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## MINUTES

Meeting: **Planning Committee**

Date: Friday 13 November 2015 at 10.00 am

Venue: Board Room, Aldern House, Baslow Road, Bakewell

Chair: Mr P Ancell

Present: Cllr D Birkinshaw, Cllr P Brady, Cllr D Chapman, Cllr Mrs N Hawkins,  
Mr R Helliwell, Cllr Mrs C Howe, Cllr H Laws, Ms S McGuire,  
Cllr J Macrae, Cllr Mrs K Potter and Cllr Mrs J A Twigg

Cllr A McCloy and Cllr Mrs L C Roberts attended to observe and speak but not vote.

Apologies for absence: Cllr C Carr.

### 135/15 MINUTES OF PREVIOUS MEETING

The minutes of the last meeting of the Planning Committee held on 9 October 2015 were approved as a correct record. The meeting noted the following updates from the Director of Planning:

- Minute 123/15 – Most of Old Moor Quarry was in the area covered by Derbyshire County Council (DCC), which is dealing with a ROMP for the permission in its administrative area. The Director of Planning advised that the Senior Minerals Planner is liaising with DCC to try to adopt a consistent approach, but this work was not yet completed so it was not possible to bring a report on the ROMP determination to Committee this month.
- Minute 125/15 – amended plans and additional details had been received but as they missed the deadline for the November meeting, the required report would be brought to the meeting on 11 December.

### 136/15 URGENT BUSINESS

There was no urgent business to consider.

### 137/15 MEMBERS DECLARATIONS OF INTEREST

Item 6

Cllr P Brady, Cllr D Chapman, Mr R Helliwell and Cllr Mrs J Twigg each declared a personal interest as a customer of the applicant.

Item 8

- Cllr Mrs N Hawkins declared a personal interest as she knew one of the speakers
- Cllr D Chapman declared a personal interest as he knew the applicant

Item 12

- Cllr D Chapman and Cllr Mrs J Twigg each declared a personal interest as they knew the applicant
- The Director of Planning declared a non-prejudicial interest as he had previously worked as consultant for the applicant, but had not been involved in this proposal in any way

Item 13

- Cllr Mrs J Twigg declared a personal interest as she knew the applicant

Items 14 & 15

- Cllr Mrs K Potter declared that she supports the use of photo voltaic cells. She would leave the room during consideration of the item and take no part in the voting
- Mr R Helliwell declared a personal interest as a Member of the Peak District National Park Authority
- Cllr D Chapman stated that he had received an email from Sir Richard Fitzherbert

Item 16

- The Chair acknowledged that all Members knew the applicant
- Cllr P Brady declared a prejudicial interest as the applicant. He would leave the room during consideration of the application and take no part in the voting

Item 20

- Cllr Mrs J Twigg declared a personal interest as she and her husband had used the agent in building their house

**138/15 PUBLIC PARTICIPATION**

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

**139/15 FULL APPLICATION - MAJOR DEVELOPMENT - CHANGE OF USE OF LAND AND CONSTRUCTION OF BUILDING FOR USE AS BUILDERS AND PLUMBERS MERCHANTS, ALTERATIONS TO VEHICULAR ACCESS, PROVISION OF CAR PARKING FACILITIES, EXTERNAL STORAGE OF BUILDING STOCKS AND RELATED ANCILLARY ITEMS, FENCING AND LANDSCAPING OF SITE, LAND ADJACENT TO TIDESWELL INDUSTRIAL PARK, WHITECROSS ROAD, TIDESWELL**

Members had visited the site on the previous day.

The officer recommended an additional condition requiring a photographic record of the field barns prior to demolition and stated that the proposed 2m wide belt of tree planting would be increased to 5m. The officer reported that the applicant was interested in using solar panels, the installation of which would be agreed with officers.

Members proposed further amendments to conditions to control the location of outside storage and ensure that the designated parking area would not be used for storage. An area specifically for HGV parking was proposed. Members sought reassurance that the use of the site would be restricted to building and plumbing sales only, with the final wording of the condition to be agreed by the Chair/Vice Chair.

