

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 Monday 6th June 2016

Minutes

Non Confidential items

- 3258/16 **Present**
Cllr Steve Edwards, Cllr Helen Froggatt, Cllr Alyson Hill, Cllr Paul Morgans, Cllr Vivienne Parnham, Cllr John Riley, Cllr Bill Storey, Cllr Philippa Tilbrook, Cllr Hilary Young

7 members of the public
- 3259/16 **To receive and accept apologies for absence**
None received.
- 3260/16 **Chair's announcements**
Cllr Helen Froggatt welcomed everyone to the meeting and outlined the business for the evening.
- 3261/16 **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
- 3262/16 **Items in Exclusion**
To determine which items, if any, should be taken with the public and press excluded
It was not considered necessary to take any items 'in exclusion'.

3263/16 **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 outlined his concerns regarding planning application NP/DDD/0316/0280.

Cllr Steve Edwards reported that

- Work to tidy up Castle Hill had taken place 24th – 26th May 2016, opening up an ancient pathway. The development of an information board is the next planned step.
- Flood Wardens are to meet with representatives of the Environment Agency for a walk-through of Bakewell.
- Repairs of the Perspex glazing of the Market Place notice board are planned

3264/16 **Clerk's Report**

To approve Clerk's Report on action taken following the Planning Committee meeting held Tuesday 3rd May 2016.

Resolved: To approve the report.

3265/16 **Planning Applications**

To approve the following responses to the Planning authority:

(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: That the application cannot be recommended for approval by the Town Council at this time.

No update has been seen from Historic England relating to Harm to Heritage Sites. There is significant objection from local residents with valid concerns, including a possible miscalculation of square metres involved in the application. The stated use range for the application is not shown (which may be a risk to the viability to the town centre). No new bridge forms part of this application. The application is effectively phase 3 of the original application for the site which as a whole was not approved. There is an awaited appeal decision on phase 1 of the site (hotel) which, if approved, also has no new bridge as part of the application (taking this application as part of the wider context of the whole site).

Relevant material planning considerations are felt to be:

Failure to comply with adopted planning policies,

The planning history of the site,

Highway issues; including traffic generation, vehicle access and road safety

Effect on listed buildings and Conservation Areas,

Impact of archaeological sites

6 members of the public left the meeting.

(b) NP/DDD/0416/0365 Long Meadow Cottage, Coombs Road, Bakewell. Erection of a garden room. Applicant Mr John Beach

Resolved: To recommend approval on design and appearance grounds.

(c) NP/DDD/0516/0394 16 Wyedale Crescent, Bakewell. Proposed extension to dwelling. Applicant: Mr D Boam.

Resolved: To accept the proposal on design and appearance grounds.

(d) NP/DDD/0516/0419 Park View Depot, Woodside Drive, Bakewell. Proposed Change of Use of existing building from a mixed use to a Gymnasium (Assembly and Leisure). Applicant: Fitmissions.

Resolved: To recommend approval on design and appearance grounds however consideration should be taken of access/egress issues and of Woodside Drive which is a private road.

(e) NP/DDD/0516/0435 4 Burton Close Mews, Bakewell. Listed Building Consent - Works of renovation and repair including replacement of all windows and external side entrance door, replacement of kitchen floor tiling, upgrading of central heating and hot water supply system to modern standards of energy efficiency, including new flue exhaust. Complete re-wiring, re-plumbing and replacement of existing kitchen and bathroom fittings. Complete internal decoration and refurbishment of existing doors. Introduction of an external gravel drain to divert groundwater away from the rear external wall, installation of chimney cowl to protect existing chimney stack and replacement of existing satellite dish on external elevation with a more discrete unit. Applicant Mr P Jones

Resolved: To recommend approval on design and appearance grounds. The Town Council appreciate the care gone to in order to maintain the historic detail.

3266/16 **Planning Decision Notices**

Resolved: To note the following planning decisions:

Advertisement Consent Notice

- (a) NP/DDD/0216/0181 Replacement of existing signage. Williams & Glyn, The Square, Bakewell. Applicant: Pearce Signs Ltd. Refused.

Listed Building Decision Notice

- (b) NP/DDD/0316/0238 Proposed new fascia sign and hanging sign. 6 Matlock Street, Bakewell. Applicant: Astley Signs Ltd. Granted.

Planning Decision Notices

- (c) NP/DDD/0116/0017 Artificial Turf Pitch (ATP) Refurbishment with fencing, floodlighting, storage container and associated features. Lady Manners School, Shutts Lane, Bakewell. Applicant Surfacing Standards Ltd. Granted.
- (d) NP/DDD/0316/0199 Installation of a bench. All Saints Churchyard, South Church Street, Bakewell. Applicant: Bakewell Town Council. Granted.
- (e) NP/DDD/0416/0309 Erection of single storey timber outbuilding. Chatsworth, The Firs, Monyash Road, Bakewell. Applicant Mrs E Hammond. Granted.

3267/16 **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 8.04pm.