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CENTRAL AND NORTHERN AREA PLANNING COMMITTEE

Minutes of a Meeting held on Tuesday 6 May 2014 in the Council Chamber, Town Hall, Matlock at 6.00pm

PRESENT

Councillor Garry Purdy - In the Chair

Councillors Bob Cartwright, Ann Elliott, David Fearn, Neil Horton, Mike Longden, Jean Monks, Lewis Rose OBE, Peter Slack, Andrew Statham, Geoff Stevens MBE, Jacquie Stevens, Barrie Tipping, Carol Walker, Jo Wild.

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

24 members of the public.

Councillor Irene Ratcliffe attended as a Ward Member.

APOLOGIES

Apologies for absence were received from Councillors David Burton and Philippa Tilbrook.

424/13 – MINUTES

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

RESOLVED

(unanimously)

That the minutes of the meeting of the Central and Northern Area Planning Committee held on 1 April 2014 be approved as a correct record.

The Minutes were signed by the Chairman.

425/13 - APPLICATION NO. 14/00117/FUL – CHANGE OF USE OF LAND TO USE FOR SITING OF 6 NO. HOLIDAY LODGES (CHALETS) AT THE WOODYARD, HOMESFORD

The Committee had visited the site prior to the meeting to assess the impact of the development upon the character and appearance of the open countryside and the Derwent Valley Mills World Heritage Site.

In accordance with the procedure for public participation, Councillor Mrs Irene Ratcliffe commented as Ward Member. Mrs Hodgkinson, Steven Walton and Alison Bridges, local residents, and Stephen Heathcote, Agent, all spoke in favour of the application.

Correspondence received after preparation of the Agenda was circulated at the meeting.

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

RESOLVED That planning permission be refused for the reason detailed in the report:

Voting:	In favour	12
	Against	3
	Abstentions	0

426/13 - APPLICATION NO. 14/00060/FUL – SINGLE STOREY REAR EXTENSION AT 11 THE HILL, CROMFORD

The Committee had visited the site prior to the meeting to assess the impact of the development on the character and appearance of the listed building.

It was moved by Councillor David Fearn, seconded by Councillor Carol Walker and

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

427/13 - APPLICATION NO. 14/00102/OUT – ERECTION OF DWELLING HOUSE (OUTLINE) AT LAND TO THE REAR OF 106 NORTHWOOD LANE, DARLEY DALE

The Committee had visited the site prior to the meeting to assess the impact of the proposed development on the locality in light of previous appeal decision.

In accordance with the procedure for public participation, Mr David Neath, a neighbour, spoke against the application, and Mr Steve Mead, the applicant, spoke in favour of the application.

The Senior Planning Officer drew the attention of the Committee to correspondence received from the Highway Authority after preparation of the Agenda, which was circulated at the meeting. In view of these comments from the Highway Authority, the reason for refusal as set out in the correspondence was to be added to the Officer's recommendation as the second reason for refusal.

It was moved by Councillor David Fearn, seconded by Councillor Carol Walker and

RESOLVED
(Unanimously)

That planning permission be refused for the following reasons:

1. The development is proposed in an unsustainable rural location outside of a defined Settlement Framework boundary. As the Council are able to demonstrate a five year supply of housing land plus 5% in accordance with the requirements of the National Planning Policy Framework, the development of this site for housing would be inherently unsustainable and unwarranted. As such, the proposal is contrary to national planning policy contained in the National Planning Policy Framework and to Policies SF4 and H4 of the adopted Derbyshire Dales Local Plan (2005).
2. The proposed development, if permitted, involving the creation of a new access to Northwood Lane, would introduce traffic movements to and from the public highway at a point where emerging visibility is restricted due to third party land, thereby leading to danger and inconvenience to other highway users.

428/13 – APPLICATION NO. 14/00157/OUT – TWO STOREY EXTENSIONS AND ALTERATIONS AT THE LANT, SYDNOPE HILL, TWO DALES

The Committee had visited the site prior to the meeting to assess the impact of the extension on the character and appearance of the dwellinghouse and the surrounding area.

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

RESOLVED
(Unanimously)

That planning permission be granted subject to the condition as set out in the report.

429/13 – APPLICATION NO. 14/00018/FUL – EXTENSIONS AND ALTERATIONS AND ASSOCIATED EXTENSION TO DOMESTIC CURTILAGE AT LITTLEMOOR WOOD FARM, LITTLEMOOR WOOD LANE, RIBER

In accordance with the procedure for public participation, Mr Edward Beaumont, Agent, spoke in favour of the application.

Correspondence received after preparation of the Agenda was circulated at the meeting.

It was moved by Councillor Jacquie Stevens, seconded by Councillor Peter Slack and

RESOLVED

That planning permission be refused for the reasons set out in the report. In favour 14

Against 0

Voting:

Abstentions 1

429/13 - TREES PROGRESS REPORT – DDDC APPLICATIONS

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

RESOLVED That the report be noted.
(Unanimously)

430/13 – 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)

431/13 - APPEALS PROGRESS REPORT

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

RESOLVED That the report be noted.
(Unanimously)

MEETING CLOSED 6.56PM

CHAIRMAN