
MINUTES

Meeting: **Planning Committee**

Date: Friday 17 January 2025 at 10.00 am

Venue: Aldern House, Baslow Road, Bakewell

Chair: P Brady

Present: V Priestley, M Beer, Ms R Bennett, M Buckler, M Chaplin, B Hanley, L Hartshorne, I Huddleston, D Murphy, K Potter, K Richardson, K Smith and J Wharmby

Apologies for absence: A Hart.

1/25 **MINUTES OF PREVIOUS MEETING HELD ON 15 NOVEMBER 2024**

The minutes of the last meeting of the Planning Committee held on 15 November 2024 were approved as a correct record.

2/25 **URGENT BUSINESS**

There was no urgent business.

3/25 **PUBLIC PARTICIPATION**

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

4/25 **MEMBERS DECLARATIONS OF INTERESTS**

Item 6

All Members of the Planning Committee had received an email from the Agent.

Item 8

The Agent for this item is a former Officer and known to a number of committee members.

Item 9

V Priestley declared a prejudicial interest in Item 9 as she is the Applicant for this item and she left the room for the duration of this discussion.

The Chair declared that he is a Member of Hope Show to which this application relates.

Item 10

It was noted that this application has been submitted by the Peak District National Park Authority.

5/25 FULL PLANNING APPLICATION - DEMOLITION OF THE EXISTING STRUCTURES TO GROUND LEVEL, ERECTION OF A REPLACEMENT DWELLING WITH GARAGE AND ASSOCIATED LANDSCAPING, PACKAGE TREATMENT PLANT AND OTHER WORKS INCIDENTAL TO THE PROPOSALS, BIBURY, RIDDINGS LANE, CURBAR (NP/DDD/1024/1053 CB)

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. It was mentioned that no comments have been received from Curbar Parish Council regarding this application.

The following spoke under the public participation at meetings scheme:

- Caroline McIntyre – Agent

It was noted that the Applicants have worked with officers in submitting this new application and the proposal is located on the site of the existing bungalow footprint and would be in the region of one metre taller than the neighbouring property to the north and it would be mainly the roof which would be seen from the road.

Members questioned Policy HC1 and whether anything has been submitted to demonstrate that it is not financially viable for Affordable Housing to be on this site. It was clarified that the policy that has been used here deals with replacement houses and so there was no policy requirement for the house to be affordable to local needs.

There was a discussion about the landscape impact of the new development and the wider site area. It was suggested that Condition 10 should be amended to be extended to include the wider site. Condition 4 would also pick up a landscaping scheme for the treatment and management of the whole site. The Members felt that this design provides significant enhancement and an improvement to what was previously on site. Wetland enhancement to support the local population of water-voles and flood storage was also discussed. The patio and terrace area was considered and officers agreed with Members that the walling and landscaping was amended to reduce the impact of the terraced area and a condition be included to cover this. Condition 5 was mentioned regarding external lighting and Members asked about the guidance that is published regarding lighting.

A motion to approve the application with amendments to condition 4 and condition 10, was proposed, seconded, voted on and carried.

RESOLVED:

That the application be APPROVED subject to the following conditions:

1. **Statutory limit for commencement.**

2. In accordance with specified amended plans.
3. Submission and approval of materials, design details for dwelling and approval of specification for solar panels and air source heat pump.
4. Submission and approval of landscaping scheme for the whole site including both red and blue line areas, including tree-planting, walling and hard surfacing, the removal of the riverside fence and a management plan for the land outside the residential curtilage. Implementation of landscaping and parking and turning areas.
5. Submission and approval of external lighting scheme.
6. Foul sewerage to package treatment plant to be installed in accordance with details to be submitted and approved.
7. Submission and approval of biodiversity enhancement measures (non-statutory) for the whole site.
8. Submission and approval of Construction Management Plan.
9. Solar photovoltaic panels, air source heat pump and mechanical ventilation system to be installed and operational before the first occupation of the dwelling.
10. Withdraw permitted development rights for alterations, extensions and ancillary buildings, boundary walls and fences across the whole site including the blue line land down to the riverside path.
11. Retain garages for garaging and storage

