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PLANNING COMMITTEE

Minutes of a Meeting held on Tuesday 11 July 2017 at 6.00pm at The Venue, Wyaston Road, Ashbourne.

PRESENT

Councillor Garry Purdy - In the Chair

Councillors Jason Atkin, Susan Bull, Martin Burfoot, Albert Catt, Tom Donnelly, Graham Elliott, Richard FitzHerbert, Helen Froggatt, Tony Morley, Lewis Rose OBE, Peter Slack and Joanne Wild.

Sandra Lamb (Head of Corporate Services), Jon Bradbury (Development Manager), Chris Whitmore (Area Planning Officer), Simon Johnson (Democratic & Electoral Services) and Jackie Cullen (Committee Assistant).

48 members of the public.

APOLOGIES

Apologies for absence were received from Councillors Sue Burfoot and Tony Millward BEM. Councillors Martin Burfoot and Helen Froggatt attended as Substitute Members.

68/17 – MINUTES

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

RESOLVED

(unanimously)

That the minutes of the Planning Committee held on 13 June 2017 be approved as a correct record.

The Minutes were signed by the Chairman.

69/17 – APPLICATION NO. 17/00306/OUT – ERECTION OF A BUNGALOW WITH ACCESS (OUTLINE) AT LAND AT ROUGH LANE, YELDERSLEY

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

In accordance with the procedure for public participation, Cllr. John Hall (Osmaston & Yeldersley Parish Council) and Mr Jeremy Fryer (Project Manager for the Applicant) spoke in favour of the application.

It was moved by Councillor Albert Catt, seconded by Councillor Tony Morley and

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

Voting:

For	10
Against	3
Abstentions	0

70/17 – APPLICATION NO. 17/00260/FUL – ERECTION OF FIVE BUNGALOWS AT LAND OFF MILL LANE, SHIRLEY

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

Correspondence received after publication of the agenda was distributed at the meeting. This comprised an amended site plan submitted by the Applicant's agent; a summary of a rebuttal statement that sought to address the concerns expressed in the Officer's report, and further representations from a local resident.

In accordance with the procedure for public participation, Cllr. Alvin Baker (Shirley Parish Council) commented on the application; Mr Guy Pattison (on behalf of Local Resident) spoke against the application; and Mr Jonathon Jenkin (Agent) spoke in favour of the application.

It was moved by Councillor Richard FitzHerbert, seconded by Councillor Tom Donnelly and

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

71/17 – APPLICATION NO. 17/00092/REM – RESIDENTIAL DEVELOPMENT – RESERVED MATTERS APPLICATION FOR THE ERECTION OF 85 DWELLINGS AND ASSOCIATED WORKS (OUTLINE PERMISSION 15/00739/OUT) AT LAND OFF DERBY ROAD, DOVERIDGE

The Committee visited the site prior to the meeting to allow Members to fully assess the impact of the development on the local environment.

Correspondence received after publication of the agenda was distributed at the meeting. This comprised further representations from local residents and a member of Doveridge Parish Council and Neighbourhood Plan Steering Group; comments from the Applicant in response thereto; a recommendation regarding updating condition 1 and an extra condition regarding the exterior walling materials, and an amendment to the list of plans to which any decision related in the advisory footnotes, as set out in the late correspondence.

In accordance with the procedure for public participation, Cllr Linda Priestley (Doveridge Parish Council) spoke against the application with particular reference to the Parish Council not having had sufficient time to discuss the application at a Parish Council meeting or to put forward their objection to the amended plans, and Ms Helen Bareford

(Applicant) spoke in favour of the application, confirming that the application was for 85 dwellings.

It was moved by Councillor Albert Catt, seconded by Councillor Lewis Rose OBE and

RESOLVED That this application be deferred until the next meeting of the
(unanimously) Planning Committee for the following reason:

Reason:

To provide Doveridge Parish Council with the opportunity to submit further comments on the amended plan and for Officers to include these in their committee report.

72/17 – APPLICATION NO. 17/00301/FUL – ERECTION OF SINGLE STOREY OFFICE BUILDING (USE CLASS A2) AT BANK TOP FARM, SQUASHLEY BANK, ROSTON

The Committee visited the site prior to the meeting to allow Members to assess the impact of the development on the local environment.

In accordance with the procedure for public participation, Messrs Simon Luscombe and Jonathan Carr (local residents) and Mr Karl Davis (Applicant) spoke in favour of the application.

It was moved by Councillor Tony Morley, seconded by Councillor Richard FitzHerbert and

RESOLVED That planning permission be granted, subject to appropriate conditions, including ones to control the use and prevent severance of the business from the wider site for the following reason:

Reason:

That, on balance, the economic and social benefits of this development would outweigh the environmental concerns identified in the report and as such the scheme was considered to accord with the development plan, policy and guidance in the NPPF.

