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PLANNING COMMITTEE

Minutes of a Meeting held on Tuesday 12 July 2016 at 6.00pm at Ashbourne Elim Pentecostal Church, Ashbourne.

PRESENT

Councillor Garry Purdy - In the Chair

Councillors Jason Atkin, Sue Burfoot, Albert Catt, Richard FitzHerbert, Chris Furness, Neil Horton, Tony Millward, BEM, Jean Monks, Tony Morley, Mike Ratcliffe, Lewis Rose OBE, Peter Slack and Joanne Wild.

Sandra Lamb (Head of Corporate Services), Jon Bradbury (Development Manager), Gareth Griffiths (Senior Planning Officer), Helen Frith (Senior Planning Officer), Chris Whitmore (Area Planning Officer), Rob Cogings (Head of Housing), Isabel Frenzel (Strategic Housing Officer) and Jackie Cullen (Committee Assistant).

81 members of the public.

APOLOGIES

Apologies for absence were received from Councillors Sue Bull and Tom Donnelly. There were no Substitute Members.

105/16 – MINUTES

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

RESOLVED

(unanimously)

That the minutes of the Planning Committee held on 29 June 2016 be approved as a correct record.

The Minutes were signed by the Chairman.

106/16 – INTERESTS

Councillor Richard FitzHerbert declared a pecuniary interest in item 4.1: APPLICATION NO. 16/00182/OUT – RESIDENTIAL DEVELOPMENT OF UP TO 22 DWELLINGS AT OLD HALL FARM, BARWAY, MARSTON MONTGOMERY as the applicant was a close friend. Councillor FitzHerbert was not present during discussion of and voting on this item.

107/16 – APPLICATION NO. 16/00182/OUT – RESIDENTIAL DEVELOPMENT OF UP TO 22 DWELLINGS AT OLD HALL FARM, BARWAY, MARSTON MONTGOMERY

The Committee visited the site prior to the meeting to enable Members to appreciate the relationship of the site to the open countryside and existing buildings.

Correspondence received after publication of the Agenda was distributed at the meeting. This included a request from the Applicant that the affordable housing contribution be reduced from 7 dwellings to 6, together with a financial contribution. This was considered acceptable by the Officers, so if the application were successful, there would need to be an amendment to the Legal agreement.

In accordance with the procedure for public participation, the following members of the public addressed the meeting:

Steve Chatfield, Caroline Parker, Alan Humfries and Colin Bradley (local residents) spoke against the application; Nick Brown and Mick Butler (local residents) and Scott O'Dell (Agent) spoke in favour of the application.

It was noted that although the Highway Authority had assessed the principle of the level of development and concluded that the access was safe, further details of the housing layout and precise access would be submitted for consideration at the Reserved Matters stage should the outline application be approved.

It was moved by Councillor Albert Catt, seconded by Councillor Peter Slack and

RESOLVED That planning permission be granted subject to the completion of a Section 106 Planning Obligation Agreement to secure 6 affordable dwellings on site, the provision of play space and a financial contribution, and subject to the conditions set out in the report.

Voting:

For	12
Against	1
Abstentions	0

The Chairman declared the motion carried.

108/16 – APPLICATION NO. 15/00739/OUT – RESIDENTIAL DEVELOPMENT OF UP TO 85 DWELLINGS INCLUDING ACCESS (OUTLINE) AT LAND OFF DERBY ROAD, DOVERIDGE

The Committee visited the site prior to the meeting to allow Members to fully assess the impact of the development on the local environment.

Correspondence received after publication of the agenda was distributed at the meeting. This included an amendment to the Officer's Recommendation due to the withdrawal by the applicant of consideration of the access from this application. The list of revised conditions and footnotes were set out in the amendment.

In accordance with the procedure for public participation, the following members of the public addressed the meeting:

Rachel Golding (Doveridge Neighbourhood Forum (DNF)), Tim Deville (Doveridge Preservation Society & DNF), James Deville and Christine Curwen (Interested parties),

Geoff Buck (Doveridge Preservation Society & DNF) and Linda Priestly (Chair Doveridge PC and member of DNF) spoke against the application, and John Acres (Agent) spoke in favour of the application.

The Area Planning Officer advised Members that photographs of the southern end of the site indicating drainage problems had been submitted, and suggested that a sustainable drainage scheme would be necessary should the application be successful, which would be addressed as part of the Reserved Matters application. The land drainage authority had recommended several conditions in this regard.

It was moved by Councillor Lewis Rose, OBE, seconded by Councillor Joanne Wild and

RESOLVED That planning permission be granted subject to the applicants entering into an agreement under the provisions contained at section 106 of the Town and Country Planning Act 1990 to secure:

- £973,462.50 towards affordable housing;
- A Travel Plan with a contribution of £5,000 towards its monitoring, and;
- £21,250 towards a capital project identified by the doctors surgery at Sudbury;

and subject to the amended conditions as set out in the late representations.

Voting:

For	10
Against	1
Abstentions	3

The Chairman declared the motion carried.