On the basis of the above additions and amendments, Members moved, seconded and voted in favour of the recommendation.

**RESOLVED:**

**That the application be APPROVED subject to the following conditions or modifications:**

- 1. Statutory three year time limit for implementation.**
- 2. Development to be carried out in accordance with specified amended plans with the 12 degree roof pitch option, with the limitation of storage to the site only and not encroaching upon designated parking areas which will include specific HGV parking.**
- 3. Prior submission of full landscaping details with full implementation and maintenance thereafter of the submitted landscaping scheme with all the hard landscaping completed before the building is brought into use and all tree planting completed by the end of the first available planting season following the substantial completion of the building. The belt of trees is to be 5m wide.**
- 4. Excess excavated spoil to be disposed of via a licensed waste operator.**
- 5. The use of the site to be restricted to a building and plumbing supply merchants only with retail sales to visiting members of the public remaining ancillary to the primary use as a wholesale building and plumbing supply depot.**
- 6. The concrete block work walling to be rendered and finished with a dry dashed finish in limestone chippings before being brought into use.**
- 7. The pedestrian doors, roller shutter doors and all cladding to the roof and walls shall be pre-coloured dark blue with a matt finish to BS Ref 18B29.**
- 8. Prior submission for written approval of the details and finish of the proposed security fencing.**
- 9. No flood or other lighting of the site other than in accordance with a detailed scheme submitted for prior written approval by the Authority.**
- 10. Prior submission of a scheme of environmental management of the building.**

11. **Highway conditions and footnotes covering provision of visibility spays, extension of footway, prior parking provision, construction parking plan, setting back of gates from highway and work permits within the highway.**
12. **Carry out the ecological mitigation (provision of nest boxes).**
13. **Footnotes regarding possible contact with bats or nesting birds on site during construction/demolition works.**
14. **Submission of the details of the means of sustainable drainage system for surface water disposal.**
15. **That a photographic record be made of the field barns prior to their demolition.**

**140/15 FULL APPLICATION - ERECTION OF AN AFFORDABLE DWELLING TO MEET A LOCAL NEED AT GREEN FARM, ALDWARK**

This application had been deferred at the Planning Committee of 9 October 2015 in accordance with Standing Orders, which state:

1.48:

- (1) Where following consideration of any matter a Committee or a Sub-Committee is proposing to make a decision which would be a departure from Policy and/or the Officer recommendation (other than minor acceptable exceptions), final determination of the matter shall be deferred until the next meeting of the Committee or Sub-Committee. During the deferment, the relevant officers will prepare a further report for the Committee or Sub-Committee on their provisional views for consideration at the next meeting. The officers' report will cover:
  - i. the policy implications e.g. whether the decision is a major departure from the development plan or other key policy
  - ii. the budget implications
  - iii. a risk assessment
  - iv. an assessment of the robustness of the provisional reasons, including recommendations on any conditions
- (2) The Senior Manager advising a Committee or Sub-Committee shall, through the Chair of the meeting, inform the meeting either before or immediately after a vote is taken that this Standing Order applies to that decision and that only a recommendation to a future meeting of the Committee or Sub-Committee can be made at that time.

The officer stated that the Authority's Policy Team did not agree with the term "acceptable exception" in the concluding paragraph of the report and considered that approval of the application would be a departure from the Authority's Planning Policy.

The Director of Planning noted that all applications approved contrary to policy were logged and monitored through the Annual Monitoring Report to inform any future review of policy.

Amended plans had been submitted showing the single chimney centrally placed on the roof of the proposed dwelling. The officer updated the wording of condition 2 by replacing the word "amended" with "submitted". He confirmed that Aldwark is not a named settlement in the Authority's Core Strategy Development Plan, therefore should the affordable dwelling become available in the future, suitable occupants would be sought from neighbouring settlements/parishes in a cascade process. The officer stated that the proposed dwelling would have a separate curtilage and not be tied to the farm.

