



MINUTES

Meeting: **Planning Committee**

Date: Friday 14 February 2025 at 10.15 am

Venue: Aldern House, Baslow Road, Bakewell

Chair: P Brady

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

13/25 MINUTES OF PREVIOUS MEETING HELD ON 17 JANUARY 2025

The minutes of the last meeting of the Planning Committee held on 17 January 2025 were approved as a correct record.

14/25 URGENT BUSINESS

There was no urgent business.

15/25 PUBLIC PARTICIPATION

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

16/25 MEMBERS DECLARATIONS OF INTERESTS

Item 6

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

Item 7

K Smith declared a personal interest in Item 7 having previously been a resident of the bungalow (1982/83) which is part of the application.

17/25 S.73 APPLICATION - FOR THE REMOVAL OR VARIATION OF CONDITION 2 ON NP/DDD/1221/1346: RETAIN THE LEAN-TO EXTENSION AND INTRODUCE SOLAR PV PANELS TO THE DEVELOPMENT AT SWALLOW CROFT BARN, LITTON (NP/DDD/1224/1328, 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.

The following spoke under the public participation at meetings scheme:

- James Smith – Applicant
- Emma Smith – Applicant
- Nick Marriott – Agent

Members discussed the proposed extension and the siting of the solar panels. There was concern that the new extension would be observable to members of the public due to the barn being sited in a prominent position in the landscape. Members were not against the use of the solar panels but were concerned about the location of the solar panels and discussed whether there could be a ground mounted solar panel array or other ways of reducing the visible impact. It was agreed there was a balance to be had between balancing national park objectives against climate change objectives.

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

The Planning Officer shared a list of conditions with Members. Two additional conditions were added to the original list and these covered the specification for the solar panels and one covering the updated ecology report and the recommendations which included some additional mitigation.

A motion to approve the application subject to an additional two conditions to be added was moved, 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 permitted shall not be carried out otherwise than in complete accordance with the amended plans: 2105-04 Rev F PROP Site Plan; PROP Floor Plans 2105-5 Rev D; 2105-06 Rev D PROP Elevations, subject to the following conditions or modifications.**
- 3. The development hereby approved shall be undertaken in complete accordance with the Written Scheme of Investigation dated 02-05-2024 approved under NP/DIS/0324/0335 and the recommendations of the Historic Building Recording 2024/125 approved under NP/DIS/1124/1278. The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the archaeological Written Scheme of Investigation approved under condition (a) and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.**

- 4. The conversion hereby approved shall be carried out entirely within the shell of the existing building. No part of the building shall be rebuilt without the prior written consent of the National Park Authority.**
- 5. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (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 pv 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. The existing access to Hall Lane shall be modified in accordance with the approved plans before the dwelling is first occupied, laid out, constructed and maintained in perpetuity free from any impediment to its designated use.**
- 7. The entire site frontage shall be cleared, and maintained thereafter, clear of any obstruction exceeding 1m in height (0.6m in the case of vegetation) relative to the road level for a distance of 2m into the site from the nearside carriageway edge in order to maximise the visibility available to drivers emerging onto the highway.**
- 8. The proposed area of hardstanding within the curtilage of the application site shall be used for the parking and manoeuvring of vehicles clear of the highway and shall be maintained free of any impediment to its designated use.**
- 9. Before any hard landscaping is carried out a detailed scheme for hard landscaping (including walling and ground surfacing) shall be submitted to and approved in writing by the National Park Authority. Once approved, any walling or surfacing shown on the approved plan shall be completed before the building is first occupied.**
- 10. Before any work commences on external lighting, a lighting scheme shall be submitted to and approved in writing by the National Park Authority. Thereafter any external lighting shall be in full accordance with the approved scheme.**
- 11. The recommendations in section E of the submitted Bat and Barn Owl Survey Report by WDEC Environmental shall be fully adhered to.**
- 12. Before the dwelling hereby approved is first occupied, two swallow nesting cups shall be installed on the building in a suitable sheltered location under an overhanging eave. If this is not possible then two Swallow nest cups shall be placed in a Swallow terrace high up on one of the gable ends of the building.**

