OPEN MARKET APARTMENTS WITH ASSOCIATED CAR PARKING AND LANDSCAPING WITH FINANCIAL CONTRIBUTION FOR OFF-SITE AFFORDABLE HOUSING. NP/HPK/1222/1543/SW) AND CONSTRUCTION TO RE-ESTABLISH AN L SHAPED BUILDING INCLUDING LANDMARK EAST ELEVATION OF FORMER MARQUIS OF GRANBY OF BUILDING TO PROVIDE 21 OPEN MARKET APARTMENTS AND CONSTRUCTION OF SEPARATE TERRACE OF 3 AFFORDABLE HOUSES WITH ASSOCIATED CAR PARKING AND LANDSCAPING AT MARQUIS OF GRANBY, HATHERSAGE ROAD, SICKLEHOLME, BAMFORD NP/HPK/1222/1563 /SW)**

The report was presented by the Planning Officers who outlined the reasons for refusal as set out in the report. They confirmed that because the two applications were similar, they were being dealt with in the same report.

The following spoke under the public participation at meetings scheme:

- Steve Buckley, Agent
- Matthew Hinckley, Applicant

An amendment to the report was highlighted in paragraph 2. It was confirmed that the late offer by the applicant includes an alternative of 3 plots for sale to a Registered Provider for £10,000 each (£30,000 total).

Planning Officers confirmed that they were unaware of any flaws with the Porter PE consultancy report.

Members noted the very clear policy that the Peak District National Park has around new housing developments, especially concerning the provision of affordable housing. If a development does not provide affordable housing, it must be justified otherwise, either by providing significant environmental gain or by enabling future affordable housing development to take place.

The Chair invited the applicant to the microphone to respond to questions from Members. The applicant was asked what the exceptional circumstance was for approving major development in the National Park. Mr Hinckley stated that the justification of major development was the re-establishing of the Marquis of Granby, the provision of affordable housing and the improvement to the appearance of the Hope Valley entranceway and landmark of Hope Valley.

The following concerns were raised by Members:

- The application does not meet the local requirement for affordable housing
- The application does not justify major development in the National Park
- The £100,000 financial contribution for off-site affordable housing is not sufficient
- The application was previously refused for several reasons – not just the lack of affordable housing – and the current application has not addressed any of these reasons, notably the appearance, design and the provision of affordable housing
- The lack of integration of the proposed affordable houses with the rest of the development.

Planning Officers highlighted the key differences between the approved hotel application and the current one being discussed. Despite being of a similar mass, the hotel would have made a significant contribution to local tourism alongside wider economic benefits to the local communities in the Hope Valley. Alongside these differences, officers noted the significance of the change of use to open market apartments and the lack of direct benefit this would bring to local communities.

A motion to refuse the applications as set out in the recommendations was proposed.

The Chair suggested some minor amendments to the reasons for refusal, namely the priority being the provision of affordable housing, reference to the HC1 policy, and focussing on the quality of the building rather than landscapes.

The motion to refuse the applications subject to the amended reasons was seconded, voted on and carried.

#### **RESOLVED:**

**To REFUSE applications NP/HPK/1222/01543 and NP/HPK/1222/01563 for the following reasons:**

- 1. The development would not be in the public interest and exceptional circumstances do not exist to justify major open market housing**

**development in the National Park. As such, the proposed development is contrary to Local Plan policies GSP1, GSP2, GSP3, DS1 and L1 and paragraph 177 of the National Planning Policy Framework.**

- 2. The development does not sufficiently address the acute need for affordable housing in the locality. The development of the site for 21 open market houses has not been sufficiently justified contrary to the fundamental principle and policy starting point in GSP1 and HC1 and DMH6 to address the locally identified need for affordable housing.**
- 3. The scale, massing and design of the residential development is wholly out of keeping with the established built tradition and residential character of the Hope Valley and is therefore inappropriate in this location. The development is therefore contrary to policies GSP1, GSP2, GSP3, DMC1, DMC3 and the National Planning Policy Framework.**

