

Bakewell Town Council

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A Planning Committee Meeting of the Town Council held in the Council Chamber, Town Hall, Bakewell at 7.00pm on Tuesday 3rd May 2016

Minutes

Non Confidential items

3218/16 Present

Cllr Steve Edwards, Cllr Helen Froggatt, Cllr Paul Morgans, Cllr Vivienne Parnham, Cllr Bill Storey, Cllr Hilary Young

3219/16 To receive and accept apologies for absence

Resolved: To accept apologies from Cllr Alyson Hill work (commitment), Cllr John Riley (prior engagement), Cllr Philippa Tilbrook (prior engagement)

3220/16 Chair's announcements

The Chair, Cllr Helen Froggatt, welcomed everyone to the meeting and outlined the business for the evening.

3221/16 Declaration of Members Interests

(a) To enable members to declare the existence and nature of any Disclosable Pecuniary Interests they have in subsequent agenda items, in accordance with the Town Council's Code of Conduct. Interests that become apparent at a later stage in the proceedings may be declared at that time.

None received.

(b) To receive and approve requests for dispensation from members in which they have a Disclosable Pecuniary Interest.

None received.

3222/16 Items in Exclusion

To determine which items, if any, should be taken with the public excluded

It was not considered necessary to take any items in exclusion.

3223/16 **Public Speaking**

- (a) A period of not more than 30 minutes will be made available for members of the public and members of the Council to comment on any matter (Representations are limited to a maximum of 3 minutes per person).**

Colin Bateman spoke in relation to Riverside Business Park's application (NP/DDD/0316/0280), restating the Town Council's view to previous applications (NP/DDD/0415/0339 and NP/DDD/0415/0340) that the bridge to the A6 should be built first. He said that due to the 16 potential individual units proposed it was felt there would be a sizable increase in volume and duration of traffic on Holme Lane which would negatively affect Riverside's neighbours. He said that the application provided no comprehensive redevelopment of the site and felt the Town Council should recommend refusal. Taken with other "live" applications for the site he felt an intensification of operations would result.

Joan Martindale spoke to object to proposal NP/DDD/0416/0298 6 Aldern Way, Bakewell.

Bernard Friar said that there appeared to be a number of inaccuracies in the proposal for 6 Aldern Way and that he understood that the application is to be de-registered by the Planning Authority.

3224/16 **Clerk's Report**

To approve Clerk's Report on action taken following the Planning Committee meeting held Monday 4th April 2016.*

Resolved: To approve the report.

3225/16 **Planning Applications**

To approve the Town Council's response to the Planning authority on the following:

- (a) NP/DDD/0316/0280 Riverside Business Park. Buxton Road, Bakewell. Demolition of existing industrial units and construction of replacement employment floorspace, improvements to existing site access, parking, landscaping and other associated works. Applicant: Riverside Business Park Ltd.**

Resolved: To defer to a future meeting pending a full response from DCC Highways being available.

- (b) NP/DDD/0416/0296 Rutland Mill, Rutland Mews, Coombs Road, Bakewell. Proposed change of use of ground floor offices to holiday let. Applicants: Mr & Mrs Marnoch.**

Resolved: To reiterate the view on the previous application (NP/DDD/0715/0666) at minute 2991/15(c), namely "To recommend acceptance of the change of use. Design and appearance of the proposed holiday let appears appropriate to purpose."

- (c) NP/DDD/0416/0298 6 Aldern Way, Bakewell. Ground floor extensions to front porch, garage, rear window bay and dining room. First floor gable extension over existing garage to form 2no. bedrooms and single bathroom plus rear window bay extension over ground floor window bay. Applicant: Fiona Newbould.**

Resolved: To object to the proposal on the grounds that the application does not appear in compliance with national and local policies. The design and appearance of the development, by virtue of its size and scale is likely to produce an overshadowing/overbearing presence near a common boundary that is to the

detriment of neighbours, with the potential for overlooking and a loss of privacy and light. We also echo the comments regarding car parking provision made by Derbyshire County Council.

(d) NP/DDD/0416/0309 Chatsworth, The Firs, Monyash Road, Bakewell. Erection of single storey timber outbuilding. Applicant Mrs E Hammond.

Resolved: To recommend approval on design and appearance grounds subject to there being no material objections from neighbours and with the caveat that the building should be purely ancillary storage to the main property.

3226/16 Planning Decision Notices

Resolved: To note the following planning decisions:

Planning Decision Notices

- (a) NP/DDD/0216/0101 Fairdene, Lakeside, Bakewell. Two storey side extension and re-roof of single storey rear lean-to. Applicant: Mr Peter Robinson. Granted.
- (b) NP/DDD/0216/0150 1 Wyebank, Bakewell. Replacement side extension. Applicant: Mr Kenneth Goodfellow. Granted.
- (c) NP/DDD/0216/0171 7B Buxton Road, Bakewell. Change of use from retail to osteopath. Applicant: Mr Phil Heler. Granted.

3227/16 Planning Appeal

Planning Application Reference: NP/DDD/0415/0339

Planning Appeal Reference: APP/M9496/W/16/3144163

Demolition of former mill buildings, associated structures and other buildings and full planning permission for Class C1 (Hotel) development incorporating ground floor floorspace with flexibility to be used for Class A3 and Class D2 uses, improvements to existing site access, parking, landscaping and other associated works at Riverside Business Park, Buxton Road, Bakewell.

Resolved: That, in principle the Town council wishes to be represented at the Appeal and that its statement on the application should be reviewed prior to the presentation.

3228/16 Risk Assessment

To consider risk assessment/insurance implications for items approved this meeting.

All decisions taken in good faith. No new Risk Assessment or insurance items received.

The meeting closed at 8.00pm.