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## **PLANNING COMMITTEE**

**Minutes of a Meeting held on Tuesday 03 December 2019 at 6.00pm at Council Chamber, Town Hall, Matlock.**

### **PRESENT**

Councillor Jason Atkin - In the Chair

Councillors Robert Archer, Richard Bright, Matthew Buckler, Sue Bull, Paul Cruise, Tom Donnelly, Helen Froggatt, David Hughes, Stuart Lees, Peter Slack and Mark Wakeman.

Jon Bradbury (Development Control Manager), Sarah Arbon (Senior Planning Officer), Rob Cogings (Head of Housing), Kerry France (Principal Solicitor) and Jackie Cullen (Committee Assistant).

Councillor Mark Salt attended as Ward Member.

10 members of the public.

### **APOLOGIES**

Apologies for absence were received from Councillors Sue Burfoot, Richard FitzHerbert, Joyce Pawley and Garry Purdy. Councillors Paul Cruise, Helen Froggatt and Mark Wakeman attended as Substitute Members.

The meeting was recorded and broadcast live on YouTube.

### **231/19 – MINUTES**

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

**RESOLVED**  
(unanimously)

That the minutes of the Planning Committee meeting held on 08 October 2019 be approved as a correct record.

The Minutes were signed by the Chairman.

### **232/19 - APPLICATION NO. 19/01097/FUL – INCORPORATION OF LAND INTO RESIDENTIAL CURTILAGE AND TWO STOREY REAR EXTENSION AT TOP FARM COTTAGE, FARLEY LANE, FARLEY**

Councillor Peter Slack arrived at 6.05pm during discussion of this item.

The Committee visited the site prior to the meeting to allow Members to appreciate the site and impact on the heritage asset as it was a finely balanced case.

In accordance with the procedure for public participation Councillor Stephen Chrystal (Darley Dale Town Council) commented on the application; Cllr Mark Salt (DDDC) spoke in support of the application and Mr James Waters (Applicant) spoke in favour of the application.

It was moved by Councillor Tom Donnelly, seconded by Councillor David Hughes and

**RESOLVED** That planning permission be granted for the following reason and that delegated authority be given to officers to propose appropriate Conditions regarding the construction of the extension and the garden wall, including, inter alia, appropriate stonework and window detailing in keeping with the main property.

Reason:

The proposed extension would not result in harm to the setting of the heritage asset, nor material harm to the character and appearance of the existing dwelling and as such complies with local plan policies.

**Voting:**

<b>For</b>	10
<b>Against</b>	1
<b>Abstentions</b>	1

The Chairman declared the motion CARRIED.

**233/19 - APPLICATION NO. 19/01159/REM – APPROVAL OF RESERVED MATTERS FOR THE ERECTION OF 4 NO. DWELLING HOUSES (HYBRID PLANNING PERMISSION 17/00329/FUL) AT LAND TO THE SOUTH OF HALLMARK TRACTORS' SITE, OAK LANE, SUDBURY**

This application was withdrawn.

**234/19 - APPLICATION NO. 19/00996/FUL – DEMOLITION OF EXISTING BUILDING AND ERECTION OF 3 NO. BUILDINGS COMPRISING AN OFFICE, STORAGE AND WORKSHOP BUILDING WITH ASSOCIATED PARKING AND HARDSTANDING AT LAND OFF DERBY ROAD (A52), ASHBOURNE**

In accordance with the procedure for public participation Councillor Jane Harris (on behalf of Ashbourne Town Council) spoke against the application, with reference to the provision of an historic buildings appraisal to assess the archaeological and historical significance of the building proposed for demolition.

The Development Control Manager advised Members that Officers had considered the requirement of an archaeological report prior to coming to their decision; however, planning permission had previously been granted for 2 industrial units on the site without any requirement to carry out an archaeological appraisal, and furthermore the building did not have any statutory protection. Nevertheless, the Development Control Manager

proposed that should planning permission be granted there be a requirement for an archaeological recording of the features on site before development commenced.

