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## **PLANNING COMMITTEE**

**Minutes of a Meeting held on Tuesday 16 January 2018 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, Tony Millward BEM, Tony Morley, Peter Slack and Joanne Wild.

Sandra Lamb (Head of Corporate Services), Jon Bradbury (Development Manager), Chris Whitmore (Principal Planning Officer), Andrew Stock (Senior Planning Officer) and Jackie Cullen (Committee Assistant).

32 members of the public.

### **APOLOGIES**

Apologies for absence were received from Councillors Graham Elliott, Richard FitzHerbert and Lewis Rose OBE. There were no Substitute Members.

### **276/17 – MINUTES**

It was moved by Councillor Garry Purdy, seconded by Councillor Sue Bull and

### **RESOLVED**

(unanimously)

That the minutes of the Planning Committee held on 20 December 2017 be approved as a correct record.

The Minutes were signed by the Chairman.

### **277/17 – INTERESTS**

In the interests of transparency, Councillor Tony Millward declared a personal interest in Agenda Item 4.2: Application no. 17/01142/FUL – Variation to the design of access road to provide enlarged drainage facility and to accommodate a pumping station at Ashbourne Airfield, A52, Ashbourne, Derbyshire, DE6 1LY as an immediate member of his family lived in close proximity to the site.

In the interests of transparency, Councillor Sue Bull declared a personal interest in Agenda Item 4.4: Application No. 17/01030/FUL – Erection of a pair of semi-detached bungalows at Land to the Rear of 12 The Green Road, Ashbourne, DE6 1ED as members of her family lived in close proximity.

**278/17 – APPLICATION NO. 17/01032/FUL – PROPOSED TWO-STOREY EXTENSION AT REAR OF 7 SAXON CLOSE, ASHBOURNE**

The Committee visited the site prior to the meeting to allow Members to consider the impact of the extension on residential amenity and the character and appearance of its surroundings.

In accordance with the procedure for public participation Cllr. Sandra Spencer (Ashbourne Town Council), Mr Michael Hope-Smith (neighbour), Mr Daniel Bould and Ms Emma Amat (local residents) spoke against the application, mainly on grounds of over-development and the proposed extension being out of character with the housing on the estate. Mrs Heather Hilton (Applicant) spoke in favour of the application.

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

**RESOLVED** That planning permission be refused, for the following reason(s);

Reason for refusal:

The over-development of this plot would lead to a cramped form of development and would result in an overbearing impact on the neighbouring property, affecting the amenity of its occupants.

**Voting:**

|                    |   |
|--------------------|---|
| <b>For</b>         | 8 |
| <b>Against</b>     | 2 |
| <b>Abstentions</b> | 0 |

The Chairman declared the motion carried.

**279/17 – APPLICATION NO. 17/01142/FUL – VARIATION TO THE DESIGN OF ACCESS ROAD TO PROVIDE ENLARGED DRAINAGE FACILITY AND TO ACCOMMODATE A PUMPING STATION AT ASHBOURNE AIRFIELD, A52, ASHBOURNE, DERBYSHIRE, DE6 1LY**

The Committee visited the site prior to the meeting to allow Members to consider the implications of the changes on the local environment.

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

1. Comments from the Development Control Archaeologist regarding the Applicant's query as to whether Condition 15 was necessary. The Development Control Archaeologist concluded that the Condition should stand;
2. Following the Applicant's submission of a comprehensive scheme of soft landscaping, the following additional Condition was recommended, should the scheme be approved:

16. *The scheme of soft landscaping set out in drawing 3002 C02 shall be carried out in full in the first planting and seeding season following commencement of development. All approved tree and shrub planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the Local Planning Authority.*

Reason:

*To ensure an appropriate standard of landscaping in accordance with the aims of Policies S3 and PD1 of the Adopted Derbyshire Dales Local Plan (2017).*

