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PLANNING COMMITTEE

Minutes of a Meeting held on Tuesday 13 August 2019 at 6.30pm at Council Chamber, Town Hall, Matlock DE4 3NN.

PRESENT

Councillor Jason Atkin - In the Chair

Councillors Martin Burfoot, Sue Burfoot, Tom Donnelly, Richard FitzHerbert, Helen Froggatt, Susan Hobson, David Hughes, Stuart Lees, Peter O'Brien, Joyce Pawley and Garry Purdy.

Jon Bradbury (Development Control Manager), Gareth Griffiths, Senior Planning Officer), Kerry France (Principal Solicitor) and Jackie Cullen (Committee Assistant).

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

APOLOGIES

Apologies for absence were received from Councillors Robert Archer, Richard Bright, Matthew Buckler, Sue Bull and Peter Slack. Councillors Martin Burfoot, Helen Froggatt, Susan Hobson and Peter O'Brien attended as Substitute Members.

The meeting was recorded and broadcast live on YouTube.

102/19 – MINUTES

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

RESOLVED That the minutes of the Planning Committee meeting held on 16 July (unanimously) 2019 be approved as a correct record.

The Minutes were signed by the Chairman.

103/19 - APPLICATION NO. 19/00722/FUL – ERECTION OF DWELLING HOUSE – REVISIONS TO PREVIOUSLY ALLOWED SCHEME 17/00809/FUL (RETROSPECTIVE) AT REAR OF SUNNYSIDE TERRACE, FARLEY HILL, MATLOCK

The Committee visited the site prior to the meeting to allow Members to appreciate the size and scale of the dwelling house against the approved proposals.

Correspondence received after publication of the agenda was distributed at the meeting. This comprised a summary of letters of representation from three previous objectors, including comments on the Officer's report.

In accordance with the procedure for public participation Mr Stephen Chrystal (Darley Dale Town Council), Mr Brian Wood (The Civic Society), Mrs Amanda Heading and Messrs Richard Whiteside, Jason Farmer and Andrew Heading (local residents) spoke against the application, and Mr Damian Dugdale (local resident) spoke in favour of the application.

It was moved by Councillor Garry Purdy, seconded by Councillor Susan Hobson and

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

Voting:

For	5
Against	7
Abstentions	0

The Chairman declared the motion LOST.

It was then moved by Councillor David Hughes, seconded by Councillor Martin Burfoot and

RESOLVED That planning permission be refused for the following reasons:

Reasons:

That this larger structure as built constitutes an overdevelopment of the site; and this results in an unacceptable loss of amenity to the neighbouring properties by reason of the proximity to and the height of the development close to the neighbouring boundary.

Voting:

For	6
Against	6
Abstentions	0

The Chairman used his casting vote in favour of the Resolution and declared the motion CARRIED.

There followed a 5 minute adjournment.

104/19 - APPLICATION NO. 19/00652/FUL – PROPOSED CHANGE OF USE FROM DOCTOR'S SURGERY TO HOUSE IN MULTIPLE OCCUPATION AT DARLEY DALE MEDICAL CENTRE, COLUMBELL WAY, TWO DALES

The Committee visited the site prior to the meeting to allow Members to assess the impact of the proposed use of the premises on the amenity of local residents.

Correspondence received after publication of the agenda was distributed at the meeting. This comprised a summary of further comments from the Applicant and two further letters of representation.

In accordance with the procedure for public participation Mr Stephen Chrystal (Darley Dale Town Council) spoke against the application and Mr Ben Briant (Applicant) spoke in favour of the application.

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

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

Voting:

For	8
Against	4
Abstentions	0

The Chairman declared the motion CARRIED.

105/19 – MOTION TO CONTINUE

It was moved by Councillor Susan Hobson, seconded by Councillor Tom Donnelly and

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

106/19 - APPLICATION NO. 19/00455/OUT – OUTLINE PLANNING APPLICATION FOR A RESIDENTIAL DEVELOPMENT OF 12 DWELLING WITH APPROVAL BEING SOUGHT FOR ACCESS AT LAND OFF MILLERS GREEN, WIRKSWORTH

The Committee visited the site prior to the meeting to assess the major application and level of objection to the proposals.

Correspondence received after publication of the agenda was distributed at the meeting. This comprised comments from the Applicant; comments from Wirksworth Recreation Ground Trust; Wirksworth Memorial Bowling Club; the Local Highway Authority; Derbyshire Wildlife Trust and the Environmental Health Section (Derbyshire Dales District Council).

In accordance with the procedure for public participation Mr Jonathan Jenkin (Agent) spoke in favour of the application, requesting a deferral of this application to allow the Applicants to address highway related matters, in particular concerns raised about the access road not being to an adoptable standard.

It was moved by Councillor Garry Purdy, seconded by Councillor Susan Hobson and

RESOLVED That this application be deferred to allow the Applicants to address highway related matters.
(unanimously)

107/19 – APPLICATION NO. 19/00563/FUL – CHANGE OF USE TO EQUESTRIAN, ERECTION OF STABLE BLOCK AND FORMATION OF HARDSTANDING (PERSONAL USE) AT MILVERTON, MAIN STREET, LONGFORD DE6

The Committee visited the site prior to the meeting to allow Members to appreciate the site and the relationship of the proposed development with the surrounding development.

Correspondence received after publication of the agenda was distributed at the meeting. This comprised further comments received from a neighbour.

In accordance with the procedure for public participation, Messrs Kevin Newman (Longford Parish Council) and Simon Lindsay (local resident & neighbour), Mrs Julie Lindsay (local resident and neighbour and Mrs Virginia Leedham (local resident) spoke against the application, and Mr Charlie Moore (on behalf of Applicant) spoke in favour of the application.

It was moved by Councillor Garry Purdy seconded by Councillor Richard FitzHerbert and

RESOLVED That this Application be deferred in order that Officers may continue (unanimously) dialogue with the Applicant with a view to securing a mutually agreed alternative site in order to address neighbours' concerns.

108/19 – APPLICATION NO. 19/00554/FUL – MODIFICATIONS TO APPROVED BARN CONVERSION WITH INSERTION OF NEW DOOR AND FLUE PIPE, ERECTION OF STABLES AND GARAGE/STORE AT OLD BARN, RIGGS LANE, MARSTON MONTGOMERY

The Committee visited the site prior to the meeting to allow Members to assess the proposals in their context.

In accordance with the procedure for public participation, Ms Hannah Pilkington (local resident) spoke against the application and Mr Jon Imber (Agent) spoke in favour of the application.

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

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

109/19 - INFORMATION ON ACTIVE AND CLOSED ENFORCEMENT INVESTIGATIONS

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

RESOLVED That the report be noted. (unanimously)

110/19 - APPEALS PROGRESS REPORT

It was moved by Councillor Jason Atkin, seconded by Councillor Susan Hobson and

RESOLVED That the report be noted.
(unanimously)

MEETING CLOSED 9.30PM

CHAIRMAN