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PLANNING COMMITTEE

Minutes of a Meeting held on Tuesday 15 March 2016 at 6.00pm at Ashbourne Elim Pentecostal Church, Ashbourne.

PRESENT

Councillor Garry Purdy - In the Chair

Councillors Jason Atkin, Sue Burfoot, Albert Catt, Tom Donnelly, Graham Elliott, Richard FitzHerbert, Helen Froggatt, Tony Millward, BEM, Tony Morley, Joyce Pawley, Mike Ratcliffe, Lewis Rose, OBE, Andrew Statham and Joanne Wild.

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

54 members of the public.

APOLOGIES

Apologies for absence were received from Councillors Sue Bull and Peter Slack. Councillor Joyce Pawley attended as Substitute Member.

345/15 – MINUTES

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

RESOLVED

That the minutes of the Planning Committee held on 16 February 2016 be approved as a correct record.

Voting:

For	14
Against	0
Abstentions	1

NB Application 15/00814/OUT – residential development of up to 57 dwellings (outline) on land adjacent to Bakewell Road, Matlock had been stayed pending review. The Committee was advised that this would be brought to the next Planning Committee.

The Minutes were signed by the Chairman.

346/15 – APPLICATION NO. 15/00886/OUT - RESIDENTIAL DEVELOPMENT OF UP TO 17 DWELLINGS (OUTLINE), ACCESS AND LAYOUT AT LAND TO THE EAST OF DERBY ROAD, DOVERIDGE

The Committee visited the site prior to the meeting to enable Members to assess the impact of the development on local landscape character and to fully appreciate the issues involved.

Correspondence received after publication of the agenda was distributed at the meeting. The Area Planning Officer advised the Committee that the Applicant had requested that access was reserved for subsequent approval. The late correspondence also included the Applicant's detailed response to the Officer's reasons for recommendation of refusal, including photographs attached as appendices; and it addressed the Parish Council's objections, which were set out in a further appendix to the correspondence.

The Area Planning Officer drew Members' attention to paragraph 26 of the report (p18), which should read '... and required a 33% contribution' and not 45% as stated in the report. This equated to up to 17 units on this site, but was subject to change depending on the status of the emerging Local Plan.

In accordance with the procedure for public participation, Mr Jeremy Fryer, Applicant, spoke in favour of the application.

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

RESOLVED
(unanimously)

That planning permission be refused for the reasons set out in the report, with reason (1) amended as follows:

1. Residential development of up to 17 dwellings on the site, which is poorly related to the main settlement, would represent a prominent encroachment into the countryside, harmful to the character and appearance of the landscape / surrounding area. This harm to the landscape / character and appearance of the surrounding area would significantly and demonstrably outweigh the limited benefits of the proposal in this case, contrary to Policies SF5 and NBE8 of the Adopted Derbyshire Dales Local Plan (2005) and guidance contained within the National Planning Policy Framework (2012).

347/15 – APPLICATION NO. 15/00313/OUT – RESIDENTIAL DEVELOPMENT OF UP TO 33 DWELLINGS (OUTLINE) AT LAND ADJACENT TO BIGGIN VIEW, HULLAND WARD

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

Councillor Richard Bright spoke as Ward Member against the application on the grounds that the proposed development represented an 'unsustainable expansion';

Mr Martin Wise, resident, spoke against the application as it represented too high a percentage growth of the village;

Mr Wayne Ward, resident, spoke against the application because of concerns regarding lack of infrastructure (in particular drainage) and affordable housing;

Councillor Michael Baxter, Chair of Biggin Parish Council, spoke against the application on the grounds that it would increase the housing stock in Biggin by 150%;

Mr Jon Millhouse, Agent, spoke in favour of the application.

Correspondence received after publication of the agenda was distributed at the meeting. This comprised a copy of a letter from the Applicant's agent to Hulland Parish Council, attached as Appendix 4 to the late correspondence.

The Development Manager drew Members' attention to a slight amendment to the Recommendation, as follows:

That subject to the completion of a Section 106 Planning Obligation Agreement to secure 8 affordable dwellings on site and an offsite contribution to make up provision to the equivalent of 45% *affordable housing, authority be delegated to the Development Manager to grant planning permission subject to conditions covering the matters listed in the report.*

It was moved by Councillor Lewis Rose, OBE, seconded by Councillor Albert Catt and

RESOLVED That subject to the completion of a Section 106 Planning Obligation Agreement to secure 8 affordable dwellings on site and an offsite contribution to make up provision to the equivalent of 45% *affordable housing, authority be delegated to the Development Manager to grant planning permission subject to conditions covering the matters listed in the report.*

Voting:

For	13
Against	2
Abstentions	0

The Chairman declared the motion carried.

348/15 - APPEALS PROGRESS REPORT

The Development Manager gave a verbal update to the Committee on the Appeals Progress Report, as follows:-

Application reference 15/00089/FUL – Land at Dayfields Farm, Atlow: This appeal had been defended on Members' behalf, but had been unsuccessful. No costs had been awarded, however, as the Inspector was of the opinion that the Committee had nevertheless reached a 'reasonable decision'.

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

RESOLVED That the report be noted.
(unanimously)

MEETING CLOSED 7.26PM

CHAIRMAN