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PLANNING COMMITTEE

Minutes of a Meeting held on Tuesday 4 December 2018 at 6.00pm at Council Chamber, Town Hall, Matlock.

PRESENT

Councillor Garry Purdy - In the Chair

Councillors Jason Atkin, Sue Bull, Sue Burfoot, Albert Catt, Tom Donnelly, Graham Elliott, Helen Froggatt, Dermot Murphy, Peter Slack and Joanne Wild.

Sandra Lamb (Head of Corporate Services), Jon Bradbury (Development Manager), Helen Frith (Senior Planning Officer) and Jackie Cullen (Committee Assistant).

12 members of the public.
1 member of the Press.

APOLOGIES

Apologies for absence were received from Councillors Tony Morley and Lewis Rose OBE. Councillor Helen Froggatt attended as Substitute Member.

250/18 – MINUTES

It was moved by Councillor Garry Purdy, seconded by Councillor Jason Atkin and

RESOLVED

(unanimously)

That the minutes of the Planning Committee meeting held on 6 November 2018 be approved as a correct record.

The Minutes were signed by the Chairman.

251/18 – INTERESTS

Councillor Garry Purdy declared a pecuniary interest in Item 4.2 on the Agenda - APPLICATION NO. 18/01011/FUL – ERECTION OF DWELLING AT LAND ADJOINING ELMCROFT, DERBY ROAD, CROMFORD as his property was in close proximity to the Applicant's land. Councillor Purdy was not present during discussion of and voting on this item.

252/18 – APPLICATION NO. 18/00960/FUL – ERECTION OF RESIDENTIAL CARE HOME (C2 USE), CONVERSION OF DARLEY LODGE TO FORM 7 NO. APARTMENTS (C3 USE), ERECTION OF 3 NO. DWELLINGS (C3 USE) AND DEMOLITION OF BUILDINGS ON SITE AT DARLEY LODGE, DALE ROAD SOUTH, DARLEY DALE

The Committee visited the site prior to the meeting to allow Members to appreciate the scale of the proposed development and the impacts arising from this.

Correspondence received after publication of the agenda was distributed at the meeting. This comprised a response to the report from the Applicant's agent requesting clarification in respect of the content of the report including conditions. Having reviewed the comments, changes and points of clarification were proposed as an amendment to the officer report:

It was noted that Paragraphs 7.5 and 7.6 of the report should refer to residential care not extra care.

In accordance with the procedure for public participation, Ms Anna Gillings (Agent) spoke in favour of the application.

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

RESOLVED
(unanimously)

That planning permission be granted subject to the conditions set out in the report, amended as follows:

5. There shall be no pedestrian access to/from the site other than via the footpath link proposed to the north western corner of the site or via the existing vehicle access as shown on the site layout plan G4139-90-03 O.

Reason: In the interests of highway safety in accordance with policies S3, HC19 and HC21 of the Adopted Local Plan 2017.

6. Prior to occupation of the proposed uses space shall be laid out within the site in accordance with drawing No G4139-90-03 O for 48 cars to be parked and for all vehicles including service and delivery vehicles to turn so that they may enter and leave the site in forward gear. These facilities shall thereafter be retained for use at all times.

Reason: In the interests of highway safety in accordance with policies S3, HC19 and HC21 of the Adopted Local Plan 2017.

13. Prior to building works commencing above foundation level, a Biodiversity Enhancement Strategy shall be submitted to and approved in writing by the Local Planning Authority to achieve a net gain in biodiversity in accordance with the NPPF 2018. The Strategy shall be based on the landscape masterplan B18005-102 D received 22.11.18. Such approved measures should be implemented in full and maintained thereafter. Measures shall include:
 - Details of bird and bat boxes will be clearly shown on a plan (positions/ specification/numbers).

- Details of hibernacula/habitat piles will be clearly shown on a plan.
- Hedgehog connectivity measures will be clearly shown on a plan, such as small fencing gaps (130 mm x 130 mm), railings or hedgerows.
- Summary of ecologically beneficial landscaping (full details to be provided in Landscape Plans).

Reason: In the interest of safeguarding protected species and/or securing biodiversity enhancements in accordance with Policy PD3 of the Adopted Derbyshire Dales Local Plan (2017).

19. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (or any Order revoking or re-enacting that Order with or without modifications) the care home accommodation hereby permitted shall be used solely for the purposes of a nursing/residential care home and for no other purpose.

Reason: To secure the benefits arising from the development in meeting the needs of the ageing population arising from the development in accordance with policy HC11 of the Adopted Local Plan 2017.

22. This permission relates solely to the following plans received by the Local Planning Authority:

Elevations as proposed G4139-02-01 D received 03.09.18
Proposed residential floor plans G4139-01-06 D received 03.09.18
Proposed residential floor plans G4139-01-07 D received 03.09.18
Landscape masterplan B18005-102 D received 22.11.18
Overall site layout plan G4139 -09-03 O received 22.11.18
Residential elevations G4139-02-03 B received 03.09.18
Roof plan G4139-01-04 A received 03.09.18
Lower ground floor layout G4139-01-01 C received 03.09.18
Ground floor layout G4139-01-02 C received 03.09.18
First floor layout G4139-01-03 C received 03.09.18

Reason:

For the avoidance of doubt and to define the permission.

253/18 - APPLICATION NO. 18/01011/FUL – ERECTION OF DWELLING AT LAND ADJOINING ELMCROFT, DERBY ROAD, CROMFORD

Councillor Jason Atkin took the Chair for this item.

The Committee visited the site prior to the meeting to allow Members to appreciate the context of the site and the impacts upon designated heritage assets.

Correspondence received after publication of the agenda was distributed at the meeting. This comprised a copy email from a neighbouring resident opposed to the application.

In accordance with the procedure for public participation, Mr Peter Hume (neighbour) spoke against the application.

It was moved by Councillor Peter Slack, seconded by Councillor Helen Froggatt and

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

254/18 - APPLICATION NO. 18/00767/VCOND – VARIATION OF CONDITIONS 6 AND 7 OF PLANNING APPLICATION 14/00074/OUT TO ALLOW A START TO BE MADE ON SITE PRIOR TO THE ROAD IMPROVEMENTS BEING COMPLETED AT ASHBOURNE AIRFIELD, ASHBOURNE, DERBYSHIRE

Correspondence received after publication of the agenda was distributed at the meeting. This comprised a summary of concerns set out in a further letter of representation from a local resident.

The Development Manager advised Members that the site plan shown on page 44 of the report incorporated a parcel of land in the north-east corner that was not part of the application.

In accordance with the procedure for public participation, Mr John Horsburgh (local resident) spoke against the application and Mr Jonathon Jenkin (Agent) spoke in favour of the application.

The Development Manager confirmed that access would be via Blenheim Road and not Ladyhole Road.

It was moved by Councillor Dermot Murphy, seconded by Councillor Albert Catt and

RESOLVED That delegated authority be granted to the Development Manager to grant varied outline planning permission on completion of a variation to the legal agreement, subject to the conditions set out in the report.

Voting:

For	10
Against	1
Abstentions	0

255/18 - APPLICATION NO. 18/00918/FUL – ERECTION OF 2 NO. B8 (STORAGE AND DISTRIBUTION)/B1(c) (BUSINESS INDUSTRIAL PROCESS) UNITS AND ASSOCIATED ENGINEERING WORKS TO RAISE LAND LEVEL, FILL EXISTING PONDS AND CREATE A NEW POND AT WOODHOUSE FARM, LONG LANE, LONGFORD, DERBYSHIRE

In accordance with the procedure for public participation Ms Rebecca Beardsley (Agent) spoke in favour of the application.

It was moved by Councillor Albert Catt, seconded by Councillor Jason Atkin and

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

256/18 - INFORMATION ON ACTIVE AND CLOSED ENFORCEMENT INVESTIGATIONS

It was moved by Councillor Garry Purdy, seconded by Councillor Tom Donnelly and

RESOLVED That the report be noted.
(unanimously)

257/18 - APPEALS PROGRESS REPORT

It was moved by Councillor Garry Purdy, seconded by Councillor Jason Atkin and

RESOLVED That the report be noted.
(unanimously)

MEETING CLOSED 6.44PM

CHAIRMAN