3. Following further consultations with the Land Drainage/Lead Local Flood Authority (LLFA), Officers were satisfied that the drainage system proposed would not be affected by the requirements of Condition 14 recommended by the LLFA and their corresponding comments in their initial consultation response;
4. The Applicant had submitted a series of technical construction drawings of the link road to satisfy the conditions recommended by the Local Highway Authority and a drawing to show connection to the adopted part of Blenheim Road. As such, Officers recommended that authority be delegated to the Development Manager to liaise with the Local Highway Authority to produce a revised list of highway conditions which took into consideration the acceptability of the additional information submitted and to include the landscaping condition set out above in any decision;
5. Comments from the Ward Member, as follows:

“The current application (17/01142/FUL) sets out a modified junction and also an enlarged drainage facility. The junction of this access way onto the A52 and the associated works will have quite an impact on the wider landscape and also on the Thatched Cottage amenity of the properties along Ladyhole Lane.

The original application for the development of the airfield and this access route provided for landscaping between the development and the properties along Lady Hole Lane to reduce the impact on the amenity of those homes. It would appear as a result of this application that the opportunity of any such bunding or planting has now largely been lost and replaced with an attenuation pond and a few trees. This offers an open, not protected view of the whole development site which was not the intention of the original application

The impact on those dwellings on Lady Hole Lane is significant. In addition the proposal ensures there can be no landscaping for some distance back from the junction to reduce the visual impact into the site. These are both significant impacts relating not only on local residents but also the wider landscape and the design of the whole scheme.

In the light of the impact of the above, and so that the concerns raised by the parish council can be addressed, I respectfully request that the decision on this application is

deferred to allow the applicant to address the wider implication of this proposal, so the impacts can be reduced.”

In accordance with the procedure for public participation Cllr. Sandra Spencer (Ashbourne Town Council), Cllr. John Hall (Osmaston & Yeldersley Parish Council) and Mr Stuart Wright (local resident) spoke against the application mainly regarding the drainage system; Mr John Naylor (local resident) commented on the application, and Mr Jonathon Jenkin (Agent) spoke in favour of the application.

It was moved by Councillor Peter Slack, seconded by Councillor Tony Morley and

**RESOLVED**

That authority be delegated to the Development Manager to grant planning permission, following liaison with the Local Highway Authority, to produce a revised list of highway conditions which take into consideration the acceptability of the additional information submitted and to include the following additional landscaping condition in any decision.

*16. The scheme of soft landscaping set out in drawing 3002 C02 shall be carried out in full in the first planting and seeding season following commencement of development. All approved tree and shrub planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the Local Planning Authority.*

Reason:

*To ensure an appropriate standard of landscaping in accordance with the aims of Policies S3 and PD1 of the Adopted Derbyshire Dales Local Plan (2017).*

**Voting:**

|                    |   |
|--------------------|---|
| <b>For</b>         | 8 |
| <b>Against</b>     | 2 |
| <b>Abstentions</b> | 0 |

The Chairman declared the motion carried.

**280/17 – APPLICATION NO. 17/00973/FUL – DEMOLITION OF REDUNDANT BUILDING AND ERECTION OF A DEPENDANT RELATIVE ANNEXE AT HERDSMAN CLOSE FARM, ASHBOURNE, DE6 1JE**

The Committee visited the site prior to the meeting to allow Members to appreciate the proposal in the context of its surroundings.

Correspondence received after publication of the Agenda was distributed at the meeting. This comprised comments received from the Applicant’s Agent; comments from the partner of the dependant person; and comments received from a local resident.

In accordance with the procedure for public participation Ms Charlie Allen (daughter of Applicant) and Mr Graham Campbell (Agent/Architect) spoke in favour of the application.

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

**Voting:**

|                    |   |
|--------------------|---|
| <b>For</b>         | 8 |
| <b>Against</b>     | 2 |
| <b>Abstentions</b> | 0 |

The Chairman declared the motion carried.

**281/17 – APPLICATION NO. 17/01030/FUL – ERECTION OF A PAIR OF SEMI-DETACHED BUNGALOWS AT LAND TO THE REAR OF 12 THE GREEN ROAD, ASHBOURNE, DE6 1ED**

The Committee visited the site prior to the meeting to allow Members to appreciate the proposal in the context of its surroundings.

