

**ANY AMENDMENTS TO THESE MINUTES WILL BE SHOWN WITHIN THE TEXT OF THE
MINUTES FOR THE NEXT MEETING OF THIS COMMITTEE**

MINUTES

Meeting: Planning Committee

Date: 10 July 2009 at 10.00 am

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

Chair: Clr Mrs H M Gaddum

Present: Mr N Bajaria, Miss P Beswick, Mr C Carr, Ms P Coleman, Clr A Favell,
Prof J Herbert, Clr A Marchington, Clr Mrs J A Twigg, Clr E Wain,
Clr Mrs D Wilde.

Apologies for Absence: Mrs A Ashe, Clr T Bagshaw, Clr Mrs J Bevan, Dr R Clarke,
Mrs K Potter, Clr Mrs D Ward and Clr Mrs J Wharmby.

87/09 CHAIR'S ANNOUNCEMENTS

The Chair referred to the recent membership changes of the Planning Committee and welcomed the four new Members to the Committee. The Chair also referred to the Committee site visit meetings and urged all Members of the Committee to make an effort to attend them.

88/09 MINUTES

Prof J Herbert declared a prejudicial interest in the application for Home Farm, Sheldon (Minute 85/09), as Chair of Sheldon Parish Meeting and left the room.

The minutes of the meeting held on 12 June 2009 were approved as a correct record subject to the following amendment:

**MINUTE 80/09
CHAIR'S ANNOUNCEMENTS**

The word 'condolences' was replaced with the words 'appreciation for past contributions'.

Prof J Herbert rejoined the meeting.

HEAD OF PLANNING SERVICE

**89/09 1. FULL APPLICATION-DEMOLITION OF REDUNDANT PUBLIC HOUSE AND
CONSTRUCTION OF TERRACE OF FOUR 3-BEDROOMED DWELLINGS WITH
ASSOCIATED PARKING AND AMENITY SPACE INCLUDING CHANGE OF USE,
CROSS AND DAGGERS INN, COMMERCIAL ROAD, TIDESWELL
(NP/DDD/0409/0313, 23.4.2009, 1540 7578/KW)**

The Chair reported that she and members of the committee had received a letter from the Emery Planning Partnership.

The Planning officer reported that a letter had also been received at the office from the Emery Planning Partnership for the applicants and this was summarised for the Committee. The officer also reported that there had been no written response from the Parish Council, however a verbal comment had been made by the Parish Clerk which stated that the Parish Council were happy in principle with the proposals but would have preferred to have affordable housing on the site.

The following spoke under the Public Participation Scheme:

- Mr R Gascoigne, Director, Emery Planning Partnership, for applicants.

Members were concerned about the size of the proposed parking area, the dwellings being set too far back being unrelated to the traditional street scene, the design and the limited size of the gardens at the rear. A motion was, proposed to defer the application for further consideration with the applicants. The motion was moved, seconded, voted on and carried.

RESOLVED:

That consideration of the application be DEFERRED for further consideration.

90/09 2. FULL APPLICATION – CONVERSION OF BARN TO STUDIO AND WORKSHOP AT THE BARN, TAGG LANE, MONYASH, (NP/DDD/0409/0297, P6043, 16.04.09, 413394/365957/ALN)

The following spoke under the Public Participation Scheme:

- Mr A Humphries, Agent

Members noted the inspector's reasons for the previously dismissed appeals which included the effects of development proposals on the setting of the barn. The recommendation for refusal was moved, seconded, voted on and carried. However Members requested that officers consider the re-use of barns under the Local Development Framework.

RESOLVED:

That the application be REFUSED on the following grounds:

1. **Development would harm the landscape character of the area contrary to EMRP policies 1, 2, 8 and 26 and Local Plan policies LC8, LR1, LS4 and LT18**

91/09 4. FULL APPLICATION – RETROSPECTIVE APPLICATION TO RETAIN TIMBER SUMMERHOUSE AT VALLEY VIEW, SLAYLEY, BONSALE (NP/DDD/0509/0353, P10235, 427263/357471/SPW)

The recommendation for approval subject to conditions was moved, seconded, voted on and carried.

RESOLVED:

That the application be APPROVED subject to the following conditions:

1. **Unless otherwise agreed in writing with the Authority within three months of the date of this permission a scheme for the external finish of the timberwork shall be submitted to the Authority for approval in writing and implemented and shall then be permanently so maintained.**

2. Unless otherwise agreed in writing with the Authority within three months of the date of this permission a scheme of landscaping shall be submitted to the Authority for Approval in writing. Once agreed the landscaping shall be carried out within the next planting season.
3. Unless otherwise agreed in writing with the Authority within three months of the date of this permission the roof shall be clad with black shingles and shall be permanently so maintained.
4. Use of the summerhouse shall remain ancillary to the dwelling 'Valley View'.

92/09 3. FULL APPLICATION - INSTALLATION OF POLE-MOUNTED TELECOMMUNICATIONS AERIAL AND ANCILLARY EQUIPMENT, LAND AT COLDHARBOUR MOOR, A57 SNAKE ROAD, CHARLESWORTH (NP/HPK/0509/0413, P.10253, 26.05.2009, 0870 9292/KW)

The following Member declared a personal interest:

- Prof J Herbert as he sat on some outside bodies with Superintendant Rouse who was one of the speakers.

