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## MINUTES

Meeting:	<b>Planning Committee</b>
Date:	Friday 11 September 2015 at 10.00 am
Venue:	Board Room, Aldern House, Baslow Road, Bakewell
Chair:	Mr P Ancell
Present:	Mr P Ancell, Cllr P Brady, Cllr C Carr, Cllr D Chapman, Cllr Mrs N Hawkins, Cllr Mrs C Howe, Cllr H Laws, Ms S McGuire and Cllr Mrs K Potter
Apologies for absence:	Cllr D Birkinshaw, Mr R Helliwell, Cllr J Macrae, Cllr Mrs J A Twigg and Cllr G Weatherall

### 105/15 MINUTES OF PREVIOUS MEETING

The minutes of the last meeting of the Planning Committee held on 7 August 2015 were approved as a correct record subject to the following amendments:

1. Minute 92/15 – Declarations of interest

Item 6

To add the words “except Cllr Mrs C Howe who only received 3”

Item 14

Rearrange to read “Caroline Howe, personal interest, as part of the Parish of Chapel en le Frith is in her High Peak Borough Council ward.

2. Minute 98/15

Delete condition 3 and record that the application was approved subject to a section 106 agreement to secure parking at the public house.

3 Minute 102/15

Amend the introductory text to record that 96% of those voting supported the adoption of the development plan.

The Director of Planning provided an update on minute 94/15 confirming that the National Planning Casework Unit had made contact with the Authority requesting that the decision notice for this application was not issued until a decision had been made on whether this

application should be called in by the Secretary of State. At the time of the meeting a final decision had not been made.

#### **106/15 URGENT BUSINESS**

There was no urgent business to report.

#### **107/15 MEMBERS DECLARATIONS OF INTEREST**

Item 7

Noted that Cllr P Brady had received correspondence from Dr P Owens regarding this application.

Cllr D Chapman, personal interest, as both he and the applicant were members of the Hope Show Executive Committee. He confirmed he had never discussed this application with the applicant.

Item 9

Ms S McGuire, personal interest, as the Authority's representative on the Stanage/North Lees Forum. It was also noted that she had participated in a Member visit to the application site where she had viewed the shed and heard the tenant explain why it was inadequate for their needs.

Item 15

Noted that Mr P Ancell, Cllr P Brady, Cllr C Carr, Cllr D Chapman, Cllr Mrs N Hawkins, Cllr Mrs C Howe, Ms S McGuire and Cllr Mrs K Potter had received an email from Mr H Wright regarding the appeal decision relating to Five Acres Farm, Wardlow.

#### **108/15 PUBLIC PARTICIPATION**

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

#### **109/15 FULL APPLICATION - THE ERECTION OF AN AFFORDABLE DWELLING ON LAND ADJACENT TO ROWAN LEA, BACK LANE, HATHERSAGE**

The Director of Planning, John Scott, reported that he would be leading on this item as John Keeley lived close to the application site and knew one of the public speakers. During the introduction John Scott suggested that the impact on access to the site had been identified as a further reason for refusal.

The following spoke under the Authority's Public Participation Scheme:

- Mrs Jean Hodgkinson, Hathersage Parish Council, supporter
- Mr Ken Lockwood, Agent

A motion to approve the application subject to a section 106 agreement and conditions was moved, seconded, put to the vote and carried. In moving the motion it was suggested that the proposal to depart from the Officer recommendation was appropriate because the site was suitable for affordable local needs housing and this applicant's need should be met in

Hathersage rather than an adjacent village proposed development, it therefore did not conflict with the interests of the National Park and accorded with policy HC1.

**RESOLVED:**

To **APPROVE** the application subject to prior entry into a **S106** legal agreement to restrict occupancy of the dwelling in accordance with Authority policy on affordable local needs dwellings, and subject to the following planning conditions:

1. **Submission and approval of amended plans setting out detailed designs for the dwelling including energy efficiency measures.**
2. **Withdraw permitted development rights to prevent further extensions**
3. **Submission and approval of amended landscaping plans plotting existing and replacement hedges and demonstrating whether the hedge to Ash Meadow needs trimming back or removing to meet highway visibility splay limits across the full frontage and securing a similar hedge to contain the lane and maintain its valued character and appearance.**

**110/15 FULL APPLICATION - CONVERSION OF BARN TO DWELLING, DALE HEAD BARN, HOUSLEY, FOLOW**

This item had been deferred for a second time at the July 2015 Planning Committee to allow for the provision of further information about the structural condition of the building. The Authority had therefore appointed a qualified and independent surveyor to carry out a survey, whose conclusions had been incorporated into the report.

The following spoke under the Authority's Public Participation Scheme:

- Mr Joe Oldfield, Agent

A motion to approve the application subject to a section 106 agreement and conditions was moved, seconded, put to the vote and carried. In moving the motion it was suggested that the proposal to depart from the Officer recommendation was appropriate to retain the redundant and deteriorating agricultural building which, although falling short of the criteria for listing, was an attractive vernacular building of some architectural merit and prominent in the landscape.

