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Aldern House, Baslow Road, Bakewell, Derbyshire. DE45 1AE



MINUTES

Meeting: **Planning Committee**

Date: Friday 8 March 2024 at 10.00 am

Venue: Aldern House, Baslow Road, Bakewell

Chair: Cllr P Brady

Present: Cllr V Priestley, Cllr M Beer, Cllr M Buckler, Cllr M Chaplin, Cllr A Hart, Cllr L Hartshorne, Cllr I Huddleston, Cllr D Murphy, Cllr Mrs K Potter, Mr K Smith and Cllr J Wharmby

Apologies for absence: Cllr B Hanley and Cllr K Richardson.

15/24 MINUTES OF PREVIOUS MEETING OF 19 JANUARY 2024

The minutes of the last meeting of the Planning Committee held on 19 January 2024 were approved as a correct record.

16/24 URGENT BUSINESS

There was no urgent business.

17/24 PUBLIC PARTICIPATION

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

18/24 MEMBERS DECLARATIONS OF INTEREST

Item 9

All members had received an email from the Agent.
All members had received an email from a Supporter.
The Chair declared a personal interest as he knew one of the people who met the Members on site.

Item 10

A number of Members knew the agent as a previous employee of PDNPA.
Cllr Buckler declared an interest due to a number of his colleagues at the Derbyshire Wildlife Trust having worked with the applicant on his proposals for this application.

Item 14

A number of Members knew the agent as a previous employee of PDNPA.

Item 17

A number of Members knew the agent as a previous employee of PDNPA.

19/24 FULL APPLICATION: DEMOLITION OF EXISTING FILTER HOUSE AND ERECTION OF NO.3 NEW DWELLINGS WITH ASSOCIATED LANDSCAPING AND PARKING, FORMER FILTER HOUSE, LONG CAUSEWAY, SHEFFIELD (NP/S/0923/1021, JRS)

The Chair reminded members that this application had been deferred from the Planning Committee on the 8 December 2023 to allow the applicant to address the concerns raised by Members regarding the design and layout of the site.

The Planning Officer reported on the changes made to the original design.

The following spoke under the public participation at meetings scheme:

- Alasdair Struthers, Agent.

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

RESOLVED:

That the application be APPROVED subject to the following conditions:

That subject to no contrary views being received before the expiry of the public consultation date, that the decision be delegated to the Head of Planning to issue and that the application be APPROVED subject to the following conditions:

- 1. Standard 3-year time limit for commencement.**
- 2. Adopt amended plans subject to detailed design conditions relating to materials, windows, doors, rainwater goods, etc including prior approval of sample materials and sample stone and brick panel.**
- 3. Adopt measures in the revised climate change mitigation statement and implement as part of the development and prior to first occupation.**
- 4. Withdraw permitted development rights for alterations, extensions and ancillary buildings together with boundary walls and fences.**
- 5. Carry out landscaping scheme, including replacement tree-planting, woodland enhancement and management, walling and hard surfacing.**
- 6. Site drainage conditions recommend by LLFA and the Environment Agency, including provision of a SUDs scheme.**
- 7. Implement recommendations from preliminary ecological assessment.**
- 8. Retain garages for garaging and storage.**

9. Agree means of waste disposal.

10. Carry out and submit full record of existing building prior to demolition and submit details of an interpretation board, setting out the history of the site, to be erected in a location at the entrance to the site.

11. Provide details of a scheme to incorporate the existing date stone into the development.

20/24 FULL APPLICATION - CHANGE OF USE FROM DOMESTIC GARDEN TO CAMPING POD SITE, AT TOP RILEY, RILEY LANE, EYAM (NP/DDD/1223/1513, WE)

The Planning Officer reminded Members that a previous planning application for a similar development had been refused due to conflict of policy by Planning Committee at the meeting on 8 September 2023.

The Planning Officer reported on the changes made to the original application. The application has been decreased in a modest way and passing places have been included on the lane up to the site. The Planning Officer outlined the reasons for refusal as set out in the report.

