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## **PLANNING COMMITTEE**

**Minutes of a Meeting held on Tuesday 13 October 2015 at 6.00pm at Ashbourne Elim Pentecostal Church, Ashbourne.**

### **PRESENT**

Councillor Garry Purdy - In the Chair

Councillors Jason Atkin, Sue Bull, Sue Burfoot, Phil Chell, Tom Donnelly, Helen Froggatt, Chris Furness Neil Horton, Tony Millward, BEM, Tony Morley, Mike Ratcliffe, Lewis Rose, OBE, Peter Slack, Andrew Statham and Joanne Wild.

Sandra Lamb (Head of Corporate Services), Jon Bradbury (Development Manager), Gareth Griffith (Senior Planning Officer), Helen Frith (Senior Planning Officer and Chris Whitmore (Area Planning Officer)

90 members of the public were present, reducing to 33 during the course of the meeting.

### **APOLOGIES**

Apologies for absence were received from Councillors Albert Catt, Graham Elliott and Richard FitzHerbert. Councillors Phil Chell and Chris Furness attended as substitute Members.

### **174/15 – MINUTES**

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

**RESOLVED** That the minutes of the Planning Committee held on 22 September 2015 be approved as a correct record.  
(unanimously)

The Minutes were signed by the Chairman.

The Chairman agreed to vary the order of business at this point to enable item 4.3 on the agenda to be dealt with first.

**175/15 - APPLICATION NO. 15/00313/OUT – RESIDENTIAL DEVELOPMENT OF UP TO 33 DWELLINGS (OUTLINE) AT LAND ADJACENT TO BIGGIN VIEW, HULLAND WARD**

The Development Manager advised the Committee of a late, verbal holding objection received from the land drainage authority, Derbyshire County Council. In the absence of this matter being fully reported and explored in the Officer report, he considered that the report did not contain a balanced analysis of all the relevant factors to enable the Committee to determine the application. The report was, therefore, withdrawn from consideration and would be resubmitted in due course.

**176/15 – APPLICATION NO. 14/00546/FUL – ERECTION OF POULTRY REARING BUILDING, STORAGE/BOILER BUILDING AT BENTLEY COTTAGE FARM, LEAPLEY LANE, ALKMONTON**

The Committee visited the site prior to the meeting to enable members of the Planning Committee to consider the impact of the proposed development within the landscape..

In accordance with the procedure for public participation Mr Ian Pick, the applicant's agent, spoke in favour of the application.

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

**RESOLVED** That planning permission be granted, subject to the conditions  
(unanimously) detailed in the report.

**177/15 – APPLICATION NO. 15/00585/FUL – RESIDENTIAL DEVELOPMENT OF UP TO 8 DWELLINGS (OUTLINE) AT BACK LANE, SHIRLEY**

The Committee visited the site prior to the meeting to enable members of the Planning Committee to consider the impact of the proposed development within the landscape; its proximity to heritage assets; road safety considerations and the potential impact of mitigating measures proposed by the Highway Authority; and the residential amenity of neighbouring properties.

Details of letters received from the applicant's agent and from a local resident, together with the comments of Derbyshire Wildlife Trust, all received after publication of the agenda, were circulated at the meeting.

In accordance with the procedure for public participation, Ian Crabtree, representing Shirley Parish Council, spoke against the application and Ken Wainman, the applicant's agent, spoke in favour of the application.

It was moved by Councillor Tony Morley, seconded by Councillor Mike Ratcliffe, and

**RESOLVED** That planning permission be refused for the reasons detailed in the  
(unanimously) report.

**178/15 – APPLICATION NO. 15/00585/FUL – ERECTION OF THREE HOLIDAY LET UNITS AT NETHER FARM, MILL LANE, STURSTON**

The Committee visited the site, prior to the meeting, to assess the impact of the proposed development within the landscape.

Details of an addition to the Officer's report were circulated at the meeting, as follows:

At the end of paragraph 4 of the Issues section add:

Planning permission was granted in 2006 for the change of use and conversion of existing barns to holiday accommodation. It is considered the provision of three additional holiday lets on the site would, despite limited information having been submitted on the viability of the existing agricultural enterprise, go beyond that which could be reasonably considered necessary to supplement the income derived from agriculture on the holding.