The recommendation with the amended wording in condition 2 was moved, seconded, voted upon and carried.

**RESOLVED:**

**That the revised application be APPROVED subject to prior entry into a s.106 legal agreement that would maintain the proposed house as an affordable house to meet local need in perpetuity naming the applicant as the intended first occupant and subject to the following conditions/modifications:**

1. **The development hereby permitted shall be commenced within two years of the date of the permission.**
2. **The development hereby permitted shall not be carried out otherwise in complete accordance with submitted elevation plans and the submitted block plans subject to the following conditions:**
3. **No development shall take place until a written scheme of investigation (WSI) for archaeological work has been submitted to and approved by the National Park Authority in writing. For land that is included within the WSI, no development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives; and:**
  - (i) **The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works**
  - (ii) **The programme for post-investigation assessment and subsequent analysis, publication and dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.**
4. **No development shall take place until a landscaping scheme has been submitted to and agreed in writing by the National Park Authority. The submitted scheme shall include: (i) details of all trees to be retained and protection for those trees during the construction phase of the proposed development; (ii) precise details of all hard and soft landscaping including details of any seeding or planting, surfacing materials and boundary treatments; (iii) precise details of the provision and undergrounding of services; and (iv) precise details of parking provision within the site curtilage. Thereafter, the proposed development shall be carried out in complete accordance with the approved landscaping scheme, which shall be completed prior to the first occupation of the dwelling hereby permitted.**

5. **No works shall commence on the erection of the newly-built dwelling hereby permitted until samples of the materials to be used in the construction of the external surfaces of the dwelling, including a sample panel of the stonework for the external walls, sample of the stone, quoins, sills, lintels, and surrounds to be used in the construction of the external walls, samples of all roof coverings and rain water goods, and samples of all external door and window frames, have been submitted to and approved in writing by the National Park Authority. Thereafter, the development shall be carried out in accordance with the approved details.**
6. **Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting or modifying that Order), no ancillary outbuildings or other structures incidental to the enjoyment of the dwelling shall be erected.**
7. **Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting or modifying that Order), no extensions or alterations to the newly-built dwelling shall be carried out.**

**141/15 FULL APPLICATION - CHANGE OF USE OF CAMPING BARN TO AGRICULTURAL WORKER'S DWELLING AT BUTTERLANDS BARN, GREENHILL LANE, ALSTONEFIELD**

Members had visited the site on the previous day.

The officer acknowledged the need for an agricultural worker's dwelling on the farm but stated it would be more appropriately situated within the existing farm building complex. An ecological survey was required to assess the presence of any newt and bat habitats and their potential disturbance by any development work. However, such a survey could not be undertaken until the period between March and September 2016.

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

- Cllr Mrs G Heath, County Councillor and Supporter

The officer stated that the requirements for ecological surveys had changed since the camping barn was approved in 1997. He confirmed that the building and the curtilage would be enlarged under the current proposals.

A motion to defer pending a further site visit within the month was moved. The officer advised the meeting that a deferral would give the applicant the right to appeal against non-determination and there would still be the need for an ecological survey. The motion was seconded on the basis that Members wanted to assess the viability of other barns on the farm.

The officer said that he would contact the agent to arrange a site visit.

The motion was voted upon and carried.

**RESOLVED:**

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**That the item be DEFERRED pending a site visit to assess the viability of alternative ways to meet the identified need for an agricultural worker's dwelling.**

**142/15 FULL APPLICATION - CHANGE OF USE OF BARN/FORMER BLACKSMITH'S WORKSHOP TO DWELLINGHOUSE, THE BARN, BACK LANE, ALSTONEFIELD**

Members had visited the site on the previous day.

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

- Ms M Turley, Applicant

Officers advised that the applicant did not meet the criteria for local needs occupation and that any decision to approve the proposals would therefore have to be deferred to the next meeting of the Planning Committee under Standing Order 1.48.

A motion to defer was moved and seconded, voted upon and carried with one abstention.