The following spoke under the public participation at meetings scheme:

- Cllr Simon Ripton, Supporter – Statement submitted and read out by the Customer & Democratic Services Senior Adviser.
- Cllr Peter O'Brien, Supporter – Statement submitted and read out by the Customer & Democratic Services Senior Adviser.
- Sir Richard Fitzherbert, Supporter.
- Roger Yarwood, Agent

Members discussed the amendments to the plan and queried where the shower and toilet facilities would now be sited having removed these facilities from the individual pods in order to reduce the pod size. The agent stated that there are suitable existing buildings already in the complex which could be used for these facilities or one of the pods and would accept a condition for the detail to be agreed.

Members were minded to go against Officer recommendation to refuse this application and approve the application on the basis that there was a need for entry level accommodation at an affordable price level within the Peak District National Park. Overnight accommodation ultimately reduces the number of day visitors to the area subsequently reducing the amount of traffic on the road and brings in substantially more income to the area than day visitors.

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

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

RESOLVED:

That the application be APPROVED 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 hereby permitted shall not be carried out otherwise than in complete accordance with the approved drawings 'Pod with Cycle Store' and 'Block Plan' subject to the following conditions or modification.**
- 3. Prior to first occupation of any part of the development hereby permitted, the proposed passing places on Riley Lane, as demonstrated on drawing no. R.B22.01 shall have been constructed in accordance with a detailed design which shall have first been submitted to and approved in writing by the National Park Authority.**
- 4. Prior to first occupation of the camping pods, in accordance with dwg no.R.B.22.01, space shall have been provided within the application site for the parking of 8-vehicles and manoeuvring of visitors, service and delivery vehicles, laid out, surfaced and maintained throughout the life of the development free from any impediment to its designated use.**
- 5. Before the commencement of any operations on site, a scheme for the disposal of highway surface water shall be submitted to and approved by the National Park Authority. The development shall thereafter not be carried out other than in accordance with the approved details which shall be implemented before the first occupation of any part of the development.**
- 6. Prior to first use occupation of any part of the development hereby permitted, full details of shower and toilet facilities and associated drainage and foul sewerage (including location, specification and external appearance) shall be submitted to and approved in writing by the National Park Authority. The development shall thereafter not be carried out other than in accordance with the approved details which shall be implemented before the first occupation of any part of the development.**
- 7. No camping pod, building, tent or caravan shall be sited or erected anywhere within the application site other than in accordance with the plots identified on the submitted 'Block Plan' and 'Pod with Cycle Store'.**
- 8. No camping pod shall be replaced with any other building, structure or caravan at any time.**
- 9. The camping pods hereby permitted shall not be occupied other than for short term holiday letting purposes ancillary to Top Riley and the development and existing property shall remain as a single planning unit. The camping pods shall not be occupied by any one person for a period exceeding 28 days per calendar year. The owner shall maintain a register of occupants for each calendar year which shall be made for inspection by the Local Planning Authority upon request.**
- 10. Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 2015 (or any order revoking or re-enacting that Order) no development required by the conditions of a site licence for**

the time being in force under the 1960 Caravan Sites and Control of Development Act shall be carried out or erected on the site without an application for planning permission having first been made to and approved in writing by the National Park Authority.

The meeting adjourned for a short break at 10:50am and reconvened at 10.55am

- 21/24 CONSERVATION OF HABITATS AND SPECIES REGULATIONS 2019 - DEMOLITION OF EXISTING CABINS AND OFFICE FLOORSPACE, EXTENSION TO EXISTING INDUSTRIAL BUILDING, WORKS OF HARD AND SOFT LANDSCAPING AND OTHER WORKS ASSOCIATED WITH THE PROPOSALS AT THE OLD LIME KILNS, PITTLEMER LANE, TIDESWELL MOOR, TIDESWELL (NPDDD/1123/1329, P.6009, HF)**

This item was withdrawn from the agenda as it was dealt with under Delegated Powers.