- 13. The development shall be undertaken in complete accordance with Section E of the updated Bat Survey Report, Supplementary Bat Roost Appraisal (Plus: Breeding Bird Assessment) by WDEC (October 2024). A single bat box and single outdoor barn owl nest / roost box shall be installed on the building in accordance with the recommendations of Section E prior to first occupation of the dwelling.**
- 14. Works should be undertaken outside of the nesting bird season (March-August), unless preceded by a nesting bird check (including Barn Owl) by a suitably qualified ecologist.**
- 15. Before the dwelling is first occupied, details of the air or ground source heat pump shall be submitted to and approved in writing by the National Park Authority. Thereafter the air or ground source heat pump shall be installed in full accordance with the approved details before the dwelling is first occupied.**
- 16. The roof of the main barn shall be clad in accordance with the natural local gritstone slate sample approved under NP/DIS/1124/1278. The gritstone slates shall be laid in diminishing courses in the traditional manner, before the dwelling is first occupied.**
- 17. All new stonework on the new lean-to shall be natural limestone, laid and pointed to match the existing.**
- 18. The rooflights on the lean-to shall be true conservation rooflights, fitted flush with the roof slope. Before work commences on the rooflights, full details shall be submitted to and approved in writing by the National Park Authority. Thereafter the roof lights shall be installed in full accordance with the approved details.**
- 19. The roof verges shall be flush cement pointed, with no barge boards or projecting timberwork.**
- 20. All soil vent pipes shall be completely internal.**
- 21. The metal flue pipe shall be painted matt black at the time of erection and shall be permanently so maintained.**
- 22. The rainwater goods shall be cast metal, painted black. The gutters shall be fixed directly to the stonework with brackets and without the use of fascia boards. There shall be no projecting or exposed rafters.**
- 23. The external finish of the timber doors and windows on the stone barn shall be in accordance with details approved under NP/DIS/1124/1278. Prior to the erection / provision of any timberwork on the lean-to extension, a detailed scheme for the external finish of the timberwork shall be submitted to and approved in writing by the National Park Authority. The development shall thereafter be carried**

out in accordance with the approved specification and the timberwork shall be permanently so maintained.

24. All window and door frames shall be recessed a minimum of 150 mm (approximately 6 inches) from the external face of the wall.

25. The pointing to all new external stonework shall be bag or brush-rubbed and slightly recessed from the external face of the stonework.

26. Prior to the installation of the solar panels, a detailed scheme for their precise siting, size, appearance including finish, and method of fixing shall be submitted to and approved in writing by the National Park Authority.

18/25 FULL APPLICATION - FOR THE CONSTRUCTION OF AN EARTH BANK SLURRY AND DIRTY WATER STORAGE LAGOON AT SNITTERTON HALL, SNITTERTON ROAD, SNITTERTON (NP/DDD/0924/0938/GG)

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 noted that there was an error on page 29 of the report under point 4 of the Recommendations and the word "not" should be removed and the sentence should read "The development shall thereafter be carried out in accordance with the approved details".

The following spoke under the public participation at meetings scheme:

- Will Phillips - Agent

Members discussed the volume of the proposed lagoon and how it would be able to contain more than is currently required. Members were concerned that this meant there could be potential for the farm to expand in the future and requested an additional condition restricting the area of hardstanding and to remove future hardstanding development rights. It was noted that this proposal is in response to a change in the regulations and Members acknowledged that regulations may change again in the future and the proposed lagoon has capacity for this.

Concern was voiced regarding the impact on residents including potential air pollution and insect infestations and that a comprehensive air quality assessment had not been provided. The officer noted that an Ammonia Assessment had been submitted and consulted upon with Natural England and DDDC Environmental Health.

A motion to approve the application, with an additional condition relating to the removal of permitted development rights for further hard standing or structures, was proposed, seconded, voted on and carried.

K Potter requested that her vote against this application be recorded.

RESOLVED:-

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

- 1. Statutory time limit for implementation.**
- 2. In accordance with specified amended plans.**
- 3. Development shall not be operated other than in accordance with approved mitigation measure within the submitted air quality and odour report and construction traffic and managed plan.**
- 4. No development shall commence until a complaints procedure for odour and pests has been submitted and approved in writing by the National Park Authority. The development shall thereafter be carried out in accordance with the approved details.**
- 5. Submit and agree details of spoil disposal.**
- 6. Implementation of biodiversity gain plan in accordance with timescale to be approved.**
- 7. Notwithstanding submitted details a revised landscaping plan shall be submitted to and approved in writing by the National Park Authority before the commencement of the development and thereafter implemented in accordance with the approved details within first planting season following the first use of the development. Any trees or plants to be replaced within first 5 years.**
- 8. Remove development and restore the land in accordance with a scheme which shall have first been submitted to and approved development when no longer required.**
- 9. Notwithstanding the GDPO, no further hardstanding or structures, other than those approved under condition 7 above, shall be provided within the field in which the slurry lagoon is located.**

The meeting was adjourned from 11.25am until 11.35am following consideration of this item.

19/25 FULL APPLICATION - USE OF PROPERTY AS AN OPEN MARKET DWELLINGHOUSE AND PROPOSED EXTENSION AT NIELD BANK BUNGALOW, BUXTON ROAD, QUARNFORD (NP/SM/1124/1266/GG)

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

The following spoke under the public participation at meetings scheme:

- Andrew Dukesell – Agent

It was noted that this building has already been converted and is currently being used as a holiday let. The application is for an “open-market dwelling” with a single storey bedroom extension and Members discussed the reasoning behind this and questioned why an affordable local needs housing project was not being considered.