**RESOLVED:**

**That under Standing Order 1.48, a further report setting out policy issues and conditions be brought to the next meeting of the Planning Committee for final determination with a recommendation for approval subject to a section 106 agreement which would make the applicant the first occupant of a one-bedroom affordable home.**

**143/15 FULL APPLICATION - PROPOSED HOLIDAY BARN CONVERSION, MANEGE, STABLING AND IMPLEMENT SHED INCLUDING CHANGE OF USE OF LAND AND BUILDINGS AND RETROSPECTIVE CONSENT FOR CREATION OF TWO TURNOUT YARDS AT WILLOW FARM, BUTTERTON**

Members had visited the site on the previous day.

The applicant had submitted amended plans omitting the proposed implement shed between the dwelling house and Barn 1 and relocating the manège to the south of Barn 2, which already had permission for use as holiday accommodation. The application also sought to regularise the unauthorised creation of two turn-out yards which affected a public right of way.

Members requested an additional condition to control external lighting.

The wording of Condition 4 was amended to replace the word "refuse" with "take no action" and Condition 6 was clarified by adding "and all field shelters".

The recommendation to approve the application with these additional/amended conditions was moved, seconded, voted upon and carried.

**RESOLVED:**

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

1. **3 year implementation time limit.**

- 2. Adopt amended plans.**
- 3. Work shall not commence on any of the stabling hereby approved or the manege until a diversion order to the public right of way known as 'Butterton no.17' has been approved re-routing the footpath to the route shown on the approved plans and the new footpath has been provided on the diverted route.**
- 4. Turnout areas to be removed and land restored to its former levels and condition within 3 months of the date of failure to meet the requirement set out in (i) below:**
  - (i) if within 9 months of the date of this decision Staffordshire County Council take no action to make a footpath diversion order of Butterton Footpath no. 17 to the route shown on the approved bock plan and the new route is not provided in accordance with the approved order.**
- 5. The development hereby approved shall be used only in connection with ancillary equestrian use in association with the domestic use of Willow Farm or in connection with occupiers of the two approved holiday cottages on site. The facilities shall not be used as commercial livery or as a riding school.**
- 6. Existing wooden stables and all field shelters to be completely removed from the site within 4 weeks of either stable block hereby approved being first brought into use.**
- 7. Holiday occupancy condition on barn conversion.**
- 8. Stables to be removed when no longer required for the keeping of horses.**
- 9. First 5m of access track rear of the public highway to be surfaced with an appropriate hard surface before the development hereby approved is first brought into use.**
- 10. Manure to be stored in areas shown on approved plans and to be managed in accordance with details received in letter from agent dated 12 October 2015.**
- 11. Adopt submitted landscaping scheme for planting to south of manege. Landscaping scheme for additional planting to south of turnout areas to be submitted and agreed.**
- 12. Minor Design Details.**
- 13. External lighting.**

As there were no speakers for Item 11, the Chair moved to Item 12. In accordance with the Authority's Standing Orders, the meeting voted to continue its business beyond 3 hours.



**144/15 FULL APPLICATION - PROPOSED AGRICULTURAL UNIT AT TOWN END FARM, MAIN STREET, CHELMORTON**

Members had visited the site on the previous day.

The Director of Planning stated that he had once acted as the applicant's planning consultant on a different application.

Cllr Mrs N Hawkins left the room prior to the officer's introduction.

The officer reported that although an agricultural appraisal was required and had been requested, it had not been forthcoming. Amended plans had been submitted which sought to address the concerns raised by officers regarding the design of the building.

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

- Mr J Devereux, Applicant

Cllr Mrs N Hawkins rejoined the meeting after the representation and took no part in the debate or voting.

A motion to defer a decision until an agricultural appraisal had been submitted was moved but not seconded. A motion to refuse the application was moved and seconded on the basis of the lack of an agricultural appraisal and the wider landscape impact.

The motion for refusal was voted upon and carried with one abstention.