- 22/24 FULL APPLICATION - DEMOLITION OF EXISTING CABINS AND OFFICE FLOORSPACE, EXTENSION TO EXISTING INDUSTRIAL BUILDING, WORKS OF HARD AND SOFT LANDSCAPING AND OTHER WORKS ASSOCIATED WITH THE PROPOSALS AT THE OLD LIME KILNS, PITTLEMER LANE, TIDESWELL MOOR, TIDESWELL (NP/DDD/1123/1329, P 6009, HF)**

Some Members had visited the site the previous day.

The Planning Officer presented the report and outlined the reasons for refusal as set out in the report. It was noted that this application is similar to a scheme submitted in 2022 which was refused under policy due to the size of the development. It was acknowledged that this current application is an improvement on the original scheme.

The following spoke under the public participation at meetings scheme:

- Alison Daniels, Tideswell Parish Council, Supporter
- Andrew Bettney, Applicant

Members agreed that the site visit had been useful and recognised that previous concerns over storage space had been resolved. Members were minded to go against Officer recommendation and approve the application. Approval of this application would regularise previous unauthorised development and equip Tideswell Welding Services for the future. It was recognised the business provided employment and training opportunities for local people within the National Park.

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

RESOLVED:

That the application be APPROVED subject to the following conditions:-

- 1. Standard time limit**
- 2. Accordance with specified plans and documents**
- 3. No development shall commence until full details of the proposed foul**

water drainage and treatment to a sewage treatment plant have been submitted to and approved in writing by the National Park Authority. The development shall then not be carried out other than in complete accordance with the approved details which shall be completed prior to the first occupation of the development hereby approved.

4. Prior to the first occupation of the development hereby approved a detailed scheme of noise attenuation measures to be incorporated into the development shall be submitted to and approved in writing by the National Park Authority. The approved details shall then be fully installed prior to the occupation of the development and thereafter maintained throughout the lifetime of the development.
5. Prior to the installation of the solar panels, a detailed scheme for their size, appearance and method of fixing shall be submitted to and approved in writing by the National Park Authority. The solar panels shall be fitted in accordance with the approved scheme before the dwelling is first occupied.
6. The sheeting for the roof and walls of the extensions hereby approved and the external surfaces of the doors shall be factory colour-coated to BS 5252 Ref. No 12B29 (Juniper Green) and thereafter the sheets and doors shall not be repainted or replaced other than that colour without the prior written approval of the National Park Authority.
7. The stonework for the lower sections of the external walls on the south west elevation shall be natural limestone.
8. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 the use of the building hereby approved shall be restricted to general industry (Use Class B2) only and for no other purpose.
9. The hours of operation of the development hereby permitted shall be restricted to 07:00 - 17:00 hours Monday - Friday; and at no times on weekends or Bank Holidays.
10. No deliveries, loading, unloading or other servicing activities shall take place at the premises other than between the hours of 07:00 - 17.00 hours Monday - Friday; and at no times on weekends or Bank Holidays.
11. There shall be no storage of any plant, machinery, materials or waste unless in accordance with a scheme which shall have first been submitted to and approved in writing by the National Park Authority.
12. No industrial processes, plant or machinery shall be carried out or installed outside of the building at the site at any time.
13. Works undertaken within the Root Protection Area of the remaining trees to the south of the proposed office extension shall be carried out with supervision from an arboricultural consultant, in order to monitor the special engineered foundation instalment.
14. No works shall commence on the development until all existing trees

on the site which are to be retained are fully safeguarded by protective fencing in accordance with drawing 'Tree Protection Plan 1576-004 Rev A'. Such measures shall not be removed until the completion of the development.

