

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 7th August 2017

Minutes

Non-Confidential items

3653/17 **Present**

Cllr John Boyle, Cllr Steve Edwards, Cllr Carl Fisher Cllr Alyson Hill, Cllr Paul Morgans, Cllr Vivienne Parnham, Cllr John Riley

3654/17 **To receive and accept apologies for absence**

Resolved: To accept apologies from Cllr Bill Storey (prior engagement), Cllr Philippa Tilbrook (prior engagement), and Cllr Alyson Hill (delayed)

3655/17 **Chair's announcements**

The Mayor, Cllr Steve Edwards, welcomed everyone to the meeting and outlined the business for the evening.

Cllr Edwards reported that he had attended the meeting held on 24th July 2017 where the closure of Newholme Hospital was announced as part of the "Better Care Closer to Home" programme, he noted that there was no vote in public and that the decision was taken by "consensus".

On 30th July 2017 Cllr Edwards, as Mayor, attended Derbyshire Freemasonry Tercentenary Celebrations at St Marys Church Wirksworth. The event was being held to help spread a wider understanding of Freemasonry. It is understood that the plan to replace the inauguration stone at Bakewell Town Hall will is likely now to take place in 2018.

Cllr Edwards reported that on 1st August 2017 he had attended the Bakewell Show Patrons' Dinner.

3656/17 **Declaration of Members Interests**

Members are required to declare the existence and nature of any interests they may have in subsequent agenda items in accordance with the Town Council's Code of Conduct. Those interests are matters that relate to money or that which can be valued in money, affecting the Member her/his partner, extended family and close friends. Interests that become apparent at a later stage in the proceedings may be declared at that time.

Cllr Paul Morgans recorded an interest in minute 3660/17 (a) as Director of the Bakewell Baking Festival (which hires the Showground).

3657/17 **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.

Cllr Alyson Hill joined the meeting.

3658/17 **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 spoke regarding NP/DDD/0617/0644 (see minute 3660/17(a) below), to express concerns about there being too many festivals run close together at the Showground in August, issues regarding parking, and the negative effect which reflects on all events should issues arise with one of them.

Hilary Young asked that his email to the Clerk regarding banners be followed up with PDNPA and suggested it be brought to the agenda of the September meeting.

Hilary Young said minute 3613/17(a), regarding Town Hall repairs during Public speaking should have included his comment about the regular maintenance of the gutter/walkway behind the parapet facing Bath Street.

Hilary Young said that the planning applications for Chantry House (NP/DDD/0717/0751 and 0752) which proposes the installation of a gate into the small triangle of land in front of the property appears to indicate the removal of the set of four holly bushes.

Hilary Young asked that DCC be encouraged to make the next phase of repaving of the town centre the area in front of Bath Gardens and suggested that CCllr Judith Twigg be asked to make appropriate representations.

Hilary Young asked that the supporting documents for council meetings be made publicly available. The Clerk advised that the non-confidential element of supporting documents will be published.

Cllr Vivienne Parnham asked for an update on work to the surface of the path through Scot's Garden.

Cllr John Riley said the path at Brookside and the leat near the fire station are becoming overgrown. Fire station Meadow is overgrown with docks.

The Clerk was asked to follow up the vinyl decals at Baslow Insurance and the former newsagents at Buxton Road.

3659/17 Clerk's Report

To approve Clerk's Report on action taken following the Planning Committee meeting held Monday 5th June 2017.

Resolved: To approve the Report.

3660/17 Planning Applications

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

(a) NP/DDD/0617/0644 Agricultural Business Centre, Bakewell. Variation of condition 3 on NP/DDD/0496180 to enable an Annual 2 day Food and Drink festival every August within the Agricultural Business Centre.

Applicant: Derbyshire Dales District Council

Cllr Paul Morgans declared the interest recorded at minute 3656/17 and withdrew from the meeting room.

Resolved: To support the proposal.

Cllr Paul Morgans returned to the meeting room and rejoined the meeting.

(b) NP/DDD/0617/0676 The Cottage, Butts Road, Bakewell. Demolition of a small section of the existing garden wall to allow for new access and driveway within the curtilage of the property. Construction of gravel hard- standing for vehicle parking and turning. Applicant: Haddon Estate.

(c) NP/DDD/0617/0677 Listed Building Consent. The Cottage, Butts Road, Bakewell. Demolition of a small section of the existing garden wall to allow for new access and driveway within the curtilage of the property. Construction of gravel hard- standing for vehicle parking and turning. Applicant: Haddon Estate.

