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PLANNING COMMITTEE

Minutes of a Meeting held on Tuesday 05 September 2017 at 6.00pm at The Venue, Wyaston Road, Ashbourne.

PRESENT

Councillor Garry Purdy - In the Chair

Councillors Jason Atkin, Susan Bull, Sue Burfoot, Albert Catt, Tom Donnelly, Ann Elliott, Graham Elliott, Richard FitzHerbert, Helen Froggatt, Neil Horton and Peter Slack.

Sandra Lamb (Head of Corporate Services), Jon Bradbury (Development Manager), Chris Whitmore (Senior Planning Officer), Andrew Stock (Planning Officer) and Simon Johnson (Democratic & Electoral Services)

52 members of the public.
1 member of the press.

APOLOGIES

Apologies for absence were received from Councillors Tony Millward BEM, Tony Morley, Lewis Rose OBE and Joanne Wild. Councillors Ann Elliott, Helen Froggatt and Neil Horton attended as Nominated Substitute Members.

114/17 – MINUTES

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

RESOLVED That the minutes of the Planning Committee held on 08 August 2017
(unanimously) be approved as a correct record.

The Minutes were signed by the Chairman.

115/17 – INTERESTS

Councillor Richard FitzHerbert declared a disclosable pecuniary interest in Agenda Item 4.5; Councillor FitzHerbert was not present during the discussion of or voting on this item.

116/17 – APPLICATION NO. 17/00630/FUL – ERECTION OF PAVILLION ASSOCIATED CAR PARKING AREA AND ACCESS AT PLAYING FIELDS TO THE REAR OF GREEN ROAD, ADJACENT TO BOOTHBY MEADOWS SCHOOL.

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.

In accordance with the procedure for public participation, Councillor Sandra Spencer (Ashbourne Town Council), Mr Andrew Flack and Mr Stuart Lees (Local Residents) and Mr Graeme Perry (Walker & Lees Ltd & Local Residents) spoke against the application. Mr Michael Betteridge (The Old Trust), Mr Scott Garrity (Head Teacher QEGS) and Mr Colin Smith (School Governor QEGS) spoke in favour of the application.

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

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

117/17 – APPLICATION NO. 17/00329/FUL – HYBRID APPLICATION – RESIDENTIAL DEVELOPMENT OF UP TO 4 NO. DWELLINGS AND ACCESS (OUTLINE) AND ERECTION OF BUILDING FOR B2/B8 USE AND ASSOCIATED ACCESS (FULL) AT ASHBOURNE ROAD, CUBLEY.

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

Correspondence received after publication of the agenda was distributed at the meeting. This comprised of correspondence from the applicant's agent of a summary statement to Members and Officers setting out the proposed development, associated benefits and rebuttal comments in relation to the Officer's report.

In accordance with the procedure for public participation, Mr Edward Behague and Mr James Bennett (Local Residents) spoke against the application. Mr William Smith (Local Business Interest) and Mr Paul Russell (Applicant) spoke in favour of the application.

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

RESOLVED That delegated authority be granted to the Development Manager to
(unanimously) grant planning permission, subject to appropriate conditions, including ones to secure the substantial delivery of the employment provision ahead of the housing and secure an appropriate landscape buffer to prevent noise nuisance to residents residing near the new employment use.

Reason

That on balance, the economic and social benefits of this development would outweigh the limited environmental harm caused by the unsustainable location of the housing and the impact on the character and appearance of the local landscape.

118/17 – APPLICATION NO. 16/00832/OUT – OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT AND ASSOCIATED ACCESS AT LAND EAST OF LES ARDENNES, HULLAND WARD.

In accordance with the procedure for public participation, Councillor Peter Birkbeck (Hulland Ward Parish Council) and Mrs Diana Spencer (Local Resident) spoke against the application.

It was moved by Councillor Jason Atkin, seconded by Councillor Peter Slack and

RESOLVED (unanimously) That authority be delegated to the Development Manager to grant Outline planning permission, subject to the completion of a Section 106 Planning Obligation Agreement to secure affordable units on-site of 30%, the contribution towards primary school, secondary and post 16 places and subject to the conditions, reasons and advisory footnotes as set out in the Officer’s report.

119/17 – APPLICATION NO. 17/00337/FUL – RESIDENTIAL DEVELOPMENT OF 151 DWELLINGS, ACCESS AND ASSOCIATED WORKS AT LAND SOUTH OF OLD DERBY ROAD, ASHBOURNE.

Correspondence received after publication of the agenda was distributed at the meeting. This comprised correspondence received from local residents summarising concerns relating to the application in relation to the site and its hedgerow boundary, the consultation process, suspected contravention of the Appeal Decision Notice and weekend hours of construction.

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

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

RESOLVED (unanimously) That planning permission be granted subject to the applicant entering into a linking agreement to secure the original planning obligations / developer contributions approved in respect of the Outline application (13/00911/OUT) and authority be delegated to the Development Manager to impose conditions to cover the following:

1. Measures to secure biodiversity enhancements and safeguard protected species.
2. Land drainage.
3. The external appearance of the development.
4. Highway safety.
5. The delivery and management of open space / appropriate landscaping.
6. Removal of PD rights to certain plots, and;
7. Noise attenuation.

120/17 – APPLICATION NO. 17/00250/REM – APPROVAL OF RESERVED MATTERS – ERECTION OF 113 DWELLINGS (OUTLINE PERMISSION 15/00319/OUT) AT LEYS FARM, WYASTON ROAD, ASHBOURNE.

Correspondence received after publication of the agenda was distributed at the meeting. This comprised correspondence received from the architect proposing amendment to the wording of the conditions for development.

In accordance with the procedure for public participation, Mr Julian Clark (Local Resident) commented on the application and Mr Reuben Spears (Applicant) spoke in favour of the application.

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

RESOLVED That approval of the Reserved Matters application be granted subject
(unanimously) to the conditions, reasons and advisory footnotes as set out in the Officer's report and to include an additional condition for the removal of Permitted Development Rights to safeguard the character and appearance of the development and residential amenity.

121/17 – APPLICATION NO. 17/00490/FUL – RESIDENTIAL DEVELOPMENT OF 126 DWELLINGS AND ACCESS AT LAND OFF DALE ROAD SOUTH, DARLEY DALE.

This application has been withdrawn.

122/17 – INFORMATION ON ACTIVE AND CLOSED ENFORCEMENT INVESTIGATIONS

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

RESOLVED That the report be noted.
(unanimously)

123/17 - APPEALS PROGRESS REPORT

It was moved by Councillor Garry Purdy, seconded by Councillor Joyce Pawley and

RESOLVED That the report be noted.
(unanimously)

MEETING CLOSED 7.45PM

CHAIRMAN