

MINUTES of a meeting of the **REGULATORY – PLANNING COMMITTEE**
Held at County Hall, Matlock on 2 December 2019.

PRESENT

Councillor M Ford (in the Chair)

Councillors J Atkin, D Charles, A Griffiths, L Grooby, R Iliffe, R Mihaly, R A Parkinson, P Smith and B Wright.

66/19 DECLARATIONS OF INTEREST Councillor J Atkin declared a personal non-pecuniary interest in Agenda Item 3 (1) (Minute 68/19 below refers), as a member of the PDNPA, a consultee in relation to this item.

67/19 MINUTES RESOLVED that the minutes of the meeting of the Committee held on 7 October 2019 be confirmed as a correct record and signed by the Chairman.

68/19 PROPOSED EXTENSION TO HAYFIELD WASTE WATER TREATMENT WORKS, INCLUDING GROUND RE-PROFILING AND LANDSCAPING, IN ADDITION TO TWO NEW CONTROL KIOSKS WITHIN THE EXISTING BOUNDARY OF THE SITE, HAYFIELD WASTE WATER TREATMENT WORKS APPLICANT: UNITED UTILITIES CODE NO: CW1/0619/24 The Executive Director reported that this planning application sought permission for the installation of equipment within the existing waste water treatment works (WWTWs) and within a proposed extension area adjacent north of the existing site. The proposed works formed part of a larger development project where much of the works were permitted development. The proposed development was required in order that the WWTWs could meet modern water quality standards and meet the needs of a growing local population.

The application site was within Green Belt and the proposal was considered to be a departure from the High Peak Local Plan (HPLP). The site was also close to the boundary of the Peak District National Park (PDNP) area. The planning application was supported, however, with a statement which concluded that there were very special circumstances for justifying the proposed development within the Green Belt. The applicant had engaged with the Waste Planning Authority and had reconfigured the site layout, amended the colour finish of the proposed new equipment to a dark recessive colour and amended the landscaping scheme in order to provide the least visual impact. The applicant had also provided further survey work in respect of comments received from Derbyshire Wildlife Trust. The Executive Director considered

that there would be limited impacts on the landscape, amenity, the environment, the Green Belt and the setting of the PDNP.

Following consultations and publicity no objections had been received. The local elected member had also been consulted and no comments had been received.

In conclusion, the Executive Director stated that the proposed development comprised upgrade works and the installation of new equipment at the existing WWTWs and an extension to the existing works in order that modern water quality standards could be met and to accommodate the needs of a growing local population. The site was within Green Belt and in close proximity to the PDNP. The proposed new buildings (kiosks) would constitute inappropriate development when considered against NPPF criteria on development in Green Belts. However, he was satisfied that the applicant had demonstrated very special circumstances so as to excuse the location of the development in the Green Belt. He considered that any limited impact upon the openness of the Green Belt would not be significant, and would be outweighed by the benefits of this proposal. The applicant had worked with the Waste Planning Authority to amend the site configuration, landscaping details and colour finishes such that the proposed development would not impinge upon, nor cause detriment to local visual amenity and the appearance, setting and character of the Green Belt and the PDNP Area.

The application was therefore recommended for approval subject to the conditions (or conditions substantially similar to the effect of) listed below.

RESOLVED that planning permission be granted subject to the conditions listed in the Executive Director's report (or conditions to substantially similar effect).

69/19 PROPOSED CONSTRUCTION OF A NEW BUILDING TO PROVIDE TWO ADDITIONAL CLASSROOMS, WITH ASSOCIATED GROUP AND TOILET ACCOMMODATION SPACES AT HIGHFIELD HALL PRIMARY SCHOOL, HIGHFIELD LANE, CHESTERFIELD APPLICANT: DERBYSHIRE COUNTY COUNCIL CODE NO: CD2/0419/7 The Executive Director reported that the proposal was for the erection of a detached teaching block at Highfield Hall Primary School. The classroom block was proposed to address a shortage of space at the school to accommodate the number of pupils that were currently on roll.

The main school building, Highfield Hall, was originally constructed as a stone built Georgian mansion with records of the building dating back to 1817. The building was converted to be used as a school, which officially opened in

1930. Following conversion, the main building was expanded by the construction of an east wing, kitchen and nursery block. The building was registered as Grade II listed in 1977.

It is considered that this particular development would provide essential infrastructure (in the form of education provision), it would not have a significant adverse impact on the character of the locality or the wider landscape in visual terms and would result in less than substantial harm to the setting of the Grade II listed Highfield Hall. The proposal, however, did not accord fully with certain relevant policies in the adopted Chesterfield Borough local Plan: Core Strategy (CBLP:CS) and in the National Planning Policy Framework (NPPF). One such policy was that concerning listed buildings where it was considered the proposals would result in harm to the setting of the grade II listed building, although such harm would be less than substantial.

Following consultations and publicity a number of comments/responses were received. Objections had been received from a local resident who raised concerns about the potential highway impacts of the proposed development. Chesterfield Borough Council (CBC) had also objected to the proposed development as it did not consider the design of the building to be of an appropriate standard for development within the curtilage of a listed building. The representations made, which raised a number of concerns, had been taken into consideration in reporting on the application. The local elected member had been consulted and no comments had been received.

In conclusion the Executive Director stated that the proposed teaching block would improve the teaching facilities available at the school by providing improved teaching space and group teaching facilities to accommodate pupils that currently attended the school.

The Government also placed great weight on the expansion and improvement of schools and the development would impact on the significance of a heritage asset, although it was considered that this harm would be less than substantial and would be offset by the public benefit of the proposal. A clear justification and statement of need for these teaching facilities had been provided in the application. The public benefit was considered to be of sufficient weight to outweigh the harm to the heritage asset.

