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CENTRAL AND NORTHERN AREA PLANNING COMMITTEE

Minutes of a Meeting held on Tuesday 14 January 2014 in the Council Chamber, Town Hall, Matlock at 6.00pm

PRESENT

Councillor Garry Purdy - In the Chair

Councillors Sue Burfoot, Bob Cartwright, Ann Elliott, David Fearn, Neil Horton, Mike Longden, Jean Monks, Lewis Rose OBE, Peter Slack, Geoff Stevens, MBE, Barrie Tipping, Carol Walker, Jo Wild.

Paul Wilson (Corporate Director), Jon Bradbury (Development Control Manager), Gareth Griffiths (Senior Planning Officer), Sandra Lamb (Head of Democratic Services) and Jackie Cullen (Committee Assistant).

25 members of the public.

APOLOGIES

Apologies for absence were received from Councillors David Burton, Andrew Statham, Jacque Stevens and Philippa Tilbrook. Councillor Sue Burfoot attended as a substitute member.

271/13 – MINUTES

It was moved by Councillor Garry Purdy, seconded by Councillor Barrie Tipping and

RESOLVED

(unanimously)

That the minutes of the meeting of the Central and Northern Area Planning Committee held on 5 November 2013 be approved as a correct record.

The Minutes were signed by the Chairman.

272/13 – INTERESTS

Councillor David Fearn declared a pecuniary interest in Application No. 13/99816/FUL - Retention of boundary fence at 1 Crook Stile, Matlock. Councillor Fearn was not present during discussion and voting of this application.

273/13 - APPLICATION NO. 13/99816/FUL – RETENTION OF BOUNDARY FENCE AT 1 CROOK STILE, MATLOCK.

The Committee had visited the site prior to the meeting to assess the impact of the fence on the amenity of the street scene.

Correspondence received after publication of the agenda was circulated at the meeting and included a suggested revision to the fence as proposed, by reducing the height and colour treating it.

In accordance with the procedure for public participation, Mr John Pilkington, Agent, spoke in favour of the application.

It was moved by Councillor Burfoot, seconded by Councillor Geoff Stevens, and

RESOLVED That planning permission be granted for the revised submission as detailed in the applicant's correspondence, subject to appropriate conditions.

Reason for Decision

The Committee considered that the amended proposal overcame concerns regarding harm to the visual amenity of the street scene.

Voting	In Favour	10
	Against	3
	Abstentions	0

274/13 – APPLICATION NO. 13/00768/COND – ERECTION OF DEVELOPMENT WITHOUT COMPLIANCE WITH CONDITION 3 OF PLANNING PERMISSION WED/1184/0761 (AGRICULTURAL OCCUPANCY RESTRICTION) AT AMEYCROFT FARM, FARLEY FOR MR M SLACK

The Committee had visited the site prior to the meeting to assess the need for the retention of the agricultural worker's occupancy tie.

In accordance with the procedure for public participation, Mr Slack, Applicant, spoke in favour of the application.

It was moved by Councillor David Fearn, seconded by Councillor Carol Walker and

RESOLVED (Unanimously) That a decision be deferred to allow the applicant to carry out a more detailed assessment of the demand for the property as an agricultural worker's dwelling.

275/13 – APPLICATION NO. 13/00800/OUT – RESIDENTIAL DEVELOPMENT (OUTLINE) AT LAND OFF MOORCROFT, CHESTERFIELD ROAD, MATLOCK

Councillor David Fearn left at 7.13pm during discussion of this item.

The Committee had visited the site prior to the meeting to assess the impact of the proposed development on the open countryside, the amenity of neighbours and highway matters.

A copy of late correspondence from Derbyshire County Council, received after publication

of the agenda, was circulated at the meeting.

In accordance with the procedure for public participation, Messrs Brian Crofts and Phil Turnock, local residents, Mr Colin McAll, neighbour, and Mr Richard Benson spoke against the application. Mr Roger Yarwood, Agent, spoke in favour of the application.

Councillor Mrs Sue Burfoot spoke as Ward Member against the application. Councillor Burfoot was not present during debate or voting on this item.

It was moved by Councillor Lewis Rose OBE, seconded by Councillor Garry Purdy and

RESOLVED That authority be delegated to the Corporate Director to grant outline planning permission subject to the completion of a Section 106 Planning Obligation Agreement to secure the appropriate on-site affordable housing provision (which may also include a financial contribution towards off-site affordable housing) and any other matters that cannot be dealt with by conditions, and subject to the conditions as set out in the report.

Voting	In Favour	9
	Against	3
	Abstentions	1

The Chairman declared the motion carried.

276/13 – APPLICATION NO. 13/00771/FUL – SINGLE STORY EXTENSION AND RAISING OF RIDGE HEIGHT TO LINK ABOVE ARCHWAY AT 1 MILLFIELD COURT, MATLOCK

Councillor Rose left at 7.40pm during discussion of this item.

The Committee had visited the site prior to the meeting to assess the impact of the proposed development upon the amenity of neighbours and the character and appearance of the Lumsdale Conservation Area.

Correspondence received after publication of the agenda was circulated at the meeting.

In accordance with the procedure for public participation, Mr Robert Sharpe, Applicant, spoke in favour of the application and identified an error in the report (p33): planning permission is sought for the increase in height of the masonry at the rear of the property above the archway, and not on the front elevation. This was acknowledged by the Senior Planning Officer.

It was moved by Councillor Barrie Tipping, seconded by Councillor David Fearn and

RESOLVED

1. That planning permission be granted to increase the height of the masonry at the rear of the property, above the archway, and for raising of the ridge height by 0.6m.
2. That Planning permission be refused for a rear extension to form garage/workshop measuring 7m deep 5.5m wide and

3.95m high be refused for reasons set out in the report.

Voting	In Favour	7
	Against	3
	Abstentions	3

The Chairman declared the motion carried.

277/13 – APPLICATION NO. 13/00838/FUL – CHANGE OF USE OF LAND TO USE FOR SITING 9 NO. HOLIDAY LODGES (CHALETS) AT THE WOODYARD, HOMESFORD

Councillor Carol Walker left at 7.55pm during discussion of this item.

The Committee had visited the site prior to the meeting to assess the impact of the development on the character and appearance of the open countryside and Derwent Valley Mills World Heritage Site and highway matters.

Correspondence received after publication of the agenda was circulated at the meeting.

In accordance with the procedure for public participation, Mr Steven Walton and Mr Peter Edgar, Agent, spoke in favour of the application. Mr Hodgkinson, owner, spoke in favour of the application.

The Development Control Manager drew Members' attention to the late submission of an alternative plan

It was moved by Councillor Peter Slack, seconded by Councillor Barrie Tipping and

RESOLVED That the matter be deferred to allow for consultation with relevant Parish Councils and other parties on the amended application as outlined in the correspondence received at the meeting.

Voting	In Favour	10
	Against	2
	Abstentions	0

The Chairman declared the motion carried.

278/13 - TREES PROGRESS REPORT – DDDC APPLICATIONS

It was moved by Councillor Garry Purdy, seconded by Councillor Barrie Tipping and

RESOLVED That the report be noted.
(Unanimously)

279/13 – TREES PROGRESS REPORT - DCC APPLICATIONS

It was moved by Councillor Garry Purdy, seconded by Councillor Barrie Tipping and

RESOLVED That the report be noted.
(Unanimously)

280/13 - APPEALS PROGRESS REPORT

It was moved by Councillor Garry Purdy, seconded by Councillor Barrie Tipping and

RESOLVED That the report be noted.
(Unanimously)

MEETING CLOSED 8.08PM

CHAIRMAN