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PLANNING COMMITTEE

Minutes of a Meeting held on Tuesday 8 September 2015 in the Council Chamber, Town Hall, Matlock at 6.00pm

PRESENT

Councillor Tony Millward, BEM - In the Chair

Councillors Jason Atkin, Sue Bull, Sue Burfoot, Albert Catt, Tom Donnelly, Graham Elliott, Richard FitzHerbert, Helen Froggatt, Tony Morley, Mike Ratcliffe, Lewis Rose, OBE, Peter Slack, Andrew Statham and Jacquie Stevens.

Jon Bradbury (Development Manager), Helen Frith (Senior Planning Officer), Gareth Griffiths (Senior Planning Officer), Brett Wilson (Barrister), Sarah Gee (Solicitor), and Jackie Cullen (Committee Assistant).

81 members of the public.

APOLOGIES

Apologies for absence were received from Councillors Garry Purdy and Joanne Wild. Councillor Jacquie Stevens attended as Substitute Member.

115/15 – MINUTES

It was moved by Tony Millward, BEM, seconded by Councillor Tom Donnelly and

RESOLVED That the minutes of the meeting of the Planning Committee held on (unanimously) 11 August 2015 be approved as a correct record.

The Minutes were signed by the Chairman.

116/15 – INTERESTS

Councillor Richard FitzHerbert declared an interest in Application No. 15/00480/OUT, as he was a personal friend of the applicant. Councillor FitzHerbert was not present during discussion and voting of this application.

Councillor Sue Burfoot declared a non-financial prejudicial interest in Application No. 15/00310/FUL. Councillor Burfoot was not present during discussion and voting of this application.

117/15 – APPLICATION NO. 15/00480/OUT – RESIDENTIAL DEVELOPMENT (OUTLINE) FOR UP TO 13 DWELLINGS AT LAND OFF PARK LANE, TWO DALES

The Committee had visited the site prior to the meeting to assess the impact of the development upon the landscape character of the area and to gain a further appreciation of highway constraints.

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

Mr John Evans, on behalf of Darley Dale Town Council
Mr Jonathan Taaffe, local resident
Mr Patrick D’Arcy, local resident and Local Action Group Member
Mr David Burton, local resident
Mr Ed Runham, local resident
Jane Fearnley, local resident
Mike Hancocks, local resident
Councillor Mark Salt, Ward Member

Mr Jonathan Jenkin, Agent, spoke in favour of the application.

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

It was moved by Councillor Mike Ratcliffe, seconded by Councillor Jason Atkin and

RESOLVED That planning permission be refused for the reason set out below:-

Reason

The proposed development will result in the loss of an attractive green field site which helps to both frame the settlement and also appears prominently in views out of the settlement to the wooded hillside of Hallmoor Wood beyond. The residential development of this field would be an intrusion into the countryside that will have an adverse impact upon the character and appearance of the landscape and the setting of the settlement. The adverse impacts of the development are considered to significantly and demonstrably outweigh the benefits, and the proposal is considered contrary to Policies SF5 and NBE8 of the Adopted Derbyshire Dales Local Plan and guidance contained within the National Planning Policy Framework.

Voting:

For
Against
Abstentions

8
6
0

The Chairman declared the motion carried.

118/15 – APPLICATION NO. 15/00417/FUL – DEMOLITION OF EXISTING GARAGE AND ERECTION OF TWO-STOREY SIDE EXTENSION AT JACKSON CROFT, 7 GREEN CLOSE, MATLOCK

The Committee had visited the site prior to the meeting to assess the impact of the extension on the character and appearance of the dwelling house within the Conservation Area.

In accordance with the procedure for public participation, Mrs Gregory, Applicant, spoke in favour of the application.

It was moved by Councillor Jacquie Stevens, seconded by Councillor Albert Catt and

RESOLVED That planning permission be granted for the reason set out below:

Reason

The proposed extension would appear to be an improvement on the previous application; it does not detract from the character and appearance of the house, and would not have an adverse impact on the wider Conservation Area.