6/25

FULL PLANNING APPLICATION - INSTALLATION OF HORSE MENAGE COMPRISING OF SAND AND FIBRE FLOOR, POST AND RAIL BOUNDARY FENCE, LANDSCAPE WORKS AND ASSOCIATED DRAINAGE AT WATERGATES, PINDALE ROAD, HOPE (NP/HPK/1124/1184)

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 no appropriate tree assessment addressing the impact on trees has been submitted and no suitable desk-based assessment has been made to consider the potential archaeological interest of the site.

The following spoke under the public participation at meetings scheme:

- Jane Bramwell – Applicant – Statement read out by Democratic Support.

The position of an oil pipeline across the land holding was discussed and noted this would need to be part of any future discussions as this would constrain the positioning of the ménage. The pipeline location had been surveyed before the site visit and was marked on the site with cones and noted to be south of the proposed site. The Members understood the needs of the Applicant and that an alternative location along with further information would be required from the Applicant to overcome the objections. It was mentioned that once a ménage is in situ it could attract further use and an increase in traffic.

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

RESOLVED:

That the application be REFUSED for the following reasons:-

- 1 The proposed development would relate poorly to the existing built form and would represent a prominent and harmful encroachment of development into the surrounding landscape character, contrary to Core Strategy Policies GSP1, GSP3 and L1 and Development Management Policies DMC3, DMC4 and DMR4.**
- 2 The application provides insufficient information to enable an understanding of the impact of the potential archaeological interest of the site and setting of the Hope Motte Scheduled Monument, contrary to Core Strategy Policy L3 and Development Management Policies DMC5 and DMC6.**
- 3 The application provides insufficient information to enable an understanding of the impact of the development on trees, contrary to Development Management Policy DMC13.**

7/25 FULL PLANNING APPLICATION - PROPOSED CONVERSION AND EXTENSION OF HISTORIC BARN FOR ANCILLARY DOMESTIC USE AT WHEAT HAY FARM, SHATTON LANE, SHATTON (NP/HPK/0924/1004, WE)

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. The principal concern is the impact of the extension on the historic character of the barn and the farmstead as a whole.

The following spoke under the public participation at meetings scheme:

- Jane Newman – Agent

The Applicant is willing to discuss amendments to the scheme and the glazed link, the fenestration and the detailing on the rear of the extension. It was felt that the glazed link is too prominent and too much of a contrast. The canopy and the zinc roof was also discussed as this projects from the building and above the eaves at the rear of the extension. Members agreed that with a revised treatment of the rear opening and the glazed link this proposal would be an improvement on the existing building.

A motion to defer the application to allow for further discussions to take place between the Applicant and the Planning Officer was proposed, seconded, voted on and carried.

RESOLVED:

That the application be DEFERRED to allow for further discussions to take place between the Applicant and the Planning Officer. If an agreement cannot be reached then the application should be referred back to the Planning Committee.

8/25

ADVERTISEMENT CONSENT APPLICATION - FOR AN INTERPRETATION BOARD AT MARSH FARM, CASTLETON ROAD, HOPE (NP/HPK/1024/1143, LC)

11:10am Cllr Priestley left the room whilst this item was discussed.

The Planning Officer presented the report and 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:

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

- 1 Any advertisement displayed and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.**
- 2 Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.**
- 3 Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority.**
- 4 No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.**
- 5 No advertisement shall be sited or displayed so as to obscure or hinder the ready interpretation of, any road traffic sign, railway signal and to navigation by water or air, or so as otherwise to render hazardous the use of any highway railway, waterway or aerodrome (civil or military).**
- 6 The development hereby approved shall not be carried out otherwise than in accordance with the submitted plans and specifications received by the Local Planning Authority 19th November 2024.**
- 7 No part of the advertisement hereby permitted shall be sited within 1m of the stile or public footpath.**

11:13 am Cllr Priestley returned to the meeting.

