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## **PLANNING COMMITTEE**

### **Minutes of a Meeting held on Tuesday 14 July 2015 in the Council Chamber, Town Hall, Matlock at 6.00pm**

#### **PRESENT**

Councillor Garry Purdy - In the Chair

Councillors Jason Atkin, Deborah Botham, Sue Bull, Sue Burfoot, Albert Catt, Tom Donnelly, Richard FitzHerbert, Helen Froggatt, Neil Horton, Tony Millward, BEM, Tony Morley, Mike Ratcliffe, Lewis Rose, OBE and Andrew Statham.

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

Councillors Martin Burfoot and Ann Elliott attended as Ward Members.

29 members of the public.

#### **APOLOGIES**

Apologies for absence were received from Councillors Richard Bright and Peter Slack. Councillor Deborah Botham attended as Substitute Member.

#### **56/15 – MINUTES**

It was moved by Councillor Garry Purdy, seconded by Councillor Tony Millward, BEM, and

#### **RESOLVED** (unanimously)

That the minutes of the meeting of the Planning Committee held on 24 June 2015 be approved as a correct record.

The Minutes were signed by the Chairman.

#### **57/15 – APPLICATION NO. 15/00206/FUL – REPLACEMENT OF BAND HALL WITH 5 APARTMENTS AT THE HALL, JACKSON ROAD, MATLOCK**

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

In accordance with the procedure for public participation, the following spoke against the application:-

Mr S Christensen-Black, neighbour  
Mrs A Christensen-Black, neighbour  
Peter Hooper, local resident  
Lynne Thornley, neighbour  
Abigail List, neighbour  
Jackie Cass, neighbour  
Mark Cass, neighbour  
Mr Taylor, neighbour  
Councillor Martin Burfoot, Ward Member for Matlock All Saints

Ron Wood, local resident and Dave Mowle, Agent, spoke in favour of the application

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

The Senior Planning Officer drew Members' attention to the proposed alterations to Conditions 9,10,12,13 and 14 in light of the late correspondence, as circulated at the meeting. A further condition was proposed that samples of obscure glass to be used, together with sample window openings, be submitted for approval prior to commencement of the works.

It was moved by Councillor Albert Catt, seconded by Councillor Mike Ratcliffe and

**RESOLVED**

1. That planning permission be granted subject to the conditions set out in the report, as amended and set out in the late correspondence.
2. That an additional condition be included as follows:-

Condition 13. Prior to commencement of the development samples of the obscure glass for windows and sample window openings be submitted to and agreed in writing by the Local Planning Authority. Works shall be completed in accordance with the agreed details.

**Voting:**

|                    |    |
|--------------------|----|
| <b>For</b>         | 13 |
| <b>Against</b>     | 2  |
| <b>Abstentions</b> | 0  |

**58/15 – APPLICATION NO. 15/00208/FUL – PROPOSED HORSE TRAINING AREA AND HARDSTANDING AT NORTH PARK FARM, WHITWORTH ROAD, DARLEY DALE**

The Committee had visited the site prior to the meeting due to the level of public interest and the planning history of the site.

In accordance with the procedure for public participation, Mr Jonathan Wood spoke against the application, and Helen Lowe, Applicant, spoke in favour of the application.

It was moved by Councillor Tony Millward, seconded by Councillor Tom Donnelly and

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

**59/15 – APPLICATION NO. 15/00245/FUL – RESIDENTIAL DEVELOPMENT OF UP TO 10 DWELLINGS (OUTLINE) AT LAND OFF NOTTINGHAM ROAD, TANSLEY**

The Committee had visited the site prior to the meeting to assess the impact of the proposal upon the character and appearance of the open countryside, highway safety and ecological matters.

In accordance with the procedure for public participation, Vicky Raynes, Tansley Parish Council, spoke against the application, and Roger Yarwood, Agent, spoke in favour of the application.

The Development Manager acknowledged an error in the report under Item 3, Sustainability, and advised Members that there is no shop in Tansley

It was moved by Councillor Mike Ratcliffe, seconded by Councillor Lewis Rose, OBE, and

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

**Voting:**

|             |    |
|-------------|----|
| For         | 14 |
| Against     | 1  |
| Abstentions | 0  |

**60/15 – APPLICATION NO. 15/00276/OUT – ERECTION OF DWELLING (OUTLINE) LAND TO THE WEST OF FIELD HOUSE, STARH LANE, TANSLEY**

Councillor Lewis Rose OBE left the meeting at 7.40pm 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 landscape character.

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

It was moved by Councillor Tony Morley, seconded by Councillor Tom Donnelly and

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

**Voting:**

|             |    |
|-------------|----|
| For         | 13 |
| Against     | 0  |
| Abstentions | 1  |

**61/15 – APPLICATION NO. 15/00305/OUT – RESIDENTIAL DEVELOPMENT OF UP TO 20 DWELLINGS (OUTLINE) AT FORMER HARVEY DALE QUARRY, DALE ROAD, MATLOCK**

In accordance with the procedure for public participation, Janet Hodson, Agent, spoke in favour of the application.

Correspondence received after publication of the agenda was distributed at the meeting; this comprised a letter from Derbyshire Wildlife Trust requesting a condition with regard to the submission of a Landscape and Ecological Management Plan, correspondence from the Local Highway Authority regarding additional conditions in respect of various issues, including access arrangements and bin storage, and a comment from Derbyshire County Council regarding additional conditions in respect of water drainage.

It was moved by Councillor Tony Millward, seconded by Councillor Sue Burfoot and

**RESOLVED** That planning permission be granted subject to the conditions set out in the report, with extra conditions in light of the late correspondence, covering landscape and ecological management, drainage and highway matters.

**Voting:**

|             |    |
|-------------|----|
| For         | 13 |
| Against     | 1  |
| Abstentions | 0  |

**62/15 – APPLICATION NO. 15/00341/FUL – CONVERSION AND REDEVELOPMENT OF FORMER SCHOOL TO CREATE EXTRA CARE COMMUNITY FACILITY – REVISED DESIGN OF RESIDENTIAL BLOCKS A AND B COMPRISING 35 UNITS AND INCORPORATING CARE OFFICE AT ST ELPHIN’S SCHOOL, DALE ROAD SOUTH, DARLEY DALE**

It was moved by Councillor Albert Catt, seconded by Councillor Jason Atkin, and

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

**63/15 – APPEALS PROGRESS REPORT**

It was moved by Councillor Garry Purdy, seconded by Councillor Tony Millward, BEM, and

**RESOLVED** That the report be noted.  
(unanimously)

**MEETING CLOSED 8.06PM**

**CHAIRMAN**