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## PLANNING COMMITTEE

### Minutes of a Virtual Planning Committee meeting held at 6.00pm on Tuesday 13<sup>th</sup> October 2020.

Under Regulations made under the Coronavirus Act 2020, the meeting was held virtually. Members of the public were able to view the virtual meeting via the District Council's website at [www.derbyshiredales.gov.uk](http://www.derbyshiredales.gov.uk) or via our YouTube channel.

#### PRESENT

Councillor Jason Atkin - In the Chair

Councillors Robert Archer, Richard Bright, Sue Bull, Sue Burfoot, Neil Buttle, Tom Donnelly, Graham Elliott, Richard FitzHerbert, Helen Froggatt, Stuart Lees, Joyce Pawley and Peter Slack.

Jon Bradbury (Development Control Manager), Chris Whitmore (Principal Planning Officer), Kerry France (Principal Solicitor) Jim Fearn (Communications and Marketing Manager) and Simon Johnson (Democratic Services Officer).

#### APOLOGIES

Apologies for absence were received from Councillor Garry Purdy. Councillor Helen Froggatt attended as Substitute Member.

#### 105/20 – MINUTES

It was moved by Councillor Jason Atkin, seconded by Councillor Stuart Lees and

**RESOLVED**  
(unanimously)

That the minutes of the Planning Committee meeting held on 08<sup>th</sup> September 2020 be approved as a correct record.

Following publication of the Agenda the following item was withdrawn:

- **Item 5.1: Application No. 20/00482/FUL – Change of use from General Industrial (B2) to Commercial, Business and Service Uses (Class E) at the former Hallmark Tractor site, Ashbourne Road, Sudbury.**

**106/20 - APPLICATION NO. 20/00617/FUL (Presentation)  
ERECTION OF 6NO. DETACHED DWELLINGS – LAND EAST OF LES ARDENNES,  
UNNAMED SECTION OF C3 FROM MAIN ROAD TO CARR FARM HALL ACCESS,  
HULLAND WARD DE6 3EE.**

The Principal Planning Officer gave an online presentation showing details of the application and photographs of the site and surroundings.

In line with the Council's temporary suspension of direct public participation, representations received from the public in accordance with the criteria set out in the Agenda were published on the District Council website, together with Officer responses, are set out below:

Consultation responses were set out in paragraph 5 of the report.

**Officer Comments:**

Further submissions were received from the Applicant's Agent after the cut-off time for representations, raising issue with the Council's housing land supply, but I can confirm that we still consider that we have a demonstrable 5 year supply.

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

**RESOLVED** That planning permission be refused for the reasons set out in the report.

**Voting:**

<b>For</b>	12
<b>Against</b>	1
<b>Abstentions</b>	0

The Chairman declared the motion CARRIED.

**107/20 - APPLICATION NO. 20/00632/FUL (Presentation)  
ERECTION OF 8NO. GLAMPING PODS WITH ASSOCIATED FACILITIES, ACCESS  
TRACK AND LANDSCAPING AT LAND OFF MILLERS GREEN, WIRKSWORTH.**

The Development Control Manager gave an online presentation showing details of the application and photographs of the site and surroundings.

In line with the Council's temporary suspension of direct public participation, representations received from the public in accordance with the criteria set out in the Agenda were published on the District Council website, together with Officer responses, are set out below:

**1. Comments from the Applicants' Agent – George Henshaw of Planning Design & Practice Ltd:**

Thank you, Chairman, for the opportunity to make representations this evening. I commend the officer's report for its detailed analysis and support the recommendation for approval.

The proposal is the siting of 8, small, timber glamping pods at land off Millers Green, on the outskirts of Wirksworth. The site is well screened from all directions by extensive tree planting, helping to reduce the development's impact upon the countryside. The timber pods will also not appear stark within the landscape.

The existing screening also helps to minimise any impact upon neighbouring residents. The proposed glamping site is adjacent to the applicant's residence and will subsequently have 24-hour observation. The applicants will be on hand for the day to day management of the site which intend to make a tranquil tourist experience.

The site is currently agricultural and has low ecological value. The scheme will result in a reduced intensified use of the land, with tree planting and other measures, resulting in a biodiversity gain for the site with enhanced habitats.

The proposal carries economic benefits to the Derbyshire Dales community, namely an annual spend of over £180,000 locally. Various local businesses have written in support of the application, stating a lack of accommodation within Wirksworth to support their businesses. The development will also result in an increase in employment, requiring staff to administer and maintain the site.

Derbyshire Dales District Council's Visitor Economy Plan, The Peak District Destination Management Plan, The Derbyshire Economic Strategy Statement and the D2N2 LEP Visitor Economy Review and Investment Study all support the provision of more high-quality non-serviced tourist accommodation to combat the problem of low visitor spend and a dominance of day visitors.

The proposal will provide an increasingly popular type of tourist accommodation and help to meet the growing demand. I ask that councillors support this application tonight.

**Officer Comments:**

The points raised were presented with the planning application and taken into consideration in reaching the Officers' recommendation.

It was moved by Councillor Richard FitzHerbert, seconded by Councillor Richard Bright and

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

**Voting:**

<b>For</b>	12
<b>Against</b>	1
<b>Abstentions</b>	0

The Chairman declared the motion CARRIED.

**108/20 - APPLICATION NO. 20/00255/FUL (Presentation)  
DEMOLITION OF FORMER DOCTORS' SURGERY AND ERECTION OF BUILDING  
COMPRISING OF 10NO. APARTMENTS AT SURGERY MEWS, COLUMBELL WAY,  
TWO DALES.**

The Development Control Manager gave an online presentation showing details of the application and photographs of the site and surroundings.

Consultation responses were set out in paragraph 5 of the report and it was reported that no representations had been received at the time of writing.

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

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

The Chairman declared the motion CARRIED.

**109/20 – INFORMATION ON ACTIVE AND CLOSED ENFORCEMENT  
INVESTIGATIONS**

It was moved by Councillor Tom Donnelly seconded by Councillor Jason Atkin and

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

**110/20 - APPEALS PROGRESS REPORT**

It was moved by Councillor Tom Donnelly seconded by Councillor Sue Bull and

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

**MEETING CLOSED 7.22PM**

**CHAIRMAN**