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PLANNING COMMITTEE

Minutes of a Meeting held on Tuesday 6 September 2016 at 6.00pm at The Venue, Wyaston Road, Ashbourne.

PRESENT

Councillor Garry Purdy - In the Chair

Councillors Jason Atkin, Sue Burfoot, Albert Catt, Tom Donnelly, Graham Elliott, Richard FitzHerbert, Neil Horton, Tony Millward, BEM, Jean Monks, Tony Morley, Mike Ratcliffe, Peter Slack and John Tibenham.

Jon Bradbury (Development Manager), Helen Frith (Senior Planning Officer), Chris Whitmore (Area Planning Officer), Jim Fearn (Communications and Marketing Manager) and Jackie Cullen (Committee Assistant).

32 members of the public.

APOLOGIES

Apologies for absence were received from Councillors Sue Bull, Chris Furness and Lewis Rose OBE. Councillor John Tibenham attended as Substitute Member.

161/16 – 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 9 August 2016 be approved as a correct record.

The Minutes were signed by the Chairman.

162/16 – APPLICATION NO. 16/00436/OUT – OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT OF UP TO 47 DWELLINGS WITH ASSOCIATED ACCESS AT LAND AT LUKE LANE, BRAILSFORD

The Committee visited the site prior to the meeting to enable Members to consider the site in its context and the impacts of the proposed development.

Correspondence received after publication of the Agenda was distributed at the meeting. This comprised comments from the Local Highway Authority in response to the amended scheme reducing the number of units to 47; further comments from Brailsford Parish

Council, and key issues contained in 6 letters of objection received from local residents. The Development Manager acknowledged receipt of a letter of representation from Action Team Brailsford earlier in the week addressed to the Head of Corporate Services, and addressed the key issues contained therein.

In accordance with the procedure for public participation, Councillor Hugh Stevenson (Brailsford Parish Council), Mr Michael Cannon (resident), Mrs Fiona Haslam (resident), Mrs Diane Minshall (resident), Mr Tim Taylor (resident), Miss Emma Thacker (resident) and Councillor Simon Thompson spoke against the application. Ms Kathryn Young (Agent) spoke in favour of the application.

The Senior Planning Officer advised that the Local Highway Authority had recommended an additional condition to provide compensatory car parking on site as opposed to utilising the lay-by (Condition 28). This additional condition was set out in the late correspondence. The Senior Planning Officer also confirmed that the approved plan in relation to this application should be revision D, not C, dated 25 August 2016.

It became apparent from some of the speakers' comments that not everybody was using the correct plan revision. The Chairman adjourned the meeting for a few minutes to enable the Development Manager to liaise with members of the public. As a result of those consultations it became apparent that the amended plan under consideration had not been labeled as such on the Council's website. Consequently, in the interests of transparency it was proposed that the application be deferred until the next meeting of the Planning Committee.

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

RESOLVED That this application be deferred until the next meeting of this
(unanimously) Committee in order to allow members of the public to assess the revised site plan.

163/16 – APPLICATION NO. 16/00309/REM – RESIDENTIAL DEVELOPMENT – RESERVED MATTERS APPLICATION FOR THE ERECTION OF 103 DWELLINGS (OUTLINE PERMISSION 15/00319/OUT) AT LAND SOUTH OF LEYS FARM, WYASTON ROAD, ASHBOURNE

The Committee visited the site prior to the meeting to allow Members to fully assess the impact of the development on the local environment and the residential amenity of the occupants of existing dwellings.

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

In accordance with the procedure for public participation, Councillor Sandra Spencer (Ashbourne Town Council), Mr Peter Fox (resident) and Mr Richard Lakin (resident) spoke against the application.

The Development Manager agreed to act on the Committee's behalf in writing to the Local Highway Authority with regard to the allocation of the £95,000 previously secured by the Local Planning Authority towards highway network improvements within the area to offset any detrimental impacts arising as a result of the level of development proposed.

It was moved by Councillor Jason Atkin, seconded by Councillor Jean Monks and

RESOLVED That the Approval of Reserved Matters application be granted subject to the conditions set out in the report, and with the following two additional conditions:

24. Notwithstanding the details submitted to date, a revised treatment of the boundary in respect of no. 15 Premier Avenue should be submitted in detail following negotiations with the developer, to provide a privacy fence;

25. Prior to the commencement of the development modified house designs, to include the provision of chimneys, shall be submitted and agreed in writing by the Local Planning Authority.

Voting:

For

Against

Abstentions

12

2

0

The Chairman declared the motion carried.

164/16 – INFORMATION ON ACTIVE AND CLOSED ENFORCEMENT INVESTIGATIONS.

It was moved by Councillor Tom Donnelly, seconded by Councillor Peter Slack and

RESOLVED That the report be noted.
(unanimously)

165/16 - APPEALS PROGRESS REPORT

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

RESOLVED That the report be noted.
(unanimously)

MEETING CLOSED 7.48PM

CHAIRMAN