Voting:

| | |
|-------------|----|
| For | 13 |
| Against | 2 |
| Abstentions | 0 |

The Chairman declared the motion carried.

The Chairman agreed to amend the order of business at this point to enable item 4.7 to be heard next.

119/15 – APPLICATION NO. 15/00450/FUL – RESURFACING WORKS AND RE-POSITIONING OF TICKET MACHINES AT SHAWCROFT CAR PARK, PARK ROAD, ASHBOURNE

Councillor Lewis Rose, OBE, left the meeting at 7.40pm prior to discussion of this item.

In accordance with the procedure for public participation, Mr Mike Mills, Agent for Waitrose, spoke against the application.

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

It was moved by Councillor Tony Millward, BEM, seconded by Councillor Tom Donnelly, and

RESOLVED (unanimously) That authority to grant planning permission be delegated to the Development Manager on resolution of the objection of Waitrose regarding the layout, and subject to the conditions as set out in the report.

120/15 – APPLICATION NO. 14/00778/OUT – RESIDENTIAL DEVELOPMENT OF UP TO 9 DWELLINGS AND ASSOCIATED ACCESS (OUTLINE) AT LAND OFF PUMP CLOSE, STARKHOLMES

The Committee had visited the site prior to the meeting to allow Members to assess the impact of the proposal on the character and appearance of the area and the amenity of neighbouring residents.

In accordance with the procedure for public participation, Mr Mike Mills, Agent for Waitrose, spoke against the application, the following spoke against the application:

- Simon Edwards, local resident
- Martin Cruttenden, owner of Pump Close & Access
- Richard Shacklady, local resident
- Gwen Hyde, local resident
- Adrian Windley, local resident (statement read by Mr Shacklady)

Mr Richard Pigott, Agent, spoke in favour of the application.

It was moved by Councillor Jacquie Stevens, seconded by Councillor Sue Burfoot and

RESOLVED That planning permission be refused for the following reason:

Reason

That the development would have an adverse impact on the environment, as well as on the character and appearance of the historic and iconic Riber Hillside.

Voting:

| | |
|-------------|----|
| For | 2 |
| Against | 12 |
| Abstentions | 0 |

The Chairman declared the motion LOST.

It was then moved by Councillor Albert Catt, seconded by Councillor Peter Slack 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 as set out in the report.

Voting:

| | |
|-------------|----|
| For | 12 |
| Against | 2 |
| Abstentions | 0 |

The Chairman declared the motion carried.

121/15 – APPLICATION NO. 15/00467/FUL – INSTALLATION OF 38 NO. GROUND MOUNTED SOLAR PANELS AT MEADOW FLECK FARM, ASHBOURNE ROAD, CARSINGTON

The Committee had visited the site prior to the meeting to assess the impact of the proposal within the landscape.

In accordance with the procedure for public participation, Samantha Walsh, Resident, and Josephine Haywood, Applicant, spoke in favour of the application.

It was moved by Councillor Peter Slack, seconded by Councillor Richard FitzHerbert and

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

122/15 – APPLICATION NO. 12/00332/OUT – ERECTION OF AGRICULTURAL WORKERS' DWELLING (OUTLINE) AT HOME FARM, WHITELEA LANE, TANSLEY

It was moved by Councillor Mike Ratcliffe, seconded by Councillor Richard FitzHerbert, and

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

123/15 – APPLICATION NO. 15/00310/FUL – CAR WASH FACILITY AT 43 BAKEWELL ROAD, MATLOCK

Councillor Sue Burfoot left the meeting at 8.43pm prior to discussion of this item.

It was moved by Councillor Jacquie Stevens, seconded by Councillor Tom Donnelly, and

RESOLVED That subject to addressing the holding objection of the Environment
(unanimously) Agency, delegated authority be given to the Development Manager to grant planning permission subject to the conditions as set out in the report and any additional footnotes required by the Environment Agency.

123/15 – APPEALS PROGRESS REPORT

It was moved by Councillor Tom Donnelly, seconded by Councillor Richard FitzHerbert, and

RESOLVED That the report be noted.
(unanimously)

MEETING CLOSED 8.50PM

CHAIRMAN