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## **PLANNING COMMITTEE**

**Minutes of a Meeting held on Tuesday 8 August 2017 at 6.00pm at Council Chamber, Town Hall, Matlock.**

### **PRESENT**

Councillor Garry Purdy - In the Chair

Councillors Jason Atkin, Sue Bull, Sue Burfoot, Helen Froggatt, Neil Horton, Tony Morley, Lewis Rose OBE, Peter Slack, John Tibenham and Joanne Wild.

Jon Bradbury (Development Manager), Helen Frith (Senior Planning Officer), Katie Hamill (Solicitor), Rob Cogings (Head of Housing), Isabel Frenzel (Rural Housing Enabler) and Jackie Cullen (Committee Assistant).

21 members of the public.

### **APOLOGIES**

Apologies for absence were received from Councillors Albert Catt, Tom Donnelly, Graham Elliott, Richard FitzHerbert and Tony Millward BEM. Councillors Helen Froggatt, Neil Horton and John Tibenham attended as Substitute Members.

### **88/17 – MINUTES**

It was moved by Councillor Garry Purdy, seconded by Councillor Jason Atkin and

**RESOLVED** That the minutes of the Planning Committee meeting held on 11 July (unanimously) 2017 be approved as a correct record.

The Minutes were signed by the Chairman.

### **89/17 – INTERESTS**

Councillors Sue Burfoot and Garry Purdy declared non-disclosable pecuniary interests in Agenda items 4.5 and 4.7 respectively. Cllrs Burfoot and Purdy were not present during discussion of and voting on their respective items.

The Chairman brought forward Item 4.6 on the Agenda to accommodate those members of the public who had attended the meeting, in light of the fact that it had been deferred from the July planning committee meeting.

**90/17 – APPLICATION NO. 17/00092/REM – RESIDENTIAL DEVELOPMENT – RESERVED MATTERS APPLICATION FOR THE ERECTION OF 85 DWELLINGS AND ASSOCIATED WORKS (OUTLINE PERMISSION 15/00739/OUT) AT LAND OFF DERBY ROAD, DOVERIDGE**

Correspondence received after publication of the Agenda was distributed at the meeting. This comprised a summary of the comments of the Parish Council on the amended plans; a summary of the comments of the Local Highway Authority on the amended plans; comments of the Applicant in response to those of the Parish Council and further comments in response to the Local Highway Authority, and a reminder of representations received prior to the Committee Meeting on 11 July 2017.

In accordance with the procedure for public participation, Cllr Mrs Karen Bown (Chair of Doveridge Parish Council) commented on the application and Ms Helen Bareford (representing the Applicant) spoke in favour of the application.

The Development Manager advised the Committee that the Local Highway Authority had now confirmed that it was satisfied with the amended layout, but it had not yet submitted related conditions.

It was moved by Councillor Lewis Rose OBE, seconded by Councillor Jason Atkin and

**RESOLVED** That Authority be delegated to the Development Manager to grant (Unanimously) Reserved Matters approval, subject to the conditions set out in the report, and conditions to be submitted by the Local Highway Authority.

**91/17 - APPLICATION NO. 17/00386/FUL – ERECTION OF A DWELLING AND GARAGE AT THE LAWNS, CAVENDISH ROAD, MATLOCK**

The Committee visited the site prior to the meeting to allow Members to assess the impact of the scheme on the neighbour's amenity and on the character and appearance of the locality.

Correspondence received after publication of the Agenda was distributed at the meeting; this comprised a summary of two further letters of representation from the neighbour at The Croft.

It was moved by Councillor Tony Morley, seconded by Councillor Joanne Wild and

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

**Voting:**

<b>For</b>	8
<b>Against</b>	2
<b>Abstentions</b>	1

**92/17 – APPLICATION NO. 17/00416/VCOND – REMOVAL OF CONDITION 8 OF PLANNING PERMISSION 15/00361/FUL TO ALLOW UNRESTRICTED USE OF BUILDING AS A DWELLING HOUSE AT SPRINGFIELD, RIBER ROAD, STARKHOLMES**

The Committee visited the site prior to the meeting to allow Members to assess the proximity and potential harm to a protected tree as a result of the unrestricted residential use of the proposed dwelling house.