The following spoke under the Public Participation scheme:

- Mr P Street, on behalf of Agent
- Chief Superintendant P Rouse, Derbyshire Constabulary, supporter

The recommendation for approval subject to conditions was moved, seconded, voted on and carried.

RESOLVED:

That the application be APPROVED subject to the following conditions:

1. Minor design conditions, including painting specification for exposed sections of concrete chamber and ventilation cowls.
2. Carry out construction works in accordance with the submitted Hydrological and Ecological Assessment.
3. Natural England conditions.
4. Submit and agree landscaping scheme.
5. Highway conditions.
6. Remove antenna pole, antenna and equipment, when no longer required for telecommunications purposes.

93/09 5. FULL APPLICATION - LEAN TO EXTENSION TO EXISTING AGRICULTURAL BARN AT NEW FARM, ALPORT (NP/DDD/0509/0380, P2055, 15.06.2009, 422517/364057/SPW)

The recommendation for approval subject to conditions was moved, seconded, voted on and carried.

RESOLVED:

That the application be APPROVED subject to the following conditions:

1. **Sheeting for roof finished in a dark slate blue colour (BS4800 18B29) and permanently so maintained.**
2. **Dark paint or stain timber and permanently so maintained.**
3. **The steel sheeted gate on the north facing elevation shall be finished in a dark slate blue (BS4800 18B29) and shall be permanently so maintained.**
4. **Remove building when it is no longer required for the purposes of agriculture.**

94/09 6. FULL APPLICATION - PROPOSED AGRICULTURAL BARN AT NEW FARM, ALPORT (NP/DDD/0509/0381, P2055, 16.06.2009, 422517/364057/SPW)

The recommendation for approval subject to conditions was moved, seconded, voted on and carried.

RESOLVED:

That the application be APPROVED subject to the following conditions

1. **Sheeting for roof finished in a dark slate blue colour (BS4800 18B29) and permanently so maintained.**
2. **Dark paint or stain timber and permanently so maintained.**
3. **The steel sheeted gate on the north facing elevation shall be finished in a dark slate blue (BS4800 18B29) and shall be permanently so maintained.**
4. **Unless otherwise agreed in writing with the Authority the concrete panels used for the walls of the building hereby approved shall not be exposed from 1.5m above ground level. To achieve this the timber boarding used above the concrete panels shall be continued down the elevation to overlap the concrete panels to the required height.**
5. **Submit and implement landscaping scheme.**
6. **Remove building when it is no longer required for the purposes of agriculture.**

95/09 7. MONITORING AND ENFORCEMENT QUARTERLY REVIEW – JULY 2009 (A.1533/AJC)

The Monitoring and Enforcement Manager gave the following updates on the high priority cases:

Mixon Mines, Onecote – the ownership of the site had changed recently, therefore officers would contact the new owner

Summerhill Farm, Upper Hulme – one of the three enforcement notices issued in June 2009 needed to be re-issued as an EIA was now needed

Midfield, Kettleholme – both the Authority's intended prosecution case and an unrelated CPS case were mentioned in court on 8 July 2009. The CPS withdrew their case in the light of a medical report stating that the defendant was not medically fit to undergo court proceedings. The Authority requested a further adjournment of its case. However, whilst the Judge was sympathetic, he felt that there was little prospect of an improvement in his health. Therefore the Judge stated the case would 'lie on the file', so there was neither formal acquittal nor withdrawal of the case. Officers will now consider other options available, including direct action. Members thanked officers on their handling of a very difficult case.

The officer responded to the following Member queries:

- **Land at Monyash Road** - a planning application had been received for this site, but was not relevant to the enforcement issues and would be dealt with in accordance with normal procedures.
- **Home Farm, Sheldon** – a planning application was expected for the LPG tanks, officers were aware of proposals for other uses at the site but there were no actual breaches taking place yet. A letter was being sent to the owner advising planning permission would be needed.

RESOLVED:

That the report be noted.

HEAD OF LAW

96/09 1. PLANNING APPEALS (A.1536/BP)

It was noted that the appeal relating to Warren Farm, Bar Road, Curbar, scheduled to be heard at a public local inquiry on 5 August, had been withdrawn and a new planning application submitted.

RESOLVED:

That the report be noted.

97/09 2. ANNUAL REPORT ON PLANNING APPEALS 2008/09 (A.1536/BHP/SH)

An amended page 1 of the report was tabled which now included the chart referred to in the first paragraph under the heading Outcome of Appeals.

It was noted that one appeal was currently held in long term abeyance.

Members requested that future reports include comparative data if available from other National Park Authorities.

Members queried the high percentage of appeals allowed on delegated applications. The Planning officer responded that these were due to design issues and also depended on the Inspector considering the appeal. He stated that this issue had already been raised at the English National Park Authorities Heads of Planning meeting and, 18 months ago, officers had met with the Deputy Chief Inspector. Assurances had been given about sensitivity to National Parks and that training would be given on design.

Members requested that the issue be raised with DCLG and the English National Park Authorities Association to pursue further.

RESOLVED:

That the report be noted.

The meeting concluded at 12.00 noon.