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PLANNING COMMITTEE

Minutes of a Meeting held on Tuesday 16 June 2015 at 6.00pm at Ashbourne Elim Pentecostal Church, Ashbourne.

PRESENT

Councillor Garry Purdy - In the Chair

Councillors Jason Atkin, Richard Bright, Sue Bull, Sue Burfoot, Albert Catt, Phil Chell, Tom Donnelly, Graham Elliott, Neil Horton, Tony Millward, Tony Morley, Mike Ratcliffe, Lewis Rose, OBE, Mark Salt, Peter Slack and Andrew Statham.

Paul Wilson (Corporate Director), Sandra Lamb (Head of Corporate Services), Jon Bradbury (Development Manager), Bill Shaw (Senior Planning Officer), Chris Whitmore (Area Planning Officer) and Jackie Cullen (Committee Assistant).

127 members of the public.

APOLOGIES

Apologies for absence were received from Councillors Richard FitzHerbert and Helen Froggatt. Councillors Phil Chell and Mark Salt attended as Substitute Members.

19/15 – MINUTES

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

RESOLVED (unanimously)

That the minutes of the Southern Area Planning Committee held on 14 April 2015 and the Central and Northern Area Planning Committee held on 15 April 2015 be approved as a correct record.

The Minutes were signed by the Chairman.

The Chairman agreed to amend the order of business at this point to enable item 4.2 to be heard first.

20/15 – APPLICATION NO. 15/00181(FUL) – CHANGE OF USE OF LAND TO TRAVELLER SITE WITH 4 NO. FAMILY PITCHES AT WATERY LANE, ASHBOURNE

The Committee visited the site prior to the meeting to enable Members of the Planning Committee to fully appreciate the issues involved.

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

Councillor Lucy Green, Chair of Ashbourne Town Council Planning Committee
Councillor Chris Walker, Chair of Offcote & Underwood Parish Council
Councillor Simon Spencer, County Councillor for Dovedale Division
Mr Peter Fox, local resident
Susan Bramley, local resident
Danny Moon, local resident
Graham Elliott, local resident representing Ashbourne Allotment Association

Siobhan Spencer, Applicant, spoke in favour of the application.

Copies of correspondence received after publication of the Agenda were distributed at the meeting; and Members were advised that pursuant to the comments in a letter outlined in the late correspondence, Derbyshire County Council's Director of Property maintained Council's objection.

The Corporate Director clarified two points within the report. Firstly, on page 33 of the report, comments summarised in paragraph 4 are the applicant's response to the comments from the Highway Authority and Derbyshire County Council's Group Manager (Estates) hence the reason why they are summarised in the section 'The Application'.

Secondly, in paragraph 6, page 34, again such comments are the applicant's summary of a meeting held with representatives of Derbyshire County Council. However, such a meeting was not in relation to the application proposal.

The Chairman adjourned the meeting for 10 minutes to enable Members of the public to attend to vehicular obstructions.

It was moved by Councillor Tom Donnelly and seconded by Councillor Tony Millward that Planning permission be refused for the following reason

Reason

The Government's publication "Designing Gypsy and Traveller Sites – Good Practice Guide", Chapter 3, paragraph 3.3 states, inter alia: "Sites should not be situated near refuse sites..."

The Corporate Director advised the Committee that this document was Good Practice Guidance only, not policy, and that the policy referred to within this document had been superseded in 2012 by the DCLG publication 'Planning Policy for Traveller Sites, Policy H:Determining Planning Applications for Traveller Sites', which should be read in conjunction with the National Planning Policy Framework

The Chairman ruled that the motion was unsubstantiated in planning terms.

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

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

A recorded vote on the proposition was requested by Councillor Tony Millward and seconded by Councillor Garry Purdy, as follows:

Voting:

In favour Councillors Jason Atkin, Sue Burfoot, Albert Catt, Neil Horton, Tony Morley, Garry Purdy, Mike Ratcliffe, Lewis Rose, OBE, Peter Slack and Andrew Statham. (10).

Against Councillors Richard Bright, Sue Bull, Phil Chell, Tom Donnelly, Graham Elliott, Tony Millward and Mark Salt. (7)

Abstentions (0).

The Chairman declared the motion carried.

21/15 - APPLICATION NO. 14/00796/FUL – CREATION OF JEWELLERY DESIGN CENTRE OF EXCELLENCE INCORPORATING WORKSHOP, EDUCATIONAL AND RETAIL USES AND ASSOCIATED CAR PARKING AND LANDSCAPING AT LAND NORTH OF KNOCKERDOWN INN, KNOCKERDOWN, CARSINGTON

The Committee visited the site prior to the meeting to enable them to fully appreciate the issues involved.

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

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

Chris Stait, local resident
Pat Horrocks, local resident
Jonathon Grant-Nicholas

The following spoke in favour of the application:-

Councillor Simon Spencer, County Councillor for Dovedale Division
Paul Roden, Chair of Visit Peak District & Derbyshire
Paul Hicking, Ecologist
Alex Millward, local resident
Jonathan Jenkin, Agent

It was moved by Councillor Albert Catt, seconded by Councillor Tony Millward and

RESOLVED That planning permission be granted subject to appropriate conditions, including an archaeological survey.

Reason for decision

The proposal will deliver economic benefits and support a prosperous rural economy which outweigh, in the planning balance, the disadvantages of its remote location and harm to the countryside.

Voting:

For	10
Against	7
Abstentions	0

The Chairman declared the motion carried.

22/15 – MOTION TO CONTINUE

It was moved by Councillor Tony Millward, seconded by Councillor Lewis Rose, OBE, and

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

23/15 – APPLICATION NO. 15/00229/FUL – REPLACEMENT DWELLING AT CULLAND VIEW, HOARGATE LANE, HOLLINGTON

The Committee visited the site prior to the meeting to enable Members to assess the impact of the development on the surrounding area and the amenity/privacy of the occupants of neighbouring dwellings.

In accordance with the procedure for public participation, Jo-Ann Sherry-Davies, neighbour, spoke against the application.

It was moved by Councillor Richard Bright, seconded by Councillor Sue Burfoot

That planning permission be refused for the following reason:

Reason

That the proposed development is too large and would have an overbearing and over-shadowing impact on the adjacent dwelling, thereby harming the amenity of the neighbouring residents.

Voting

For	5
Against	11
Abstentions	1

The Chairman declared the motion defeated.

It was moved by Councillor Lewis Rose, OBE, seconded by Councillor Tony Morley and

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

Voting

For	11
Against	5
Abstentions	1

The Chairman declared the motion carried.

24/15 - APPEALS PROGRESS REPORT

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

RESOLVED That the report be noted.
(unanimously)

MEETING CLOSED – 8.46 PM

Chairman