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CENTRAL AND NORTHERN AREA PLANNING COMMITTEE

Minutes of a Meeting held on Tuesday 4 March 2014 in the Council Chamber, Town Hall, Matlock at 6.00pm

PRESENT

Councillor Barrie Tipping - In the Chair

Councillors David Burton, Bob Cartwright, Ann Elliott, David Fearn, Mike Longden, Jean Monks, Lewis Rose, OBE, Peter Slack, Geoff Stevens MBE, Jacquie Stevens, Philippa Tilbrook, Carol Walker, Jo Wild.

Jon Bradbury (Development Control Manager), Gareth Griffiths (Senior Planning Officer), Helen Firth (Senior Planning Officer) and Jackie Cullen (Committee Assistant).

4 members of the public.

Councillor Irene Ratcliffe attended as a Ward Member.

APOLOGIES

Apologies for absence were received from Councillor Garry Purdy.

347/13 – MINUTES

It was moved by Councillor Jacquie Stevens, seconded by Councillor Carol Walker and

RESOLVED

(unanimously)

That the minutes of the meeting of the Central and Northern Area Planning Committee held on 4 February 2014 be approved as a correct record.

The Minutes were signed by the Chairman.

349/13 - APPLICATION NO. 13/00906/FUL – ENLARGEMENT OF EXISTING RETAIL UNIT, CHANGE OF USE AND CONVERSION OF STORAGE BUILDING TO USE CLASS B1 (OFFICE) AND 7 NO. RESIDENTIAL APARTMENTS, DEMOLITION OF WORKSHOP BUILDING AND ERECTION OF REPLACEMENT BUILDING TO ACCOMMODATE 4 NO. RESIDENTIAL APARTMENTS AND ASSOCIATED ACCESS/PARKING AT STONES OF WIRKSWORTH LTD., WOOD STREET, WIRKSWORTH FOR MR. D. & MR. A. STONE

The Committee had visited the site prior to the meeting to assess the impact of the development on the levels of employment, the amenity of neighbouring residents and the impact on the character and appearance of the Conservation Area.

In accordance with the procedure for public participation, Mr Adam Salt, a neighbour, outlined his concerns regarding the application, although he was not against the development as a whole. Mr Salt requested reassurance on the issue of siting of the bins, and regarding privacy issues.

Mrs Noleen Mallor, neighbour, spoke against the application in terms of over-development of the site and dissatisfaction with the building materials proposed.

Councillor Mrs Irene Ratcliffe spoke as Ward Member against the application primarily on concerns regarding the design of the development.

Mr Richard Pigott, agent, spoke in favour of the application.

The Senior Planning Officer advised the Committee that he had received late correspondence from the Wirksworth Civic Society via e-mail, primarily reiterating their concerns about the design of the development and its negative impact on the Conservation Area.

With reference to Mr Salt's queries, the Senior Planning Officer advised that Officers were in negotiations regarding the re-siting of the bins, which would address the neighbours' concerns. With regard to Mr Salt's privacy issue, the Committee were advised that doors and windows would consist of clear and opaque glass at different levels, with the aim of limiting visibility into neighbouring properties.

A summary of representations received was set out in the report.

It was moved by Councillor Geoff Stevens, seconded by Councillor Walker that

‘Planning permission be approved subject to the conditions out lined in the Officer Recommendation.’

A recorded vote on the proposition was requested by Councillors Bob Cartwright and Peter Slack, as follows:

Voting:

In favour Councillors Jean Monks, Geoff Stevens MBE, Jacquie Stevens, Barrie Tipping, Carol Walker and Jo Wild (6)

Against Councillors David Burton, Bob Cartwright, Ann Elliott, David Fearn, Mike Longden, Lewis Rose OBE, Peter Slack and Philippa Tilbrook (8)

Abstentions (0)

The Chairman declared the proposition LOST.

It was then moved by David Burton, MBE, seconded by Councillor David Fearn, and

RESOLVED That planning permission be refused for the following reason

The proposed development, by reason of its design and appearance, fails to adequately respond to the context of the site within the Wirksworth Conservation Area and, in this respect, fails to preserve or enhance the character and appearance of the Wirksworth Conservation Area.

Voting: In favour	8
Against	5
Abstentions	1

350/13 - APPLICATION NO. 13/00828/FUL - CHANGE OF USE OF STABLE BLOCK TO HOLIDAY ACCOMMODATION AT BAILIFFS COTTAGE FARM, TANSLEY WOOD, LUMSDALE FOR MR N ELSE

The Committee had visited the site prior to the meeting to assess the impact of the development.

It was moved by Councillor Jacquie Stevens, seconded by Councillor Carol Walker and

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

351/13 - APPLICATION NO. 13/00796/OUT - CONVERSION OF OFFICE BUILDING TO DWELLING HOUSE, DEMOLITION OF GARAGE AND ERECTION OF 6 NO. DWELLINGS AND ASSOCIATED ACCESS ROAD (OUTLINE) FOR KV AND GL SLACK LTD. UPPER LUMSDALE, MATLOCK FOR MR G SLACK

The Committee had visited the site prior to the meeting to assess the impact of the proposed development.

The Senior Planning Officer advised that following the site visit, it was proposed to add an additional condition in light of the Flood Risk Assessment, should planning permission be granted, as follows:-

Condition no. 15.

The development shall be carried out in accordance with the submitted Flood Risk Assessment dated November 2013 including the removal of the tarmac to the lower eastern part of the site and the soft landscaping of this area the details of which shall be submitted as part of the reserved matters application.

Reason no. 15.

In order to alleviate any potential flood risk in accordance with guidance contained within Part 10 of the National Planning Policy Framework.

It was moved by Councillor Jacquie Stevens, seconded by Councillor Peter Slack and

RESOLVED That planning permission be granted subject to the conditions as set
(Unanimously) out in the report and the additional condition as set out above.

352/13 - TREES PROGRESS REPORT – DDDC APPLICATIONS

It was moved by Councillor Carol Walker, seconded by Councillor Jo Wild and

RESOLVED That the report be noted.
(Unanimously)

353/13 – TREES PROGRESS REPORT - DCC APPLICATIONS

It was moved by Councillor Carol Walker, seconded by Councillor Geoff Stevens MBE and

RESOLVED That the report be noted.
(Unanimously)

354/13 - APPEALS PROGRESS REPORT

It was moved by Councillor Carol Walker, seconded by Councillor Jacquie Stevens and

RESOLVED That the report be noted.
(Unanimously)

MEETING CLOSED 7.03PM

CHAIRMAN