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CENTRAL AND NORTHERN AREA PLANNING COMMITTEE

Minutes of a Meeting held on Tuesday 5 August 2014 in the Council Chamber, Town Hall, Matlock at 6.00pm

PRESENT

Councillor Garry Purdy - In the Chair

Councillors Sue Burfoot, Bob Cartwright, Albert Catt, Tom Donnelly, Ann Elliott, David Fearn, Neil Horton, Lewis Rose, OBE, Peter Slack, Andrew Statham, Geoff Stevens MBE, Jacquie Stevens, Philippa Tilbrook, Barrie Tipping, Jo Wild.

Paul Wilson (Corporate Director), Gareth Griffiths (Senior Planning Officer), Helen Firth (Senior Planning Officer) and Jackie Cullen (Committee Assistant).

11 members of the public and 1 member of the Press.

APOLOGIES

Apologies for absence were received from Councillors David Burton, Jean Monks, Mike Ratcliffe and Carol Walker. Councillors Sue Burfoot, Albert Catt, Tom Donnelly and Peter Slack attended as Substitute Members.

85/14 – MINUTES

It was moved by Councillor Garry Purdy, seconded by Councillor Geoff Stevens, MBE and

RESOLVED

(unanimously)

That the minutes of the meeting of the Central and Northern Area Planning Committee held on 3 June 2014 be approved as a correct record.

The Minutes were signed by the Chairman.

86/14 - APPLICATION NO. 14/00360/FUL – TWO STOREY EXTENSION AT HURST COTTAGE, 14 BULL LANE, MATLOCK.

This application had been deferred until further notice.

87/14 – APPLICATION NO. 14/00212/FUL – REDEVELOPMENT OF SITE TO PROVIDE 4 NO. DWELLINGS AND CONVERSION/RE-USE OF EXISTING BUILDINGS TO

PROVIDE 2 NO. DWELLINGS AND ASSOCIATED CAR PARKING AT 1&3 KNOWLESTONE PLACE, MATLOCK

The Committee had visited the site prior to the meeting to assess the design of the proposed development, the visual impact on the setting of historic buildings and the Conservation Areas, the impact on the amenity of nearby residents and car parking and highway safety matters.

In accordance with the procedure for public participation, Mr Damian Fitzgerald, neighbour, spoke against the application, and Mr Jon Millhouse, agent, spoke in favour of the application.

A copy of correspondence received after publication of the Agenda was circulated at the meeting. This comprised three letters of representation, comments from which were summarised in the correspondence, and one letter of support.

It was moved by Councillor Jacquie Stevens, seconded by Councillor David Fearn and

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

88/14 - APPLICATION NO. 00213/LBALT – ALTERATIONS TO LISTED BUILDING – RESTORATION, RE-USE AND ALTERATIONS AT 13 KNOWLESTONE PLACE, MATLOCK

The Committee had visited the site prior to the meeting to assess the proposal having regard to planning application 14/00212/FUL.

One letter of representation had been received and was summarised in the report.

It was moved by Councillor David Fearn, seconded by Councillor Jacquie Stevens and

RESOLVED That Listed Building Consent be granted subject to the conditions as
(unanimously) set out in the report.

89/14 - APPLICATION NO. 14/00154/FUL – FORMATION OF ACCESS AT 24 DALE ROAD, MATLOCK

The Committee visited the site prior to the meeting to assess the impact the proposal would have upon the character and appearance of the Conservation Area.

In accordance with the procedure for public participation, Joe Cain, representing the applicant, spoke in favour of the application.

It was moved by Councillor Geoff Stevens, MBE, seconded by Councillor Peter Slack and

RESOLVED That planning permission be granted subject to conditions regarding
(unanimously) timescale and safeguarding of the character of the re-built section of the wall.

Reason: This would not cause substantial harm to the significance of

a designated heritage asset, and consideration was given to the fact that this section of the wall was to be relocated and rebuilt in the original materials.