**The meeting adjourned for a short break at 11:06 and reconvened at 11:12**

**90/23**

**FULL APPLICATION - PROPOSED RESTORATION AND EXTENSION OF THORNSEAT LODGE AND ANCILLARY BUILDINGS TO FORM HOLIDAY ACCOMMODATION AND GUEST FACILITIES; ERECTION OF EVENTS VENUE; ALTERATIONS TO EXISTING ACCESS INCLUDING PARKING FACILITIES; ENHANCED SITE LANDSCAPING AT THORNSEAT LODGE, MORTIMER ROAD, SHEFFIELD (NP/S/01022/1300, JRS)**

The report was introduced by the Planning Officer who outlined the conditions if Members were minded to approve the application.

The Chair summarised the email that some Members had received from CPRE which expressed some concerns over the approval of this application, especially regarding parking and the enforcement of noise management.

The following spoke under the public participation at meetings scheme:

- Mark Boyd, Agent
- Rachel Woodhouse-Hague, Supporter

A motion to approve the application subject to the conditions set out in the recommendation was proposed and seconded.

Members asked officers and the agent to consider the possibility of solar panels and it was confirmed that this would be considered.

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

**RESOLVED:**

**That, subject to the prior entry into a section 106 legal agreement preventing the use of other land and buildings in the applicant's ownership from being used for commercial events, including weddings, under "permitted development rights", the application be APPROVED subject to the following conditions:**

- 1 Statutory 3-year commencement.**

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- 2 Compliance with submitted plans and specifications, with use of buildings to be as described in the application, subject to the following:**
  - 3 Detailed design conditions, subject to agreeing a revised scheme for the rear extension to the Lodge. Detailed conditions to cover:**
    - All new stonework to match existing in terms of coursing, pointing, colour and texture.
    - All new roofing slates to match existing.
    - Submit and agree details of all doors and windows on all buildings and the glazing to the courtyard roof, including materials, profiles, method of opening, external finish, recess, and any surrounds.
    - Agree schedule of all internal skirting boards, architraves, and doors and other internal features to be retained.
  - 4 Submit and agree samples of materials (walling stone and roof slates) for all new and restored buildings.**
  - 5 Submit details of rainwater goods, and external flues and vents.**
  - 6 Agree details of any rooflights.**
  - 7 Submit and agree comprehensive landscaping and site management, including measures for tree protection, any hard surfacing and boundary treatment.**
  - 8 Archaeology, landscape and building recording condition.**
  - 9 Surface water management to be in accordance with submitted details.**
  - 10 Submit and agree a detailed Transport and Travel Management Plan; development to be operated in accordance with approved details.**
  - 11 Submit and agree a detailed noise management plan: development to be operated in accordance with approved plan. This shall include measures to address the Natural England recommendations (see report in appendix).**
  - 12 All external lighting to be in accordance with approved details.**
  - 13 Submit and agree details of further testing of topsoil and resultant remediation for lead; development to be implemented in accordance with approved plan.**
  - 14 The release of fireworks or sky lanterns, or any other such devices that cause short-term but significant noise and light disturbance, and fire risk, will not be permitted during any function held at Thornseat Lodge, at any time of the year. Guests of the holiday apartments shall also be subject to the same restriction during their stay at Thornseat Lodge.**
  - 15 Any service lines associated with development should be placed underground.**
  - 16 Submit and agree details of package sewage treatment plant.**
  - 17 Submit and agree a Bird and Bat Mitigation Plan; carry out development in accordance with approved plan.**

- 18 **Submit and agree a Construction Environmental Management Plan (CEMP) and a Landscape and Ecology Management Plan (LEMP); development to be implemented in accordance with approved plans.**
- 19 **Carry out in accordance with sustainable building and climate change proposals submitted with the application with the biomass boiler installed and operational before the buildings are first brought into use. Including written verification of compliance to be provided within one month of premises coming into use.**
- 20 **Carry out in accordance with agreed drainage plan.**
- 21 **Submit/carry out in accordance with any requirements arising from the Highway Authority's response when it is received.**
- 22 **That the approval of the revised plans for the design of the rear extension to the Lodge be delegated to the Head of Planning in consultation with the Chair and Vice Chair of Planning.**

**91/23 FULL APPLICATION - PROPOSED ANNEX TO REAR OF DWELLING AND ASSOCIATED WORKS AT HEATHERLEA, THE HILLOCK, CURBAR (NP/DDD/0323/0314, EJ)**

The report was introduced by the Planning Officer who outlined the reasons for approval as set out in the report. He noted that there were some adjustments to the recommendations.

