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PLANNING COMMITTEE

Minutes of a Meeting held on Tuesday 23 October 2018 at 6.00pm at Council Chamber, Town Hall, Matlock.

PRESENT Councillor Garry Purdy - In the Chair

Councillors Jason Atkin, Sue Burfoot, Albert Catt, Tom Donnelly, Ann Elliott, Richard FitzHerbert, Helen Froggatt, Chris Furness, Tony Morley, Dermot Murphy and Peter Slack.

Jon Bradbury (Development Manager), Helen Frith (Senior Planning Officer), Chris Whitmore (Principal Planning Officer), Katie Hamill (Solicitor) and Jackie Cullen (Committee Assistant).

51 members of the public.

APOLOGIES

Apologies for absence were received from Councillors Sue Bull, Graham Elliott, Lewis Rose OBE and Joanne Wild. Councillors Ann Elliott, Helen Froggatt and Chris Furness attended as Substitute Members.

181/18 – MINUTES

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

RESOLVED That the minutes of the Planning Committee meeting held on 09 (unanimously) October 2018 be approved as a correct record.

The Minutes were signed by the Chairman.

182/18 – APPLICATION NO. 18/00971/FUL – ERECTION OF FOUR RESIDENTIAL CARE APARTMENTS (RE-SUBMISSION) AT ST ELPHIN'S PARK, DARLEY DALE

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

Correspondence received after publication of the agenda was distributed at the meeting. This comprised a summary of two further letters of representation, and a note of a local resident's wish to withdraw a previous objection.

In accordance with the procedure for public participation, Ms Julie Daly (as a local resident and subsequently on behalf of Mr Steven Chrystal, local resident) spoke against

the application; Mr John Mordue (local resident) commented on the application; and Mr Alex Hales (Applicant) spoke in favour of the application.

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

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

Voting:

For	9
Against	3
Abstentions	0

The Chairman declared the motion CARRIED.

183/18 - APPLICATION NO. 17/00850/FUL – ERECTION OF 26 DWELLINGS WITH WIDENING OF EXISTING ACCESS TO SERVE DEVELOPMENT AND NEW ACCESS TO THE RETAINED PROPERTY ON SITE AT LAND OFF WHITELEA LANE, TANSLEY

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

Correspondence received after publication of the agenda was distributed at the meeting. This comprised:

- (1) Confirmation from the Local Highway Authority that they were not in a position to raise a sustainable objection in principle to the development proposals on highway safety grounds, but had recommended the additional Conditions, as set out in the late correspondence;
- (2) A note of the response from Derbyshire Wildlife Trust on the latest submission, with the recommendation of two additional Conditions, as set out in the late correspondence;
- (3) Confirmation from the Lead Local Flood Authority advising that the applicant had not as yet satisfied their requirements in respect of flood risk. This was an outstanding matter and it was requested that it be delegated to the Development Manager for resolution prior to determination of the application. The outstanding information required was set out in the late correspondence.
- (4) Revised details that had been submitted to show larger 2-bedroom affordable units as required by the Council's Strategic Housing Team, requiring a further Condition regarding this house type with the variation of other conditions, as set out in the late correspondence;
- (5) Further comments received from Derbyshire County Council Policy Team in respect of school provision, as summarised in the late correspondence.
- (6) A summary of 6 further letters of representation from residents of Tansley.

It was noted that the developer contribution towards the S106 Agreement should include an amount for CCG, which was not stated in the report.

In accordance with the procedure for public participation Cllr. Vicki Raynes (Tansley Parish Council) commented on the application; Mrs Diana Dakin and Mr Michael Sutton (local residents) spoke against the application; Mr Geoff Stevens (Matlock resident) commented on the application, and Mr James Chatterton (on behalf of Applicant) spoke in favour of the application.

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

RESOLVED That in view of the substantial list of extra conditions recommended, as
(unanimously) set out in the late correspondence, this application be deferred until the next meeting of this Committee, for the following reasons:

Reasons

- (1) The concerns raised by the Lead Local Flood Authority as set out in the late correspondence need to be addressed prior to determination of this application;
- (2) There is a need for further liaison with the Applicant to see if any measures can be put in place to lessen the impact of the proposed access on the existing property that would be affected;
- (3) Further public consultation should be carried out in respect of the issues raised in the late correspondence;
- (4) There is a need for further liaison with the Applicant on the use of suitable materials to address concerns raised by the Parish Council on the use of render
- (5) Clarification is required on the value of the education contribution/ school provision

184/18 - APPLICATION NO. 18/00922/FUL – DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF 48 RETIREMENT LIVING APARTMENTS WITH ASSOCIATED ACCESS, COMMUNITY FACILITIES, CAR PARKING AND LANDSCAPING AT 31-33 CAUSEWAY LANE, MATLOCK

The Committee visited the site prior to the meeting to allow Members to assess the impact of the development on the local environment, including the residential amenity of the occupants at Harley House, the character and identity of this part of the settlement and the setting of Matlock Bridge Conservation Area.

In accordance with the procedure for public participation Mr Jason Farmer (local resident) spoke against the application and Ms Kim Langford (Agent) spoke in favour of the application.

It was noted that s3.2 of the report should read: National Planning Policy Framework **2018** (and not 2012 as stated in the report).

It was moved by Councillor Jason Atkin, seconded by Councillor Albert Catt and

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

185/18 - APPLICATION NO. 18/00919/FUL – INSTALLATION OF NEW EQUIPMENT, DIVERSION OF ACCESS ROAD, EXTENSION OF CAR PARK, CONSTRUCT NEW RETAINING WALLS, RE-LOCATE BUILDING AND EXTENSION TO EXISTING BUILDING AT DARLEY DALE SMELTER, OLDFIELD LANE, WARREN CARR

Correspondence received after publication of the agenda was distributed at the meeting. This comprised a summary of two further letters of representation from local residents, and a response from the Derbyshire Wildlife Trust regarding ecological information, with the

recommendation of two additional Conditions, as set out in the late correspondence and reproduced in the Resolution below.

In accordance with the procedure for public participation Mr Paul Morris (Chair of Stanton in Peak Parish Council), Mrs Rosalyn Griffith, Mr Rob Ashton and Mrs Sue Fogg (local residents) spoke against the application.

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

RESOLVED That planning permission be granted subject to the conditions set out in the report, together with the additional conditions recommended by the DWT, as follows:

5. Prior to the commencement of work on site (including felling of trees, vegetation clearance or groundworks), a Method Statement shall be submitted to the LPA. This shall include reasonable avoidance measures and a watching brief where necessary. The Method Statement shall be implemented in full and a short statement of compliance submitted at the end of site clearance works.

Reason:

In the interest of safeguarding protected species and/or securing biodiversity enhancements in accordance with Policy PD3 of the Adopted Derbyshire Dales Local Plan (2017).

6. Prior to the installation of any lighting, full details of any proposed lighting and its associated impacts on wildlife habitats shall be submitted to and agreed in writing by the Local Planning Authority. Works shall be completed in accordance with the agreed details.

Reason:

In the interest of safeguarding protected species and/or securing biodiversity enhancements in accordance with Policy PD3 of the Adopted Derbyshire Dales Local Plan (2017).

Voting	In Favour	9
	Against	2
	Abstention	1

186/18 - INFORMATION ON ACTIVE AND CLOSED ENFORCEMENT INVESTIGATIONS

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

RESOLVED That the report be noted.
(unanimously)

MEETING CLOSED 7.52PM

CHAIRMAN