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PLANNING COMMITTEE

Minutes of a Meeting held on Tuesday 14 January 2020 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, Sue Burfoot, Tom Donnelly, Richard FitzHerbert, David Hughes, Stuart Lees, Joyce Pawley, Garry Purdy and Peter Slack.

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

20 members of the public.

1 member of the Press.

APOLOGIES

There were no apologies for absence.

The meeting was recorded and broadcast live on YouTube.

254/19 – 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 03
(unanimously) December 2019 be approved as a correct record.

The Minutes were signed by the Chairman.

255/19 – INTERESTS

Councillor Matthew Buckler wished it to be noted that he was a member of Derbyshire Wildlife Trust, in relation to Agenda Item 4.1 – APPLICATION NO. 19/01188/REM – APPROVAL OF RESERVED MATTERS FOR THE ERECTION OF 57 NO. DWELLING HOUSES (OUTLINE PLANNING PERMISSION 15/00814/OUT) AT LAND ADJACENT TO BAKEWELL ROAD, MATLOCK;

Councillor Jason Atkin declared a pecuniary and personal interest in Agenda Item 4.2 - APPLICATION NO. 19/01233/FUL – ERECTION OF DWELLING HOUSE AT LAND SOUTH EAST OF STRATHALLAN CLOSE, DARLEY DALE as the property situated next to the proposed development was owned by his employer.

256/19 – APPLICATION NO. 19/01188/REM – APPROVAL OF RESERVED MATTERS FOR THE ERECTION OF 57 NO. DWELLING HOUSES (OUTLINE PLANNING PERMISSION 15/00814/OUT) AT LAND ADJACENT TO BAKEWELL ROAD, MATLOCK

The Committee visited the site prior to the meeting at the request of the Ward Member.

The Chairman circulated drone photographs of the site provided by the first public speaker.

Correspondence received after publication of the agenda was distributed at the meeting. This comprised notification that amended drawings had been submitted after publication of the report, and the Local Highway Authority's response to these. In light of this response, Condition 1 would need to be updated as follows:

1. This consent relates solely to the application as amended by the revised plans numbered 1200 Rev M received on the 13th January 2020, 9010 P05, 9300 P04, 9301 P04, 9600 P04, 9700 P04, 9701 P05 for plots 14 and 42, 9700 P04, 9900 P05 together with the Site Location Plan no. 1020-001A and Topographical Survey 1384 Rev 0 and 9500 P06, 9501 P06 and 9000 P02 received on the 20th December 2019.

The Highways Authority had also requested Swept Path Analysis Plans indicating that a refuse vehicle could manoeuvre within the site; these had now been provided. However, within the site there was some overhang / overrunning of the highway boundary in the square area opposite plots 20 and 21 in the centre of the site, for which a condition requiring a revised layout was recommended. Additional conditions were also recommended in respect of revised details for the square, disposal of highways surface water, the access visibility splays, parking and manoeuvring and construction of estate road.

In accordance with the procedure for public participation Cllrs Steve Chrystal and Julie Daly (Darley Dale Town Council) spoke against the application and Mr Jonathan Jenkin (Agent) spoke in favour of the application.

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

RESOLVED That authority be delegated to the Development Control Manager to grant approval at such time that the Variation of Condition 19/01140/COND decision is issued, and subject to the conditions set out in the report, including Condition 1 as amended below, as well as the additional conditions recommended by the Local Highway Authority, to be determined by the Development Control Manager.

1. This consent relates solely to the application as amended by the revised plans numbered 1200 Rev M received on

the 13th January 2020, 9010 P05, 9300 P04, 9301 P04, 9600 P04, 9700 P04, 9701 P05 for plots 14 and 42, 9700 P04, 9900 P05 together with the Site Location Plan no. 1020-001A and Topographical Survey 1384 Rev 0 and 9500 P06, 9501 P06 and 9000 P02 received on the 20th December 2019.