15. Submission of a detailed management plan providing full programme and details of implementation and management of the outline specifications in the revised Landscape Masterplan and the Ecological Impact Assessment & Biodiversity Net Gain Assessment.
16. The landscape planting shown on the revised Landscape Masterplan, amended to include a drystone wall along the southern boundary, shall be carried out in the first planting and seeding seasons following occupation or substantial completion of the development, whichever is soonest. Any trees or plants which die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species or in accordance with an alternative scheme previously agreed in writing by the National Park Authority
17. Works should avoid taking place during the main breeding bird season, between March to August inclusive. If works occur during this period a check for breeding birds should take place by a suitably experienced ecologist, no more than 48 hours prior to works. If nesting birds are present, works shall be postponed until after they have fledged or as otherwise advised by an ecologist.
18. No external lighting shall be installed on site other than in complete accordance with a detailed scheme which shall have first been submitted to and approved in writing by the National Park Authority. The submitted scheme shall be designed to avoid illuminating habitats used by bats, such as hedgerows, tree lines and the quarry rockface, in accordance with guidance set out in Bats and Artificial Lighting at Night (ILP, 2023).

11:45am Cllr Buckler left the meeting

23/24 FULL APPLICATION - PROPOSED SEASONAL USE OF LAND FOR ECO-CAMPING, SITING OF 3NO. BELL TENTS AND AMENITY FACILITIES ALONG WITH ASSOCIATED ACCESS AND PARKING AND LANDSCAPING WITH ASSOCIATED ECOLOGICAL ENHANCEMENTS AND CONSERVATION AT LAND WEST OF EDALE ROAD, BARBER BOOTH, EDALE (NP/HPK/0923/1055, WE)

The Planning Officer presented the report and outlined the reasons for refusal.

The following spoke under the public participation at meetings scheme:

- Jane Newman, speaking on behalf of a neighbour, Objector
- Caroline Pickstone, Objector
- George Galbraith, Applicant

Cllr Hart left the room at 12.05pm.

The Members noted that this is not a traditional development and that Edale is a huge conservation area with specific special qualities. It was clarified that a seasonal development which returns each year is classified as permanent, even though the intention is to remove the bell tents at the end of each season. The Planning Officer and Applicant confirmed the details regarding the hedgerow.

A motion to refuse the application due to the characteristics of the area was proposed, seconded, voted on and carried.

RESOLVED:

To REFUSE the application for the following reasons:-

- 1. The proposed development seeks consent for the installation of 3 bell-tents. These structures are considered to be akin to camping pods, yurts, and shepherd huts which the accompanying text to policy DMR1 advises will be determined against policy RT3.B which sets out that proposals for static caravans, chalet and lodges will not be permitted. Acceptance of this proposal would cause harm by undermining the clear intent of adopted recreation and conservation policies and set a clear precedent for others to follow further undermining policy. The proposed development is therefore contrary to policies RT3 and DMR1.**
- 2. The proposed development would have a harmful impact on the special qualities of the National Park through the introduction of non-traditional and alien structures in an undeveloped, pastoral field in the open countryside. On this basis, it does not comply with the National Park's purposes and meet the definition of sustainable development in this context. It is therefore contrary to policies GSP1 and GSP2.**

The meeting adjourned for a short break at 12:15pm and reconvened at 12:20pm

12:20pm Cllr Buckler and Cllr Hart returned to the meeting

24/24

FULL APPLICATION - ERECTION OF 3 NO. ENTRY LEVEL EXCEPTION (AFFORDABLE) HOMES, INCORPORATING THE LANDSCAPE AND ECOLOGICAL ENHANCEMENT OF THE BALANCE OF THE LAND. LAND NORTH OF COCK HILL, NETHER END, BASLOW (NP/DDD0623/0661 /JRS)

Some Members had visited the site the previous day.

The Planning Officer presented the report and outlined the reasons for approval as set out in the report.

The following spoke under the public participation at meetings scheme:

- Nick Baseley, Agent

The development is for affordable housing which would be sold or rented at 30% below the market value. The development is energy efficient and disability friendly and on a prominent site which had been unkempt for decades. There were comments from Members regarding whether there was sufficient bin storage and sufficient parking

although it was acknowledged that other parking was readily available in the village. There was also an enquiry as to whether any EV charging points would be incorporated in the build and how the green roof would be maintained.