He did not consider that the development, would have any adverse visual impact and was satisfied that the highway concerns could be overcome through the provision of the additional five car parking spaces at the school and the production of an updated travel plan.

The application was, therefore, recommended for approval, subject to conditions.

RESOLVED that planning permission be granted subject to the conditions listed in the Executive Director's report.

70/19 PROVISION OF FIVE ADDITIONAL CAR PARKING SPACES AT HIGHFIELD HALL PRIMARY SCHOOL, HIGHFIELD LANE, CHESTERFIELD
APPLICANT: DERBYSHIRE COUNTY COUNCIL CODE NO: CD2/0919/47 The Executive Director reported that this was an application for the creation of a new parking area within the grounds of Highfield Hall Primary School, Highfield Lane, Chesterfield. The main school building, Highfield Hall, was a grade II listed building. The proposal would create five additional staff car parking spaces.

This application proposed the provision of five parking spaces by installing ground reinforcing plastic pavers over a grassed area adjacent to the school's access road. The proposed car parking spaces would be located within the south-east section of the school site over a grassed area adjacent to the western side of the school driveway. The proposed car parking spaces would be constructed using plastic porous paving grids coloured green with concrete kerb edging to form a parking area for five vehicles. Following installation of the grids, they would be filled with topsoil and seeded with a high wear tolerant grass seed mix.

The proposed car parking spaces would each measure 4.8 metres (m) by 2.4m with the whole parking area measuring 12m by 4.8m with access off the existing access drive.

Following consultations and publicity an objection had been received from Chesterfield Borough Council (CBC) as it considered that there would be insufficient turning space for three of the five proposed car parking spaces and that the access road was not of sufficient width to provide sufficient manoeuvring space. It noted that standard parking spaces had 6m of manoeuvring space but some of the proposed spaces would only have 3.6m-5m of manoeuvring space. The reduced manoeuvring space would result in difficult turning movements that could cause trail backs which could impact on the access and public highway. It also noted that the application did not provide for the charging of electrical vehicles as is required by Policy CS20.

The representations made, had been taken into consideration in reporting on the application. The local elected member had been consulted and no comments had been received.

The Executive Director, stated in conclusion that the proposed car parking spaces were of an appropriate design and scale, and would be positioned so as not harm the significance of the listed main school building.

The development would improve the car parking provision to address the school under provision of parking spaces. He did not consider that this development would have an adverse impact on residential amenity, the character of the locality or on the wider landscape in visual terms. He was satisfied that the development would comply with the requirements of the policies of the adopted CBLP:CS and the NPPF. The development was therefore recommended for approval.

RESOLVED that planning permission be granted subject to the conditions listed in the Executive Director's report.

71/19 CURRENT ENFORCEMENT ACTION RESOLVED to receive the report on current enforcement action.

72/19 OUTSTANDING APPLICATIONS Consideration of this item was deferred to a future meeting.

73/19 CURRENT APPEALS/CALLED IN APPLICATIONS RESOLVED to note that there were currently no appeals lodged with the Planning Inspectorate.

74/19 MATTERS DETERMINED BY THE EXECUTIVE DIRECTOR ECONOMY, TRANSPORT AND ENVIRONMENT UNDER DELEGATED POWERS RESOLVED to note that the following applications had been approved by the Executive Director Economy, Transport and Environment under delegated powers on:

17 October 2019

- 1 Renew Flat Roof Covering, Build Up to Increase as Insulation Board. Three Redundant Roof Lights to be Removed, Three Georgian Wire Roof Lights to be Renewed using a Complete Polycarbonate Roof Light at Long Eaton Library, Tamworth Road, Long Eaton, NG10 1JG
Applicant: Derbyshire County Council
Planning Application Code No: CD8/0719/30
- 2 Repair the Existing Cladding and Windows/Decoration Works. New Cladding is proposed to the Two Elevations of the Gym Block at 173 Derby Road, Long Eaton, NG10 4LL
Applicant: Derbyshire County Council
Planning Application Code No: CD8/0819/46

24 October 2019

- 1 Application for Non-Material Amendment to Planning Permission

CW5/0218/89 at Creswell Colliery Lagoons, Frithwood Lane, Creswell
Applicant: Derbyshire County Council
Planning Application Code No: NMA/1019/66

2 Delegated Decisions on Schemes Required by Planning Conditions:

- SM3236
- SM2529

4 November 2019

- 1 Provision of Five Additional Car Parking Spaces at Highfield Hall Primary School, Highfield Lane, Chesterfield
Applicant: Derbyshire County Council
Planning Application Code No: CD2/0919/47
Delegated Decision on Schemes Required by Planning Conditions:

- SW3270
- SW3271
- SW3272
- SW3274
- SW3267
- SW3188

6 November 2019

- 1 Proposed Extension to Hayfield Waste Water Treatment Works, including Ground Re-Profiling and Landscaping, in Addition to Two New Control Kiosks within the Existing Boundary of the Site, Hayfield Waste Water Treatment Works
Applicant: United Utilities
Planning Application Code No: CW1/0619/24

21 November 2019

- 1 Delegated Decisions on Schemes Required by Planning Conditions:
- SW3280
 - SW3281
 - SW3282
 - SW3283
 - SW3284
- 2 Enforcement Notice – Land at Park Hills Farm, Mugginton Lane End, Weston Underwood, Ashbourne, DE6 4PP

75/19 DEVELOPMENT MANAGEMENT PERFORMANCE
MONITORING RESOLVED to receive the Planning Services Development
Management Performance Management Statistics for 9 October 2019 to 29
November 2019.