**RESOLVED:**

**That the application be REFUSED in the absence of an agricultural appraisal and because of the impact of the proposed building on the wider landscape and the setting of the nearby listed building.**

The committee adjourned for lunch at 1.27pm and reconvened at 1.50pm.

Chair: Mr P Ancell

Present: Cllr D Birkinshaw, Cllr P Brady, Cllr D Chapman, Cllr Mrs N Hawkins, Mr R Helliwell, Cllr Mrs C Howe, Cllr H Laws, Mrs S McGuire, Cllr J Macrae, Cllr Mrs K Potter

Cllr A McCloy and Cllr Mrs L Roberts attended to observe and speak but not vote

The Chair brought forward items with speakers.

**145/15 FULL APPLICATION - CHANGE OF USE FROM AN UNUSED COMMERCIAL GARAGE TO A DOMESTIC DWELLING AT THE GARAGE AND PREMISES, WHESTON BANK, TIDESWELL**

Members had visited the site on the previous day.

The officer reported that the applicant had not taken officers' advice to withdraw the current application and submit a revised application for the redevelopment of the site for local needs affordable housing or market housing supported by a viability appraisal.

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

- Mr G Newton, Applicant

The recommendation of refusal was moved, seconded, voted upon and carried with 3 abstentions.

**RESOLVED:**

**That the application be REFUSED for the following reasons.**

1. **The proposal does not achieve a high standard of design and it fails to take the opportunities available for achieving enhancement via removal of the building. Retaining the building combined with the treatments to the building and site will not achieve conservation or enhancement and would in fact detract from the character and appearance of the Conservation Area and its National Park setting and also cause amenity issues with the neighbouring property Honeysuckle House. The proposal is therefore contrary to the policies of the development plan including Core Strategy Policies GSP1, GSP2, GSP3, L3, Local Plan Policies LC4, LC5 the Authority's SPD the 'Design Guide' and the NPPF.**
2. **Whilst it is accepted that the existing employment use can be released, the proposed conversion does not adequately demonstrate why the site could not be redeveloped for Local Needs Affordable Housing and the scheme itself is not considered to achieve an enhancement. Consequently the proposed unrestricted dwelling is not considered to be required for the conservation or enhancement of the site. The proposal is therefore contrary to the policies of the development plan including Core Strategy Policies E1, HC1, GSP2, Local Plan Policy LH1 and the NPPF.**
3. **The application does not include adequate information to enable the impact on trees to be considered; it is therefore contrary to Local Plan Policy LC20. As this may have implications for protected species it is also contrary to Local Plan Policy LC17 and Core Strategy Policy L2.**

**146/15 FULL APPLICATION - DEMOLITION OF EXISTING DWELLING AND PROPOSED REPLACEMENT DWELLING AT HILLCREST, SHERWOOD ROAD, TIDESWELL (NP/DDD/0315/0150, P.6398, 415072 / 375434, 24/10/2015/AM)**

Members had visited the site on the previous day.

The officer recommended the addition of a condition to address ecological concerns as detailed in the report submitted by the agent. Members queried the need for obscure glazing.

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

- Ms A Beare, Agent

A motion to approve the application subject to the removal of a requirement to install obscure glazing to the first floor bedroom windows on the north elevation and with the addition of conditions to address ecological concerns was moved, seconded, voted on and carried.

**RESOLVED:**

**That the application be APPROVED subject to the following conditions.**

1. **Statutory 3 year time limit for implementation.**
2. **Development not to be carried out otherwise than in accordance with specified amended plans, subject to the omission of the obscure glazing in the first floor bedroom windows on the north elevation.**
3. **Removal of permitted development rights for external alterations and extensions.**
4. **Prior approval of detailed scheme of landscaping (including any new planting, earth mounding, re-seeding, walls, gates and hard standing) to be implemented as part of the development.**
5. **Prior approval of details of foul sewerage.**
6. **Conditions to specify or require prior approval of architectural and design details for the dwelling including, stonework, roof materials, windows and door design and finish and rainwater goods.**
7. **Require fixed windows for first floor windows on the northern gable and fixed and obscure glazing for the ground floor windows on the southern gable.**
8. **Prior approval of space within the site for accommodation, storage of plant, materials and parking for site operative's vehicles during construction works.**
9. **Prior approval of bin storage space.**
10. **Parking and turning areas to be laid and constructed prior to occupation and maintained available for use in perpetuity.**
11. **Ecological stipulations as set out in the ecological survey report.**

