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PLANNING COMMITTEE

Minutes of a Meeting held on Tuesday 10 October 2017 at 6.00pm at the Council Chamber, Town Hall, Matlock.

PRESENT

Councillor Garry Purdy - In the Chair

Councillors Susan Bull, Martin Burfoot, Albert Catt, Tom Donnelly, Helen Froggatt, Tony Millward BEM, Jean Monks, Lewis Rose OBE, Peter Slack and Joanne Wild.

Katie Hamill (Senior Solicitor), Jon Bradbury (Development Manager), Helen Frith (Senior Planning Officer), Gareth Griffiths (Planning Officer) and Simon Johnson (Democratic & Electoral Services)

15 members of the public

APOLOGIES

Apologies for absence were received from Councillors Jason Atkin, Sue Burfoot, Graham Elliott, Richard FitzHerbert and Tony Morley. Councillors Martin Burfoot, Helen Froggatt and Jean Monks attended as Nominated Substitute Members.

141/17 – MINUTES

It was moved by Councillor Garry Purdy, seconded by Councillor Sue Bull and

RESOLVED That the minutes of the Planning Committee held on 05 September 2017 be approved as a correct record.
(unanimously)

The Minutes were signed by the Chairman.

142/17 – APPLICATION NO. 17/00646/OUT – RESIDENTIAL DEVELOPMENT OF UP TO 3 DWELLINGS (OUTLINE) AT NORTHWOOD BUNGALOW, NORTHWOOD LANE, DARLEY DALE.

The Committee visited the site prior to the meeting to allow Members to appreciate the site and context and the impact arising from the proposal.

It was moved by Councillor Lewis Rose, seconded by Councillor Peter Slack and

RESOLVED That planning permission be approved subject to conditions and
(unanimously) reasons set out in the report.

143/17 – APPLICATION NO. 17/00504/FUL – ERECTION OF DWELLING AT LAND ADJACENT TO ROCK COTTAGE, ST JOHN'S ROAD, MATLOCK BATH.

The Committee visited the site prior to the meeting to allow Members to appreciate the site and context and the impact to heritage assets arising from the proposal.

It was moved by Councillor Albert Catt, seconded by Councillor Peter Slack and

RESOLVED That planning permission be refused for the reasons set out in the
(unanimously) report.

144/17 – APPLICATION NO. 16/00450/FUL – ERECTION OF DWELLING AT LAND ADJACENT TO ALABASTER LANE, CROMFORD.

The Committee visited the site prior to the meeting to allow Members to assess the proposed development of the site in its context.

Correspondence received after publication of the agenda was distributed at the meeting. This comprised of a summary of local residents concerns that this is a green field site within a conservation area and that previous buildings on this site should not represent good reason to allow the development. Also further information submitted by the applicant covering a previous application and rebuttal of concerns over landscaping and highways issues.

In accordance with the procedure for public participation, Councillor Joyce Pawley (Ward Member) spoke against the application and Mr Martin Coult (Applicant) spoke in favour of the application.

It was moved by Councillor Lewis Rose, seconded by Councillor Jean Monks and

RESOLVED That planning permission be approved subject to the following listed conditions and those conditions and reasons set out in the report.

1. Removal of Permitted Development Rights in respect of the garage to safeguard parking provision.
2. Control of finished land levels and disposal of excess materials.
3. Protection of the trees during excavation of the site.

Voting:

For	9
Against	2
Abstentions	

The Chairman declared the motion carried.

145/17 – APPLICATION NO. 17/00760/FUL – GROUND-FLOOR AND FIRST-FLOOR EXTENSIONS AT THE GABLES, RIBER ROAD, STARKHOLMES, MATLOCK.

The Committee visited the site prior to the meeting to allow Members to consider the setting, scale and topography of the proposed development.

It was moved by Councillor Peter Slack, seconded by Councillor Albert Catt and

RESOLVED That authority be delegated to the Development Manager to grant planning permission, subject to securing the removal of the balcony in the application design, and conditions agreed with the applicant to control the design, stone work and appearance of the building.

Voting:

For 10
Against 1
Abstentions

Reason

That the development was not considered to be a dominant or incongruous intrusion, subject to the design improvement requested, when viewed from the road and on balance, the economic benefits of the scheme outweighed any environmental harm.

The Chairman declared the motion carried.

146/17 – APPLICATION NO. 17/00740/FUL – USE OF SPORTS AREA AS TEMPORARY LOCATION FOR 6 CHILDRENS’ ACTIVITY (FUN FAIR) RIDES, ONE SWEET STALL AND PICNIC BENCHES FOR PERIODS BETWEEN 19.07.2017 TO 04.11.2017 (RETROSPECTIVE), 16.07.2018 TO 03.11.2018 AND 15.07.2019 TO 02.11.2019 AT SPORTS AREA, DERWENT GARDENS, SOUTH PARADE, MATLOCK BATH.

This application was withdrawn.

147/17 – APPLICATION NO. 17/00852/FUL – RESIDENTIAL DEVELOPMENT OF 11 DWELLINGS AT TREVELYAN HOUSE, 43 DIMPLE ROAD, MATLOCK.

Councillor Tony Millward left the meeting at 6:58pm during the consideration of this item.

Correspondence received after publication of the agenda was distributed at the meeting. This comprised of information commissioned to present an updated Bat Assessment.

In accordance with the procedure for public participation, Mr Alan North and Mrs Margaret Maddocks (Local Residents) spoke against the application.

It was moved by Councillor Lewis Rose, seconded by Councillor Joanne Wild and

RESOLVED That authority be delegated to the Development Manager to grant permission, following consultation with the applicant, over amendments to the suggested conditions in relation to:

1. Working hours for construction.
2. Landscape Management.

3. Elements of the proposed landscaping.
4. A site maintenance regime.
5. Consideration of surface water and foul drainage.

Voting:

For	7
Against	1
Abstentions	2

The Chairman declared the motion carried.

148/17 – INFORMATION ON ACTIVE AND CLOSED ENFORCEMENT INVESTIGATIONS

It was moved by Councillor Tom Donnelly, seconded by Councillor Sue Bull and

RESOLVED That the report be noted.
(unanimously)

149/17 - APPEALS PROGRESS REPORT

It was moved by Councillor Garry Purdy, seconded by Councillor Lewis Rose and

RESOLVED That the report be noted.
(unanimously)

MEETING CLOSED 7.35PM

CHAIRMAN