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## PLANNING COMMITTEE

**Minutes of a Meeting held on Tuesday 4 February 2020 at 6.00pm at Council Chamber, Town Hall, Matlock DE4 3NN.**

### PRESENT

Councillor Richard Bright- In the Chair

Councillors Robert Archer, Matthew Buckler, Sue Bull, Paul Cruise, Tom Donnelly, Helen Froggatt, David Hughes, Joyce Pawley, Garry Purdy, Peter Slack and Mark Wakeman.

Jon Bradbury (Development Control Manager), Gareth Griffiths (Senior Planning Officer), Sarah Arbon (Senior Planning Officer), Kerry France (Principal Solicitor), Marie-Christine Schmidt (Estates Regeneration Manager) and Jackie Cullen (Committee Assistant).

12 members of the public.

### APOLOGIES

Apologies for absence were received from Councillors Jason Atkin, Sue Burfoot, Richard FitzHerbert and Stuart Lees. Councillors Paul Cruise, Helen Froggatt and Mark Wakeman attended as substitute members.

The meeting was recorded and broadcast live on YouTube.

### 288/19 – MINUTES

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

**RESOLVED** That the minutes of the Planning Committee meeting held on 14 (unanimously) January 2020 be approved as a correct record.

The Minutes were signed by the Chairman.

### 289/19 – INTERESTS

Councillor Robert Archer declared a personal interest in Agenda Item 4.4 - Application No. 19/01182/Vcond – Variation of Condition 2 of Planning Permission 15/00279/Ful to allow for the retention period of the solar equipment to be extended to 40 years at Lady Hole Solar Farm, Bradley as the land was owned by a member of his extended family. Cllr Archer was not present during discussion of and voting on this item.

**290/19 – APPLICATION NO. 19/01152/FUL – PROPOSED RENOVATION AND EXTENSION OF SOCIAL CLUB BUILDING AT HURST FARM SOCIAL CLUB, HAZEL GROVE, MATLOCK**

The Committee visited the site prior to the meeting to allow Members to assess the proposals in terms of the character and appearance of the building and the amenity of neighbouring residents.

In accordance with the procedure for public participation Ms Marie-Christine Schmidt (DDDC on behalf of 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 granted subject to the conditions set out in (unanimously) the report.

**291/19 - APPLICATION NO. 19/01285/FUL – REMOVAL OF EXISTING BUILDINGS AND ERECTION OF 1 NO. DWELLINGHOUSE ON LAND TO THE NORTH OF NORTH BARN, FARM LANE, MATLOCK**

The Committee visited the site prior to the meeting to allow Members to appreciate the site and the impact of the development on the nearby heritage asset.

Correspondence received after publication of the agenda was distributed at the meeting. This comprised the recommendation of a further condition from the District Council's Conservation and Design Officer, as follows:-

13. Details of the posts & beam (material, size & shape), including base & head details/fixing, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

It was also recommended that minor alterations be made to conditions 7, 8, 9, 10 and 12 on points of clarity.

It was moved by Councillor Garry Purdy, seconded by Councillor Mark Wakeman and

**RESOLVED** That planning permission be granted subject to the conditions set out in (unanimously) the report, with conditions 7,8,9,10 and 12 to be amended as requested for clarity, together with an additional condition 13, as follows:-

13. Details of the posts & beam (material, size & shape), including base & head details/fixing, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

**292/19 - APPLICATION NO. 19/01317/FUL – SINGLE-STOREY REAR EXTENSION AT DERWENT VALLEY VETS LTD, 110 DALE ROAD, MATLOCK**

The Committee visited the site prior to the meeting to allow Members to assess the impact of the development on the heritage asset.

Correspondence received after publication of the agenda was distributed at the meeting. This comprised a summary of additional information received from the Agent in respect of Design Statement; Conservation Area/Heritage Asset Statement; and Statement from Matlock Vets.

In accordance with the procedure for public participation Ms Rebecka Bold (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 refused for the reason stated in the report.  
(unanimously)

**293/19 - APPLICATION NO. 19/01182/VCOND – VARIATION OF CONDITION 2 OF PLANNING PERMISSION 15/00279/FUL TO ALLOW FOR THE RETENTION PERIOD OF THE SOLAR EQUIPMENT TO BE EXTENDED TO 40 YEARS AT LADY HOLE SOLAR FARM, BRADLEY**

Members were reminded that condition 2 of permission 15/00279/FUL granted permission for change of the use of the agriculture land to a 3MW solar farm and associated infrastructure for a period of 25 years, as set out in the report. The solar farm's grid connection date was the 16<sup>th</sup> March 2016 and this application sought to extend the length of the planning permission to 40 years from this date, an extension of 15 years from the 25 years already granted.

It was moved by Councillor Peter Slack, seconded by Councillor Tom Donnelly and

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

**294/19 - APPLICATION NO. 19/01231/VCOND – VARIATION OF CONDITION 3 OF PLANNING PERMISSION 15/00089/FUL TO ALLOW FOR THE RETENTION PERIOD OF THE SOLAR EQUIPMENT TO BE EXTENDED TO 40 YEARS AT SOLAR FARM AT DAYFIELDS FARM, DAYFIELD LANE, ATLOW**

Members were reminded that condition 3 of planning permission 15/00089/FUL was refused at committee on the 22<sup>nd</sup> July 2015 and subsequently allowed at appeal on the 18<sup>th</sup> December 2015 for change of the use of the agriculture land to a 5.4MWp solar farm and associated infrastructure for a period of 25 years, as set out in the report. The solar farm's grid connection date was the 21<sup>st</sup> March 2017 and this application sought to extend the length of the planning permission to 40 years from this date, an extension of 15 years from the 25 years already granted.