109/16 – APPLICATION NO. 16/00355/FUL – ERECTION OF 6 NO. BUNGALOWS AND ASSOCIATED GARAGES AT RICK YARD ORCHARD, CHURCH LANE, BRAILSFORD

The Committee visited the site prior to the meeting to allow Members to fully appreciate the site context.

Correspondence received after publication of the agenda was distributed at the meeting. This included Derbyshire Wildlife Trust's response to the ecological survey submitted by the applicant's agent in respect of Great Crested Newts.

In accordance with the procedure for public participation Alison Clamp (Peak District Rural Housing Association) and Julia Allen (Agent) spoke in favour of the application.

It was moved by Councillor Tony Millward BEM, seconded by Councillor Chris Furness and

RESOLVED That this matter be deferred in order for legal advice to be sought on
(unanimously) the potential to mitigate reasons given in the Officer Recommendation for refusal such that an alternative decision could be debated that was reasonable in all circumstances.

110/16 – APPLICATION NO. 16/00110/REM – ERECTION OF AGRICULTURAL WORKER’S DWELLING AT LAND OFF ATLOW LANE, ATLOW

The Committee visited the site prior to the meeting to allow Members to assess the impact of the agricultural worker’s dwelling on its surroundings and to consider whether it was of an appropriate scale.

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

In accordance with the procedure for public participation John Gregory (Chair, Atlow Parish Council) spoke in favour of the application.

It was moved by Councillor Sue Burfoot, seconded by Councillor Albert Catt and

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

Voting:

For	10
Against	4
Abstentions	0

The Chairman declared the motion carried.

111/16 – APPLICATION 16/00016/FUL – CHANGE OF USE OF OUTBUILDING TO HOLIDAY LET AND INCORPORATION OF LAND INTO DOMESTIC CURTILAGE (RETROSPECTIVE) AT PARKFIELD HOUSE FARM, KNIVETON LANE, OFFCOTE

The Committee visited the site prior to the meeting to allow Members to assess the impact of the development on the local landscape and the amenity of the occupants of the neighbouring barn conversion dwelling.

In accordance with the procedure for public participation Nigel Gould (Agent) spoke in favour of the application.

It was moved by Councillor Jean Monks, seconded by Councillor Albert Catt and

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

112/16 – APPLICATION NO. 15/00573/FUL – ERECTION OF 5 DWELLINGS AT TOWN END FARM, CLIFTON

Correspondence received after publication of the agenda was distributed at the meeting; this comprised an additional footnote requested by the highway authority to be added to the recommendation.

In accordance with the procedure for public participation Bob Nicholson (Chair, Clifton Parish Council) and Roger Yarwood (Agent) spoke in favour of the application.

It was moved by Councillor Jean Monks, seconded by Councillor Tony Millward BEM and

RESOLVED That planning permission be granted subject to the conditions set out
(unanimously) in the report, and the additional footnote requested by the highway authority, as follows:

Pursuant to Section 278 of the Highways Act 1980 and the provisions of the Traffic Management Act 2004, no works may commence within the limits of the public highway without the formal written Agreement of the County Council as Highway Authority. It must be ensured that public transport services in the vicinity of the site are not adversely affected by the development works. Advice regarding the technical, legal, administrative and financial processes involved in Section 278 Agreements may be obtained by contacting this Authority via email – es.devconprocess@derbyshire.gov.uk. The applicant is advised to allow approximately 12 weeks in any programme of works to obtain a Section 278 Agreement.

113/16 – MOTION TO CONTINUE

It was moved by Councillor Jason Atkin, seconded by Councillor Tony Millward BEM and

RESOLVED That, in accordance with Rule of Procedure 13, the meeting continue
(unanimously) beyond 2 ½ hours to enable the business on the agenda to be concluded.

114/16 – APPLICATION NO. 16/00129/FUL – CHANGE OF USE AND CONVERSION FROM HOTEL TO HOUSE IN MULTIPLE OCCUPATION INCORPORATING 6 FLATS (USE CLASS C4) AND 2 COMMERCIAL UNITS UNDER FLEXIBLE USES (USE CLASSES A1, A2, A3, A4 AND D2) AT THE RED LION HOTEL, MARKET PLACE, WIRKSWORTH

In accordance with the procedure for public participation Louise Treanor (local resident) spoke against the application and Peter Booth (Applicant) spoke in favour of the application.

It was moved by Councillor Mike Ratcliffe, seconded by Councillor Peter Slack and

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

115/16 - APPLICATION NO. 16/00130/LBALT – ALTERATIONS TO FORM HOUSE IN MULTIPLE OCCUPATION INCORPORATING 6 FLATS, AN ADDITIONAL FLAT AND COMMERCIAL (FLEXIBLE) USES AT THE RED LION HOTEL, MARKET PLACE, WIRKSWORTH

In accordance with the procedure for public participation Louise Treanor (local resident) spoke against the application and Peter Booth (Applicant) spoke in favour of the application.

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

RESOLVED That planning permission be refused for the reason set out in the
(unanimously) report.

The meeting was adjourned at 8.41pm due to time constraints at the venue. Items not discussed would be carried over to the next meeting of this Committee.

MEETING CLOSED 8.41PM

CHAIRMAN