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PLANNING COMMITTEE

Minutes of a Meeting held on Tuesday 11 October 2016 at 6.00pm at Council Chamber, Town Hall, Matlock.

PRESENT

Councillor Garry Purdy - In the Chair

Councillors Susan Bull, Sue Burfoot, Albert Catt, Richard FitzHerbert, Helen Froggatt, Chris Furness, Neil Horton, Tony Millward BEM, Jean Monks, Tony Morley, Mike Ratcliffe, Peter Slack and Joanne Wild.

Sandra Lamb (Head of Corporate Services), Jon Bradbury (Development Manager), Gareth Griffiths (Senior Planning Officer), Chris Whitmore (Area Planning Officer), Katie Hamill (Solicitor) and Jackie Cullen (Committee Assistant).

25 members of the public.

APOLOGIES

Apologies for absence were received from Councillors Jason Atkin, Tom Donnelly, Graham Elliott and Lewis Rose OBE. Councillor Helen Froggatt attended as Substitute Member.

209/16 – 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 20
(unanimously) September 2016 be approved as a correct record.

The Minutes were signed by the Chairman.

210/16 – APPLICATION NO. 16/00330/FUL – CHANGE OF USE OF LAND TO DOMESTIC CURTILAGE AT 37 ROCKSIDE VIEW, MATLOCK

The Committee visited the site prior to the meeting to allow Members to assess the impact on neighbours and the amenity of the area.

Correspondence received after publication of the Agenda was distributed at the meeting; this comprised further comments from the Applicant.

In accordance with the procedure for public participation, Councillor Martin Burfoot (as Ward Member) and Mr Steven Wain (Applicant) spoke in favour of the application.

It was moved by Councillor Sue Burfoot, seconded by Councillor Mike Ratcliffe and

RESOLVED That planning permission be granted, subject to appropriate conditions to be set by the Development Manager in negotiation with the Applicant, including suitable materials for boundary fencing.

Reason:

The partial loss of this area of open space would be insignificant and would not harm the character and appearance of the area, nor result in any harm to the recreational opportunity that the public open space currently provides.

Voting:

For	9
Against	5
Abstentions	0

The Chairman declared the motion carried.

211/16 – APPLICATION NO. 16/00570/FUL – ERECTION OF CONCRETE PROCESSING FACILITY AND ASSOCIATED WORKS AT HOBDEN INTERNATIONAL LIMITED, BRASSINGTON WORKS, MANYSTONES LANE, BRASSINGTON, DERBYSHIRE

The Committee visited the site prior to the meeting to allow Members to appreciate the site context having regard to the impact on heritage assets, nature conservation and the landscape.

In accordance with the procedure for public participation, Mr David Challinor (Representative of the Applicant) spoke in favour of the application.

Correspondence received after publication of the Agenda was distributed at the meeting; this comprised a letter from the Applicant in respect of the wording of Condition 12 within the Officer's recommendation.

It was moved by Councillor Tony Millward BEM, seconded by Councillor Tony Morley and

RESOLVED (unanimously) 1. That planning permission be granted subject to conditions covering the matters listed in the report;
2. That the amended Condition 12 as put forward by the Applicant, and accepted by Derbyshire Wildlife Trust, be approved as follows:

Prior to commencement of development, an invasive species mitigation plan designed to eradicate, where reasonably practicable to do so, and control and manage any remaining New Zealand Pygmy Weed, shall be submitted and agreed.

3. That authority be delegated to the Development Manager to continue dialogue with the Applicant regarding the installation of solar panels to be incorporated into the design where possible.

212/16 – APPLICATION NO. 16/00511/FUL – CHANGE OF USE OF PREMISES FROM BANK (A2) TO RETAIL (A1), EXTENSION, FORMATION OF PARKING AREA AND INSTALLATION OF PLANT AT FORMER BANK BUILDING, STATION ROAD, DARLEY DALE

Councillor Joanne Wild left the meeting at 6.57pm during discussion of this item.

The Committee visited the site prior to the meeting to allow Members to consider the impact of the development on the character and appearance of the building, the setting of the listed Whitworth Centre, the character and appearance of the area, the amenity of the area and matters of highway safety.

In accordance with the procedure for public participation, Mr David Allday (Neighbour) and Mr Patrick Darcy (on behalf of Two Dales Residents' Action Group) spoke against the application, and Ms Katie Priest (Agent) spoke in favour of the application.

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

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

213/16 – APPLICATION NO. 16/00578/FUL – CONSTRUCTION OF MEDICAL CENTRE AND ACCESS ROAD AT LAND SOUTH OF DALE ROAD NORTH, DARLEY DALE

The Committee visited the site prior to the meeting to allow Members to assess the impact of the proposed development on the character, appearance and amenity of the area and the matters of highway safety.

Correspondence received after publication of the Agenda was distributed at the meeting. This comprised a summary of two letters of representation supporting the application.

It was moved by Councillor Sue Burfoot, seconded by Councillor Mike Ratcliffe and

RESOLVED 1. That whilst the Committee accepts in principle the design of
(unanimously) the proposed development, delegated authority be given to the Development Manager to grant planning permission after liaising with the Applicant with a view to securing the use of natural stone, in lieu of brick complemented with render, that blends in with the stonework and is in keeping with the local area for the facing of the building

2. That, should negotiations to secure the amendment detailed above be unsuccessful, the Development Manager would bring the application back to this committee at the earliest opportunity for determination.

214/16 – APPLICATION NO. 16/00367/OUT – ERECTION OF TWO BUILDINGS FOR USES A1 (RETAIL), B1 (BUSINESS) AND B8 (STORAGE/DISTRIBUTION) VIA EXISTING ACCESS (OUTLINE) AT THE WOODYARD, HOMESFORD

In accordance with the procedure for public participation Mr John Youatt (Agent) spoke in favour of the application.

Correspondence received after publication of the Agenda was distributed at the meeting; this comprised a further submission by the Agent.

In light of the Agent's update that the Applicant did not propose to use the existing access and that access to the east of the site had been agreed with the local Highway Authority, the Senior Planning Officer advised that this change had not been made in the report, and Councillors should therefore substitute the clause 'and replacement access' where appropriate.

It was moved by Councillor Tony Morley, seconded by Councillor Albert Catt and

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

Voting:

For	12
Against	1
Abstentions	0

The Chairman declared the motion carried.

215/16 – APPLICATION NO. 16/00598/FUL – ERECTION OF REPLACEMENT DWELLING AND GARAGE AND RETENTION OF EXISTING DWELLING AS ANCILLIARY ACCOMMODATION AT PINE TREES, UPPER LUMSDALE, MATLOCK

In accordance with the procedure for public participation, the Corporate Director read a letter from Dr Doreen Holden (Resident), in favour of the application, and Ms Jane Taylor (Resident) and Mr Bill Anderson (Aboriculturalist advisor to applicant) spoke in favour of the application.

It was moved by Councillor Albert Catt, seconded by Councillor Susan Bull and

RESOLVED (unanimously) That this application be deferred in order for Members to carry out a site visit to verify the physical location of the development and the impact it would have on the conservation area.

216/16 - INFORMATION ON ACTIVE AND CLOSED ENFORCEMENT INVESTIGATIONS

Councillor Richard FitzHerbert left the meeting at 8.23pm prior to discussion of this item.

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

RESOLVED (unanimously) That the report be noted.

217/16 - APPEALS PROGRESS REPORT

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

RESOLVED That the report be noted.
(unanimously)

MEETING CLOSED 8.24PM

CHAIRMAN