**147/15 FULL APPLICATION - DEMOLITION OF BUNGALOW AND CONSTRUCTION OF REPLACEMENT DWELLING AT HIGH PASTURE, CURBAR HILL, CURBAR**

The officer advised that the applicant had been informed via pre-application planning advice of the extreme sensitivity of the site and that the proposals were not compliant with policy LH5.

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

- Mr D Oulsnam, Agent

The recommendation for refusal was moved, seconded, voted upon and carried with one abstention.

**RESOLVED:**

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

- 1. The proposed development would have an adverse visual impact and harm the scenic beauty of the National Park's landscape and the setting of the Curbar Conservation Area contrary to Core Strategy policies GSP1, GSP2, GSP3, L1 and L3, saved Local Plan policies LC4, LC5 and LH5 and the National Planning Policy Framework.**

Following consideration of this item, Cllr Mrs K Potter left the meeting at 2.40pm.

**148/15 HOUSEHOLDER APPLICATION - REPLACEMENT ROOF AND EXTENSION, WOODLAND VIEW, TIDESWELL LANE, EYAM**

The officer explained the condition reducing the number of roof lights at the rear of the property.

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

- Mr A Mew, Applicant

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

**RESOLVED:**

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

- 1. Statutory 3 year period to commence development.**
- 2. Completion in accordance with the revised plans.**
- 3. Rooflights to rear roof slope to be reduced from 4 to 2.**

**149/15 FULL APPLICATION - DEMOLITION, RE-BUILD, ALTERATION AND EXTENSION AT WITHAMLEY HOUSE, BRADFIELD**

The officer explained that following the 2007 permission to extend the farmhouse, the applicant had rebuilt all the walls following the collapse of some during construction. This effectively negated the permission as the work constituted a replacement dwelling.

Two objections had been received saying that the proposal was not like the original building and also objecting to a retrospective application.

Officers explained the reasoning for the condition withdrawing permitted development rights as the site was in a prominent location.

The recommendation for approval was moved and seconded subject to the deletion from condition 6 that rainwater goods should be black. Members also proposed an additional condition to manage sustainability of the building.

Cllr H Laws left the meeting at 3pm, prior to the vote.

The motion including the amended condition and additional condition was voted upon and carried.

**RESOLVED:**

**That the application be APPROVED subject to the following conditions.**

- 1. Development to be carried out in accordance with specified amended plans.**
- 2. Prior approval of detailed scheme of landscaping (including new planting, earth mounding, re-seeding, walls, gates and hardstanding) to be implemented as part of the development.**
- 3. 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 replacement dwelling shall be carried out and no extensions or porches shall be erected on the site without the National Park Authority's prior written consent.**
- 4. Details of window materials to be submitted and approved. All window and door frames shall be recessed a minimum of 100mm from the external face of the wall.**
- 5. Doors to be constructed of timber.**
- 6. 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.**
- 7. Parking and turning areas to be laid and constructed prior to occupation and maintained in perpetuity.**
- 8. All pipework, other than rainwater goods, shall be completely internal within the building.**
- 9. Prior submission and agreement of a scheme of environmental management for the development.**

Following consideration of this item, Cllr Mrs N Hawkins and Cllr J Macrae left the meeting.

**150/15 FULL APPLICATION - CHANGE OF USE OF UNITS 1 AND 2 FROM CAFÉ/CRAFT SCULPTURE WORKSHOP TO MICROBREWERY (USE CLASS B2). RETAINING CAR PARKING AND EXTERNAL ELEMENTS (INCLUDING ELEVATIONS) AS EXISTING AT ROOKES POTTERY, MILL LANE, HARTINGTON**

Following the officer's introduction, the recommendation of approval was moved, seconded, voted on and carried.