Resolved: To consider (b) and (c) together

Resolved: To recommend refusal on the grounds that it would have an adverse effect on a listed building and the wider conservation area.

(d) NP/DDD/0717/0697 Former Cintride Site, Buxton Road, Bakewell. Variation of Condition 2 of planning approval NP/DDD/0115/0043 relating to approved layout plan. Applicant: Aldi Stores Ltd.

Resolved: To recommend approval on design and appearance grounds.

(e) NP/DDD/0717/0736 Former HSBC, Anchor Square, Bakewell. Renewal of shop frontage and insertion of new shop fronts to rear courtyard elevation to flat roofed single storey block. Applicant: Mr Mark Renshaw Lower Norwood Co-operative Building Company.

Resolved: To recommend approval on (a) design and appearance grounds and (b) that it improves equal access for people with disabilities.

(f) NP/DDD/0717/0748 Pineapple House Farm, Baslow Road, Bakewell. Variation of condition 2 on NP/DDD/1114/1205. Applicant: Mr Mark Holmes.

Resolved: To recommend approval on design and appearance grounds.

(g) NP/DDD/0717/0751 The Chantry House, North Church Street, Bakewell. Construction of foundations for existing internal fence plinth and re-siting of fence to original line. Erection of small lean-to greenhouse. Applicant: Mr Tony Marlton.

(h) NP/DDD/0717/0752 Listed Building Consent. The Chantry House, North Church Street, Bakewell. Construction of foundations for existing internal fence plinth and re-siting of fence to original line. Erection of small lean-to greenhouse. Applicant: Mr Tony Marlton.

Resolved: To consider (g) and (h) together

Resolved: To object to the proposal on the grounds of design and appearance, in that the proposed greenhouse appears to be too prominent, and the adverse effect this would have on an iconic listed building and the conservation area.

3661/17 **Planning Decision Notices**

Resolved; To note the following planning outcomes;

- (a) NP/DDD/0317/0273 Advertisement Consent. The Peacock, Market Street. Erection of new signage. Applicant: Ms Victoria Siddall. Granted.
- (b) NP/DDD/0317/0296 Listed Building Notice. Pinfold Cottage, Monyash Road, Bakewell. Place toilet and sink inside small cupboard next to main bedroom above the stairs. Applicant: Mr John Hooper. Granted.
- (c) NP/DDD/0417/0347. Planning Decision Notice. Dale Head, Ashford Road, Bakewell. Demolition of existing bungalow and erection of a replacement welling plus one additional open market dwelling, with associated landscaping. Applicant: Mr Peter Hunt. Refused.
- (d) NP/DDD/0417/0380 Planning Decision Notice. The Penthouse, Holme Court, Matlock Street, Bakewell. Proposed alterations to roof of dwelling. Applicants: Mr & Mrs D Cousin. Granted.
- (e) NP/DDD/0417/0416 Planning Decision Notice. The West Lodge, Holme Lane, Bakewell. Proposed alterations and extensions to dwelling. Applicant: Mr & Mrs Bickford. Granted.
- (f) NP/DDD/0417/0418 Listed Building Consent. The West Lodge, Holme Lane, Bakewell. Proposed alterations and extensions to dwelling. Applicant: Mr & Mrs Bickford. Granted.
- (g) NP/DDD/0417/0438 Planning Decision Notice. The Gables, Ashford Road, Bakewell. Single storey side/rear extension. Applicant: Mr P Ayres. Granted.
- (h) NP/DDD/0517/0460 Planning Decision Notice. Town Hall Chambers, Anchor Square, Bakewell. Proposed rooflights. Alteration to a non-domestic building. Applicant: Mr Chris Travis. Granted.
- (i) NP/DDD/0517/0549 Planning Decision Notice. Manners Hotel, Haddon Road, Bakewell. Single Storey rear orangery extension to existing public house and erection of replacement external shelter. Applicant: Frederick Robinson Ltd. Granted.
- (j) NP/DDD/0517/0555 Planning Decision Notice. Spa Building, Rutland Mill, Coombs Road, Bakewell. Extension to car park to create 2 additional parking spaces. Applicant Mr DGM Holland. Granted.
- (k) NP/DDD/0517/0567 Planning Decision Notice. Spa Building, Rutland Mill, Coombs Road, Bakewell. Variation of condition 2 on NP/DDD/0716/0622. Applicant: Mr DGM Holland. Granted.

3662/17 **Risk Assessment**

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

All decisions taken in good faith.

The meeting closed at 8.03pm