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## **SOUTHERN AREA PLANNING COMMITTEE**

**Minutes of a Meeting held on Tuesday 11 November 2014 at 6.00pm at Ashbourne Elim Pentecostal Church, Ashbourne.**

### **PRESENT**

Councillor Tony Millward - In the Chair

Councillors Richard Bright, Ken Bull, Steve Bull, Albert Catt, Tom Donnelly, David Fearn, Steve Flitter, David Frederickson, Chris Furness, Cate Hunt, Angus Jenkins, Garry Purdy, Peter Slack, Geoff Stevens, MBE, and Judith Twigg.

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

33 members of the public and 1 member of the Press.

### **APOLOGIES**

Apologies for absence were received from Councillors Richard FitzHerbert, Lewis Rose, OBE and Andrew Shirley. Councillors Chris Furness and Judith Twigg attended as Substitute Members.

### **185/14 – MINUTES**

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

### **RESOLVED**

That the minutes of the Southern Area Planning Committee held on 14 October 2014 be approved as a correct record.

### **Voting:**

For	15
Against	0
Abstentions	1

The Minutes were signed by the Chairman.

**186/14 – APPLICATION NO. 14/00450/FUL – CHANGE OF USE OF LAND TO 20MW SOLAR FARM WITH ASSOCIATED INFRASTRUCTURE, LAND AT ASTON HOUSE FARM, ASTON LANE, SUDBURY**

The Committee visited the site prior to the meeting to enable them to assess the impact on the surrounding area.

In accordance with the procedure for public participation, Joanna Fitzalan Howard, Land Agent, spoke in favour of the application.

Members were advised that Condition 9 on page 23 of the report should read:

*'All construction and future maintenance traffic associated with the Solar Farm shall utilise the existing access to Aston House Farm with **no** direct vehicle access from Leathersley Lane.'*

It was moved by Councillor Garry Purdy seconded by Councillor Albert Catt and

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

**187/14 - APPLICATION NO. 14/00558/FUL – ERECTION OF GARAGE AT WEST LODGE HOUSE, DERBY ROAD, DOVERIDGE**

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

In accordance with the procedure for public participation, Mr Tony Morley, representing Doveridge Parish Council, spoke against the Application.

A copy of correspondence received after publication of the Agenda was circulated at the meeting.

It was moved by Councillor Geoff Stevens, MBE, seconded by Councillor Steve Flitter and

**RESOLVED** That planning permission be granted, subject to satisfactory roofing  
(unanimously) material being agreed prior to commencement of the development.

**188/14 - APPLICATION NO. 14/00354/OUT – RESIDENTIAL DEVELOPMENT OF UP TO 145 DWELLINGS WITH ASSOCIATED PUBLIC OPEN SPACE (OUTLINE) AT LEYS FARM, WYASTON ROAD, ASHBOURNE**

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

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

Colin Loud, local resident  
Peter Fox, local resident  
Chris Kidger-Toole, local resident  
Paul Miller, local resident  
Councillor Ian Bates, on behalf of Ashbourne Town Council  
Gillian Dudfield, neighbour

Hannah Lakin, local resident  
Steve Challiner, local resident  
Patrick Kerr, local resident and countryside user

The Committee's attention was drawn to p.40 of the report, with reference to clarification regarding mineral extraction. Members were advised that the applicant had been in contact with the Council, and these issues had now been addressed.

Councillor Donnelly circulated photos of Wyaston Lane showing the traffic and parking situation.

A total of 57 representations received were received; the objections/concerns raised were summarised in the report.

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

**RESOLVED** That this application be refused for the reason set out below.

Reason for refusal:

The site comprises of green fields outside the existing built framework of Ashbourne. The proposed development would constitute an unsustainable form of development as it will individually and cumulatively with other planned residential development around the town be likely to lead to a significant increase in traffic congestion. In addition the site is considered to be relatively remote from existing community infrastructure and services and does not incorporate the provision of additional facilities such that future residents would be further reliant on the private car to access facilities in leading their daily lives thereby exacerbating its impact on the local road network. As such the adverse impacts of the proposed development are considered to significantly and demonstrably outweigh its benefits when assessed against the policies of the NPPF taken as a whole.

A recorded vote on the proposition was requested by Councillor Tom Donnelly and seconded by Councillor Tony Millward, as follows:

**Voting:**

In favour	Councillors Richard Bright, Steve Bull, Albert Catt, Tom Donnelly, Steve Flitter, David Frederickson, Angus Jenkins, Tony Millward, Peter Slack and Judith Twigg (10).
Against	Councillors Chris Furness, Cate Hunt, Garry Purdy and Geoff Stevens, MBE (4)
Abstentions	Councillors Ken Bull and David Fearn (2).

The Chairman declared the motion carried.

**189/14 - APPLICATION NO. 14/00611/FUL – SHED/SUMMERHOUSE AT CHURCH COTTAGE, CHURCH STREET, BRASSINGTON**

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

One letter of objection had been received; the main concerns of which were set out in the report. The Parish Council, whilst having no objections in principle, had put forward some suggestions to lessen the impact of the building, as set out below:

- Replace existing rosemary tiles with Staffordshire Blue
- Carry out planting to screen the building, and
- Amend the colour of the building to a more subdued tone, either naturally or by treatment

It was moved by Councillor Cate Hunt, seconded by Councillor Judith Twigg and

**RESOLVED** That planning permission be granted subject to conditions being put in place as suggested by the Parish Council:

- Replace existing rosemary tiles with Staffordshire Blue
- Carry out planting to screen the building, and
- Amend the colour of the building to a more subdued tone, either naturally or by treatment

Reason for Decision:

This development would be an improvement on the street scene compared with the previous development and would not have an overall adverse impact.

**Voting:**

<b>For</b>	12
<b>Against</b>	3
<b>Abstentions</b>	1

The Chairman declared the motion carried.

#### **190/14 – MOTION TO CONTINUE**

It was moved by Councillor Garry Purdy, seconded by Councillor David Fearn and

**RESOLVED** That, in accordance with Rule of Procedure 13, the meeting continue (unanimously) beyond 2 ½ hours to enable the business on the agenda to be concluded.

#### **191/14 – APPLICATION NO. 14/00537/VCOND – SECTION 73 APPLICATION VARIATION OF CONDITIONS 2&3 (09/00803/VCOND) TO ALLOW 85 SQUARE METRES OF EXISTING SALES AREAS TO BE USED FOR THE SALE OF ANY A1 NON-FOOD GOODS BY A CATALOGUE SHOWROOM RETAILER AT HOMEBASE, WATERSIDE ROAD, ASHBOURNE**

The application sought to vary conditions 2 and 3 of a previous variation of condition permission, under application reference no 09/00803/VCOND. The wordings of the conditions were set out in the report, along with the proposed variations.

It was moved by Councillor Geoff Stevens, MBE, seconded by Councillor Peter Slack and

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

**Voting:**

For	15
Against	1
Abstentions	0

The Chairman declared the motion carried.

**192/14 – APPEALS PROGRESS REPORT**

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

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

**MEETING CLOSED – 8.40PM**

**Chairman**