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PLANNING COMMITTEE

Minutes of a Meeting held on Tuesday 14 February 2017 at 6.00pm at Council Chamber, Town Hall, Matlock.

PRESENT

Councillor Garry Purdy - In the Chair

Councillors Jason Atkin, Susan Bull, Sue Burfoot, Tom Donnelly, Graham Elliott, Richard FitzHerbert, Helen Froggatt, Chris Furness, Neil Horton, Jean Monks, Tony Morley, Joyce Pawley, Lewis Rose OBE, Peter Slack and Joanne Wild.

Jon Bradbury (Development Manager), Gareth Griffiths (Senior Planning Officer), Helen Frith (Senior Planning Officer), Katie Hamill (Solicitor), Rob Cogings (Head of Housing), Isabel Frenzel (Strategic Housing Officer) and Jackie Cullen (Committee Assistant).

28 members of the public.
1 member of the Press.

APOLOGIES

Apologies for absence were received from Councillors Albert Catt, Tony Millward BEM and Mike Ratcliffe. Councillors Helen Froggatt and Joyce Pawley attended as Substitute Members.

358/16 – MINUTES

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

RESOLVED
(unanimously)

That the minutes of the Planning Committee meeting held on 17 January 2017 be approved as a correct record.

The Minutes were signed by the Chairman.

359/16 – APPLICATION NO. 16/00756/FUL – PARTIAL DEMOLITION OF A SINGLE STOREY BUNGALOW AND REBUILD ON THE EXISTING FOOTPRINT WITH SIDE EXTENSION AT THE LAWNS, CAVENDISH ROAD, MATLOCK

The Committee visited the site prior to the meeting to allow Members to assess the impact on the character and appearance of the dwelling and neighbouring amenity.

In accordance with the procedure for public participation, Mr May (local resident) spoke against the application and Mr David Mole (on behalf of the Applicant) spoke in favour of the application.

The Senior Planning Officer advised Members that an additional condition would be included whereby samples of materials were to be submitted for approval prior to commencement of the proposed development to ensure the scheme fulfilled its design features.

It was moved by Councillor Peter Slack, seconded by Councillor Richard FitzHerbert and

RESOLVED That planning permission be granted, subject to the conditions set out in (unanimously) the report and the extra condition requiring sample materials to be submitted and approved prior to commencement of the proposed development.

360/16 – APPLICATION NO. 16/00776/FUL – RESIDENTIAL DEVELOPMENT OF 58 DWELLINGS AND ASSOCIATED INFRASTRUCTURE AT LAND NORTH OF CHESTERFIELD ROAD, MATLOCK

The Committee visited the site prior to the meeting to allow Members to fully appreciate the site and context.

Correspondence received after publication of the Agenda was distributed at the meeting; this comprised further comments from the Highway Authority following the submission of amended plans (as shown at the presentation) and an amended transport statement, as well as comments from the Council's landscape officer in regard to the amended scheme.

The Senior Planning Officer advised that condition 2 in the report would now apply to the amended plan, as shown at the meeting; conditions relating to highway matters (condition 5) were still awaited; and with regard to condition 26, as the layout and plans had now been finalised a detailed analysis of which plots required permitted development restrictions would be carried out.

In accordance with the procedure for public participation, Dr Christine Piper (Trustee of the Methodist Church and local resident) commented on the application and Ms Liz Garvey (Agent) spoke in favour of the application.

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

RESOLVED That planning permission be granted, subject to the conditions set out (unanimously) in the report and additional conditions to be provided by the Highway Authority.

361/16 – APPLICATION NO. 16/00913/OUT – ERECTION OF 5 DWELLINGS (OUTLINE) AT LAND ADJACENT TO THATCHERS LANE, TANSLEY

The Committee visited the site prior to the meeting to allow Members to fully appreciate the site and context.

In accordance with the procedure for public participation, Mrs Vicky Raynes and Mrs Samantha Wood (local residents) spoke against the application and Mr John Church (Agent) spoke in favour of the application.

