

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 3rd October 2016

Minutes

Non-Confidential items

3359/16 Present

Cllr Steve Edwards, Cllr Alyson Hill, Cllr Paul Morgans, Cllr Vivienne Parnham, Cllr John Riley, Cllr Bill Storey, Cllr Philippa Tilbrook, Cllr Hilary Young, 5 members of the public

In the absence of Cllr Helen Froggatt, Cllr Steve Edwards took the Chair

3360/16 To receive and accept apologies for absence

Resolved: To accept apologies from Cllr Helen Froggatt (prior engagement)

3361/16 Chair's announcements

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

3362/16 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.

3363/16 **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.

3364/16 **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).

Mr DM Holland spoke in support of planning application NP/DDD/0716/0622 and answered questions from members about the proposals.

Cllr Paul Morgans asked about the status of the “Better Care Closer to Home” consultation. The Clerk replied that the Town Council’s response had been forwarded and copied to members.

Cllr Morgans queried the stance of Patrick McLoughlin on the consultation.

Cllr Bill Storey reported this year’s Remembrance Day Parade may be the last in Bakewell because policing has been withdrawn for the road closure and there is doubt over the future of both Men’s and Women’s Section of the Royal British Legion. Clerk was asked to research the matter and bring the matter to the agenda of the full meeting.

Cllr Hilary Young raised concerns about banners and signage attached to street furniture. Cllr John Riley replied that PDNPA seem amenable to taking action to control banners where possible.

3365/16 **Clerk’s Report**

To approve Clerk’s Report on action taken following the Planning Committee meeting held Monday 5th September 2016.*

Resolved: To approve the report.

3366/16 **Planning Applications**

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

(a) NP/DDD/0716/0622 Amended Plans 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: The Town Council withdraws its previous consultation response (made at minute 3331/16(f)), and recommends approval of the proposal. The development of a building that has stood empty for many years is to be welcomed. The Town Council approves the design and proposed uses of the building. We welcome the offer to install and maintain a footbridge and footpath access which will improve safety in this area and acknowledges this as an appropriate community contribution.

5 members of the public left the meeting.

(b) NP/DDD/0916/0903 Woodside Cottage, Station Road, Bakewell. Erection of porch/lobby extension and study extension to the rear.

Resolved: To recommend approval on design and appearance grounds provided there are no material objections from neighbouring properties.

3367/16 Planning Decision Notices

Resolved: To note the following planning decisions:

Advertising Consent Notices

(a) NP/DDD/0516/0407 Bakewell Tourist Information Centre, Old Market Hall, Bakewell. Advertisement Consent – Fixing of hanging sign to North West elevation and hoarding sign to South East elevation of listed building. Refused.

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

(c) NP/DDD/0716/0703 Ambrose House, Granby Croft, Bakewell. Erection of post directional signs. Applicant; JW & J Mettam Ltd. Granted

Listed Building Consents

(d) NP/DDD/0516/0411 Bakewell Tourist Information Centre, Old Market Hall, Bakewell. Replacement of entrance doors and windows to 3no openings. Applicant Peak District National Park Authority. Granted.

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

(f) NP/DDD/0616/0532 Listed Building Consent. White Peakhouse Gallery, The Old Tavern, The Square, Bakewell. Change of use from retail gallery to a bar, restaurant and takeaway. (D1 + A1 to A3 + A5). Applicant: Mrs Hazel Renshaw (Rutland Arms Hotel 1998 Ltd.) Granted.

(g) 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. Granted.

Planning Decision Notices

(h) NP/DDD/0416/0315 Avenue House, The Avenue, Bakewell. Change of use from 3 bedroom Bed and Breakfast accommodation to 7 bedroom guest house with no permanent residential accommodation. Applicant: Mrs Sarah Moran. Granted.

(i) NP/DDD/0516/0410 Bakewell Tourist Information Centre, Old Market Hall, Bakewell. Replacement of entrance doors and windows to 3no openings. Applicant Peak District National Park Authority. Granted.

(j) NP/DDD/0616/0531 White Peakhouse Gallery, The Old Tavern, The Square, Bakewell. Change of use from retail gallery to a bar, restaurant and takeaway. (D1 + A1 to A3 + A5). Applicant: Mrs Hazel Renshaw (Rutland Arms Hotel 1998 Ltd.) Granted.

(k) 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. Granted.

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

(m)NP/DDD/0716/0656 3 Stanton View, Bakewell. Rear conservatory. Applicant

Mrs M Gibson. Granted.

- (n) NP/DDD/0716/0669 69 Moorhall, Bakewell. First floor extension to dwelling. Applicant Mr & Mrs D Clark. Granted.
- (o) NP/DDD/0716/0696 Bole Hill Farm, Bole Hill, Bakewell. Erection of conservatory. Applicants; Mr & Mrs Swaap. Granted.
- (p) NP/DDD/0716/0724 Woodstock, Station Road, Bakewell. Removal of area of polycarbonate covered flat roof and erection of two storey rear extension to dwelling house. Applicant: Mr J Sandler. Granted.
- (q) NP/DDD/0816/0743 18 Stanton View, Bakewell. Replace existing storm porch with larger porch/entrance lobby. Granted.
- (r) NP/DDD/0816/0837 Normanhurst Bed and Breakfast, Normanhurst, Ashford Road, Bakewell. Removal of condition 3 on NP/DDD/0308/0188. Applicant Mr John Hooper. Granted.

3368/16 **Risk Assessment**

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

All decisions taken in good faith.

The meeting closed at 7.54pm