



This information is available free of charge in electronic, audio, Braille and large print versions on request.

For assistance in understanding or reading this document or specific information about these Minutes please call Democratic Services on 01629 761133 or e-mail committee@derbyshiredales.gov.uk

CENTRAL AND NORTHERN AREA PLANNING COMMITTEE

Minutes of a Meeting held on Tuesday 3 June 2014 in the Council Chamber, Town Hall, Matlock at 6.00pm

PRESENT

Councillor Garry Purdy - In the Chair

Councillors David Burton, Bob Cartwright, David Fearn, Neil Horton, Mike Longden, Jean Monks, Mike Ratcliffe, Lewis Rose OBE, Andrew Statham, Geoff Stevens MBE, Jacquie Stevens, Philippa Tilbrook, Barrie Tipping, Judith Twigg, Carol Walker, Jo Wild.

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

33 members of the public.

Councillor Irene Ratcliffe attended as Ward Member.

APOLOGIES

Apologies for absence were received from Councillor Ann Elliott. Councillor Judith Twigg attended as Substitute Member.

13/14 – 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 6 May 2014 be approved as a correct record.

The Minutes were signed by the Chairman.

The Chairman agreed to amend the order of the Agenda to enable Application No. 14/00133/FUL – 3 NO. PITCH TRAVELLER SITE AT THE WOODYARD, HOMESFORD, to be considered next.

14/14 - APPLICATION NO. 14/00133/FUL – 3 NO. PITCH TRAVELLER SITE AT THE WOODYARD, HOMESFORD

Councillor David Fearn arrived at 6.04pm during discussion of this item.

The Committee had visited the site previously under a separate application.

In accordance with the procedure for public participation, Councillor Mrs Irene Ratcliffe spoke against the application as Ward Member, Trustee of Derwent Valley Mills Heritage Site, Chair of Cromford Canal Partnership, Chair of Derwent Valley Community Rail Partnership and Council Member of the Arkwright Society; Mrs Carol Easton, on behalf of Cromford Parish Council, Mr Stephen Walton, local resident, and Mrs Bridges, Neighbour, spoke against the application. Mr Roger Yarwood, Agent for the Applicant, spoke in favour of the application.

Correspondence received from Cromford Parish Council after preparation of the Agenda was circulated at the meeting.

It was moved by Councillor Lewis Rose, OBE, seconded by Councillor Carol Walker and

RESOLVED That temporary planning permission for a period of 3 years from the date of first occupation of the site be granted subject to the conditions as set out in the report.

Councillor Mike Ratcliffe requested a recorded vote, seconded by Councillor Barrie Tipping:

Voting:

In favour	Councillors N Horton, M Longden, J Monks, L Rose OBE, A Statham, G Stevens MBE, J Stevens, P Tilbrook, B Tipping, J Twigg and C Walker (11)
Against	Councillors D Burton, B Cartwright, D Fearn, G Purdy, M Ratcliffe and J Wild (6)
Abstentions	0

The Chairman declared the motion carried.

15/14 – APPLICATION NO. 14/00214(FUL) – ALTERATION AND EXTENSION TO PROVIDE RETAIL PREMISES AND ASSOCIATED FACILITIES AT MIDLANDS CO-OP, BAILEYCROFT GARAGE, HARRISON DRIVE, WIRKSWORTH

The Committee had visited the site prior to the meeting to assess the impact of the development upon the vitality of Wirksworth Town Centre.

In accordance with the procedure for public participation, Mr James Boon, Architect for the scheme, spoke in favour of the application.

Correspondence received after preparation of the Agenda was circulated at the meeting.

It was moved by Councillor Mike Ratcliffe, seconded by Councillor David Fearn and

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

**16/14 - APPLICATION NO. 14/00146/FUL – ERECTION OF FENCE AT MANOR VIEW,
75 HIGH STREET, BONSALE**

Councillor Lewis Rose left the meeting at 7.35pm prior to discussion of this item.