90/14 – APPLICATION NO. 14/00249/FUL – REDEVELOPMENT OF SITE TO PROVIDE RESTAURANT/FOOD TAKEAWAY AND BULK WINE RETAIL STORE WITH ASSOCIATED PARKING AT 43 BAKEWELL ROAD, MATLOCK

The Committee had visited the site prior to the meeting to assess the visual impact of the proposal upon the surrounding area and the impact upon the amenity of nearby residents.

In accordance with the procedure for public participation, Mrs Sheila Allen, applicant, and Mr Adam Brand, Senior Acquisition Manager of McDonalds, spoke in favour of the application.

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

The Senior Planning Officer drew Members' attention to an amendment to Condition 9 of the Conditions set out in the report. Condition 9 should read:

The use of the restaurant/takeaway premises shall be restricted to *mixed* use only within Class A3/**A5** of the Town and Country Planning (Use Classes) Order (2005).

Members' attention was also drawn to the late correspondence wherein the applicant had requested that demolition be authorised to commence as soon as possible prior to addressing the details of the application regarding materials, etc.

The Corporate Director advised the Committee that the noise report had been received the day before this meeting, and as such there had not been time to scrutinise this properly. It was suggested that opening hours of 06:00 to 00:00 be allowed for the time being, pending a report from Environmental Health regarding noise nuisance, and that if Environmental Health had any concerns, the hours of operation could be limited to 06:00 to 23:00. However, if this were the case the application would be brought to the Planning Committee at a future date.

It was moved by Councillor Geoff Stevens, MBE, seconded by Councillor Tom Donnelly and

RESOLVED
(unanimously)

That, subject to the amendment of Conditions 9 and 10 and an additional condition to provide for demolition to commence as soon as possible, planning permission be granted subject to the conditions as set out in the report, with the following amendments:

Condition 9 - The use of the restaurant/takeaway premises shall be restricted to *mixed* use only within Class A3/**A5** of the Town and Country Planning (Use Classes) Order (2005).

Condition 10 – The use of the restaurant/takeaway premises shall be restricted to the hours of 06:00 to 00:00 for the time being, pending a report on noise nuisance from the Environmental Health Agency. If necessary, this matter is to be brought back to the Planning Committee in six months' time.

Demolition be authorised to commence as soon as possible and prior to addressing the details of the application regarding materials, etc.

91/14 – APPLICATION NO. 14/00308/ADV – ILLUMINATED AND NON-ILLUMINATED SIGNAGE AT 43 BAKEWELL ROAD, MATLOCK

The Committee had visited the site prior to the meeting to assess the visual impact of the proposal upon the surrounding area and the impact upon the amenity of nearby residents.

In accordance with the procedure for public participation, Mr Adam Brand, Senior Acquisition Manager of McDonalds, spoke in favour of the application.

Correspondence received after publication of the Agenda was circulated at the meeting. This comprised a revised drawing reducing the number of signs on the building to five in total.

Details of a letter of representation had been received after publication of the report.

It was noted that 2 golden arch panels had been removed from the application.

It was moved by Councillor Sue Burfoot, seconded by Councillor Bob Cartwright and

RESOLVED That Express Advertisement Consent be granted subject to the conditions as set out in the report and an additional condition as follows:

That the illumination of the relevant signage be restricted to the hours of 00:600 to 00:10.

Voting:

For	15
Against	1
Abstentions	0

The Chairman declared the motion carried.

92/14 - TREES PROGRESS REPORT – DDDC APPLICATIONS

It was moved by Councillor Garry Purdy, seconded by Councillor Jacquie Stevens and

RESOLVED That the report be noted.
(unanimously)

93/14 – TREES PROGRESS REPORT - DCC APPLICATIONS

It was moved by Councillor Garry Purdy, seconded by Councillor Peter Slack and

RESOLVED That the report be noted.
(unanimously)

94/14 - APPEALS PROGRESS REPORT

The Corporate Director advised the Committee that the appeal relating to application reference 14/00042/ADV had been dismissed.

It was moved by Councillor Garry Purdy, seconded by Councillor Jacquie Stevens and

RESOLVED That the report be noted.
(unanimously)

MEETING CLOSED 7.20PM

CHAIRMAN