9/25 FULL PLANNING APPLICATION - PROPOSED REPLACEMENT OF TWO TIMBER EXTERNAL DOORS TO THE CAMPSITE AMENITIES BUILDING AT NORTH LEES CAMPSITE, BIRLEY LANE, HATHERSAGE (NP/DDD/1124/1207, WE)

The Planning Officer presented the report and 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:

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 approved shall not be carried out otherwise than in complete accordance with the submitted plans.**

The meeting was adjourned from 11:15am until 11:22am following consideration of this item.

11:15am Cllr Potter left the meeting.

10/25 APPROVAL OF THE HARTINGTON TOWN QUARTER PARISH NEIGHBOURHOOD DEVELOPMENT PLAN FOR CONSULTATION AND EXAMINATION (EF)

The Policy & Communities Manager presented the report and outlined the reasons for approval as set out in the report. Approval is being sought for the draft plan to go forward to the next stages. A Regulation 16 consultation must be undertaken by the Authority. The Policy tests that are applied to Neighbourhood Plans are different to the tests applied to Local Plan Policy.

The following spoke under the public participation at meeting scheme:

- Jane Newman – on behalf of the Neighbourhood Plan Group

Members asked about Policy ED4 relating to existing retail facilities in Hartington and if this would mean that those people visiting these sites would need to drive to retail facilities. It was noted that the nearest campsites to Hartington are serviced by public transport. The aspiration of this policy is to engage tourists in the local community beyond just the campsite where they are staying.

Members passed on their congratulations to Hartington Town Quarter Parish Council for producing the draft Neighbourhood Plan.

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

RESOLVED:

- 1. That Committee approves the submitted Regulation 15 Hartington Town Quarter Neighbourhood Development Plan for Regulation 16 Consultation and Examination.**

- 2. To grant delegated authority for the Head of Planning, in conjunction with the Local Plan Steering Group, to agree our response to the Regulation 16 consultation.**

**11/25 MONITORING & ENFORCEMENT QUARTERLY REVIEW - JANUARY 2025
(A.1533/AJC)**

The Principal Enforcement Planner presented the quarterly report which covers the 3 month period up to end of December 2024. The report includes a list of outstanding enforcement notices. Much of the enforcement resources have concentrated on the backlog of outstanding enforcement cases and also outstanding enforcement enquiries. It was noted that annual target for closing cases had already been exceeded this year. The monitoring and enforcement posts have been fully staffed up until recently when one post became vacant which is now going through the recruitment process.

The report includes a list of outstanding Enforcement Notices, should Members wish to know about individual cases in more depth then they were advised to email their request to Adam Maxwell who will be able to provide more information outside of the committee setting. Updates on these outstanding enforcement notices would be included in future quarterly reports although due to the inclusion of sensitive information it may be necessary for these to be considered as a separate Part B report.

The Principal Enforcement Planner showed photographs of the three sites where formal notices had been issued in the relevant quarter together with "before and after" photographs of several sites where cases had been resolved.

The Members complemented the team on their hard work over the past year. In answer to a Member question, it was stated that the Local Enforcement Plan is the starting point for setting the priorities for dealing with cases.

A motion to note the report was moved, seconded, put to the vote and carried.

RESOLVED:

To note the report.

12/25 AUTHORITY SOLICITOR REPORT - PLANNING APPEALS (A.1536/AE)

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

The increase in volume of appeals received was discussed which was attributed to the Government removing the ability for the Applicant to have a free re-submission of an application and that the Planning Application Services is encouraging more use of the Pre-App service at the beginning of the process.

A motion to note the report was proposed, seconded, put to the vote and carried.

RESOLVED:

To note the report.

The meeting ended at 11.56 am