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CENTRAL AND NORTHERN AREA PLANNING COMMITTEE

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

PRESENT

Councillor Garry Purdy - In the Chair

Councillors Bob Cartwright, Ann Elliott, David Fearn, Steve Flitter, Mike Longden, Jean Monks, Mike Ratcliffe, Lewis Rose, OBE, Andrew Statham, Geoff Stevens MBE, Jacquie Stevens, Philippa Tilbrook, Barrie Tipping, Judith Twigg and Jo Wild.

Jon Bradbury (Development Control Manager), Gareth Griffiths (Senior Planning Officer), Helen Firth (Senior Planning Officer), Chris Laver (Democratic Services Officer) and Jackie Cullen (Committee Assistant).

Councillor Sue Burfoot attended as Ward Member

70 members of the public.

APOLOGIES

Apologies for absence were received from Councillors David Burton, Neil Horton and Carol Walker. Councillors Steve Flitter and Judith Twigg attended as Substitute Members.

166/14 – MINUTES

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

RESOLVED
(unanimously)

That the minutes of the meeting of the Central and Northern Area Planning Committee held on 7 October 2014 be approved as a correct record.

The Minutes were signed by the Chairman.

167/14 - APPLICATION NO. 14/00527/OUT – RESIDENTIAL DEVELOPMENT OF UP TO 110 DWELLINGS AND ASSOCIATED OPEN SPACE (OUTLINE) AT LAND AT ASKER LANE, MATLOCK

The Committee had visited the site prior to the meeting to assess the visual impact of the proposal upon the surrounding area; highway issues and the impact upon the wildlife and neighbour amenity.

In accordance with the procedure for public participation, the following spoke against the application:

Robert Whyld, local resident
Michael Betteridge, local resident
David Whyman, local resident
Frank Lee, local resident and behalf of the people of Asker Lane
Christopher Judd, local resident
Sandra Owen, local resident
Angela Moor, local resident
Peter Wigglesworth, local resident
Bernie Williams, local resident
John Rebaudi, local resident
Irene Brierton, on behalf of the Mid Derbyshire Badger Group

Haydn Jones of Richborough Estates, Agent for the Applicant, spoke in favour of the application

Correspondence received after publication of the Agenda was circulated at the meeting. This comprised communication received from Derbyshire Wildlife Trust, and an amended comment from the District Council's Head of Housing regarding the proportion of shared ownership accommodation.

A total of 89 representations had been received and were summarised in the report.

It was moved by Councillor Jacquie Stevens, seconded by Councillor Steve Flitter and

RESOLVED That this application be refused for the following reason:

The proposal entails the development of a greenfield site for housing located outside the Settlement Framework Boundary of Matlock as defined in the Adopted Derbyshire Dales Local Plan 2005. The development of these greenfields will be inherently encroaching and harmful to landscape, character and appearance and is considered unwarranted and unsustainable.

A recorded vote on the proposition was requested by Councillor Barrie Tipping and seconded by Councillor Geoff Stevens, MBE, as follows:

Voting:

In favour Councillors Bob Cartwright, Ann Elliott, Steve Flitter, Mike Longden, Jean Monks, Garry Purdy, Mike Ratcliffe, Lewis Rose, OBE, Andrew Statham, Geoff Stevens MBE, Jacquie Stevens, Philippa Tilbrook, Barrie Tipping, Judith Twigg and Jo Wild (15).

Against (0)

Abstentions Councillor David Fearn (1)

The Chairman declared the motion carried.

168/14 – APPLICATION NO. 14/00482/OUT – RESIDENTIAL DEVELOPMENT (OUTLINE) AT LAND AT BENTLEY BRIDGE, MATLOCK

The Committee had visited the site prior to the meeting to assess the visual impact of the proposal upon the surrounding area, and ecological issues.

In accordance with the procedure for public participation, the following spoke against the application:

- Alan Piper, local resident and member of the Lumsdale Committee
- Christine Piper, local resident and member of Lumsdale Committee
- Sarah Burgess, local resident and representing the Lumsdale Project of the Arkwright Society
- Andrew Marsh, local resident

Mr Jonathan Jenkin, the applicant's agent, spoke in favour of the application.

A copy of correspondence received after publication of the Agenda was circulated at the meeting; this comprised additional supporting information from the Applicant.

