



This information is available free of charge in electronic, audio, Braille and large print versions on request.

For assistance in understanding or reading this document or specific information about these Minutes please call Democratic Services on 01629 761133 or e-mail committee@derbyshiredales.gov.uk

CENTRAL AND NORTHERN AREA PLANNING COMMITTEE

Minutes of a Meeting held on Tuesday 4 February 2014 in the Council Chamber, Town Hall, Matlock at 6.00pm

PRESENT Councillor Garry Purdy - In the Chair

Councillors David Burton, Bob Cartwright, Ann Elliott, David Fearn, Richard FitzHerbert, Neil Horton, Mike Longden, Jean Monks, Peter Slack, Andrew Statham, Geoff Stevens MBE, Jacquie Stevens, Philippa Tilbrooke, Barrie Tipping, Carol Walker, Jo Wild.

Jon Bradbury (Development Control Manager), Gareth Griffiths (Senior Planning Officer) and Jackie Cullen (Committee Assistant).

14 members of the public.

APOLOGIES

Apologies for absence were received from Councillor Lewis Rose OBE. Councillor Richard FitzHerbert attended as a substitute member.

321/13 – MINUTES

It was moved by Councillor Garry Purdy, seconded by Councillor Carol Walker and

RESOLVED That the minutes of the meeting of the Central and Northern Area Planning Committee held on 14 January 2014 be approved as a correct record.
(unanimously)

The Minutes were signed by the Chairman.

322/13 - APPLICATION NO. 13/00779/FUL – REDEVELOPMENT OF SITE – 11 DWELLINGS, CAR PARKING AND ALTERATIONS TO ACCESS AT YOUTH HOSTELS ASSOCIATION, TREVELYAN HOUSE, MATLOCK

The Committee had visited the site prior to the meeting to assess the impact of the development on the amenity of neighbouring residents, the character and appearance of the proposed development and its materials, highway matters and ecological matters.

In accordance with the procedure for public participation, Mr Martin Burfoot, local resident, spoke against the application. Councillor Sue Burfoot, as Ward member of All Saints, Matlock, spoke against the application.

In response to points raised by the two speakers, the Senior Planning Officer advised that the structure of the proposed porches had been amended (with reference to Condition 3 of the planning application) prior to receipt of the amended plan. Condition 3 would therefore be omitted if the planning application were to be granted.

Twelve letters of representation from neighbours had been received; a summary of comments was set out in the report.

It was moved by Councillor Geoff Stevens MBE, seconded by Councillor David Burton, and

RESOLVED That planning permission be refused:
(Unanimously)

Reasons for Decision

1. The application had failed to address policies H10 and L6 of the adopted local plan in relation to affordable housing and public open space.
2. The proposal is an overdevelopment of the site. The layout is dominated by hard surfacing with a lack of appropriate landscaping, which, combined with the inappropriate design of the housing harms the local sense of place.

323/13 – APPLICATION NO. 13/00838/FUL – CHANGE OF USE OF LAND TO USE FOR SITING 8 NO. HOLIDAY LODGES (CHALETS) AT THE WOODYARD, HOMESFORD

Correspondence received after publication of the agenda was circulated at the meeting.

In accordance with the procedure for public participation, the following parties addressed the Committee:

- Mr Steven Walton, local resident, spoke in favour of the application
- Mr and Mrs Hodgkinson, land owners, spoke in favour of the application
- Mr Peter Edgar, applicant's agent, spoke in favour of the application

The Senior Planning Officer clarified the situation with regard to enforcement issues: these had been addressed to some extent with the removal of a storage container, however the chalet and further storage containers remained on the site.

It was moved by Councillor Geoff Stevens MBE, seconded by Councillor Barrie Tipping and

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

Councillors Bob Cartwright and Carol Walker requested a recorded vote.

Voting:

In favour	Councillors D Burton, A Elliot, D Fearn, R FitzHerbert, N Horton, M Longden, J Monks, G Purdy, P Slack, A Statham, G Stevens MBE, J Stevens, P Tilbrook, B Tipping, C Walker and J Wild (16)
Against	Councillor B Cartwright (1)
Abstentions	(0)

The Chairman declared the motion carried.

324/13 - TREES PROGRESS REPORT – DDDC APPLICATIONS

It was moved by Councillor Carol Walker, seconded by Councillor Jacquie Stevens and

RESOLVED That the report be noted.
(Unanimously)

325/13 – TREES PROGRESS REPORT - DCC APPLICATIONS

It was moved by Councillor Garry Purdy, seconded by Councillor Carol Walker and

RESOLVED That the report be noted.
(Unanimously)

326/13 - APPEALS PROGRESS REPORT

It was moved by Councillor Carol Walker, seconded by Councillor Peter Slack and

RESOLVED That the report be noted.
(Unanimously)

MEETING CLOSED 7.25PM

CHAIRMAN