Correspondence received after publication of the agenda was distributed at the meeting. This comprised comments from the Local Highway Authority following the submission of a Construction Management Plan, confirming that the Highway Authority was happy with said plan. Consequently, Conditions 6 and 7 could be deleted from the Officer Recommendation.

In accordance with the procedure for public participation Cllr Sandra Spencer (Ashbourne Town Council) spoke against the application and Mr Nigel Gould (Agent) spoke in favour of the application.

It was moved by Councillor Tony Morley, seconded by Councillor Peter Slack and

**RESOLVED** That planning permission be granted, subject to the conditions set out in the report, with the exception of Conditions 6 and 7.

**Voting:**

|                    |   |
|--------------------|---|
| <b>For</b>         | 8 |
| <b>Against</b>     | 2 |
| <b>Abstentions</b> | 0 |

The Chairman declared the motion carried.

**282/17 – APPLICATION NO. 17/00015/FUL – DEMOLITION WORKS AND CONVERSION OF BUILDING TO 7 NO. DWELLINGS AND ERECTION OF 12 FURTHER DWELLINGS AND ASSOCIATED GARAGES AT DAIRY HOUSE (DERELICT PROPERTY), LUKE LANE, BRAILSFORD**

Councillor Tony Millward BEM left the meeting at 7.38pm prior to discussion of this item.

The Committee visited the site prior to the meeting to allow Members to appreciate the site and context and the extent of demolition and conversion works.

The Principal Planning Officer advised Members that although not in the late correspondence sheet, an item of late representation had been received by the local Planning Authority prior to arrival at the meeting, informing the Committee that the land was currently used for parking.

In accordance with the procedure for public participation Cllr Hugh Stevenson (Brailsford Parish Council) and Mrs Sue Cowdery (local resident) spoke about traffic concerns.

The Principal Planning Officer recommended an extra condition to be added to secure the positioning of chimneys.

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

**RESOLVED** That authority was delegated to the Development Manager to grant (unanimously) planning permission on completion of a Section 106 agreement subject to conditions in the report, together with an extra condition covering the positioning of chimneys.

**283/17 – APPLICATION NO. 17/00489/FUL – ERECTION OF TEMPORARY AGRICULTURAL WORKERS’ DWELLING AND AGRICULTURAL STORAGE BUILDING AT LAND EAST OF TURLOWFIELDS LANE, HOGNASTON**

In accordance with the procedure for public participation Messrs Chris Stait and Josh Swindell (local residents) spoke against the application on the grounds of biosecurity and transfer of disease.

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

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

Voting:

|             |   |
|-------------|---|
| For         | 5 |
| Against     | 4 |
| Abstentions | 0 |

The Chairman declared the motion carried.

**284/17 – APPLICATION NO. 17/00934/OUT – RESIDENTIAL DEVELOPMENT OF UP TO 17 DWELLINGS WITH ACCESS (OUTLINE) AT THE FORMER HARVEYDALE QUARRY, DALE ROAD, MATLOCK**

In accordance with the procedure for public participation Mrs Janice Hodson (Agent) spoke in favour of the application.

It was moved by Councillor Jason Atkin, seconded by Councillor Tony Morley and

**RESOLVED** That authority be delegated to the Development Manager to grant planning permission on completion of a Section 106 agreement to secure an off-site affordable housing contribution subject to the conditions set out in the report.

Voting:

|             |   |
|-------------|---|
| For         | 8 |
| Against     | 0 |
| Abstentions | 1 |

**285/17 – MOTION TO CONTINUE**

It was moved by Councillor Tom Donnelly, seconded by Councillor Jason Atkin 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.

**286/17 – APPLICATION NO. 17/01088/LBALT – ALTERATIONS TO OUTBUILDING AT  
85 CHURCH STREET, MATLOCK**

It was moved by Councillor Albert Catt, seconded by Councillor Tom Donnelly and

**RESOLVED** That listed building consent be granted, subject to the conditions set  
(unanimously) out in the report.

**287/17 – INFORMATION ON ACTIVE AND CLOSED ENFORCEMENT  
INVESTIGATIONS**

It was moved by Councillor Tom Donnelly, seconded by Councillor Sue Bull and

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

**288/17 - 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 8.45PM**

**CHAIRMAN**