Biodiversity Net Gain was discussed with regard to the application and concern was raised that the BNG trading rules had not been complied with. The Planning Officer stated that BNG regulations do not apply to this application as it was submitted before the rules came into force. BNG would start to apply to applications going forward as the new regulations take effect.

The Officer recommendation to approve the application subject to prior entry into a section 106 legal agreement and to conditions was moved, seconded, put to the vote and carried.

RESOLVED:

That subject to prior entry into a Section 106 Agreement to secure occupancy in accordance with the Authority's policies on affordable local needs housing and to retain public access and management of the open space in perpetuity, that the application be APPROVED subject to the following conditions:

- 1. Commence development within 3 years.**
- 2. Submit detailed landscaping scheme, in accordance with the illustrative landscape scheme. Implement and maintain thereafter.**
- 3. Implement biodiversity net gain scheme and maintain thereafter.**
- 4. Detailed design conditions.**
- 5. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 (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/photo voltaic 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.**
- 6. Submit details of any external lighting on the site.**
- 7. Highway conditions.**
- 8. Submit and agree precise details of climate change mitigation measures including consideration of air source heat pumps to meet policy CC1 with post completion verification provided.**
- 9. Submit and agree management plan for the public open space.**
- 10. No dwelling hereby permitted shall be occupied until bin stores have been installed in accordance with details which shall have first been submitted to and approved in writing by the National Park Authority. The bin stores shall thereafter be maintained available for use through the lifetime of the development hereby permitted.**

11. No dwelling hereby permitted shall be occupied until electric vehicle charging points have been installed in accordance with details which shall have first been submitted to and approved in writing by the National Park Authority. The electric vehicle charging points shall thereafter be maintained available for use throughout the lifetime of the development hereby permitted.

12.50pm A motion to continue the meeting past 1pm was moved, seconded, voted on and carried.

25/24 FULL APPLICATION - CONVERSION OF A DISUSED CHURCH INTO TWO RESIDENTIAL UNITS, INCLUDING DEMOLITION OF A SUBSTANTIAL PORTION OF THE MODERN REAR EXTENSION TO CREATE ADDITIONAL EXTERNAL SPACE AT KETTLESHULME METHODIST CHURCH, PADDOCK LANE, KETTLESHULME (NP/CEC/0821/0935 /JRS)

The Planning Officer presented their report and outlined the reasons for approval as detailed in the report. It was noted that the initial application was for conversion the three dwellings, but this was reduced to two following discussions with officers.

The following spoke under the public participation at meetings scheme:

- Philip Good, Applicant

There were a number of suggested amendments to the conditions which the Applicant highlighted to the Members.

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

RESOLVED:

That the application be APPROVED subject to the following conditions:-

- 1. Statutory time limit for implementation.**
- 2. Adopt amended plans subject to detailed design conditions, including submission of window details prior to commencement.**
- 3. Submit details of obscure glazing of rear windows or an alternative scheme to safeguard amenity of the adjoining dwellings.**
- 4. Submit and agree details of Roof lights to be conservation type and fitted flush with the roof slope.**
- 5. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 (or any order revoking or re-enacting that Order) no alterations to the external appearance of the dwellings shall be carried out and no extensions, porches, ancillary buildings, solar/photo voltaic 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.

- 6. Ecology conditions.**
- 7. Minor architectural details e.g. repointing, rainwater goods to be cast aluminium to match existing, no external svs, agree vent types/locations.**
- 8. Extension to be roofed in natural blue slates to match the existing roof.**
- 9. Sample stonework for extension to match existing walling.**
- 10. Submit for written agreement precise measures to be included in the climate change mitigation and adaptation statement with implementation confirmation thereafter.**
- 11. No external lighting other than in accordance with scheme to be submitted and agreed in writing.**
- 12. Historic Building Recording to HE level 2 before work commences.**

26/24 FULL APPLICATION - FOR THE REPLACEMENT OF AN EXISTING AGRICULTURAL BUILDING WITH A NEW DWELLING, AT HOPE FARM, ALSTONEFIELD (NP/SM/1123/1405, DH)

Some Members had visited the site the previous day.