**RESOLVED:**

To **APPROVE** the application subject to prior entry into a **S106** legal agreement to prevent the erection of any development including buildings, hard standings or fencing on adjoining fields and subject to the following planning conditions:

1. **Statutory three year time limit for implementation.**
2. **Approval and adoption of amended plans,**
3. **Conversion to be within the shell of the building only with no re-building.**
4. **Submit and agree joinery details including details on whether the vent slots are to be blocked or glazed,**

5. **Conditions to specify and/or approve design details and architectural specifications including timber windows and doors and finish, stonework and pointing, stone slate roof, finish of flue, pipework, roof verges and rainwater goods.**
6. **Submit and agree position of meter boxes,**
7. **All new service lines to be placed underground on land under the applicants control and the ground restored to its original condition thereafter.**
8. **Submit and agree means of foul sewerage before commencing development,**
9. **Submit and agree enhancement scheme for the pond,**
10. **Photographic and archaeological record,**
11. **No development shall commence until a detailed scheme of landscaping including the access track, hard standings, earth mounding, walls, fences and other means of enclosure have been submitted to and approved in writing by the National Park Authority. The development shall then not be carried out other than in accordance with the approved details.**
12. **Submit and agree lighting scheme,**
13. **Submit and agree details of any flues or chimneys,**
14. **Parking areas to be laid out and constructed prior to first occupation and maintained throughout lifetime of the development.**
15. **Maintain adjoining store as an unheated external storage space.**
16. **Remove permitted development rights from the converted building for satellite dishes, extensions, alterations, outbuildings and gates, walls and fences.**

The meeting was adjourned from 11.35am to 11.45am following consideration of this item.

**111/15 FULL APPLICATION - CONVERSION OF OUTBUILDING TO ANCILLARY ACCOMMODATION, THE CROFT, THE GREEN, CURBAR**

It was noted that the officer recommendation had been amended to include an additional condition requiring that waste from the site be removed by a licenced waste contractor.

The following spoke under the Authority's Public Participation Scheme:

- Mr Gary Askey for applicant

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

**RESOLVED:**

**To APPROVE the application subject to prior entry into a S106 legal agreement to prevent the sale of the application building from the dwelling known as The Croft, The Green, Curbar and to prevent the installation of separate services, and subject to the following conditions:**

1. **Statutory three year time limit for implementation.**
2. **Development not to be carried out other than in complete accordance with specified approved plans.**
3. **No development shall commence until full details of proposed finished floor levels and external ground levels have been submitted to and approved in writing by the National Park Authority. The development shall then not be carried out other than in accordance with the approved details.**
4. **No development shall commence until a detailed scheme of landscaping including hard standings, earth mounding, walls, fences and other means of enclosure have been submitted to and approved in writing by the National Park Authority. The development shall then not be carried out other than in accordance with the approved details.**
5. **Conversion to be within the shell of the building only with no re-building.**
6. **Domestic curtilage to be limited to area shown on the amended plan. No permission is granted for the change of use of the agricultural field to domestic land.**
7. **All new service lines to be placed underground and the ground restored to its original condition thereafter.**
8. **Restrict occupancy of the approved development to additional residential accommodation ancillary to The Croft only. Approved accommodation shall not be occupied as an independent dwelling and shall be retained with the existing dwelling within a single planning unit.**
9. **Remove permitted development rights from the converted building for extensions, alterations, outbuildings and gates, walls and fences.**
10. **Conditions to specify and/or approve design details and architectural specifications including timber windows and doors and finish, stonework and pointing, stone slate roof, finish of flue, pipework, roof verges and rainwater goods.**
11. **Parking areas to be laid out and constructed prior to first occupation and maintained throughout lifetime of the development.**
12. **Waste materials arising from the proposed development to be removed by a licenced waste contractor.**

**112/15 FULL APPLICATION - ALTERATIONS TO AGRICULTURAL BUILDING AT NORTH LEES FARM, NORTH LEES HALL, HATHERSAGE**

It was noted that the officer recommendation had been amended to include an additional condition requiring that waste from the site be removed by a licenced waste contractor.

The following spoke under the Authority's Public Participation Scheme:

- Mrs Jean Hodgkinson, Hathersage Parish Council.
- Rebekah Newman, Property Manager North Lees for the Applicant

On behalf of the Parish Council Mrs Hodgkinson apologised that the views of the Council had not been returned before the deadline and reported that although they had no objections to the principle of improving the building they had reservations regarding ventilation, foul water disposal and removal of waste materials down a narrow lane. It was noted that most of the concerns would be address through the proposed conditions.

The amended recommendation was moved, seconded, put to the vote and carried subject to an additional condition to make sure that any archaeological items found during the works be recorded.

