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PLANNING COMMITTEE

Minutes of a Meeting held on Tuesday 17 April 2018 at 6.00pm at Council Chamber, Town Hall, Matlock.

PRESENT

Councillor Garry Purdy - In the Chair

Councillors Jason Atkin, Sue Bull, Sue Burfoot, Albert Catt, Tom Donnelly, Richard FitzHerbert, Tony Morley, Dermot Murphy, Peter Slack and Joanne Wild.

Jon Bradbury (Development Control Manager), Helen Frith (Planning Officer), Gareth Griffiths (Planning Officer), Katie Hamill (Solicitor) and Jackie Cullen (Committee Assistant).

7 members of the public.

APOLOGIES

Apologies for absence were received from Councillors Graham Elliott, Tony Millward BEM and Lewis Rose OBE. Councillor Dermot Murphy attended as Substitute Member.

374/17 – MINUTES

It was moved by Councillor Garry Purdy, seconded by Councillor Jason Atkin and

RESOLVED
(unanimously)

That the minutes of the Planning Committee meeting held on 13 March 2018 be approved as a correct record.

The Minutes were signed by the Chairman.

375/17 – APPLICATION NO. 18/00054/FUL – CHANGE OF USE OF GROUND FLOOR FROM D1 TO C3 (RESIDENTIAL USE) AND FIRST FLOOR FROM D1 TO A3 (RESTAURANT/CAFÉ USE) AT WIRKSWORTH BAPTIST CHURCH, COLDWELL STREET, WIRKSWORTH

The Committee visited the site prior to the meeting to allow Members to assess the impact of the proposals on the character and appearance of the building and the amenity of neighbours.

Correspondence received after publication of the agenda was distributed at the meeting. This comprised amended drawings and additional information submitted by the Applicant, as well as two additional letters of representation.

In accordance with the procedure for public participation, Ms Helen Barrett (Local Resident) and Mr Chris Baillon (Agent) spoke in favour of the application.

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

RESOLVED That this application be deferred for the following reason:
(unanimously)

Reason: To enable the applicant to submit and have considered the measures undertaken in respect of advertising and marketing of the premises and research carried out regarding possible alternative uses and their viability.

376/17 - APPLICATION NO. 17/01012/FUL – CHANGE OF USE OF PREMISES FROM MISSIONARY TRAINING UNIT AND BIBLE SCHOOL TO HOTEL (USE CLASS C1) AT CROMFORD COURT, DERBY ROAD, MATLOCK BATH

The Committee visited the site prior to the meeting to allow Members to assess the matters pertaining to this major planning application.

It was noted that access to the property had not been available at the site visit; however internal photographs had been made available by the Planning Officer. It was also noted that the Applicant had carried out unauthorised internal works to the Atrium prior to determination of this application. The Applicant had agreed to reverse the works and to reinstate the Atrium to its former condition.

It was moved by Councillor Albert Catt, seconded by Councillor Richard FitzHerbert and

RESOLVED That planning permission be granted subject to the conditions set out in
(unanimously) the report, together with a footnote, as follows:

The applicant is requested by Committee to explore the possibility of installing a barrier along the steeply sided access to the property.

377/17 - APPLICATION NO. 17/01013/LBALT – INTERNAL ALTERATIONS AT CROMFORD COURT, DERBY ROAD, MATLOCK

The Committee visited the site prior to the meeting to allow Members to assess the matters pertaining to this major planning application.

It was moved by Councillor Tom Donnelly, seconded by Councillor Albert Catt and

RESOLVED That Listed Building Consent be granted subject to the conditions set
(unanimously) out in the report with an additional footnote as follows:

The applicant is advised that the Council wishes to see the reinstatement of the atrium occur within a six month period and request a programme be agreed with the applicant. Reinstatement will be pursued by enforcement action if no programme is agreed.

378/17 - APPLICATION NO. 18/00127/FUL – USE OF BUILDING FOR MIXED (A1) RETAIL AND (A3) CARE/RESTAURANT USE AT THE WHISTLESTOP DISCOVERY CENTRE, MATLOCK BATH

The Committee visited the site prior to the meeting to allow Members to assess the impact of the proposals on the special historic character and appearance of the listed building.

It was moved by Councillor Jason Atkin, seconded by Councillor Tom Donnelly and

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

379/17 - APPLICATION NO. 18/00128/LBALT – FORMATION OF KITCHEN AREA, INSTALLATION OF FOOD PREPARATION AREA AND CREATION OF INNER ENTRANCE AND LOBBY AT THE WHISTLESTOP DISCOVERY CENTRE, MATLOCK BATH

The Committee visited the site prior to the meeting to allow Members to assess the impact of the proposals on the special historic character and appearance of the listed building.

It was moved by Councillor Tom Donnelly, seconded by Councillor Peter Slack and

RESOLVED That Listed Building Consent be granted subject to the conditions set (unanimously) out in the report.

380/17 – APPLICATION NO. 17/00933/FUL – PROPOSED DAIRY HOUSING UNIT (PHASE 1 OF DEVELOPMENT) AT HOME FARM, WHITELEA LANE, TANSLEY

It was moved by Councillor Richard FitzHerbert, seconded by Councillor Jason Atkin and

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

381/17 – APPLICATION NO. 18/00135/FUL – USE OF SPORTS AREA AS AN EXERCISE AND ACTIVITY PARK FOR CHILDREN FOR VARIOUS SCHOOL HOLIDAYS, BANK HOLIDAYS AND WEEKENDS IN 2018 AND 2019 AT THE TENNIS COURTS, DERWENT GARDENS, SOUTH PARADE, MATLOCK BATH

Correspondence received after publication of the agenda was distributed at the meeting. This comprised a response from Matlock Bath Parish Council to address the Conditions attached to the Officer's Recommendation in the report. In light of this response, the conditions to the Recommendation were amended as follows:

1. The temporary use hereby approved shall operate only on the dates set out in the letter from Matlock Bath Parish Council dated 8th February 2018.
Reason:
To clarify the permission and to ensure the Local Planning Authority retains control over this temporary event.
2. In accordance with condition 2 above, the operation of the activity area hereby approved shall cease at 5pm on Saturdays and Sundays between 08.09.2018 to 27.10.2018, and 07.09.2019 to 26.10.2019.

Reason:

To ensure the safety and security of the annual Illuminations event.

3. In accordance with conditions 2 and 3 above the temporary use hereby approved shall only take place between the hours of 10.00 am and 8.00pm daily.

Reason:

In order to protect residential amenity in accordance with Policies S1 and PD1 of the Adopted Local Plan 2017.

4. There shall be no amplified music or public address system in operation at the site.

It was moved by Councillor Jason Atkin, seconded by Councillor Tom Donnelly and

RESOLVED That planning permission be granted subject to the amended conditions
(unanimously) set out above.

381/17- INFORMATION ON ACTIVE AND CLOSED ENFORCEMENT INVESTIGATIONS

It was moved by Councillor Garry Purdy, seconded by Councillor Richard FitzHerbert and

RESOLVED That the report be noted.
(unanimously)

382/17 - APPEALS PROGRESS REPORT

It was moved by Councillor Garry Purdy, seconded by Councillor Jason Atkin and

RESOLVED That the report be noted.
(unanimously)

MEETING CLOSED 6.40PM

CHAIRMAN