Voting:

For	9
Against	4
Abstentions	0

The Chairman declared the motion carried.

257/19 - APPLICATION NO. 19/01233/FUL – ERECTION OF DWELLING HOUSE AT LAND SOUTH EAST OF STRATHALLAN CLOSE, DARLEY DALE

Councillor Richard Bright took the Chair for this item.

The Committee visited the site prior to the meeting to allow Members to assess the impact of the proposed dwelling house on the character and appearance of the area given its design.

Correspondence received after publication of the agenda was distributed at the meeting. This comprised a summary of a letter received from a local resident and further comments from the Local Highway Authority, including recommendation of an additional condition, as follows:

Condition 15: The premises, the subject of the application, shall not be occupied until space has been provided within the application site in accordance with the revised application drawings for the parking and manoeuvring of residents and service and delivery vehicles, laid out, surfaced and maintained throughout the life of the development free from any impediment to its designated use.

In accordance with the procedure for public participation Cllr Julie Daly (Darley Dale Town Council) spoke against the application and Dr Gerardine Bryant (Applicant) spoke in favour of the application.

It was moved by Councillor Peter Slack, seconded by Councillor David Hughes and

RESOLVED That planning permission be granted subject to the conditions set out in (unanimously) the report and the additional condition recommended by the Local Highway Authority, as follows:

Condition 15: The premises, the subject of the application, shall not be occupied until space has been provided within the application site in accordance with the revised application drawings for the parking and manoeuvring of residents and service and delivery vehicles, laid out, surfaced and maintained throughout the life of the development free from any impediment to its designated use.

258/19 - APPLICATION NO. 19/01005/FUL – CHANGE OF USE OF LAND TO USE FOR THE STATIONING OF CARAVANS FOR THE PURPOSES OF HUMAN HABITATION, WITH ASSOCIATED ENGINEERING WORKS (4 NO. PITCHES ACCOMMODATING A TOTAL OF 5 NO. MOBILE HOMES, 8 NO. TOURING CARAVANS AND 4 NO. AMENITY BUILDINGS) AT LAND EAST OF GROVE LANE, SOMERSALL HERBERT

The Committee visited the site prior to the meeting to allow Members to appreciate the proposal in the context of its surroundings.

It was moved by Councillor Garry Purdy, seconded by Councillor Stuart Lees and

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

259/19 - APPLICATION NO. 19/00685/FUL – PROPOSED EQUESTRIAN EVENTS COURSE AND SCHOOLING FIELD WITH ASSOCIATED ALTERATIONS TO EXISTING ACCESS AND CREATION OF PARKING AREA AT HOUGH PARK FARM, BRUNSWOOD LANE, HULLAND WARD

Correspondence received after publication of the agenda was distributed at the meeting. This comprised a summary of a letter received from a local resident.

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

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

260/19 - APPLICATION NO. 19/01279/FUL – RETENTION OF PART SINGLE-STOREY, PART TWO-STOREY BUILDING AS CONVERTED FOR USE AS A DWELLING HOUSE, INCLUDING RETENTION OF FLUE SERVING WOOD BURNING STOVE (RE-SUBMISSION) AT BRACKENDALE, ASHBOURNE ROAD, BRASSINGTON

Correspondence received after publication of the agenda was distributed at the meeting. This comprised a supporting statement from the Applicant through their Agent, together with an email from Brassington Parish Council giving its approval to the current submission.

In accordance with the procedure for public participation Mr George Spiteri (local resident) Mr Jonathan Jenkins (Agent) spoke in favour of the application.

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

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

261/19 - 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)

262/19 - APPEALS PROGRESS REPORT

The Development Control Manager drew the Committee's attention to Item Reference 18/00859/FUL – 1 UNION STREET, ASHBOURNE, in respect of which an appeal had been allowed and for which the Applicant had been awarded costs against the District Council.

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

RESOLVED That the report be noted.
(unanimously)

MEETING CLOSED 7.40PM

CHAIRMAN