The report was introduced by the Planning Officer, who outlined the reasons for refusal as set out in the report. It was noted that this was a resubmission of a previous application which had been refused at Planning Committee in November 2023.

The following spoke under the public participation at meetings scheme:

- Derek Hambling, Applicant

A motion to refuse the application was moved and seconded but not voted on.

There was a discussion regarding the submitted design which was felt did not provide particular enhancement to the area.

Members requested that the item be deferred to allow for further discussions between the Officers and the Applicant regarding the design and to see if a more suitable design could be presented and the policy implications of this.

The motion to refuse the application was withdrawn and a motion to defer the application to allow for further discussions between the Applicant and Officers regarding the design was moved, seconded, voted on and carried.

RESOLVED:

That the application be DEFERRED to allow for a discussion between the applicant and Officers regarding design which could result in enhancement.

The meeting adjourned for a short break at 13:35pm and reconvened at 13:55pm

13:55pm Cllr Buckler left the meeting

27/24 FULL APPLICATION - CONVERSION OF FIELD BARN INTO DWELLING AT BARKERS BARN, MOOR LANE, ELTON (NP/DDD/0823/0974, AN)

Item 14 was presented and discussed at the same time as Item 15, but the votes were taken separately. Please see the full minute detail 28/24 below.

Some Members had visited the site the previous day.

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

The following spoke under the public participation at meetings scheme:

- Colin Swindell, Elton Parish Council, Supporter
- Sarah Foster, Agent

This application is for a Grade 2 Listed building in a poor state of repair that is a prominent and isolated building and any development of it would have an impact on the landscape. Concerns were expressed over the lack of structural information provided and it would be difficult to make a decision without this information. The building is a ruin because it has been neglected over time. It was felt a better plan for the future of this barn could be found. There may be grant funding available to repair the building. The Members were sympathetic to the re-purposing of this building however the current plan was not up to a Grade 2 listed standard.

A motion to approve the application, was moved and seconded but not voted on.

The motion to approve the application was withdrawn and a motion to defer the application in order to allow for further discussions between the Applicant and Officers to take place was proposed. These discussions to include consideration of alternative uses for the barn, better use of the interior space and for more appropriate materials to be used. Further information including a structural engineers report was requested so that Members have as much information as possible to make an informed decision.

A motion to defer the application for the reasons outlined above was proposed, seconded, put to the vote and carried.

RESOLVED:

That the application be DEFERRED to allow for further information to be provided and discussions with the Applicant and Officers to take place regarding consideration of alternative uses, the design of the proposed conversions and submission of a structural engineers report.

28/24 LISTED BUILDING CONSENT - CONVERSION OF FIELD BARN INTO DWELLING AT BARKERS BARN, MOOR LANE, ELTON (NP/DDD/0823/0975, AN)

Item 15 was presented and discussed at the same time as Item 14, but the votes were taken separately. Please see the full minute detail 27/24 above.

A motion to defer the application in order to allow for further discussions between the Applicant and Officers to take place. These discussions to include alternative uses for the barn, better use of the interior space and for more appropriate materials to be used. Further information including a structural engineers report was requested so that Members have as much information as possible to make an informed decision.

A motion to defer the application for the reasons outlined above was moved, seconded, put to the vote and carried.

RESOLVED:

That the application be DEFERRED to allow for further information to be provided and discussions with the Applicant and Officers to take place regarding consideration of alternative uses, the design of the proposed conversions and submission of a structural engineer report.