It was moved by Councillor Sue Burfoot, seconded by Councillor Joyce Pawley and

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

362/16 – APPLICATION NO. 16/00506/FUL – FORMATION OF CARAVAN PITCHES AND ASSOCIATED WORKS INCLUDING INSTALLATION OF A SEPTIC TANK (RETROSPECTIVE) AT TAX FARM, FARLEY LANE, FARLEY, DARLEY DALE

The Committee visited the site prior to the meeting to allow Members to consider the impact of the development on the landscape.

In accordance with the procedure for public participation, Mrs Julie Wright (Applicant) spoke in favour of the application.

Correspondence received after publication of the Agenda was distributed at the meeting. This comprised a summary of further information submitted by the Applicant.

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

RESOLVED That planning permission be granted, subject to conditions to be negotiated with the Development Manager in respect of additional screening to ensure satisfactory integration of the development into the landscape, together with a footnote in the Decision Notice that it was recognised that the number of caravans on site would be restricted to 5 by the licensing certification.

Reason

It was considered that the benefits of farm diversification outweighed any harm to the character and appearance of the area and local landscape, and the development had minimal impact on the heritage assets cited. As such the proposal was considered a sustainable development.

Voting:

For	15
Against	1
Abstentions	0

The Chairman declared the motion carried.

363/16 – APPLICATION NO. 16/00789/FUL – ERECTION OF 9 DWELLINGS AT LAND ADJACENT TO BROOK HOUSE, OLD HACKNEY LANE, HACKNEY

Councillor Lewis Rose OBE left the meeting at 7.31pm prior to discussion of this item.

The Committee visited the site prior to the meeting to allow Members to assess the impact of the development on the character and appearance of the area, highway matters and neighbouring amenity.

In accordance with the procedure for public participation Mrs Ali Redmore (local resident) spoke against the application and Mr Doug Moulton (Agent) spoke in favour of the application.

Correspondence received after publication of the Agenda was distributed at the meeting; this comprised notice from the Highway Authority that they had no objection to the proposals subject to conditions as listed in the correspondence.

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 the report and additional conditions specified set by the Highway Authority with regard to temporary access during construction, site storage and accommodation, wheel cleaning facilities, visibility splays, widening of footway across the frontage to 2m, parking layout, gradients, scheme to prevent discharge of water onto the highway and future management and maintenance of the proposed road.

Voting:

For	12
Against	3
Abstentions	0

The Chairman declared the motion carried.

364/16 – APPLICATION NO. 16/00861/FUL – CHANGE OF USE OF OUTBUILDING TO A HOLIDAY LET AT 1 WENSLEES, DARLEY BRIDGE

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 the report.
(unanimously)

365/16 – APPLICATION NO. 16/00915/FUL – CHANGE OF USE FROM OFFICE (USE CLASS B1) TO PLACE OF WORSHIP (USE CLASS D1) AT LIME TREE BUSINESS PARK, LIME TREE ROAD, MATLOCK

Councillor Jason Atkin left the meeting at 8.02pm during discussion of this item.

In accordance with the procedure for public participation, Mr Justin Pride (Applicant) spoke in favour of the application.

Correspondence received after publication of the Agenda was distributed at the meeting; this comprised a note of two letters of representation in support of the application.

It was moved by Councillor Peter Slack, seconded by Councillor Sue Burfoot and

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

366/16- INFORMATION ON ACTIVE AND CLOSED ENFORCEMENT INVESTIGATIONS

Councillor Richard FitzHerbert left the meeting at 8.04pm during discussion of this item.

It was moved by Councillor Garry Purdy, seconded by Councillor Joanne Wild and

RESOLVED That the report be noted.
(unanimously)

367/16 - APPEALS PROGRESS REPORT

It was moved by Councillor Garry Purdy, seconded by Councillor Joanne Wild and

RESOLVED That the report be noted.
(unanimously)

MEETING CLOSED 8.05PM

CHAIRMAN