Voting:

For	12
Against	1
Abstentions	0

73/17 – APPLICATION NO. 17/00250/REM – APPROVAL OF RESERVED MATTERS – ERECTION OF 113 DWELLINGS (OUTLINE PERMISSION 15/00319/OUT) AT LEYS FARM, WYASTON ROAD, ASHBOURNE

Councillor Jason Atkin left the meeting at 7.37pm prior to discussion of this item.

The Committee visited the site prior to the meeting to allow Members to fully assess the impact of the development on the local environment.

Correspondence received after publication of the agenda was distributed at the meeting. This comprised amendments to paragraph 2.4 of the Officer's report, 'Details of the Application' which should read as follows:-

2.4 *In addition to the Wyaston Road frontage the main change relates to the property types. At the northern end of the site opposite no's 15 and 17 Premier Avenue a series of three bungalows is proposed. The stand-off distance between no. 15 Premier Avenue and the nearest bungalow has been reduced slightly (by 1.2m) from the previously approved scheme. The remainder of the house types will be two storeys. A total of 11 house types are proposed, this has reduced from 19 in respect of the previous approval of reserved matters application.*

It was also noted that the Applicant had sought to address to requirements of Conditions 1 and 2 set out in the Officer's report by providing samples of the materials to be used in the construction of the external surfaces of the proposed dwellings and garages, and had submitted a revised materials layout plan. In light of this, it was recommended that Conditions 1 and 2 be replaced with a single condition, as follows:-

1. The external surfaces of the dwellings and garages hereby approved shall be constructed in the materials set out on 'Materials Plan' numbered J088-100-05 Rev B received by the District Council on the 10th July 2017 unless otherwise agreed in writing by the Local Planning Authority.

Members were advised that the revised materials layout plan referred to above did not include the finish of the windows or the omission of cladding to a certain house type.

It was moved by Councillor Tom Donnelly, seconded by Councillor Richard FitzHerbert and

RESOLVED That the approval of Reserved Matters be granted subject to the conditions set out in the report, including the consolidation of Conditions 1 and 2, as set out above.
(unanimously)

74/17 – APPLICATION NO. 16/00872/OUT – OUTLINE APPLICATION FOR THE ERECTION OF UP TO 17 DWELLINGS (OUTLINE) AT LAND EAST OF LES ARDENNES, HULLAND WARD

Correspondence received after publication of the agenda was distributed at the meeting. This comprised a response from the Strategic Planning Policy DCC regarding developer contributions and the applicant's comments thereon.

In accordance with the procedure for public participation, Cllr. Peter Birkbeck (Hulland Ward Parish Council) commented on the application and Mr Simon Lawson (Agent) spoke in favour of the application.

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

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

75/17 – APPLICATION NO. 17/00026/OUT – RESIDENTIAL DEVELOPMENT OF UP TO 32 DWELLINGS WITH ACCESS AND ASSOCIATED WORKS (OUTLINE) AT LAND OFF MAIN ROAD, BRAILSFORD

Correspondence received after publication of the agenda was distributed at the meeting. This comprised further representations from a local resident and member of Action Team Brailsford.

In accordance with the procedure for public participation, Mr Adam Day (representative of Applicant) spoke in favour of the application.

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

RESOLVED That subject to the Applicant entering into an agreement under the provisions contained at section 106 of the Town and Country Planning Act 1990 to secure:

- £2500 towards the monitoring of a travel plan;
- £85,880.85 towards extending the teaching accommodation to facilitate 6 additional secondary places at Queen Elizabeth’s Grammar School;
- £37,255.80 towards extending the teaching accommodation to facilitate 2 additional post 16 places at Queen Elizabeth’s Grammar School;
- £68,394.06 towards extending the teaching accommodation to facilitate 6 primary school places at Brailsford CE Controlled Primary School;
- £12,172.80 towards a capital project to accommodate additional patient numbers at the local GP practice, and;
- The delivery of 30% of the units as affordable units on site or an offsite financial contribution of $A \times 0.3 \times £25,450$ (where A represents the total number of new homes to be delivered on site),

outline planning permission be granted subject to the conditions and advisory footnotes as set out in the report, and conditions and advisory footnotes recommended by the Local Highway Authority presented to members at the committee meeting.

Voting:

For	11
Against	1
Abstentions	0

The Chairman declared the motion carried.

76/17 – INFORMATION ON ACTIVE AND CLOSED ENFORCEMENT INVESTIGATIONS

It was moved by Councillor Garry Purdy, seconded by Councillor Tom Donnelly and

RESOLVED That the report be noted.
(unanimously)

77/17 - APPEALS PROGRESS REPORT

It was moved by Councillor Albert Catt, seconded by Councillor Garry Purdy and

RESOLVED That the report be noted.
(unanimously)

78/17 – ANY OTHER BUSINESS

Cllr Garry Purdy wished to Minute the Committee's best wishes for a speedy recovery to Cllr Tony Millward BEM.

Cllr Tony Millward wished to note the Committee's thanks to the Planning Department and any other staff involved in the formation emerging local plan.

MEETING CLOSED 8.20PM

CHAIRMAN