

# 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 1<sup>st</sup> August 2016

### Minutes

Non-Confidential items

#### 3324/16 Present

Cllr Steve Edwards, Cllr Paul Morgans, Cllr John Riley, Cllr Bill Storey, Cllr Philippa Tilbrook, Cllr Hilary Young

#### 3325/16 To receive and accept apologies for absence

**Resolved:** To accept apologies from Cllr Alyson Hill, Cllr Helen Froggatt, Cllr Vivienne Parnham (all prior commitments)

In the absence of the Mayor, Cllr Helen Froggatt, Deputy Mayor Cllr Steve Edwards chaired the meeting.

#### 3326/16 Chair's announcements

Cllr Steve Edwards welcomed members to the meeting and outlined business for the evening.

#### 3327/16 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.

#### 3328/16 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.

3329/16 **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).**

Cllr Paul Morgans highlighted areas of “unloved Bakewell” and asked the Clerk to ascertain when the recent damage to Bakewell Bridge would be repaired, to contact Mountain Warehouse to request the removal of the deckchairs tethered to the direction sign adjacent to the store, and to arrange a meeting or walk round with PDNPA Enforcement Officers to discuss ways to tackle inappropriate signage within the town.

Members considered the merit of issuing a copy of the PDNPA Supplementary Planning Guidance to each shop/landlord.

Cllr Hilary Young said there was a need to Council to discuss and formally approve the Neighbourhood Plan and suggested this should be the subject of an Extraordinary Meeting, sets of paper copies of the draft plan being made available to members. Cllr Steve Edwards felt this would be best done following a meeting to examine the chapters and to remove any conflict within polices and after a common style had been applied.

The Clerk was asked to find out if a cleaning schedule for street signage exists.

Cllr Hilary Young asked if the ownership of the land at the Church not maintained by DDDC could be ascertained as work was needed to the trees and ivy.

Cllr Steve Edwards raised concerns over the recently installed barriers outside the Wheatsheaf.

3330/16 **Clerk’s Report**

**To approve Clerk’s Report on action taken following the Planning Committee meeting held Monday 4<sup>th</sup> July 2016.**

**Resolved:** To approve the report.

3331/16 **Planning Applications**

**(a) NP/DDD/0516/0479 Williams and Glyn, The Square, Bakewell. Advertising Consent – Replacement of existing signage. Applicant: Pearce Signs Ltd.**

**(b) NP/DDD/0516/0480 Williams and Glyn, The Square, Bakewell. Listed Building Consent – Replacement of existing signage. Applicant: Pearce Signs Ltd.**

**Resolved:** To consider (a) and (b) together

**Resolved:** To recommend approval of the proposal. The Town Council fully agrees with the Conservation Officer report (application NP/DDD/0216/0181) of 23<sup>rd</sup> February 2016 and if the directions are fully implemented the Town Council has no objection to the changes. Holes in the face of the building left following the removal of RBS sign over Bath Gardens should be made good in an appropriate manner.

**(c) NP/DDD/0716/0591 Store at H&W Sellors Ltd, Milford Works, Milford Bakewell DE45 1DX. Proposed replacement ancillary storage building for existing builders yard.. Applicants: Mr & Mrs M Sellors.**

**Resolved:** To recommend approval on grounds of design and appearance and the layout and density of the buildings being appropriate to the setting.

**(d) NP/DDD/0716/0599 Pinfold Cottage, Monyash Road, Bakewell DE45 1FG. Update condition 2 attached to planning consent NP/DDD/0414/0347. Applicant Mr Thompson.**

**Resolved:** To recommend approval if updated condition 2 is to the satisfaction of the planning officer.

**(e) NP/DDD/0716/0604 Shutts Farm, Shutts Lane, Bakewell DE45 1JA. Erection of a local need affordable dwelling. Applicants Mr Corbridge and Miss Alderson.**

**Resolved:** To oppose the application on the grounds that the proposal is outside the development boundary and doesn't appear to justify exception site status.