It was moved by Councillor Jacquie Stevens, seconded by Councillor Lewis Rose, OBE and

RESOLVED That authority be delegated to the Corporate Director to grant outline planning permission subject to the completion of a Section 106 Planning Obligation Agreement to secure the appropriate on-site affordable housing provision, a financial contribution towards education provision, a financial contribution towards community health provision, open space/play area provision, footpath improvement and any other matters that cannot be dealt with by conditions, and subject to the conditions as set out in the report, together with the additional condition as follows:-

- 30. Notwithstanding the submitted documents, the permission hereby granted does not authorise any built development within the three southernmost fields, as identified in the additional information with site plan received on 3rd November 2014. The three southernmost fields shall be subject to the management plan to be approved under the terms of Condition 28.

A recorded vote was requested by Councillor Steve Flitter and seconded by Councillor David Fearn, as follows:

Voting:

In favour Councillors Ann Elliott, Mike Longden, Garry Purdy, Lewis Rose, OBE, Andrew Statham, Geoff Stevens MBE, Jacquie Stevens, Barrie Tipping, Judith Twigg and Jo Wild (10).

Against Bob Cartwright, David Fearn, Steve Flitter, Jean Monks, Mike Ratcliffe, Philippa Tilbrook, (6)

Abstentions (0)

The Chairman declared the motion carried.

169/14 – MOTION TO CONTINUE

It was moved by Councillor Geoff Stevens, MBE, seconded by Councillor Mike Longden and

RESOLVED That, in accordance with Rule of Procedure 13, the meeting continue beyond 2 ½ hours to enable the business on the agenda to be (unanimously) concluded.

170/14 - APPLICATION NO. 14/00626/FUL – REMOVAL OF GARAGE AND ERECTION OF TWO STOREY SIDE EXTENSION AT 35 JACKSON ROAD, MATLOCK

In accordance with the procedure for public participation, Mr Sam Gregory, Applicant, spoke in favour of the application.

Correspondence received after publication of the Agenda was circulated at the meeting; this comprised clarification by the Applicant of the Conservation Advisory Forum comments.

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

RESOLVED That planning permission be granted subject to inclusion of a (unanimously) condition that the extension is constructed in materials to match the existing building.

Reason: This extension would not have a detrimental effect on the Conservation Area, nor detract from the character and appearance of the house.

171/14 - APPLICATION NO. 14/00498/OUT – ERECTION OF 4 NO. DETACHED HOUSES (OUTLINE) AT LAND TO THE NORTH WEST OF SNITTERTON ROAD, MATLOCK

The Committee had visited the site prior to the meeting to assess the visual impact of the proposal upon the surrounding area, highway issues, impact on wildlife and neighbour amenity.

In accordance with the procedure for public participation, David Kerford, Agent, spoke in favour of the application.

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

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

172/14 – APPLICATION NO. 14/00479/FUL – USE OF OUTDOOR AREA FOR ASSEMBLY AND LEISURE (USE CLASS D2) AND OUTDOOR MARKET (USE CLASS A1) AT PEAK VILLAGE ESTATES LTD, CHATSWORTH ROAD, ROWSLEY

In accordance with the procedure for public participation, Katayune Jacquin, Centre Manager representing the shopping village, spoke in favour of the application.

It was moved by Councillor Mike Longden, seconded by Councillor Jo Wild and

RESOLVED
(unanimously)

That planning permission be granted subject to the conditions as set out in the report, with the three amendments as follows.

1. Notwithstanding the submitted details the use hereby permitted shall cease on or before 8 November 2015.
4. Set up of the events and markets and access to the site shall be restricted to the hours of 0800 Monday to Saturday and 0900 on Sundays and Bank/Statutory holidays with no works taking place before these times. All events shall cease by 1700 with all equipment removed from the site by 1800. There shall be no working at the site in connection with the uses beyond 1730.
5. The numbers of additional events including markets (excluding the existing farmer's markets permission) shall be limited to cover no more than 12 days between the 5th November 2014 and the 8th November 2015.

173/14 - APPEALS PROGRESS REPORT

The Senior Planning Officer advised the Committee that Items reference 12/00656/FUL, 13/00569/FUL and 13/00687/CLPUD had all been dismissed. Item reference 042.13 ENF/13/00083 was now to be a public enquiry.

It was moved by Councillor Steve Flitter, seconded by Councillor Garry Purdy and

RESOLVED
(unanimously)

That the report be noted.

MEETING CLOSED 8.50PM

CHAIRMAN