The following spoke under the public participation at meetings scheme:

- Marsha North, Objector – statement read out by Jane Newman
- Sandra Poxton, Objector
- Professor Tony Crook – Curbar Parish Council Representative
- Terry Bedford, Applicant – statement read out by Democratic Services

This report was deferred at the previous Planning Committee in order to obtain clarity about the accuracy of the submitted plans. The Planning Officer confirmed that amended plans now showed the building sited 1m away from the neighbours building and with much less excavation than previously proposed. He also clarified that there were no known land stability issues and that there would be a duty of care by excavators, especially on the surrounding foundations.

Members expressed concerns over the possibility of the applicants changing the use of the building to a holiday let, to which it was confirmed that the conditions of the application's approval would restrict the use to that applied for meaning any change to holiday letting would require prior approval via a further application for planning permission.

There were also concerns expressed about the narrowness of the lanes, the number of vehicles and the parking.

It was noted that there was no mention of sustainability in the report and Planning Officers confirmed that more could be done in this regard and a condition can be added to improve this.

A motion to approve the application subject to the amended conditions and the addition of a new sustainability condition 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:**

- 1. Standard time limit for commencement of development**
- 2. Development in accordance with specified amended plans which include the amended plan showing the finished floor level of the proposed annex.**
- 3. The accommodation hereby permitted shall be ancillary to the dwelling house known as Heatherlea and shall not be occupied as an independent dwelling house. It shall be maintained within the same planning unit as the dwelling house known as Heatherlea and shall not be occupied independently as holiday accommodation during the lifetime of the development.**
- 4. Removal of permitted development rights for alterations and extensions and means of enclosure to the ancillary dwelling hereby approved.**
- 5. Rooflights to be fitted flush with the roof slope.**
- 6. Rooflights to be heritage type in accordance with details submitted to the Authority. (details being submitted in time for meeting)**
- 7. The roofing material shall be Hardrow 'Old Stone tiles' to match the bungalow.**
- 8. The walling material shall be coursed natural gritstone, laid, coursed and pointed to match the existing bungalow.**
- 9. Maintain parking spaces.**
- 10. Submit and agree an environmental sustainability report prior to commencing work.**

**92/23 FULL APPLICATION - CHANGE OF USE OF AGRICULTURAL LAND TO CARAVAN AND MOTORHOME CAMP SITE, HOLMESFIELD FARM, MILLBRIDGE, CASTLETON (NP/HPK/0422/0586, JRS) - ITEM WITHDRAWN**

This item was withdrawn from the agenda.

**93/23 FULL APPLICATION - S.73 APPLICATION FOR THE REMOVAL AND VARIATION OF CONDITION 2 AND 7 ON NP/DDD/1222/1562 AT NEWBY HOUSE, OVER LANE, BASLOW (NP/DDD/0623/0639, WE)**

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

The following spoke under the public participation at meetings scheme:

- Jane Newman, Agent

Members agreed that they all liked the clever design of the application, however questioned its relationship to the host building. They made comments on it being confusing to look at and had concerns about the amount of glazing.

Members agreed that a site visit would be necessary to better understand the application.

A motion to defer the application pending a site visit was proposed, seconded, voted on and carried.

**RESOLVED:**

**To DEFER the application pending a site visit to enable members to assess the impact of the proposed development on the house and its landscape setting.**

**94/23 CONSERVATION OF HABITATS AND SPECIES REGULATIONS 2019 - DEMOLITION OF FARM BUILDINGS AND THE ERECTION OF TWO NEW FARM BUILDINGS, WITH ASSOCIATED BUILDING OPERATIONS AT PUMP FARM, SCHOOL LANE, WARSLOW (NP/SM/0123/0037) /ALN)**

Some Members had visited the site the previous day.

