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SOUTHERN AREA PLANNING COMMITTEE

Minutes of a Meeting held on Tuesday 13 May 2014 at 6.00pm at Ashbourne Elim Pentecostal Church, Ashbourne.

PRESENT

Councillor Tony Millward - In the Chair

Councillors Richard Bright, Steve Bull, Sue Burfoot, Albert Catt, David Fearn, Richard FitzHerbert, David Frederickson, Cate Hunt, Mike Ratcliffe, Lewis Rose OBE, Andrew Statham, Geoff Stevens MBE.

Jon Bradbury (Development Control Manager), Bill Shaw (Senior Planning Officer), Chris Whitmore (Area Planning Officer) and Jackie Cullen (Committee Assistant).

Councillor Mrs Irene Ratcliffe attended as Ward Member.
22 members of the public and 1 member of the Press.

APOLOGIES

Apologies for absence were received from Councillors Tom Donnelly, Steve Flitter, and Andrew Shirley. Councillors Sue Burfoot and Andrew Statham attended as Substitute Members.

446/13 – MINUTES

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

RESOLVED
(unanimously)

That the minutes of the Southern Area Planning Committee held on 8 April 2014 be approved as a correct record.

The Minutes were signed by the Chairman.

447/13 – INTERESTS

For clarity, Councillor Lewis Rose OBE declared that, in relation to Application No. 14/00152/FUL – SINGLE STOREY EXTENSION AT CALLOW STABLES, MAPPLETON ROAD, MAPPLETON, the applicant was well known to him. Councillor Rose OBE was not present during discussion and voting of this application.

Also, Councillor Richard Bright declared that, in relation to Application No. 14/00129/FUL, he lived next door to the applicant. Councillor Bright was not present during discussion and voting of this application.

448/13 – APPLICATION NO. 14/00137/FUL – SINGLE STOREY EXTENSION AT 2 STUART CLOSE, ASHBOURNE

The Committee visited the site prior to the meeting to enable them to assess the impact of the development on the residential amenity of the occupants of the dormer bungalow to the north.

In accordance with the procedure for public participation, Morva Edwards, local resident, spoke against the application.

It was moved by Councillor Lewis Rose, OBE, seconded by Councillor Cate Hunt and

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

The Chairman agreed to amend the order of the Agenda to enable Application No. 14/00009/FUL – CONVERSION AND EXTENSION OF BARNES TO 2 NO. DWELLINGS AT OVERTOWN FARM, OVERTOWN, HOGNASTON, to be considered next.

449/13 - APPLICATION NO. 14/00009/FUL – CONVERSION AND EXTENSION OF BARNES TO 2 NO. DWELLINGS AT OVERTOWN FARM, OVERTOWN, HOGNASTON

Councillor Geoff Stevens, MBE, arrived at 6.12pm during discussion of this item.

The Committee visited the site prior to the meeting to assess the issues involved.

In accordance with the procedure for public participation, Councillor Irene Ratcliffe, Derbyshire County Council Ward Member, spoke against the application.

Correspondence received after preparation of the Agenda was circulated at the meeting.

It was moved by Councillor Richard Bright, seconded by Councillor David Fearn that planning permission be granted subject to appropriate conditions and the applicant entering into a planning obligation agreement under Section 106 of the Town and Country Planning Act 1990 to secure payment of the affordable housing contribution.

An amendment was moved by Councillor Lewis Rose and seconded by Councillor Albert Catt, as follows:

That a decision be deferred pending receipt of an independent assessment of the highway impact of the development.

The Committee voted on the amendment as follows:

Voting:

In favour	4
Against	8
Abstentions	0

The Chairman declared the amendment lost.

The Committee then voted on the substantive motion, as follows:

It was moved by Councillor Richard Bright, seconded by Councillor David Fearn and

RESOLVED That planning permission be granted subject to appropriate conditions and the applicant entering into a planning obligation agreement under Section 106 of the Town and Country Planning Act 1990 to secure payment of the affordable housing contribution.

Voting:

In favour	9
Against	3
Abstentions	0

The Chairman declared the motion carried.