In accordance with the procedure for public participation, Mr Robert Evans (Applicant) spoke in favour of the application.

It was moved by Councillor Peter Slack, seconded by Councillor Tony Morley and

**RESOLVED** That the discharge of Condition 8 be refused for the reason set out in  
(Unanimously) the report.

**93/17 – APPLICATION NO. 17/00343/OUT – ERECTION OF THREE BUNGALOWS (OUTLINE) AT THE BUNGALOW, WHEATLEY ROAD, TWO DALES**

The Committee visited the site prior to the meeting to allow Members to appreciate the site and context.

Correspondence received after publication of the Agenda was distributed at the meeting; this comprised a summary of a letter of representation.

In accordance with the procedure for public participation, Messrs David Burton, Patrick D’Arcy and Ed Runham (local residents), and Mr Jonathan Taffe (Two Dales Action Group) spoke against the application and Mr Roger Yarwood (neighbour, and representing the Applicant) spoke in favour of the application.

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

**RESOLVED** The planning permission be refused for the reasons set out in the  
(Unanimously) report.

**94/17 – APPLICATION NO. 17/00417/OUT – ERECTION OF 24 DWELLINGS AND ACCESS (OUTLINE) AT LAND REAR OF OAKSTONE FARM, OLD HACKNEY LANE, HACKNEY**

This Application had been withdrawn.

**95/17 – APPLICATION NO. 17/00003/FUL – ERECTION OF 12 AFFORDABLE DWELLINGS AT LAND NORTH WEST OF MEGDALE (FORMER DDDC PLANT NURSERY), MATLOCK**

The meeting was adjourned for a few minutes to allow Cllr Sue Burfoot to consult with the Council’s Solicitor regarding her declared interest.

The Committee visited the site prior to the meeting to allow Members to appreciate the site and context.

Correspondence received after publication of the Agenda was distributed at the meeting; this comprised a correction to the wording of Condition 12, as follows:

“Prior to the commencement of development, a scheme for the long-term management of the affordable dwellings hereby approved shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall be completed in accordance with the agreed details.”

Late correspondence had also been received from the Applicant’s agent identifying the corrected reference numbers of the proposed plans, as listed, as well as correspondence from the Applicant’s agent regarding the proposed omission of the dry stone boundary wall due to cost implications. The details of the boundary treatment to the frontage as a low hedge was considered to be acceptable, and the detail of this would be agreed in Condition 31 as part of the overall landscaping of the site. Condition 24 would also be amended accordingly.

Five letters of representation (including from the Civic Association and Ward Member) were summarised, and consultation responses from the Town Council, Strategic Policy and Monitoring at DCC and DWT were noted.

In accordance with the procedure for public participation, Cllr Martin Burfoot (Ward Member) commented on the application with reference to, inter alia, over-development and impact on listed buildings.

It was moved by Councillor Lewis Rose OBE, seconded by Councillor Peter Slack and

**RESOLVED** That planning permission be granted subject to the conditions set out in  
(unanimously) the report, including any amendments to Conditions 24 and 31 as set out above.

#### **96/17 – APPLICATION NO. 17/00118/FUL – ERECTION OF A DWELLING AT LAND ADJOINING ELMCROFT, DERBY ROAD, CROMFORD**

In accordance with the procedure for public participation, Mr Peter Hume (local resident) spoke against the application.

It was moved by Councillor Tony Morley, seconded by Councillor Jason Atkin and

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

#### **97/17- INFORMATION ON ACTIVE AND CLOSED ENFORCEMENT INVESTIGATIONS**

It was moved by Councillor Garry Purdy, seconded by Councillor Jason Atkin and

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

**98/17 - APPEALS PROGRESS REPORT**

It was moved by Councillor Garry Purdy, seconded by Councillor Jason Atkin and

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

**MEETING CLOSED 8.07PM**

**CHAIRMAN**