The Committee had visited the site prior to the meeting to assess the impact that the proposal will have on the surrounding area.

It was moved by Councillor David Burton, seconded by Councillor Geoff Stevens MBE and

RESOLVED That planning permission be refused for the reasons set out in the
(Unanimously) report, but that the applicant be afforded an opportunity to enter into negotiations with the Planning Department in order to facilitate a compromise.

**17/14 – APPLICATION NO. 14/00169/FUL – INSERTION OF TWO WINDOWS AT 4
HIGH STREET, BONSALE**

The Committee had visited the site prior to the meeting to assess the impact that the proposal would have on the surrounding area.

Correspondence received from the Applicant after preparation of the Agenda was circulated at the meeting.

The Senior Planning Officer advised the Committee that the plans on display at the meeting were not the current plans under consideration but that these had been reviewed on site. He explained the differences to the displayed plan.

It was moved by Councillor Jean Monks, seconded by Councillor Judith Twigg and

RESOLVED That planning permission be granted for the following reason:-
The insertion of the windows would not be harmful to the character and appearance of the building or Bonsale Conservation Area.

Voting: In favour: 13
Against: 3

The Chairman declared the motion carried.

**18/14 – APPLICATION NO. 14/00202/FUL – ERECTION OF GARAGE AT BELLE VUE
HOUSE, WATERLOO ROAD, MATLOCK BATH**

The Committee had visited the site prior to the meeting to assess the impact that the proposal would have on the surrounding area.

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

It was moved by Councillor Geoff Stevens, MBE, seconded by Councillor Neil Horton and

RESOLVED That planning permission be granted for the reason set out below:

The size, design, appearance and materials of construction of the proposed garage will not have a detrimental impact on the character and appearance of Matlock Bath.

Voting:	In favour	15
	Against	0
	Abstentions	1

The Chairman declared the motion carried.

19/14 – APPLICATION NO. 13/00768/VCOND – RETENTION OF DEVELOPMENT WITHOUT COMPLIANCE WITH CONDITION 3 OF PLANNING PERMISSION WED/1184/0761 (AGRICULTURAL OCCUPANCY RESTRICTION) AT AMEYCROFT FARM, FARLEY

Councillors Andrew Statham and Judith Twigg left at 8.15pm during discussion of this item.

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

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

It was moved by Councillor Bob Cartwright, seconded by Councillor Carol Walker and

RESOLVED That subject to the legal agreement for a financial contribution to affordable housing, that permission be granted to vary Condition 3 of outline planning permission WED/1184/0761, for the reasons set out in the report.

Councillor David Fearn requested a recorded vote, seconded by Councillor Barrie Tipping:

Voting:

In favour	Councillors B Cartwright, N Horton, M Longden, J Monks, G Purdy, J Stevens, P Tilbrook, C Walker and J Wild (9)
Against	Councillors D Burton, D Fearn, M Ratcliffe and G Stevens MBE, and B Tipping (5)
Abstentions	0

The Chairman declared the motion carried.

20/14 – MOTION TO CONTINUE

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

RESOLVED That, in accordance with Rule of Procedure 13, the meeting continue
(Unanimously) beyond 2 ½ hours to enable the business on the agenda to be concluded.

21/14 - TREES PROGRESS REPORT – DDDC APPLICATIONS

It was moved by Councillor Garry Purdy, seconded by Councillor Carol Walker and

RESOLVED That the report be noted.
(Unanimously)

22/14 – TREES PROGRESS REPORT - DCC APPLICATIONS

It was moved by Councillor Garry Purdy, seconded by Councillor Carol Walker and

RESOLVED That the report be noted.
(Unanimously)

23/14 - APPEALS PROGRESS REPORT

It was moved by Councillor Garry Purdy, seconded by Councillor Carol Walker and

RESOLVED That the report be noted.
(Unanimously)

MEETING CLOSED 8.35PM

CHAIRMAN