450/13 – APPLICATION NO. 14/00106/FUL – CHANGE OF USE OF SHOP (USE CLASS A1) TO RESTAURANT (USE CLASS A3) AT ASHBOURNE BOOK SHOP, 25 DIG STREET, ASHBOURNE

The Committee visited the site prior to the meeting to enable them to assess the issues involved.

In accordance with the procedure for public participation, Mr Mohammed Ahmed, owner of an Ashbourne restaurant, Mr J Whittington, Director of an Ashbourne restaurant, Mr John Barrs, on behalf of Ashbourne Town Council, and Nigel Brown, owner of adjoining business, spoke against the application.

It was moved by Councillor Cate Hunt, seconded by Councillor David Fearn and

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

Voting:

For	12
Against	0
Abstentions	1

451/13 – APPLICATION NO. 14/00152/FUL – SINGLE STOREY SIDE EXTENSION AT CALLOW STABLES, MAPPLETON ROAD, MAPPLETON

Councillor Lewis Rose, was not present during discussion and voting of this item.

The Committee visited the site prior to the meeting to assess the impact of the

development on the character and appearance of the building.

In accordance with the procedure for public participation, Mr David Spencer, applicant, spoke in favour of the application.

It was moved by Councillor Richard FitzHerbert seconded by Councillor Albert Catt and

RESOLVED That planning permission be granted for the following reason:

That this extension would not be an incongruous addition to the property, and does not conflict with policies SF5 and H2.

Voting:

In favour	10
Against	2
Abstentions	0

The Chairman declared the motion carried.

452/13 – APPLICATION NO. 14/00129/FUL - ERECTION OF 10KW WIND TURBINE (15.0 metres to hub and 18.5 metres to blade tip) AT MULINO LODGE, KNIVETON

Councillor Richard Bright was not present during discussion and voting of this item.

The Committee visited the site prior to the meeting to assess the impact of the development on its surroundings.

In accordance with the procedure for public participation, Mrs S Monteith, Atlow Parish Council, spoke against the application. Mr Dominic Cooney, Mr Edward Sears, Mr Christopher Stait and Mr David Short, local residents, and Mr Craig Barks, applicant, spoke in favour of the application.

The Committee were advised that the applicant had now provided details relevant to Condition 4 in the Officer's Recommendation, such that the turbine model was a smaller version and could be delivered on a normal sized lorry. In view of this update, it was suggested that Condition 4 be removed.

The Committee were also advised that with regard to Condition 5, the applicant had now provided details of hedgerow and hedgerow trees, which were acceptable to the Local Planning Authority. As such, Condition 5 should be amended to read:

"5. The hedgerow and hedgerow trees are to be planted in accordance with the schedule submitted by the Applicant, to recreate a field boundary to the east of the turbines. The planting shall be carried out in the first available planting season after the commencement of development. Any trees or hedge plants which within a period of 5 years of planting are removed, die or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless otherwise agreed in writing by the Local Planning Authority."

It was moved by Councillor Lewis Rose, OBE, seconded by Councillor Sue Burfoot and

RESOLVED That planning permission be granted subject to the Conditions as set out in the report, including the omission of Condition 4, and the amendment to Condition 5 as detailed above

Voting:

For	11
Against	1
Abstentions	0

453/13 – APPLICATION NO. 14/00098/FUL – PORCH EXTENSION AT HORSLEY HOUSE, KNIVETON

Councillor Andrew Statham left at 7.36pm during discussion of this item.

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

It was moved by Councillor Richard FitzHerbert seconded by Councillor Albert Catt and

RESOLVED That planning permission be granted for the following reason:
(unanimously) That this extension does not harm the character and appearance of the building and, as such, does not conflict with policies H2 or SF5 of the Local Plan

454/13 – TREES PROGRESS REPORT – DDDC APPLICATIONS

It was moved by Councillor Steve Bull, seconded by Councillor Albert Catt and

RESOLVED That the report be noted.
(unanimously)

455/13 – APPEALS PROGRESS REPORT

This was a late item for consideration, received after publication of the agenda.

It was moved by Councillor Tony Millward, seconded by Councillor Cate Hunt and

RESOLVED That the report be noted.
(unanimously)

MEETING CLOSED – 7.42PM

Chairman