Correspondence received after publication of the agenda was distributed at the meeting. This comprised comments received from Atlow Parish Council.

In response to comments included in Atlow Parish Council's late representation regarding the screening agreed in the original application, the Development Control Manager confirmed that the planting had been carried out and that the growth and maintenance would be monitored.

It was moved by Councillor Mark Wakeman, seconded by Councillor Sue Bull and

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

**295/19 - APPLICATION NO. 19/01274/FUL - HYBRID PLANNING APPLICATION COMPRISING AN OUTLINE PLANNING APPLICATION (ALL MATTERS RESERVED) FOR UP TO 367 DWELLINGS (WITH INTEGRATED OPEN SPACE), UP TO 10 HECTARES OF EMPLOYMENT LAND (B1, B2 AND B8 BUSINESS USES), A COMMERCIAL HUB INCORPORATING A1 (SHOPS)/A2 (PROFESSIONAL/ FINANCIAL SERVICES), A3 (RESTAURANTS AND CAFES)/A4 (DRINKING ESTABLISHMENTS), D1 (NON-RESIDENTIAL INSTITUTIONS) AND C1 (HOTELS) USES AND ASSOCIATED HIGHWAYS AND DRAINAGE INFRASTRUCTURE AND A FULL PLANNING APPLICATION FOR THE ERECTION OF 1 NO. INDUSTRIAL UNIT (B1, B2 AND B8 BUSINESS USES) WITH ACCESS VIA ROUNDABOUT AND LINK ROAD AND FOR THE FORMATION OF AN ATTENUATION POND AT ASHBOURNE AIRFIELD, A52, ASHBOURNE, DERBYSHIRE**

Correspondence received after publication of the agenda was distributed at the meeting. This comprised summaries of two additional letters of representation from Ashbourne Hilltop School and Ashbourne Recreation Ground Sports and Community Partnership. Further submissions from the Applicant were received in respect of Phase 2 access requirements; the time limit for the outline permission for the housing element; a suggested amendment to condition 12 regarding the housing mix, and a suggested new condition regarding the junction in Phase 2, as follows:

12. The reserved matters submission for the housing shall include full details of the provision of affordable housing and full details of the housing mix across the site.
17. Development of Employment Plots 1 & 3 shown on Drawing Number 2695-003D shall not begin until details of the access junction to Phase 2 (Local Plan Allocation DS8) have been approved in writing by the Local Planning Authority. The land required for the highway junction (including pavements, a cycle path, required visibility splays and landscaping) will be safeguarded and not used for any other purpose until the junction has been constructed in accordance with the approved details.

Reason:

To ensure the satisfactory access can be provided to accommodate future planned development.

The Development Control Manager was satisfied that the suggested wording of both the above conditions was considered to fulfil the aims of plan policy. The reason for Condition 12 however needed to refer to Policy HC11.

In relation to the Applicant's comments on the time period for the residential component of the outline permission, it was considered that a 5 year period would strike the right balance between planned delivery of housing and the complexities of the site and it was suggested that Outline Condition 1 was amended accordingly.

In accordance with the procedure for public participation Cllr. Jane Harris (Ashbourne Town Council) and Mr Peter Dobbs (Local Resident) spoke against the application; Cllr.

John Hall (Osmaston & Yeldersley Parish Council) commented on the application, and Mr Jonathan Jenkin (Agent) spoke in favour of the application.

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

**RESOLVED**

1. That Delegated Authority be given to the Development Manager on the completion of the modified legal agreement to grant hybrid permission in:

- (a) full for the roundabout, link road, drainage basin and unit 5 and
- (b) outline for up to 367 dwellings up to 10 hectares of employment land and a commercial hub incorporating A1 (Shops)/A2 (Professional/ Financial Services), A3 (Restaurants and Cafes/ A4 (Drinking Establishment, D1 (Non-residential institutions and CIC Hotels) with associated infrastructure subject to conditions covering the points set out in the report and conditions proposed by the Local Highway Authority;

2. That Condition 12 of the Outline permission be amended to read:

12. The reserved matters submission for the housing shall include full details of the provision of affordable housing and full details of the housing mix across the site.

Reason:

To address the requirements of Policy HC11 of the Adopted Local Plan;

3. That a new condition be added to the Outline permission, as follows:

17. Development of Employment Plots 1 & 3 shown on Drawing Number 2695-003D shall not begin until details of the access junction to Phase 2 (Local Plan Allocation DS8) have been approved in writing by the Local Planning Authority. The land required for the highway junction (including pavements, a cycle path, required visibility splays and landscaping) will be safeguarded and not used for any other purpose until the junction has been constructed in accordance with the approved details.

Reason:

To ensure the satisfactory access can be provided to accommodate future planned development;

4. That Condition 1 relating to time limit on the outline permission be amended to give a 5 year time period for the submission of details of the residential part of the scheme.

**Voting:**

<b>For</b>	11
<b>Against</b>	0
<b>Abstentions</b>	

The Chairman declared the motion CARRIED.

**296/19 - 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)

**297/19 - APPEALS PROGRESS REPORT**

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

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

**MEETING CLOSED 7.46PM**

**CHAIRMAN**