**RESOLVED:**

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**That the application be APPROVED subject to the following conditions / modifications:**

- 1. Statutory time limit**
- 2. To be carried out in accordance with the submitted plans**
- 3. Restrict use to microbrewery within B2 Use Class (General Industrial)**
- 4. Noise restriction at boundary of site**
- 5. Odour limit at boundary of site**
- 6. Restrict times of opening and deliveries**
- 7. Retain existing parking and manoeuvring space**

**151/15 FULL APPLICATION - DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF REPLACEMENT DWELLING, INCLUDING NEW SITE ACCESS AT THE TREES, INTAKE LANE, BAKEWELL**

Following the officer's introduction, the recommendation of approval was moved, seconded, voted on and carried.

**RESOLVED:**

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

- 1. 3 year implementation time limit**
- 2. In accordance with the submitted plans and amended plan no. PO5 Rev D.**
- 3. The replacement dwelling shall be set into the sloping ground levels, with the finished ground floor level set at the same level as the existing bungalow. Prior to the commencement of the replacement dwelling works, plans to a minimum scale of 1:100 shall be submitted and agreed in writing by the Authority showing the finished ground levels of the replacement dwelling, showing the dwelling excavated into the existing sloping ground levels adjacent to the replacement dwelling footprint. Once agreed, the scheme shall be carried out in accordance with the approved details.**
- 4. Existing bungalow and other existing structures, to be removed from the site prior to the commencement of the replacement dwelling works.**
- 5. Submit and agree any details of spoil removal arising from the dwelling demolition and excavation works.**

6. **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 replacement dwelling shall be carried out and no extensions, porches, ancillary buildings, solar 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.**
7. **Prior to the installation of any external lighting, full details of the precise design and specifications of the lighting, or source of illumination including its location, and luminosity, shall be submitted to and approved in writing by the National Park Authority. The lighting or any other source of illumination shall thereafter be carried out in accordance with the approved specification and shall be permanently so maintained.**
8. **Submit and agree comprehensive hard and soft landscaping scheme.**
9. **Restrict domestic curtilage to area edged green on plan no. 1/P.7707.**
10. **Details of a scheme of appropriate Environmental Management measures, including details of the position and specification of 'built in' solar panels, shall be submitted to and approved in writing by the Authority. The agreed Environmental Management facilities shall then be installed in accordance with a timetable that has been submitted to and agreed in writing by the Authority.**
11. **Stonework to be in natural limestone interspersed with natural gritstone. Sample panel to be agreed.**
12. **Roofs to be clad in natural blue slate.**
13. **Central first floor window in North-East Elevation to be reduced in width to 1.1m to match the width of the ground floor window beneath.**
14. **The external corners of the replacement dwelling shall be provided with dressed natural gritstone quoins, where shown on the approved elevational plan. The quoins shall be 450mm in length x 300mm deep.**
15. **Recess all door and window frames a minimum of 100mm (4inches) from the external face of the wall.**
16. **The full length arched opening in the North-East Elevation shall be provided with natural gritstone voussoirs to the depth shown on the approved elevational drawing.**
17. **All window openings shall be provided with natural gritstone lintels and sills, and all door openings shall be provided with natural gritstone lintels where shown on the approved elevational plans.**

18. The external doors and window frames shall be of timber construction or narrow-section powder-coated aluminium. Prior to the installation of the doors and door and window frames, full details of their precise design, including any glazing bar detail and external finish/treatment, shall be submitted to and approved by the Authority. The scheme shall then be carried out in accordance with the approved details and the external finish of the timberwork shall be permanently so maintained.
19. Submit and agree hard-surfacing details in respect of the access and access drive.
20. All new service lines associated with the approved development, and on land with the applicant's ownership and control, shall be placed underground and the ground restored to its original condition thereafter.
21. Submit and agree details of disposal of foul and surface waters.
22. Minor design details.
23. Submit and agree details of construction compound to be installed prior to commencement of the construction of replacement dwelling
24. Vehicle parking and manoeuvring spaces to be provided prior to the occupation of the replacement dwelling and maintained free from obstruction thereafter.
25. Prior to occupation of the replacement dwelling, adequate bin storage and a bin dwell area for us on refuse collection days shall be provided within the site curtilage clear of all access and parking and turning provision and maintained free from obstruction thereafter.

