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PLANNING COMMITTEE

Minutes of a Meeting held on Tuesday 15 December 2015 at 6.00pm at Council Chamber, Town Hall, Matlock.

PRESENT

Councillor Garry Purdy - In the Chair

Councillors Jason Atkin, Sue Burfoot, Albert Catt, Tom Donnelly, Ann Elliott, Graham Elliott, Richard FitzHerbert, Helen Froggatt, Neil Horton, Tony Millward, BEM, Jean Monks, Tony Morley, Mike Ratcliffe, Peter Slack, Andrew Statham and Joanne Wild.

Sandra Lamb (Head of Corporate Services), Jon Bradbury (Development Manager), Gareth Griffiths (Senior Planning Officer), Helen Frith (Senior Planning Officer), and Jackie Cullen (Committee Assistant).

29 members of the public.

APOLOGIES

Apologies for absence were received from Councillors Sue Bull and Lewis Rose, OBE. Councillors Ann Elliott and Jean Monks attended as Substitute Members.

248/15 – MINUTES

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

RESOLVED That the minutes of the Planning Committee held on 1 December (unanimously) 2015 be approved as a correct record.

The Minutes were signed by the Chairman.

249/15 – INTERESTS

Councillor Peter Slack declared a pecuniary interest in item 4.1 – Application 15/00429/FUL – as he was a close neighbour of the Applicant. Councillor Slack left the meeting during discussion of this item.

250/15 – APPLICATION 15/00429/FUL - ERECTION OF AGRICULTURAL STORAGE BUILDING AT LAND ADJACENT TO 11 LITTLE BOLEHILL, WIRKSWORTH

Councillor Peter Slack left the meeting during discussion of this item.

The Development Manager advised the Committee that as a result of correspondence received from the Applicant after publication of the Agenda, wherein the Applicant's stance had changed regarding the use of permitted development rights to convert the existing barn to an office, Officers wished to withdraw the report from the Agenda in order to give them an opportunity to reflect on the change as this fundamentally altered the balance of consideration in relation to the application.

251/15 – APPLICATION 15/00664/OUT - RESIDENTIAL DEVELOPMENT OF 31 DWELLINGS AND ASSOCIATED INFRASTRUCTURE AT LAND EAST OF CROMFORD ROAD, WIRKSWORTH

The Committee visited the site prior to the meeting to view the site in its context and assess the impact of the proposal upon visual amenity and highway safety.

Correspondence received after publication of the Agenda was distributed at the meeting; this comprised an amendment to Wirksworth Town Council's original statement of 'no objection' to one of 'no objection in principle', with reference to the Neighbourhood Plan Policies.

The Senior Planning Officer advised the Committee that there was an omission in the report: reasons 7-14 should read 'In the interests of highway safety in accordance with Policies TR1 and TR8 of the Adopted Derbyshire Dales Local Plan and guidance contained within the National Planning Policy Framework.'

In accordance with the procedure for public participation, Alison Ledbury and Bob Ledbury, local residents, spoke against the application, and Bob Woollard, Agent, spoke in favour of the application.

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

RESOLVED
(unanimously)

1. That planning permission be granted subject to the completion of a S106 agreement with regard to contributions for the following: off-site affordable housing, lift maintenance, play space, junior school provision and funding of traffic regulation order along with the transfer of on site affordable housing, and subject to the conditions set out in the report;
2. That an extra condition be included to omit the pedestrian gate set out in the plan in respect of Plots 1-4.

252/15 – APPLICATION 15/00566/FUL - DEMOLITION OF GARAGES AND ERECTION OF 2 DWELLING HOUSES AT HILLTOPS VIEW GARAGE COURTYARD, OFF HAZEL GROVE, MATLOCK

The Committee visited the site prior to the meeting to assess the impacts of the proposed dwellings upon the character and appearance of the area, highway safety, parking and amenity.

It was moved by Councillor Jean Monks, seconded by Councillor Peter Slack and

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

Voting:

For	16
Against	1
Abstentions	0

253/15 – APPLICATION 15/00567/FUL - DEMOLITION OF EXISTING GARAGES AND STORAGE UNIT AND ERECTION OF 4 NO. FLATS AT HAZEL GROVE GARAGE COURTYARD, OFF HAZEL GROVE, MATLOCK

The Committee visited the site prior to the meeting to fully assess the impact of the proposed flats upon the character and appearance of the area, highway safety, parking and amenity.

