

Bakewell Town Council

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An Extraordinary Meeting of the Town Council held remotely on Thursday 25th February 2021 at 6.30pm

Minutes

Non-Confidential items

4858/21 Present

Cllr John Boyle, Cllr Steve Edwards, Cllr Adele Eyre, Cllr Alyson Hill, Cllr Paul Miller, Cllr Paul Morgans, Cllr Bill Storey, Cllr Hilary Young

Speakers: DDDC Estates Manager Mike Galsworthy and DDDC Senior Estates Surveyor Carolyn Lucas

CCllr Judith Twigg, DCllr Alasdair Sutton, DCllr Mark Wakeman, 28 members of the public

4859/21 To receive and accept apologies for absence

Resolved: To accept apologies from Cllr John Riley (connectivity issues)

4860/21 Variation of order of business

It was not considered necessary to vary the order of business.

4861/21 Mayor's announcements

Cllr Paul Morgans welcomed everyone to the meeting.

4862/21 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 Alyson Hill declared a personal interest in minute 4865/21 (member of DDDC).

4863/21 **Items in Exclusion**

To consider whether any items should be discussed in exclusion of the public and press.

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

4864/21 **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.

Mike Galsworthy and Carolyn Lucas gave an outline of the background and history of the “Café in the Rec” project and details of the proposed layout and construction of the building.

Expressions of interest had been sought for the operation of the café in late 2019. Interest was local not regional or national. At present no tenant has been chosen.

Funds are available for the construction of the building in the DDDC Capital Programme.

DDDC believe that the planning application fits within the covenants relating to the Recreation Ground.

In recognising the importance of the pavilion the District Council seeks to enhance the setting whilst respecting the existing architecture. The proposed capacity is 32 covers inside the building with 16-20 seats outside. This figure is lower than on the Planning Application.

If the proposal comes to fruition the toilets will be open more than the current 7 months of the year.

Members of the public and the Town Council were then invited to put points of view and questions. DDDC officers responded. Matters aired included:

- Clarification on opening hours
- Will the premises be licenced for the sale of alcohol?
- Will the paths need to be widened for access by bin lorries?
- At present the shelter can be used freely, will this be maintained if planning consent is obtained i.e. not having to buy at the café to use the seating?
- Concerns were raised about the address given and some of the wording of the application. The land was felt not to be a “park” and that Recreation Ground’s address is not Granby Road.
- Concerns that the application broke the covenant stipulating the purpose of the land to be for recreation
- It was felt that the proposal simply added another outlet to the many cafes already in Bakewell and was not needed
- Concerns that there had not been wider publicity or an exhibition about the proposal
- It was felt that the size and scale proposed is inappropriate to the setting
- It was felt that the proposal would adversely affect the character of the Recreation Ground. It is not supported by the emerging Neighbourhood Plan

- Concerns about the proximity of the culvert and gas main to the proposed development
- Concerns about building within a flood plain
- Concerns that immediate neighbours had not been spoken to about the proposal; fears about increased rubbish and noise
- The status of the public toilets if the proposal does not go ahead
- That a bat survey is required
- Concern about the absence of pre-application advice
- That a smaller scale refreshment facilities such as a kiosk or “pop-up” catering would be both welcome and more in keeping with the setting

(b) If the Police Liaison Officer, a County Councillor, Peak District National Park Member or District Councillor is in attendance they will be given the opportunity to raise any relevant matter.

None received.

4865/21 Planning Application

To approve response on the following application;

(a) NP/DDD/0121/0064 Public Conveniences, Granby Road, Bakewell.

Extension and alteration to existing Public Conveniences to create a café in the park with Kiosk to service the park. Associated outdoor seating area. Applicant: Derbyshire Dales District Council.

Resolved: To object to the proposal on the following grounds;

The application is contrary to the emerging Bakewell Neighbourhood Plan (which is at Examiner Stage), specifically, Environment and Heritage chapter Policies ENV3 and ENV4.

Note: The existing toilet block is inside the Development Boundary but the Recreation Ground is outside it.

The existing toilet block is outside the Conservation Area but the Recreation Ground is inside it.

The existing toilet block and the Recreation Ground are within the Local Green Spaces in the emerging Neighbourhood Plan.

2. We agree and support Highway Authority objections regarding safety grounds and vehicle access.
3. No Ecological Survey has been carried out when there is a need to do so, as numerous bat sightings are recorded at the location. The address of the location is also incorrect on the “need to survey declaration form”, giving Granby Road toilets rather than the Recreation Ground (which is a totally different location).
4. (a) We object to the removal of baby change facilities at the location and an overall reduction in toilets available compared to the current specification.
 - (b) There is no toilet or changing facility for staff shown in the application.
 - (c) The isolated location is vulnerable to crime which we believe would increase if the proposed structure were to be constructed as specified.
 - (d) There are no smells or noise mitigation measures given within the application to protect dwellings neighbouring the location should the building be constructed and operated as a food outlet or cafe.

(e) Capacity of the proposed building seating available, shown as eighty five, is excessive for the location and setting.

The Mayor thanked Mike Galsworthy and Carolyn Lucas for their presentation to the meeting and for taking questions.

The meeting closed at 8.21pm