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 market dwelling is not required to achieve the conservation or enhancement of a valued vernacular or listed building and therefore is contrary in principle to Core Strategy policies DS1 and HC1.**
- 2. The proposed extension would harm the character and appearance of the existing building and the local area contrary to Core Strategy policies GSP2, GSP3, L1 and L3, Development Management Policies DMC3, DMC5 and DMC10 and the Authority's adopted design guidance and conversions supplementary planning documents.**

20/25 FULL APPLICATION - FOR THE CHANGE OF USE OF PART OF AN EXISTING BUILDING TO PROVIDE TWO RESIDENTIAL DWELLINGS AND EXTERNAL WORKS AT FRIDEN HOUSE, FRIDEN, NEWHAVEN (NP/DDD/1224/1398/GG)

Some Members had driven past 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:

- Caroline McIntyre – Agent

Members noted that given the proximity of the industrial site Condition 9 relating to the restriction of occupation of the dwelling to persons solely or mainly employed on the site was appropriate.

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

RESOLVED:

That subject to no adverse responses from statutory consultees or representations received on or before the end of the statutory consultation period 17 February 2025, that the application be APPROVED and delegated power granted to the Head of Planning, Development and Enforcement Manager and Area Team Manager, subject to the following conditions:-

- 1. Statutory time limit for implementation.**
- 2. In accordance with specified approved plans.**
- 3. Approval of details of materials for external works.**
- 4. Approval of details of any external meter box housings and their proposed locations.**

5. **Approval and implementation of ventilation system and air source heat pumps.**
6. **Approval of details of the surfacing of the car parking areas, their provision and retention.**
7. **Details of hard landscaping materials and boundary treatments.**
8. **Removal of permitted development rights for alterations, extensions, outbuildings, solar or photovoltaic panels, and boundary treatments.**
9. **Restriction of occupation of the dwellings to persons solely or mainly employed on the site and their dependants.**

21/25 FULL APPLICATION - USE OF APPROVED WARDENS ACCOMMODATION AS A HOLIDAY LET AT UPPER HURST CARAVAN SITE, TINMAN LANE, HULME END (NP/SM/1024/1038, SC)

Some Members had visited the site the previous day.

It was noted that the Applicant is Amy Dillon and not Mrs Sue Green as stated in the Officers report.

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:

- Amy Dillon – Applicant

Members who had visited the site commended the applicant on the quality and high standard of the buildings on the site.

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. **3-year statutory time limit.**
2. **Amended plans and details.**
3. **Design and materials.**
4. **Holiday let occupancy restriction ancillary to caravan and camping site.**

22/25 FULL APPLICATION - ERECTION OF A REPLACEMENT BUILDING FOR USES ANCILLARY TO THE UPPER HURST FARM CAMPING AND CARAVAN SITE AT UPPER HURST CARAVAN SITE, TINMAN LANE, HULME END (NP/SM/1024/1046, SC)

Some Members had visited the site the previous day.

It was noted that the Applicant is Amy Dillon and not Mrs Sue Green as stated in the Officers report.

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

It was noted that this application was for a replacement building which had been destroyed in a fire and would provide additional facilities for the campsite.

Members wished the applicants well in re-establishing their business.

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. 3-year statutory time limit.**
- 2. Submitted plans and details.**
- 3. Design and Materials.**
- 4. Use of building restricted to campsite activity centre only and for no other purpose and ancillary to the existing campsite.**
- 5. Details of climate change mitigation measures to be submitted, approved and implemented.**

23/25 APPROVAL OF DRAFT LOCAL VALIDATION LIST AND GUIDANCE FOR CONSULTATION (AM)

The Planning Officer presented their report and outlined the reasons for approval as detailed in the report.

Members noted that there were a few points in the guidance which could be made clearer for the public to follow. The guidance would support a robust planning system which should be clear and accessible. The Planning Officer would work with the Policy Team to find the best method of consultation.

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

RESOLVED:

That the committee APPROVE the draft local list and guidance document for public consultation.

24/25 AUTHORITY SOLICITOR REPORT - PLANNING APPEALS (A.1536/AE)

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

A discussion took place regarding one of the appeals which had been allowed. The robust recording in the minutes of Member discussions regarding an application was mentioned as the Inspector will refer to the minutes of planning meetings when making decisions. It was noted that meetings are recorded and these recordings are kept for three years from the date of the meeting. The Chair highlighted that minutes are deliberately brief and the purpose of local authority minutes is to record the decisions made.

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

RESOLVED:

To note the report.

The meeting ended at 12.28 pm