29/24 FULL APPLICATION - AGRICULTURAL BUILDING TO LAMB AND HOUSE SHEEN AND STORE FODDER AND IMPLEMENTS, LAND WEST OF COMMON LANE, CALTON, WATERHOUSES (NP/SM/1223/1483, LB)

The report was presented by the Planning Officer. This is a resubmission following a prior planning application which had previously been refused. The Planning Officer outlined the reasons for approval of this application.

The following spoke under the public participation at meetings scheme:

- Jo Harrison, Agent – submitted statement read out by the Customer and Democratic Service Senior Adviser.

There was mention of the concrete panels at the base of the construction and how conspicuous they would be and if a condition could be included to ensure the boarding goes down to the ground and no concrete panels to be visible. There was also a request for a condition to cover the development of the area around the barn.

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

RESOLVED:

That the application is APPROVED 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 hereby permitted shall not be carried out other than in complete accordance with the submitted 'Location Plan', 'Block Plan', and**

'Elevations Rev A', received by the National Park Authority on the 11th December 2023, and amended plan titled 'Landscaping Scheme Revision C' received by the National Park Authority on the 22nd January 2024, subject to the following conditions:

- 3. The sheeting for the roof of the building hereby permitted shall be factory colour coated to BS5252 Ref. No. 18B29 (dark slate blue) and thereafter the sheets shall not be repainted or replaced other than that colour.**
- 4. Notwithstanding the approved plans, the external timber boarding to the walls shall be down to ground level.**
- 5. Notwithstanding the approved plans and the provision of the General Permitted Development Order (2015) (as amended) no hardstanding to serve the development hereby permitted shall be constructed other than in accordance with details which shall have first been submitted to and approved in writing by the National Park Authority.**
- 6. Notwithstanding the approved plans and the provision of the General Permitted Development Order (2015) (as amended) the building hereby permitted shall be used for the purpose of agriculture only.**
- 7. When the building hereby permitted is no longer required for the purposes of agriculture it shall be dismantled, removed from the site and the site shall be restored to its original condition.**

30/24 FULL APPLICATION - CONVERSION OF TRADITIONAL AGRICULTURAL BUILDING TO OPEN MARKET DWELLING AT RIDGE FARM, BOTTOM OF MOOR, LONGNOR (NP/SM/1123/1314/PM)

Some Members had visited the site the previous day.

The report was introduced by the Planning Officer who outlined the reasons for approval. None of the buildings in the plan are listed nor in a conservation area however the farmhouse and the outbuildings are considered to be a non-designated heritage asset. The proposed design has been amended following advice from the Authority's archaeologist so the hayloft on the first floor would retain its open character.

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

RESOLVED:

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

- 1. Standard time limit**
- 2. Carry out in accordance with specified approved plans and documents**
- 3. No development shall take place until a Written Scheme of Investigation for a scheme of a programme of level 2 building recording has been submitted to and approved in writing by the National Park Authority.**

4. **Consent not granted for stone wall along southern boundary of application site. Details of alternative positioning of boundary treatment to be submitted to and approved in writing by the National Park Authority prior to occupation.**
5. **Adjoining dairy barn to be demolished prior to first occupation of the dwelling.**
6. **Removal of permitted development rights relating to extensions, porches, ancillary buildings, satellite antenna, solar pv panels, gates, fences, walls or other means of boundary enclosure.**
7. **New window frames and doors to be constructed from timber and painted a dark recessive colour at the time of installation.**
8. **Precise details of works to north elevation stonework necessitated by removal of adjoining barn and blocking up of existing doorway to be submitted to and approved in writing by the National Park Authority prior to work being undertaken.**
9. **Any service lines associated with development should be placed underground**
10. **All new rainwater goods shall be either timber or cast metal, painted black. The gutters shall be fitted directly to the stonework with brackets and without the use of fascia boards.**
11. **All pipework, other than rainwater goods, shall be completely internal within the building.**
12. **Prior to the installation of any external lighting a scheme of external lighting shall be submitted to and approved in writing by the National Park Authority.**
13. **Prior to their installation details of soft and hard landscaping to be submitted to and approved in writing by the National Park Authority.**
14. **Dwelling not to be occupied until a scheme to maximise visibility from the vehicular access has been submitted to and approved in writing by the National Park Authority.**
15. **Development hereby permitted not to be brought into use until the parking and turning areas have been provided in accordance with the approved plans. The parking and turning areas shall thereafter be retained unobstructed as parking and turning areas for the life of the development.**
16. **Development hereby permitted not to be brought into use until the access drive has been surfaced in a bound material for a minimum distance of 5 metres from the rear of the carriageway edge.**
17. **The proposed creation of an additional bat roost and swallow cups in the adjoining barn as set out in section 4 of the protected species survey shall be carried out prior to first occupation of the dwelling.**