The Development Control Manager also proposed an additional condition, as follows:

23. Prior to the commencement of building works, a scheme of measures to maximise energy efficiency and minimise energy usage within the buildings shall be submitted to, and agreed in writing by, the Local Planning Authority and the development shall be carried out in accordance with that scheme.

It was moved by Councillor Stuart Lees, seconded by Councillor Peter Slack and

**RESOLVED** That planning permission be granted subject to the conditions set out in the report, together with the additional condition shown below, and a requirement for an archaeological recording of the features on site before development commences.

Condition 23. Prior to the commencement of building works, a scheme of measures to maximise energy efficiency and minimise energy usage within the buildings shall be submitted to, and agreed in writing by, the Local Planning Authority and the development shall be carried out in accordance with that scheme.

**Voting:** Reason: In accordance with Policy PD7 of the Adopted Derbyshire Dales Local Plan (2017).

<b>For</b>	11
<b>Against</b>	1
<b>Abstentions</b>	0

The Chairman declared the motion CARRIED.

**235/19 - APPLICATION NO. 19/01140/VCOND – VARIATION OF CONDITION 22 OF PLANNING PERMISSION 15/00814/OUT TO ALLOW FOR ALTERED HOUSING MIX ON ANY FUTURE RESERVED MATTERS APPLICATION AT LAND ADJACENT TO BAKEWELL ROAD, MATLOCK**

Correspondence received after publication of the agenda was distributed at the meeting. This comprised a summary from the Agent of the advice received from their Engineers in relation to the drone footage of the recent flooding, which appeared to follow the line of Flood Zone 3 as shown on the EA Flood Maps. They had provided the mark-up on the photographs to indicate that the flood waters rose no higher than the large tree to be retained in the centre of the site. The proposal would only involve building on the top half of the field with the proposed finished floor levels 1 m above the level of the tree. The agent reiterated that the application related solely to a variation of condition 22 and layout and flooding should not be a concern as layout would be considered as part of the submitted Reserved Matters.

The Chairman circulated the photographs provided.

In accordance with the procedure for public participation Councillors Stephen Chrystal and

Julie Daly (Darley Dale Town Council) spoke against the application, with particular reference to flooding, and Mr Richard Pigott (Agent) spoke in favour of the application.

It was moved by Councillor Tom Donnelly, seconded by Councillor Sue Bull and

**RESOLVED** That planning permission be granted subject to the signing of a Section  
(unanimously) 106 Agreement relating to the provision of 50% affordable housing and the provision of funding for a crossing facility; and subject to the conditions set out in the report.

**236/19 - APPLICATION NO. 19/01208/FUL – INSTALLATION OF EXTERNAL WALL ISULATION TO PROPERTIES AT 55 OVERDALE, 1 FAIRHOLMES, 35, 37, 85, 114, 116 AND 123 HURST RISE, 41, 60 AND 80 METTESFORD, MATLOCK**

Correspondence received after publication of the agenda was distributed at the meeting. This comprised notification from Matlock Town Council that they had no objections.

In accordance with the procedure for public participation Mr Robert Cogings (Derbyshire Dales District Council) (Applicant) spoke in favour of the application.

It was moved by Councillor Richard Bright, seconded by Councillor Paul Cruise and

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

**237/19 - INFORMATION ON ACTIVE AND CLOSED ENFORCEMENT INVESTIGATIONS**

It was moved by Councillor Tom Donnelly, seconded by Councillor Helen Froggatt and

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

**238/19 - APPEALS PROGRESS REPORT**

The Development Control Manager advised Members that since publication of the Agenda, appeal reference ENF/18/00160 (Oakstone Farm, Old Hackney Lane, Hackney) had been allowed; and appeal reference ENF/18/00078 (196-198 South Parade, Matlock Bath) had been dismissed and as such the Applicant would have to comply with the enforcement notice.

It was moved by Councillor Tom Donnelly, seconded by Councillor Mark Wakeman and

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

**MEETING CLOSED 7.12PM**

**CHAIRMAN**