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

It was moved by Councillor Tony Millward, BEM, seconded by Councillor Mike Ratcliffe and

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

254/15 – APPLICATION 15/00718/FUL - DEMOLITION OF EXISTING DWELLING AND BARN AND ERECTION OF REPLACEMENT DWELLING AND SWIMMING POOL BUILDING AT BENT FARM, FARLEY HILL, MATLOCK

The Committee visited the site prior to the meeting to assess the impact of the replacement dwelling on the character and appearance of the area.

It was moved by Councillor Andrew Statham, seconded by Councillor Richard FitzHerbert and

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

Voting:

For	16
Against	1
Abstentions	0

255/15 – APPLICATION 15/00211/FUL - EXTENSION OF TRANSPORT YARD AT LAND TO THE EAST OF BJ WATERS TRANSPORT, MAIN ROAD, DARLEY BRIDGE

The Development Manager advised the Committee that after publication of the Agenda he had received notice that the Applicant had withdrawn the application.

256/15 – APPLICATION 14/00778/OUT - RESIDENTIAL DEVELOPMENT OF UP TO 9 DWELLINGS AND ASSOCIATED ACCESS (OUTLINE) AT LAND OFF PUMP CLOSE, STARKHOLMES

In accordance with the procedure for public participation, Keith Pearce, local resident, read a statement against the application on behalf of Simon Edwards; Martin Cruttenden, Mr Shacklady and Gwen Hyde, neighbours, spoke against the application.

Members were advised that an additional condition had been put in place regarding contamination, but otherwise there were no changes to the previous application.

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

RESOLVED That authority be delegated to the Development Manager to grant planning permission, subject to the completion of a Section 106 Planning Obligation Agreement to secure an appropriate affordable housing provision and subject to the conditions set out in the report.

Voting:

For	14
Against	3
Abstentions	0

257/15 – APPLICATION 15/00087/OUT - ERECTION OF DWELLING HOUSE (OUTLINE) AT 106 NORTHWOOD LANE

Councillor Neil Horton left the meeting at 7.25pm prior to voting on this item.

It was moved by Councillor Joanne Wild, seconded by Councillor Jason Atkin and

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

258/15 – APPLICATION 15/00640/OUT - RESIDENTIAL DEVELOPMENT OF UP TO 60 DWELLINGS AND ACCESS (OUTLINE) AT STANCLIFFE QUARRY, DALE ROAD NORTH, DARLEY DALE

In accordance with the procedure for public participation, Noel Stackhouse, Agent, spoke to request deferral of the application.

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

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

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

259/15 – APPLICATION 15/00641/FUL - PARTIAL CHANGE OF USE OF AGRICULTURAL BUILDING TO PROVIDE TWO ANIMAL PENS AND DOG GROOMING FACILITY AND INSTALLATION OF SEPTIC TANK AND ANIMAL TURNOUT AREA AT NORTH PARK FARM, WHITWORTH ROAD

It was moved by Councillor Joanne Wild, seconded by Councillor Jason Atkin and

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

260/15 – APPLICATION 15/00642/FUL - 7 NO. PITCH TRAVELLER SITE AND PITCH FOR SITE MANAGER AT THE WOODYARD, HOMESFORD

In accordance with the procedure for public participation, Mr Stephen Walton, neighbour, spoke against the application and Mr John Youatt, Agent, spoke in favour of the application. The Chairman exercised his discretion to allow Cllr Boyack or Cromford Parish Council to speak against the application

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

The Development Manager advised the Committee that, since the publication of the Agenda, the Applicant had submitted an appeal on the grounds of non-determination. This appeal had not yet been fully registered but the Planning Inspectorate had advised that the appeal should be treated as valid, thereby taking jurisdiction for decision making out of the Council's hands. In accordance with this, and good practice, the Committee was advised that, rather than determine the application, they should reach a resolution as to the decision that they would have been minded to make had they been empowered to do so. That resolution would then form the basis of the Council's case on Appeal.

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

AGREED That Members would be minded to refuse this application for the
(unanimously) reasons stated in the report.

261/15 - APPEALS PROGRESS REPORT

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

RESOLVED That the report be noted.
(unanimously)

MEETING CLOSED 8.05PM

CHAIRMAN