18. **Pre-works bird nest checks shall be carried out on the barn by a suitably qualified ecologist prior to any works taking place within the bird breeding season (March to August inclusive). If active bird nests are present works must cease until chicks have fledged the nest.**
19. **The sensitive working methods outlined in paragraph 4.4.3 of the protected species survey shall be followed in full.**
20. **An air source heat pump shall be installed and operational before the completion or first occupation of the approved dwelling. The air source heat pump shall not be installed other than in complete accordance with a detailed scheme which shall have first been submitted to and approved in writing by the National Park Authority.**

31/24 HOUSEHOLDER APPLICATION - PROPOSED REAR NORTH EXTENSION TO FORM A KITCHEN. CONSTRUCT A SUMMER HOUSE ON THE NORTH-EAST BOUNDARY LINE WITH THE REMOVAL OF THE EXISTING HEXAGONAL SUMMER HOUSE AND ADDITIONAL GROUNDS WORK REQUIRED TO ACCOMMODATE THE EXTENSION AND CREATING A PATHWAY TO THE NEW SUMMERHOUSE. HAWTHORNE HOUSE, STANTON-IN-THE-PEAK (NP/DDD/0923/1085, RD)

The Planning Officer presented the report and outlined the reasons for approval as set out in the report. The original proposal included an outbuilding however this had been omitted from this application, just considering the extension. It was felt that the proposed extension was in keeping with the size of the current building.

The following spoke under the public participation at meetings scheme:

- Ian Mortimore, Stanton in Peak Parish Council, Objector
- Jane Carrington, on behalf of applicant

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

RESOLVED:

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

- **3 year implementation time limit**
- **Carried out in complete accordance with amended plans (Proposed Site Plan 1296-008 Revision B and Proposed Elevations 1296-005 Revision C)**
- **Design and materials**

32/24 HOUSEHOLDER APPLICATION - FOR ALTERATIONS AND EXTENSION TO DWELLING AND NEW GARAGE, AT PATHWAYS, YOULGRAVE(NP/DDD/1223/1442, DH)

The Planning Officer presented the report. A previous application was refused on grounds of the scale of the extension. This is a smaller proposal following consultation with officers. The Officer outlined the reasons for approval of the application.

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

RESOLVED:

That the application be APPROVED subject to the following conditions:-

- 1. Statutory time limit**
- 2. The development to be in accordance with the submitted plans drawing numbers 2231-500, Revision A (block plan), 2231-10 (proposed plans, elevations and sections for the works to the dwelling), and 2231-11 (proposed plans and elevations for the garage), received by the Authority 5 December 2023**
- 3. New doors and windows shall be recessed to the same depth as the existing**
- 4. Roof verges shall be flush mortar pointed with no projecting rafters or barge boards**
- 5. Rooflights shall be fitted flush with the roofslope**
- 6. Rainwater goods shall be black and on brackets**
- 7. The submitted climate change mitigation measures shall be fully implemented before the development is brought into use and then shall be maintained for the lifetime of the development.**

33/24 MONTHLY PLANNING APPEALS REPORT (A1536/KH)

The Committee considered the monthly report on planning appeals lodged, withdrawn and decided.

RESOLVED:

To note the report.

The meeting ended at 3.10 pm

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