It was moved by Councillor Sue Burfoot, seconded by Councillor Tony Millward, and

**RESOLVED** That authority be delegated to the Development Manager to grant planning permission subject to appropriate conditions including a clause to regulate future occupancy of the properties

Reasons for Decision

- The proposed development was not considered to have an adverse impact on the open countryside
- The proposed landscaping would mitigate any intrusion into open countryside
- The proposed development was considered to be a sustainable form of tourism.

|               |             |    |
|---------------|-------------|----|
| <b>Voting</b> | In favour   | 12 |
|               | Against     | 4  |
|               | Abstentions | 0  |

**179/15 – APPLICATION NO. 15/00573/FUL – ERECTION OF 5 DWELLINGS AT TOWN END FARM, CHAPEL LANE, CLIFTON**

The Committee visited the site, prior to the meeting, to assess the impact of the proposed development on the character and appearance of the locality.

It was noted that the Development Manager had met the applicant and agent prior to the meeting to discuss an apparent inconsistency between pre-application advice given and the Officer report.

In accordance with the procedure for public participation Mr Bob Nicholson, representing Clifton Parish Council and Mr Roger Yarwood, the applicant's agent, spoke in favour of the application.

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

**RESOLVED** (unanimously) That consideration of the application be deferred to enable further discussions between the applicant and the Local Planning Authority to take place with regard to the design of the proposed development.

**180/15 – APPLICATION NO. 15/00270/FUL – TWO STOREY BUILDING TO PROVIDE RETAIL UNITS, SPA, SALON AND OFFICE SPACE, INCLUDING ALTERATION TO EXISTING BUILDING AT LAND OFF HORSE AND JOCKEY YEAR, ST. JOHN STREET, ASHBOURNE**

Consideration of this application was previously deferred by the Committee on 22 July 2015 to enable additional dialogue between the applicant and the Local Planning Authority

and the preparation of amended drawings and an archaeological assessment in an effort to address the previous reasons for refusal. The Officer's report had been amended to reflect these changes.

It was moved by Councillor Tony Millward, seconded by Councillor Sue Bull, and

**RESOLVED** That planning permission be granted, subject to the conditions  
(unanimously) detailed in the report.

**181/15 – APPLICATION NO 15/00525/FUL – CHANGE OF USE OF LAND TO 5MW SOLAR FARM WITH ASSOCIATED INFRASTRUCTURE AT HOLTWOOD FARM, YELT LANE, DOVERIDGE**

In accordance with the procedure for public participation Mr Richard Jenkins, the applicant's agent, spoke in favour of the application.

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

**RESOLVED** That planning permission be granted, subject to the conditions  
(unanimously) detailed in the report.

**182/15 – APPLICATION NO. 15/00527/FUL – CHANGE OF USE OF LAND TO 5MW SOLAR FARM WITH ASSOCIATED INFRASTRUCTURE AT TWIN OAKS, YELT LANE, DOVERIDGE**

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

**RESOLVED** That planning permission be granted, subject to the conditions  
(unanimously) detailed in the report.

**183/15 – APPLICATION NO. 15/00549/FUL – ERECTION OF NEW INDUSTRIAL BUILDING AND OFFICE BUILDING AND ASSOCIATED WORKS AT LAND AT FORMER DUNSLEY MILL, VIA GELLIA ROAD, BONSALE**

Details of a letter from the Local Highway Authority and an email from the applicant, received after publication of the agenda, were circulated at the meeting.

It was moved by Councillor Mike Ratcliffe, seconded by Councillor Garry Purdy and

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

|               |             |    |
|---------------|-------------|----|
| <b>Voting</b> | In favour   | 15 |
|               | Against     | 0  |
|               | Abstentions | 1  |

**184/15 – APPEALS PROGRESS REPORT**

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

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

**MEETING CLOSED 7.30PM**

**CHAIRMAN**