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CENTRAL AND NORTHERN AREA PLANNING COMMITTEE

Minutes of a Meeting held on Tuesday 3 March 2015 in the Council Chamber, County Hall, Matlock at 6.00pm

PRESENT

Councillor Garry Purdy - In the Chair

Councillors Sue Burfoot, Bob Cartwright, Tom Donnelly, Ann Elliott, David Fearn, Neil Horton, Mike Longden, Peter Slack, Andrew Statham, Geoff Stevens MBE, Jacquie Stevens, Philippa Tilbrook, Barrie Tipping and Carol Walker.

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

15 members of the public.

APOLOGIES

Apologies for absence were received from Councillors David Burton, Jean Monks, Mike Ratcliffe, Lewis Rose, OBE, and Joanne Wild. Councillors Sue Burfoot, Tom Donnelly and Peter Slack attended as Substitute Members.

275/14 – 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 3 February 2015 be approved as a correct record.

The Minutes were signed by the Chairman.

276/14 - INTERESTS

Councillor Sue Burfoot advised the Committee that she would withdraw from the discussion and voting on Item 4.4 – APPLICATION NO. 14/00519(FUL) HAND CAR WASH, STORAGE CONTAINER AND FENCING AT LAND ADJACENT TO PEAK VILLAGE OUTLET, ROWSLEY, as she wished to avoid any opportunity of her comments being construed as biased.

277/14 – APPLICATION NO. 14/00889/FUL – EXTENSIONS TO AGRICULTURAL BUILDING, LAND OFF ALDERS LANE, TANSLEY

The Committee had visited the site prior to the meeting to assess the impact of the development upon the locality and upon the amenity of neighbouring residents.

Correspondence received after publication of the Agenda was distributed at the meeting. This comprised a formal response from the Environmental Health Officer regarding hours of operation. The Senior Planning Officer advised the Committee that as farming was already operating on the site, the hours recommended were unreasonable and as such, the suggestion would not be taken forward in the conditions proposed.

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

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

278/14 – APPLICATION NO. 14/00843/FUL – ERECTION OF DWELLING AND DETACHED GARAGE (RESUBMISSION OF PLANNING APPLICATION 14/000126/FUL), LAND TO THE REAR OF WHITELEAS, OAKSEDGE LANE, TANSLEY

The Committee had visited the site prior to the meeting to allow Members to assess the impact of the proposed development on the character and appearance of the area.

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

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

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

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

279/14 – APPLICATION NO. 14/00819/FUL – TWO SEMI-DETACHED DWELLINGS AT BARNS CROFT, CANTERBURY ROAD, WIRKSWORTH

The Committee had visited the site prior to the meeting to allow Members to assess the impact of the proposed development on the character and appearance of the area and the amenity of neighbouring residents.

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

It was moved by Councillor Sue Burfoot, seconded by Councillor David Fearn and

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

Voting:

For 13

Against 2

Abstentions 0

The Chairman declared the motion carried.

280/14 – APPLICATION NO. 14/00519/FUL – HAND CAR WASH, STORAGE CONTAINER AND FENCING AT LAND ADJACENT TO PEAK VILLAGE OUTLET, ROWSLEY

Councillor Sue Burfoot was not present during discussion and voting of this item.

The Committee had visited the site prior to the meeting to allow Members to assess the impact of the proposal on the character and appearance of the area and the amenity of neighbouring residents.

In accordance with the procedure for public participation, David Wilson, applicant, spoke in favour of the application.

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

It was moved by Councillor Tom Donnelly, seconded by Councillor Mike Longden and

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

281/14 – APPLICATION NO. 14/00820(FUL) – REDEVELOPMENT OF SITE TO PROVIDE RESTAURANT/FOOD TAKEAWAY AND BULK WINE RETAIL STORE WITH ASSOCIATED PARKING (REVISIONS TO PLANNING PERMISSION 14/00249/FUL) AT BAKEWELL ROAD, MATLOCK

The Committee had visited the site prior to the meeting to allow Members to assess the impact of the proposal on the character and appearance of the area.

This application was a resubmission of planning permission 14/00249/FUL for the redevelopment of site to provide restaurant/food takeaway and bulk wine retail store with associated parking. However, the current application had been submitted to include part of the roadside verge.

Following discussions with Officers the applicant had agreed some modifications to the submitted application and these were outlined for the benefit of the Committee.

It was moved by Councillor Geoff Stevens, MBE, seconded by Councillor Peter Slack and

RESOLVED That planning permission be granted subject to the conditions set out
(unanimously) in the report, with an amendment to Condition 4(iv), as follows

Full details of the appearance and colour of the barrier to be agreed with Officers prior to the commencement of the development.'

282/14 – APPLICATION NO. 14/00882/FUL – CHANGE OF USE OF DWELLING HOUSE TO OFFICE (USE CLASS B1) AND ERECTION OF DETACHED GARAGE AT 10 IMPERIAL ROAD, MATLOCK

The Committee had visited the site prior to the meeting to allow Members to assess the impact of the proposal on the character and appearance of the area.

In accordance with the procedure for public participation, Sylvia Netley and Martin Cater, local residents, and Mr T Curry, neighbour, spoke against the application. Mr Simon Pass, Applicant, spoke in favour of the application.

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

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

The introduction of an office building, due to the increased noise and general disturbance associated with increased levels of activity from comings and goings, will have a detrimental impact on the residential amenity of the area and, as such, the proposal is contrary to policies SF1, EDT5 and EDT6 of the Adopted Derbyshire Dales Local Plan (2005).

Voting:

For	14
Against	1
Abstentions	0

The Chairman declared the motion defeated.

283/14 - APPEALS PROGRESS REPORT

It was moved by Councillor Carol Walker, seconded by Councillor Barrie Tipping and

RESOLVED That the report be noted.
(unanimously)

MEETING CLOSED 7.27PM

CHAIRMAN