Item 10 was presented at the same time as Item 11, but the discussion and votes were taken separately. Please see the full minute detail 95/23 below.

The proposal was moved, seconded, voted on and carried.

**RESOLVED:**

**To adopt this report as the Authority's assessment of likely significant effects on internationally important protected habitats and species under Regulation 63 of the Conservation of Habitats and Species Regulations 2019 (as amended) in relation to the current planning application at Pump Farm.**

**For the Peak District Dales SAC the development would contribute less than 1% of the critical load, so an appropriate assessment is not required. For the Peak District Moors SPA and the South Pennine Moore SAC the stage 2 assessment concludes that the proposals would have a positive effect on their integrity compared to the existing situation. Therefore, the development is not contrary to the provisions of the Conservation of Habitats and Species Regulations 2017 (as amended) and the EU Habitats Directive.**

**95/23 FULL APPLICATION - DEMOLITION OF FARM BUILDINGS AND THE ERECTION OF TWO NEW FARM BUILDINGS, WITH ASSOCIATED BUILDING OPERATIONS AT PUMP FARM, SCHOOL LANE, WARSLOW (NP/SM/0123/0037) /ALN)**

Some Members had visited the site the previous day.

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



Members expressed some concerns over lighting and that the concrete panels could be seen from a long way away. Planning Officers confirmed that they could add a condition to make the concrete panels less obvious.

Members also said that they had witnessed lots of swifts while on the site visit and requested a condition for the development to be swift-friendly and in a way that this can be maintainable throughout the lifetime of the development.

A motion to approve the application subject to extra conditions about the visibility of the concrete panels and the swift-friendly nature of the development was proposed, seconded, voted on and carried.

**RESOLVED:**

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

- 1. 3-year time limit**
- 2. Adopt submitted plans**
- 3. Existing buildings to be fully removed prior to the new buildings being brought into use.**
- 4. Recommendations within the Arboricultural Method Statement at section 6 of the submitted Arboricultural Impact Assessment by Jon Coe Tree Consultancy Limited shall be fully adhered to. The new trees shall be an even mixture of whips, feathered trees, standard and heavy standards.**
- 5. The new tree planting as specified in section 6 of the submitted Arboricultural Impacts Assessment by Jon Coe Tree Consultancy Ltd shall be carried out in the first planting season following completion of occupation of the approved development (whichever is sooner). Thereafter any trees that die, or become seriously damaged or diseased, shall be replaced within the next planting season with new tree of an equivalent size and species or in accordance with an alternative scheme to be approved by the National Park Authority.**
- 6. With regard to bats, all works to be undertaken in accordance with section 4.4.2 of the submitted ecological appraisal.**
- 7. Before works commence on the infilling of the slurry store, details of a new pond on near the site to be submitted and agreed. Pond to be completed before the slurry store is infilled.**
- 8. Lighting strategy as detailed in section 4.4.2.3 of the ecological appraisal to be implemented**
- 9. Works on trees identified as having bat roost potential should be inspected prior to removal/disturbance by a suitably qualified ecologist.**
- 10. Works to take place outside of the bird breeding season unless otherwise agreed.**

11. **Ecological enhancement strategy, including amongst other things swift habitat provision, to be submitted, agreed and implemented.**
12. **Working Method statement in respect of Great Crested Newt to be submitted, agreed and implemented.**
13. **Timber space boarding on south east elevation of livestock building to be brought down to ground level.**
14. **Buildings to be removed when no longer required for the purposes of agriculture**
15. **Cladding to be brought further down to cover more of the concrete panels**

**96/23 ADVERTISEMENT CONSENT - 1 X FACE ILLUMINATED (CFF-850) LETTERS ON RAILS 1 X HALO ILLUMINATED (CFH-850) LETTERS ON RAILS, 1 X DOUBLE SIDED NON -ILLUMINATED PROJECTION SIGN, AT THE CO-OPERATIVE FOOD, MARKET STREET, BAKEWELL (NP/DDD/0323/0231), P.1030, RD)**

