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CENTRAL AND NORTHERN AREA PLANNING COMMITTEE

Minutes of a Meeting held on Wednesday 15 April 2015 in the Council Chamber, Town Hall, Matlock at 6.00pm

APPOINTMENT OF CHAIRMAN

It was moved by Councillor Geoff Stevens, MBE, seconded by Councillor Mike Ratcliffe and

RESOLVED (unanimously) That in the absence of the Central and Northern Area Planning Committee's elected Chairman and Vice Chairman, Councillor Albert Catt be elected as Chairman for this meeting.

PRESENT

Councillor Albert Catt - In the Chair

Councillors David Burton, Bob Cartwright, Tom Donnelly, Ann Elliott, David Fearn, Neil Horton, Jean Monks, Mike Ratcliffe, Lewis Rose, OBE, Andrew Statham, Geoff Stevens MBE, Jacquie Stevens, Philippa Tilbrook and Judith Twigg.

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

Councillor Colin Swindell attended as Ward Member.

26 members of the public.

APOLOGIES

Apologies for absence were received from Councillors Mike Longden, Garry Purdy, Barrie Tipping, Carol Walker and Jo Wild. Councillors Albert Catt, Tom Donnelly and Judith Twigg attended as Substitute Members.

334/14 – MINUTES

It was moved by Councillor Albert Catt, seconded by Councillor Geoff Stevens, MBE, and

RESOLVED (unanimously) That the minutes of the meeting of the Central and Northern Area Planning Committee held on 3 March 2015 be approved as a correct record.

The Minutes were signed by the Chairman.

335/14 – APPLICATION NO. 14/00847/FUL – 26 DWELLINGS INCLUDING GARAGES AND INFRASTRUCTURE AT LAND OF MOORCROFT, MATLOCK

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.

In accordance with the procedure for public participation, Mr John Evans, local resident, commented on the application, with particular reference to the provision of play spaces and equipment, and Mr Ray Essen, local resident, commented on the application, with particular reference to his concerns over a flood risk assessment.

Details of correspondence received after publication of the Agenda was distributed at the meeting.

The Committee was advised that the site referred to in paragraph one of the report should read 'some 1ha in size', and not 0.1ha.

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

RESOLVED That consideration of the application be deferred for the reasons set
(unanimously) out below:

Reasons:

1. To enable Officers to negotiate with the Developer on the density of the proposed site, with a view to reducing the number of properties in order to accommodate an appropriate play space;
2. To amend the siting of Plot 24 to increase the distance between it and the existing adjoining bungalow.

336/14 – APPLICATION NO. 14/00436/FUL – RESIDENTIAL DEVELOPMENT OF 64 DWELLINGS WITH ASSOCIATED INFRASTRUCTURE AT LAND AT BENTLEY BRIDGE, MATLOCK

The Committee 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 residential amenity of neighbours.

In accordance with the procedure for public participation, Christine and Alan Piper, local residents and members of the Lumsdale Project Committee, spoke against the application and Mr Jonathan Wildgoose, Applicant, spoke in favour of the application.

It was moved by Councillor Jacquie Stevens, seconded by Councillor Lewis Rose OBE and

RESOLVED That authority be delegated to the Development Manager to grant planning permission subject to the completion of a Section 106 (unanimously) Planning Obligation Agreement to secure the appropriate on-site and off-site affordable housing provision (having regard to the requirements of planning application 14/00482/OUT), a financial contribution towards education facility provision, open space/play area provision and any other matters that cannot be dealt with by conditions, and subject to the conditions as set out in the report, and with an additional condition as set out below:-

30. That full details of the lighting scheme be submitted for approval prior to commencement of the development.

337/14 – APPLICATION NO. 14/00890/OUT – ERECTION OF FOUR HOUSES (OUTLINE) ON LAND OFF OAK TREE GARDENS, TANSLEY

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, Mr Andy Cameron, local resident, spoke against the application; Mrs V Raynes, local resident, commented on the application with particular reference to drainage strategy, and Mr Joe Woods, Applicant, spoke in favour of the application.

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

It was moved by Councillor David Burton, seconded by Councillor Jacquie Stevens and

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

338/14 – APPLICATION NO. 15/00022/FUL – ERECTION OF DWELLING AT LAND ADJACENT TO IVY HOUSE, NOTTINGHAM ROAD, TANSLEY

Councillor Judith Twigg left the meeting prior to discussion 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, Mrs V Raynes, local resident and Mr Ray Vaughan, Agent, spoke in favour of the application.