**RESOLVED:**

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

- 1. 3 year time limit**
- 2. In accordance with submitted plans**
- 3. Timber cladding to be stained dark brown**
- 4. Waste materials arising from the proposed development to be removed by a licenced waste contractor.**
- 5. The applicant should monitor the works to make sure that any items of archaeological interest found during construction are recorded and reported to the Authority.**

**113/15 SECTION 73 - APPLICATION FOR THE REMOVAL OF CONDITION 11 FROM APPLICATION NP/SM/0698/070 AND REPLACE WITH A LOCAL HOUSING CONDITION AT HEATH BARN, CALTON**

It was noted that while she did not have a personal interest in this item, the property had been in the ownership of the family of Cllr Mrs N Hawkins from 1796 to 1943.

The following spoke under the Authority's Public Participation Scheme:

- Mr Tyers, Applicant.

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

**RESOLVED:**

**To APPROVE the application subject to prior entry into a legal agreement under s.106 of the 1990 Act naming the intended first occupant, containing local occupancy restrictions, and retaining the house as an affordable home in perpetuity and subject to the following planning conditions:**

- 1. The stone outbuilding adjacent to Heath Barn shall be retained for the garaging of domestic vehicles and for the storage of domestic items and shall not be used for any other purpose at any time during the lifetime of the development hereby permitted.**
- 2. 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, or ancillary buildings other than the timber shed shown on the approved plans, shall be erected on the site without the National Park Authority's prior written consent.**

The meeting adjourned at 12.50pm for lunch and reconvened at 1.35pm

Chair: Mr P Ancell

Present Cllr P Brady, Cllr C Carr, Cllr D Chapman, Cllr Mrs N Hawkins, Cllr Mrs C Howe, Cllr H Laws, Ms S McGuire and Cllr Mrs K Potter

Also present Cllr Mrs Lesley Roberts

**114/15 FULL APPLICATION - CHANGE OF USE FROM TOY SHOP (A1) TO ICE CREAM PARLOUR (A3), ICE CREAMS & DREAMS, MATLOCK STREET, BAKEWELL**

It was noted that although Mr Hilary Young had registered to speak on the following three applications relating to this site on the day he had been unable to attend.

The officer recommendation was moved, seconded, put to the vote and carried subject to condition 2 being amended to delete the words "prepared on the premises"

**RESOLVED:**

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

- 1. The development hereby permitted shall be carried out in complete accordance with the following approved plans: Drawing No. 89215/01 Revision A.**
- 2. The development hereby permitted shall not place other than on the ground floor of the premises and sales of food and drink from the premises shall be limited to ice creams, sundaes, cookies, cakes, non-alcoholic drinks or similar light refreshments.**
- 3. No deliveries, loading, unloading or other servicing activities shall take place at the premises other than between the hours of 08.00 - 18.00 hours Monday - Friday; 09-00 - 13.00 hours on Saturday; and at no times on Sundays or Bank Holidays.**

**115/15 ADVERTISEMENT CONSENT - NEW SIGNAGE TO SHOP FRONT, ICE CREAMS & DREAMS, MATLOCK STREET, BAKEWELL**

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

**RESOLVED:**

**To APPROVE the application subject to the following standard 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 of 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 the Advertisement 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).

**116/15 LISTED BUILDING CONSENT - NEW SIGNAGE TO SHOP FRONT, ICE CREAMS & DREAMS, MATLOCK STREET, BAKEWELL**

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

**RESOLVED**

To APPROVE the application be APPROVED subject to the following condition:

1. The works hereby permitted shall be carried out in complete accordance with the following approved plans: Drawing No. 89215/01 Revision A and Drawing No. 89215/04 Revision A.

Cllr H Laws, Cllr Mrs N Hawkins and Ms S McGuire left the meeting at 2.11pm following

**117/15 PROTECTING TREES IN THE NATIONAL PARK - THE USE OF TREE PRESERVATION ORDERS**

It was noted that this report had been prepared following a request from the Committee to receive a briefing on the use of Tree Preservation Orders (TPOs). It was confirmed that there would be an opportunity to have a further discussion at the forthcoming Planning Training Sessions for Members.

During a discussion on the issues relating to the protection of trees it was confirmed that the Committee acknowledged that Members would like to see greater use of TPOs where necessary as a last resort to protect trees and would be interested to know how the number of TPOs in the Peak District compared to those in other National Park Authorities.

**RESOLVED: To note the report.**

Cllr C Carr left the meeting at 2.20pm following consideration of this item.

**118/15 HEAD OF LAW - PLANNING APPEALS**

The Committee discussed the implications of a number of recent Planning Appeal Decisions and suggested that the issues raised should feed into the deliberations of the Member Work Group appointed to provide input into the review of planning policies.

**RESOLVED: To note the report.**



The meeting ended at 2.30 pm