



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 2 September 2014 in the Council Chamber, Town Hall, Matlock at 6.00pm.

PRESENT

Councillor Garry Purdy - In the Chair

Councillors Bob Cartwright, Anne Elliott, Steve Flitter, Neil Horton, Mike Ratcliffe, Lewis Rose OBE, Geoff Stevens MBE, Philippa Tilbrook-Heath, Barry Tipping, Judith Twigg, Carol Walker and Jo Wild

John Bradbury (Development Manager), Gareth Griffiths, Senior Planning Officer, Helen Frith, Senior Planning Officer and Sandra Lamb, Head of Corporate Services

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

2 Observers from the Planning Officers Society

APOLOGIES

Apologies for absence were received from Councillors David Burton, David Fearn, Jean Monks, Mike Longden and Jackie Stevens. Substitute members in attendance were Councillors Judith Twigg and Steve Flitter.

101/14 – MINUTES

It was moved by Councillor Garry Purdy, seconded by Councillor Barry Tipping and

RESOLVED (Unanimously)

That the Minutes of the meeting of the Central and Northern Area Planning Committee held on 4 August 2014 be approved as a correct record.

The Minutes were signed by the Chairman.

102/14 - APPLICATION NO. 14/00374/FUL – FIRST FLOOR REAR EXTENSION AT 35 COLDWELL STREET, WIRKSWORTH

The Committee had visited the site prior to the meeting to assess the impact of the proposal upon the amenity of neighbouring residents. Copy correspondence received following publication of the Agenda was circulated at the meeting.

In accordance with the procedure for Public Participation, Chris Bristow spoke against the application.

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

RESOLVED That planning permission be granted subject to the conditions outlined in the report.

Voting:

For	12
Against	1
Abstentions	0

103/14 – APPLICATION NO. 14/00375/LBALT – ALTERATIONS TO LISTED BUILDING, FIRST FLOOR REAR EXTENSION AT 35 COLDWELL STREET, WIRKSWORTH

It was moved by Councillor Geoff Stevens, seconded by Councillor Barry Tipping and

RESOLVED That listed building consent be granted subject to the conditions outlined in the report.

Voting:

In Favour	12
Against	1
Abstentions	0

104/14 - APPLICATION NO. 14/00398/FUL – RESIDENTIAL DEVELOPMENT OF FIVE DWELLINGS COMPRISING THREE HOUSES AND TWO FLATS WITH ASSOCIATED ACCESS AND PARKING AT CHESTNUT FARM, UPPERTOWN, BONSALE

The Committee had visited the site prior to the meeting to assess the impact of the planning application. Additional representations received after publication of the Agenda were circulated for the Committees attention.

In accordance with the procedure for Public Participation the following members of the public spoke on the application.

- Ian McHugh, representative of Bonsall Residents Group, spoke against the application
- Mark Harris, local resident, spoke against the application
- Sandra Harris, member of Bonsall Residents Group, spoke against the application.
- Jane Holmes, local resident, spoke against the application

- Mrs Alexander, neighbour, spoke against the application
- Phil Addis, a Bonsall resident, expressed his view on the application
- Mike Price, Architect, spoke in favour of the application
- Mr Millward, member of the public, spoke in favour of the application

It was moved by Councillor Lewis Rose, seconded by Councillor Jo Wild and

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

105/14 - APPLICATION NO. 14/00437/OUT - ERECTION OF THREE STOREY BUILDING FOR HOTEL AND ANCILLARY RESTAURANT/BAR TOGETHER WITH CAR PARKING AND ANCILLARY WORKS AT LAND BETWEEN BAKEWELL ROAD AND ARC LEISURE CENTRE

The Committee visited the site prior to the meeting to make a full assessment of the impact of the development on the character and appearance of the area.

In accordance with the scheme for Public Participation Helen Binns, Agent for Whitbread, spoke in favour of the application.

The Planning Officer reported that following dialogue with the applicants, amended plans had been agreed which changed the visibility splay which matched the highways advice and revised conditions were set out in the late representation handout.

It was moved by Geoff Stevens, seconded by Councillor Judith Twigg and

RESOLVED That planning permission be approved subject to the conditions
(Unanimously) outlined in the report and as revised in the late representation sheet.

Councillor Lewis Rose left the meeting following discussion of this item at 7:25 p.m.

106/14 – APPLICATION NO. 14/00404/OUT – ERECTION OF BUNGALOW (OUTLINE) AT IVY HOUSE, NOTTINGHAM ROAD, TANSLEY

The Committee had visited the site prior to the meeting to assess the impact on the surrounding area. Additional representations following receipt of the Agenda were circulated for the Committee's attention.

In accordance with the scheme for public participation, Paul Nellist representing the applicant, spoke in favour of the application.

It was moved by Councillor Geoff Stevens, MBE, seconded by Councillor Steve Flitter and

RESOLVED 1. That planning permission be approved.

Reasons – The benefits of this modest and sustainable infill on the edge of the village outweigh any harm to the character and appearance of the countryside.

2. That authority be delegated to the Development Manager to set conditions suitable to the development.

Voting:

For 12

Against 0

Abstentions 0

Councillor Twigg did not take part in the voting as she was absent for part of the discussion.

107/14 - APPEALS PROGRESS REPORT

The Planning Officer updated the Committee that the appeal on 9 Hackney Road had been dismissed.

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

RESOLVED That the report be noted.
(unanimously)

MEETING CLOSED at 7:45 p.m.

CHAIRMAN