



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

PLANNING COMMITTEE

Minutes of a Meeting held on Tuesday 12 March 2019 at 6.00pm at The Venue, Wyaston Road, Ashbourne.

PRESENT

Councillor Garry Purdy - In the Chair

Councillors Jason Atkin, Sue Bull, Sue Burfoot, Albert Catt, Tom Donnelly, Ann Elliott, Graham Elliott, Richard FitzHerbert, Dermot Murphy, Lewis Rose OBE, Peter Slack and Joanne Wild.

Katie Hamill (Solicitor), Chris Whitmore (Principal Planning Officer), Andrew Stock (Senior Planning Officer) and Jackie Cullen (Committee Assistant).

17 members of the public.
1 member of the Press.

APOLOGIES

Apologies for absence were received from Councillor Tony Morley. Councillor Ann Elliott attended as Substitute Member.

377/18 – MINUTES

It was moved by Councillor Garry Purdy, seconded by Councillor Jason Atkin and

RESOLVED That the minutes of the Planning Committee held on 05 February (unanimously) 2019 be approved as a correct record.

The Minutes were signed by the Chairman.

378/18 – INTERESTS

Councillor Lewis Rose OBE wished it to be noted that although he had no prejudicial interest in Item 4.1 on the Agenda - Application No. 18/01261/Rem – Reserved Matters For The Erection Of One Dwelling (Outline Planning Application 15/00276/Out) At Land To The West Of Field House, Starth Lane, Tansley - he felt it in the best interests of the Committee and himself that he withdraw from debate on this item. Cllr Rose left the room during discussion of and voting on this item.

379/18 – APPLICATION NO. 18/01261/REM – RESERVED MATTERS FOR THE ERECTION OF ONE DWELLING (OUTLINE PLANNING APPLICATION 15/00276/OUT) AT LAND TO THE WEST OF FIELD HOUSE, STARTH LANE, TANSLEY

The Committee visited the site prior to the meeting to allow Members to consider the appropriateness of the appearance, layout and scale of the proposed dwelling, the site access and associated landscaping and the impact of the development on the local environment.

Correspondence received after publication of the agenda was distributed at the meeting. This comprised a note of comments received from the Local Highway Authority regarding the revisions to the parking and manoeuvring area and turntable, together with note of their acceptance of Condition 2 in the Officer's Recommendation regarding the maintenance of the parking and turntable.

In accordance with the procedure for public participation Mr Stephen Priest (local resident) spoke against the application and Mr John Harrison (Applicant) spoke in favour of the application.

The Principal Planning Officer clarified the situation with regard to the parking and manoeuvring area being within the identified site area.

It was moved by Councillor Albert Catt, seconded by Councillor Dermot Murphy and

RESOLVED That approval of the reserved matters application be granted, subject to the conditions set out in the report.

Voting:

For	9
Against	3
Abstentions	0

The Chairman declared the motion CARRIED.

380/18 – APPLICATION NO. 18/00859/FUL – USE OF GROUND FLOOR AS AN ADULT GAMING CENTRE (SUI GENERIS USE) AT 1 UNION STREET, ASHBOURNE

The Committee visited the site prior to the meeting, as requested by Members at the Planning Meeting held on 15 January 2019, at which this item was deferred. The site visit was to enable Members to assess the mix of residential and commercial properties, and to appreciate how the amenity of the nearby residential properties were affected by other commercial properties in the area.

In accordance with the procedure for public participation Mr Darren Archer (local resident) spoke against the application; Mr Darren Archer also read a statement on behalf of Mr Steven Pountain (local resident) against the application; and Mr David Spencer (local resident) spoke against the application.

It was moved by Councillor Peter Slack, seconded by Councillor Sue Burfoot and

RESOLVED That planning permission be refused, for the following reason:

Reason

Voting: The nature of the proposed use is such that it would result in unacceptable effects on the residential amenity of the occupants of neighbouring residential dwellings.

For	7
Against	5
Abstentions	1

The Chairman declared the motion CARRIED.

381/18 – APPLICATION NO. 18/01346/REM – RESERVED MATTERS FOR THE ERECTION OF 33 DWELLINGS AT LAND ADJACENT TO BIGGIN VIEW, HULLAND WARD

Correspondence received after publication of the agenda was distributed at the meeting. This comprised clarification regarding the correct edition of the Adopted Derbyshire Dales Local Plan, which was wrongly referred to in paragraph 3.1 of the report; and a summary of comments from Hulland Ward Parish Council in respect of the drainage scheme for rainwater and foul water, play area and Management Company.

In accordance with the procedure for public participation Ms Wendy Whitbread (local resident) commented on the application.

It was moved by Councillor Lewis Rose OBE, seconded by Councillor Jason Atkin and

RESOLVED That reserved matters be approved, subject to the conditions set out (unanimously) in the report.

382/18 – APPLICATION NO. 19/00073/REM – RESERVED MATTERS FOR THE APPROVAL OF LAYOUT, APPEARANCE AND LANDSCAPING FOR RE-PLANNED PLOTS 8-16, 40-47 AND 51-76 RESULTING IN A REDUCTION OF OVERALL PLOTS TO 110 (OUTLINE PERMISSION 15/00319/OUT) AT LEYS FARM, WYASTON ROAD, ASHBOURNE

Correspondence received after publication of the agenda was distributed at the meeting. This comprised clarification regarding the number of plots that would be affected by this Application: 42 approved/original plots would be affected, and not 40 as set out in paragraph 1.3 of the report.

In accordance with the procedure for public participation Mr Peter Dobbs (local resident) spoke against the application.

It was moved by Councillor Lewis Rose OBE, seconded by Councillor Jason Atkin and

RESOLVED That delegated authority be given to the Development Manager to agree an affordable housing scheme that gifts the affordable housing to be delivered on-site to a registered provider in accordance with the terms of the s106 agreement attached to outline permission 15/00319/OUT, to agree with the Head of Housing and developer what this would equate to in terms of on-site provision and where appropriate secure an enhanced off-site financial contribution in lieu of delivery on-site up to 25% (in addition to the 20% already secured); and that subject to carrying out the above and ensuring an appropriate legal mechanism and timetable is in place to deliver the affordable dwellings and any enhanced off-site contribution, that the application be approved, subject to the conditions set out in the report.

Voting:

For	12
Against	1
Abstentions	0

The Chairman declared the motion CARRIED.

383/18 – INFORMATION ON ACTIVE AND CLOSED ENFORCEMENT INVESTIGATIONS

Councillor Richard FitzHerbert left the meeting at 7.27pm prior to discussion of this item.

It was moved by Councillor Garry Purdy, seconded by Councillor Jason Atkin and

RESOLVED That the report be noted.
(unanimously)

384/18 - APPEALS PROGRESS REPORT

It was moved by Councillor Garry Purdy, seconded by Councillor Tom Donnelly and

RESOLVED That the report be noted.
(unanimously)

MEETING CLOSED 7.29PM

CHAIRMAN