**(f) NP/DDD/0716/0622 Spa Building, Rutland Mews, Coombs Road, Bakewell DE45 1AQ. Retention of Spa in basement with new entrance area and conversion of upper floors into two apartments and six townhouses. Applicant Mr DGM Holland.**

**Resolved:** To recommend qualified approval. Whilst the Town Council does not have access to the original Spa building planning consent it believes that it may contain a clause that the adjacent footbridge should be built by the developer before the Spa was brought into use. If that is so the bridge should be provided now on that basis and its cost should not be claimed by the new owners of the site as being an appropriate contribution to the community to offset their obligation to affordable housing. A further sum should be negotiated for community purposes.

**(g) NP/DDD/0716/0656 3 Stanton View, Bakewell. Rear conservatory. Applicant Mrs M Gibson.**

**Resolved:** To recommend approval on design and appearance grounds providing there is no significant detriment to neighbouring properties.

**(h) NP/DDD/0716/0659 NatWest Bank, 1 Water Lane, Bakewell. Listed Building Consent, Replacement of existing ATM, reposition power and data to suit new ATM. 1no door to be removed/reinstated for ATM delivery. Applicant: Royal Bank of Scotland.**

**Resolved:** To recommend approval on the basis this appear to be a "like for like" replacement.

**(i) NP/DDD/0716/0669 69 Moorhall, Bakewell. First floor extension to dwelling. Applicant Mr & Mrs D Clark.**

**Resolved:** To recommend approval on design and appearance grounds providing there is no significant detriment to neighbouring properties.

**(j) NP/DDD/0716/0678 Plot 3 and 11A, Deepdale Business Park, Ashford Road, Bakewell. Proposed 12 one bedroom flats. Applicant Mr D Clapham.**

**Resolved:** To recommend approval and welcome the financial contribution to the community.

#### 3332/16 Notification of Planning Appeal Hearing

**Application: NP/DDD/0415/0339**

**Appeal reference APP/M9649/W/16/3144163**

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

Date of Hearing: 4<sup>th</sup> & 5<sup>th</sup> October 2016

To approve attendance and the making of an oral representation (deferred from minute 3308/16).

**Resolved:** To defer to the next Planning Committee meeting.

### 3333/16 **Planning Decision Notices**

**Resolved:** To note the following planning decisions:

- (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. Granted.
- (b) NP/DDD/0416/0345 Bakewell Golf Club, Station Road, Bakewell. Construction of green keeping workshop and storage building. Applicant Mr Doug Cousin. Granted.
- (c) NP/DDD/0416/0357 Peppercorn House,, King Street, Bakewell. Change of use of existing retail shop to self-catering holiday accommodation and associated external alterations. Applicants Mr & Mrs M Pemberry. Granted.
- (d) NP/DDD/0416/0365 Long Meadow Cottage, Coombs Road, Bakewell. Erection of a garden room. Applicant Mr John Beach. Granted.
- (e) NP/DDD/0515/0394 16 Wyedale Crescent, Bakewell. Proposed Extension to dwelling. Applicant Mr D Boam. Granted.
- (f) NP/DDD/0516/0419 Park View Depot, Woodside Drive, Bakewell. Proposed Change of Use of existing building from mixed use to a Gymnasium (Assembly and Leisure). Applicant: Fitmissions. Granted
- (g) NP/DDD/0516/0434 2 Wyebank, Bakewell. Single storey extension to side and rear. Applicant Mrs Storey. Granted.
- (h) 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 cowls to protect existing chimney stack and replacement of existing satellite dish on external elevation with a more discrete unit. Applicant Mr P Jones. Granted.
- (i) NP/DDD/0616/0508 Woodville, Lakeside, Bakewell. Demolition of existing rear porch and replacement with side/rear single storey extension to form sun room and porch/utility room. Applicant Ms Ruth Moore. Granted.

### 3334/16 **Risk Assessment**

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

All decisions taken in good faith.

The meeting closed at 8.16pm