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## **PLANNING COMMITTEE**

### **Minutes of a Meeting held on Tuesday 20 February 2018 at 6.00pm at Council Chamber, Town Hall, Matlock.**

#### **PRESENT**

Councillor Garry Purdy - In the Chair

Councillors Sue Burfoot, Albert Catt, Tom Donnelly, Graham Elliott, Richard FitzHerbert, Helen Froggatt, Tony Millward BEM, Tony Morley, Dermot Murphy, Lewis Rose OBE, Peter Slack and Joanne Wild.

Jon Bradbury (Development Control Manager), Chris Whitmore (Principal Planning Officer), Katie Hamill (Solicitor) and Jackie Cullen (Committee Assistant).

Cllrs Colin Swindell and Ann Elliott attended as Ward Members.

25 members of the public.

#### **APOLOGIES**

Apologies for absence were received from Councillors Jason Atkin, Sue Bull and Vicky Massey Bloodworth. Councillors Helen Froggatt and Dermot Murphy attended as Substitute Members.

#### **311/17 – MINUTES**

It was moved by Councillor Garry Purdy, seconded by Councillor Tony Millward BEM and

**RESOLVED** That the minutes of the Planning Committee meeting held on 6 February 2018 be approved as a correct record.  
(unanimously)

The Minutes were signed by the Chairman.

#### **312/17 – APPLICATION NO. 17/00294/FUL – ERECTION OF 75 DWELLINGS AND A 235 SQ.M. RETAIL (CLASS A1) UNIT WITH ASSOCIATED VEHICLE, CYCLE AND PEDESTRIAN INFRASTRUCTURE AT THE FORMER CAWDOR QUARRY SITE, SNITTERTON ROAD, SNITTERTON, MATLOCK**

Correspondence received after publication of the agenda was distributed at the meeting. This comprised a summary of four further representations, including suggested amendments to the proposed conditions.

The Development Control Manager reminded the Committee that Members had visited the site on 20<sup>th</sup> December 2018, at which time the application had been deferred so the public would have the opportunity to consider the late amendments and the District Valuer's report on the wider site.

In accordance with the procedure for public participation, Mr Martin Seddon (local resident) commented on the need for specific conditions to cover the hours of working, light pollution, and site access; Mr Paul Thompson (local resident) spoke against the application, with reference to the forthcoming District Valuer's report; Mr David Roberts (local resident) commented on the lack of financial contribution; Mr Julian Wallbank (local resident) spoke against the application, requesting a deferral until a legal agreement had been drawn up and the outline application for the whole site had been determined; Cllr Colin Swindell (Ward Member) proposed that the outline application for the whole site should be determined and the District Valuer's report should be publicised prior to approval of this application. Mr David Morley (Architect) spoke in favour of the application, outlining the proposed scheme of building for this first phase of development.

The Development Control Manager commented on the amendments to the conditions suggested by Mr Seddon and suggested that a condition covering lighting should be included and a specific condition on hours of work included if Members deemed this necessary.

It was moved by Councillor Lewis Rose OBE, seconded by Councillor Albert Catt and

**RESOLVED** That planning permission be granted, subject to the conditions set out in the report, with the following amendments:

Condition 23 - No development shall take place including any works of demolition until a construction management plan or construction method statement has been submitted to and been approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the construction period. The statement shall provide for:

- i. Parking of vehicles of site operatives and visitors,
- ii. Routes for construction traffic,
- iii. Method of prevention of debris being carried onto highway,
- v. Pedestrian and cyclist protection,
- vi. Proposed temporary traffic restrictions,
- vii. Arrangements for turning vehicles,
- viii. Roadside hoarding and construction access arrangements

Additional Condition 43 - No development shall commence until details of a scheme to address the impact of development on visual amenity, including light pollution, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a detailed lighting strategy, which should follow the guidelines set out in "Bats and Lighting in the UK (BCT 2009) and should avoid lighting quarry faces. Development shall be carried out in accordance with the approved details and thereafter retained.

Also, a further additional condition limiting the hours of work to 0800 to 1800 Monday to Friday, 0900 to 1300 on Saturday with no working on Sundays or Bank Holidays.

**Voting:**

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

Councillor Peter Slack requested that his objection to the Application be noted.

The Chairman declared the motion carried.

**313/17 - APPLICATION NO. 17/01185/VCOND – VARIATION OF CONDITIONS 5 AND 6 OF APPLICATION REF 16/00374/FUL TO ENABLE THE REPLACEMENT KENNEL BUILDING TO BE USED TO HOUSE BOARDING CATS AT FOUR LANE ENDS FARM, GIBFIELD LANE, HULLAND WARD**

Correspondence received after publication of the agenda was distributed at the meeting. This comprised a note of further representations from Atlow Parish Council.

It was moved by Councillor Lewis Rose OBE, seconded by Councillor Tony Millward BEM and

**RESOLVED** That this application be deferred until the next Committee meeting to enable Members to put questions to the Environmental Health Officers.

**Voting:**

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

The Chairman declared the motion carried.

**314/17 - APPLICATION NO. 18/00047/VCOND – VARIATION OF CONDITION 3 OF PLANNING APPLICATION 17/00969/FUL TO VARY OPENING HOURS TO ALLOW FOR SUNDAY AND BANK HOLIDAY OPENING FROM 10:00 TO 00:00 AT 68 DALE ROAD, MATLOCK**

In accordance with the procedure for public participation, Mr John Weir and Ms Hannah Himsworth (local residents) spoke against the application and Mr Gareth Clark (Applicant) spoke in favour of the application

Councillor Sue Burfoot requested a Recorded Vote; this was seconded by Councillor Peter Slack.

It was moved by Councillor Sue Burfoot, seconded by Councillor Peter Slack and

**RESOLVED** That planning permission be refused for the following reason:

Reason

The anti-social behaviour already experienced in the area would increase, and the slight benefit to the area's night-time economy was outweighed by the loss of amenity to neighbouring properties and the negative effect on tourism.

**Voting:**

**For** Councillors Sue Burfoot and Peter Slack (2).

**Against** Councillors Albert Catt, Tom Donnelly, Graham Elliott, Richard FitzHerbert, Helen Froggatt, Tony Millward BEM, Tony Morley, Dermot Murphy, Garry Purdy, Lewis Rose OBE and Joanne Wild (11)

**Abstentions** (0)

The Chairman declared the motion lost.

It was then moved by Councillor Albert Catt, seconded by Councillor Tom Donnelly and

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

**Voting:**

**For** 11

**Against** 2

**Abstentions** 0

The Chairman declared the motion carried.

**315/17- 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)

**MEETING CLOSED 7.54PM**

**CHAIRMAN**