It was moved by Councillor Jacquie Stevens, seconded by Councillor David Burton and

- RESOLVED**
1. That planning permission be granted for the reason set out below;
 2. That authority be delegated to the relevant Officers to attach a list of conditions appropriate to the development of this particular building.

Reason:

That this development would have no adverse impact on the setting of the listed building

Voting:

For	12
Against	2
Abstentions	0

The Chairman declared the motion carried.

339/14 – APPLICATION NO. 15/00026/FUL – SINGLE/TWO STOREY EXTENSIONS AND CHANGE OF USE OF OUTBUILDING TO DOMESTIC ACCOMMODATION AT BURNSIDE, THE DALE, BONSALE

Councillor Lewis Rose, OBE left the meeting at 8.00pm prior to discussion of this item, and Councillor Neil Horton left at 8.03pm during discussion 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 Conservation Area.

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

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

It was moved by Councillor David Fearn, seconded by Councillor Jean Monks and

RESOLVED That planning permission be granted subject to the conditions set out (unanimously) in the report, as well as the additional conditions proposed by the Conservation Officer.

340/14 – APPLICATION NO. 15/00017/FUL – ERECTION OF BUNGALOW AND REBUILDING/EXTENSION OF OUTBUILDING TO FORM GARAGE AND ASSOCIATED ACCESS ON LAND ADJACENT TO IVONBROOK HOUSE, EVERSLEIGH RISE, DARLEY BRIDGE

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, Councillor Colin Swindell, as Ward Member, and Geoffrey Green, Applicant, spoke in favour of the application

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

RESOLVED
(unanimously)

1. That planning permission be granted for the reason set out below;
2. That authority be delegated to the relevant Officers to attach a list of conditions appropriate to the development of this particular building;
3. That the conditions include one to prevent alteration or extension of the existing outbuilding as agreed by the applicants.

Reason

This development would not be harmful to the character and appearance of the area and would fit in well with the streetscene.

341/14 - MOTION TO CONTINUE

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

RESOLVED
(unanimously)

That, in accordance with Rule of Procedure 13, the meeting continue beyond 2½ hours to enable the business on the agenda to be concluded.

342/14 – APPLICATION NO. 15/00032/FUL – SINGLE/TWO STOREY EXTENSIONS AT ISIS, MOOR LANE, DARLEY DALE

The Committee had visited the site prior to the meeting to allow Members to assess the impact of the proposal on the amenity of neighbours in terms of overlooking, overshadowing and density of the development.

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

RESOLVED
(unanimously)

That planning permission be granted subject to the conditions set out in the report.

343/14 – APPLICATION NO. 14/00866/FUL – PARTIAL CONVERSION OF FORMER HOTEL TO CREATE 4 FLATS WITH ASSOCIATED DEMOLITION AND RECONSTRUCTION OF FIRST FLOOR FRONT EXTENSION AND EXTERNAL ALTERATIONS INCLUDING REAR FIRE ESCAPE AT 76 JACKSON ROAD, MATLOCK, DERBYSHIRE

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 Conservation Area and the amenity of neighbouring residents.

In accordance with the procedure for public participation, Mr Mark Arnold, Applicant, spoke in favour of the application and Mr John Mallinder, neighbour, spoke against the application.

Correspondence received after publication of the Agenda was distributed at the meeting. This comprised a petition from eight local residents supporting the application, and a letter from a Derbyshire resident supporting the re-use of this period building.

It was moved by Councillor Geoff Stevens, MBE, seconded by Councillor Tom Donnelly, and

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

344/14 - APPEALS PROGRESS REPORT

The following updates were given verbally at the meeting:

Items reference ENF/13/00083 & 13/00594/FUL (combined) had been withdrawn by the Appellant, who now had to comply with the enforcement notice and had agreed to meet part of the Council's costs in defending this case.

The Public Inquiry in respect of Item reference 14/00089/OUT was due to start on Tuesday 21 April 2015.

Item reference 14/00538/AGR had been dismissed.

It was moved by Councillor Jacquie Stevens, seconded by Councillor Tom Donnelly and

RESOLVED That the report be noted.
(unanimously)

MEETING CLOSED 8.45PM

CHAIRMAN