**152/15 FULL APPLICATION - INSTALLATION OF SOLAR ARRAY, PEAK DISTRICT NATIONAL PARK AUTHORITY, ALDERN HOUSE, BASLOW ROAD, BAKEWELL (NP/DDD/1015/0932, P.2760, 421961 / 369440, 30/10/2015/CF)**

Following the officer's introduction, the recommendation of approval was moved, seconded, voted upon and carried.

**RESOLVED:**

**That the application be APPROVED subject to the following conditions or modifications.**

1. Statutory three year time limit.
2. The solar array shall be installed in complete accordance with the amended plans and specifications.
3. The solar array shall be removed as soon as reasonably practicable when no longer needed.



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**153/15 LISTED BUILDING APPLICATION - INSTALLATION OF SOLAR ARRAY, PEAK DISTRICT NATIONAL PARK AUTHORITY, ALDERN HOUSE, BASLOW ROAD, BAKEWELL (NP/DDD/1015/0933, P.2760, 421961 / 369440, 30/10/2015/CF)**

Following the officer's introduction, the recommendation of approval was moved, seconded, voted upon and carried.

**RESOLVED:**

**That the application be APPROVED subject to the following conditions or modifications.**

- 1. Statutory three year time limit.**
- 2. The solar array shall be installed in complete accordance with the amended plans and specifications.**
- 3. The solar array shall be removed as soon as reasonably practicable when no longer needed.**

**154/15 HOUSEHOLDER APPLICATION: SINGLE STOREY REAR EXTENSION TO ADES CROFT (FORMERLY KNOWN AS KEEPER'S CROFT), LOWER SMITHY LANE, TADDINGTON (NP/DDD/0915/0826 P.3518 414284/371126 30/10/2015/CF)**

Cllr P Brady left the room and took no part in the debate or voting.

The officer stated that the current application would use up remaining permitted development rights on the property. Members were advised that the render would weather to a less stark colour.

The recommendation of approval was moved, seconded, voted upon and carried.

**RESOLVED:**

**That the application be APPROVED subject to the following conditions / modifications:**

- 1. Three year time limit for commencement**
- 2. The development shall not be carried out other than in complete accordance with the amended plans received by the Authority on 2 November 2015.**
- 3. The external facing materials for the roof and the walls (including external finishes), the door and window frames (including recess, sectional detail and external finish) and the rain water goods (including profile and external finish) shall match the design details of the those used in the construction of the existing house unless otherwise agreed in writing by the Authority.**

**155/15 MAKING OF BRADWELL NEIGHBOURHOOD PLAN**

The recommendation was moved, voted upon and carried.

**RESOLVED:**

- (i) That Members confirm the making of the Bradwell Neighbourhood Development Plan 2015 – 2030 as part of the Peak District National Park Authority's development plan for the designated Neighbourhood Area.**

**156/15 HEAD OF LAW REPORT**

The Director of Planning explained that the appeal relating to the clay pigeon shooting near Chunal was in relation to an enforcement notice, which was still in place as the planning permission which the Committee had resolved to approve was subject to a section 106 legal agreement that had not yet been signed

The Director also explained that the withdrawn appeal at New Pilhough Quarry was a welcome move as officers have been in discussion with the operators about this quarry and Stanton Moor Quarry and officers had advised over many months that this appeal should be withdrawn as it had little prospect of success.

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

**RESOLVED:**

**That the report be received.**

The meeting ended at 4.00 pm