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

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

**RESOLVED:**

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

1. **Standard advertisement consent conditions**
2. **Illumination of sign 2 limited to opening hours only**

**97/23 HOUSEHOLDER APPLICATION - INSTALLATION OF 20 SOLAR PANEL ARRAY AT REAR OF HOUSE AT THE OLD VICARAGE, UNNAMED SECTION OF ROAD BETWEEN MAIN STREET AND OLD COALPIT LANE, CHELMORTON (NP/DDD/0622/0830, PM)**

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:

- David Swindale, Applicant

Some Members suggested the breaking up of the panels rather than one solid block in order to reduce the visual impact of the development. The Planning Officer was unsure if this was technically achievable with solar panels and it was noted that this may affect the efficacy of the energy generation due to landscape constraints.

Some Members noted that to refuse the application was contrary to the Authority's position regarding climate change, and considered that the landscape and heritage impacts of the proposal were low enough to merit approval.

A motion to approve the application was proposed and seconded.

Members discussed ways to soften the visual impact of the development, namely some low-level planting (which was deemed to negatively impact the efficacy of energy generation by restricting exposure to sunlight) and the use of solar panels with a matte finish to reduce glare. The Planning Officer confirmed that matte finish solar panels are available and that this could be added as a condition, if Members were to approve the application.

The motion to approve the application subject to conditions was put to the vote and carried.

**RESOLVED:**

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

- 1. Statutory time limit**
- 2. Adopt plans**
- 3. Matte finish on the panels**
- 4. Panels are parallel to the ground**
- 5. Removed when no longer required for the purposes of energy generation**

**98/23 HOUSEHOLDER APPLICATION - PROPOSED REAR SINGLE STOREY EXTENSION AT HOLE FARM, ELKSTONES, LONGNOR (NP/SM/0523/0493, PM)**

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:

- Mr and Mrs Howard, Applicant – statement read out by Democratic Services

Members indicated some contradictions in the Key Issues section of the report which highlighted issues with neighbours and highway safety, namely that there were no neighbours for over 300 metres and that there was no highway anywhere close to the property. Planning Officers noted that these were set out as key issues typical to householder applications, but that those relating to the principle of the development, the impact upon the appearance, character and heritage significance of the property, and climate change mitigation were of most relevance in this case.

Members also questioned why the extension was necessary as this was not outlined in the report. Planning Officers advised that this had not been set out by the applicant, but was not a requirement for householder development to be supported in principle. Members agreed that the extension resulted in a confused appearance to the building.

The recommendation for refusal was moved, seconded, put to the vote and carried.

**RESOLVED:**

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

**The proposed extension, in its design, form and massing would not conserve or enhance the character, appearance, setting or significance of the non-designated heritage asset. As such the proposal conflicts with Development Plan policies GSP3, DMC3, DMC5 and DMH7.**

**99/23 MONITORING & ENFORCEMENT QUARTERLY REVIEW - JULY 2023 (A1533/AJC)**

The report was introduced by the Monitoring and Enforcement Team Manager. He gave an update on case ref: 22/0040 - Cressbrook Dale and displayed 'before and after' photographs for two of the resolved cases, 23/0027 - Butterton Moor and 17/0053 – The Glen, Hollinsclough. He also drew attention to the improved performance on resolving enforcement cases and investigating enquiries within 30 days which was still below target but had improved since the previous year.

He corrected an error in the report. In the table following paragraph 9 where it reads 'Outstanding At Year End' should read 'Outstanding at End of Quarter', and the figures in the Enquiries – Outstanding at End of Quarter were back to front. Where it reads '243 (232)', it should read '232 (243)'.

The Chair gave a brief update on efforts to reduce the backlog of enforcement cases and how the pending organisational change seeks to address these issues which were caused by resourcing and staffing issues.

The recommendation was moved, seconded, voted on and carried.

**RESOLVED:**

**To note the report.**

**100/23 PLANNING APPEALS MONTHLY REPORT (A.1536)**

The recommendation was moved, seconded, put to the vote and carried.

**RESOLVED:**

**To note the report.**

**The meeting ended at 13:35pm**