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## **PLANNING COMMITTEE**

### **Minutes of a Meeting held on Wednesday 24 June 2015 in the Council Chamber, Town Hall, Matlock at 6.15m**

Due to the late finish of the site visits, the Planning Committee meeting had been delayed and members of the public who attended the meeting had been advised of a 6.15pm start.

#### **PRESENT**

Councillor Garry Purdy - In the Chair

Councillors Jason Atkin, Sue Bull, Sue Burfoot, Tom Donnelly, Ann Elliott, Graham Elliott, Richard FitzHerbert, Neil Horton, Tony Millward, BEM, Jean Monks, Tony Morley, Garry Purdy, Mike Ratcliffe, Peter Slack, Andrew Statham, John Tibenham, Joanne Wild.

Sandra Lamb (Head of Corporate Services), Jon Bradbury (Development Manager), Helen Frith (Senior Planning Officer) and Jackie Cullen (Committee Assistant).

Councillor Mark Salt attended as Ward Member.

52 members of the public.

#### **APOLOGIES**

Apologies for absence were received from Councillors Richard Bright, Albert Catt, Helen Froggatt and Lewis Rose, OBE. Councillors Jean Monks, Joanne Wild, Ann Elliott and John Tibenham attended as Substitute Members.

#### **25/15 – MINUTES**

It was moved by Councillor Garry Purdy, seconded by Councillor Tony Millward, BEM, and

#### **RESOLVED**

(unanimously)

That the Minutes of the meeting of the Planning Committee held on 16 June 2015 be approved as a correct record.

The Minutes were signed by the Chairman.

#### **26/15 – INTERESTS**

Councillor Ann Elliott declared a pecuniary interest in Application No. 15/00104/FUL – Replacement single-storey side and rear extension at 19 Dimple Road, Matlock, as she

was a close friend of the applicant. Councillor Elliott was not present during discussion and voting of this application.

Councillor Peter Slack declared a pecuniary interest in Application No. 15/00210/FUL – Surfacing of access drive with tarmac at land adjacent to 11A Little Bolehill, Wirksworth, as he was a neighbour. Councillor Slack was not present during discussion and voting of this application.

Councillor Richard FitzHerbert declared a pecuniary interest in Application No. 15/00034/OUT – Residential Development (Outline) for up to 13 dwellings at land off Park Lane, Two Dales, as he was a personal friend of the applicant. Councillor FitzHerbert was not present during discussion and voting on this application.

### **27/15 – APPLICATION NO. 15/00150/FUL – LIVESTOCK BUILDING AT THE SPINNEY, CHESTERFIELD ROAD, MATLOCK**

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

It was moved by Councillor Mike Ratcliffe, seconded by Councillor Peter Slack and

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

The Chairman then agreed to amend the order of business at this point to enable item 4.7 to be heard next.

### **28/15 – APPLICATION NO. 15/00034/OUT – RESIDENTIAL DEVELOPMENT (OUTLINE) FOR UP TO 13 DWELLINGS AT LAND OFF PARK LANE, TWO DALES**

The Committee had visited the site prior to the meeting to allow Members to assess the impact of the proposed development upon the character and appearance of the locality, highway safety matters and upon the amenity of neighbouring residents.

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

Mr John Evans, on behalf of Darley Dale Town Council  
Mr Jonathan Taffe, local resident  
David Burton, local resident  
Patrick D'Arcy, local resident and on behalf of Mr Ed Runham, local resident  
Councillor Mark Salt, Ward Member

Mr Jonathan Jenkin, Agent, spoke in favour of the application.

Correspondence received after publication of the agenda was circulated at the meeting. This comprised a query from the applicant regarding the affordable housing financial contribution, the figure for which was corrected to read £109,181.

It was moved by Councillor Sue Burfoot, seconded by Councillor Mike Ratcliffe and

**RESOLVED** That planning permission be refused for the reasons set out below:-

Reasons

The proposed development will result in the loss on an attractive green field site which helps to both frame the settlement and also appears prominently in views out of the settlement to the wooded hillside of Hallmoor Wood beyond. The residential development of this field would be an intrusion into the countryside that will have an adverse impact upon the character and appearance of the landscape and the setting of the settlement. The adverse impacts of the development are considered to significantly and demonstrably outweigh the benefits, and the proposal is considered contrary to Policies SF5 and NBE8 of the Adopted Derbyshire Dales Local Plan and guidance contained within the National Planning Policy Framework.

**Voting:**

For	9
Against	6
Abstentions	1

**29/15 – APPLICATION NO. 15/00200/FUL – ERECTION OF DWELLING AND DETACHED GARAGE AT 1 HAWLEYS COURT, HAWLEYS CLOSE, MATLOCK**

The Committee had visited the site prior to the meeting to allow Members to assess the impact of the proposal on the character and appearance of the area.

In accordance with the procedure for public participation, Mr Nigel Furniss, local resident, spoke against the application, and Marie Duncan, Applicant, spoke in favour of the application.

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

It was moved by Councillor Tony Morley, seconded by Councillor Jean Monks and

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

**Voting:**

For	14
Against	3
Abstentions	0

**30/15 – APPLICATION NO. 15/00303/FUL – TWO STOREY EXTENSION TO FRONT, SIDE AND REAR, EXTERNAL STAIR AND RAISED PATIO AREAS AT 161 SMEDLEY STREET, MATLOCK**

The Committee had visited the site prior to the meeting to allow Members to assess the impact on the amenity of neighbouring residents.

In accordance with the procedure for public participation, John Green, neighbour, spoke against the application, and Jason Beaumont, Applicant, spoke in favour of the application.

Correspondence received after publication of the agenda was circulated at the meeting. This comprised late representation from the Agent with regard to revised drawings and a letter from a neighbour listing his objections.

The Development Manager advised the Committee that should the application be approved, Condition No. 2 would need to be amended in light of the late correspondence in order to bring the drawings up to date and a further condition added in relation to the amended plan received.

It was moved by Councillor Jean Monks, seconded by Councillor Richard FitzHerbert and

**RESOLVED** That planning permission be granted subject to the conditions set out in the report with Condition 2 to be amended and an amended plan condition added.

**Voting:**

For	16
Against	1
Abstentions	0

**31/15 – APPLICATION NO. 15/00104/FUL – REPLACEMENT SINGLE-STOREY SIDE AND REAR EXTENSION AT 19 DIMPLE ROAD, MATLOCK**

The Committee had visited the site prior to the meeting to allow Members to assess the impact on the amenity of the neighbouring residents.

In accordance with the procedure for public participation, Trevor Billington, Neighbour, spoke against the application and Chris Brownbill, Applicant, spoke in favour of the application.

Correspondence received after publication of the agenda was distributed at the meeting. This comprised information regarding a discrepancy on the submitted plan. The Senior Planning Officer advised that a condition clarifying the discrepancy would be put in place, such that the height of the side elevation would be no more than 2.9m and the height of the extension to the rear would be no more than 3.5m.

It was moved by Councillor Richard FitzHerbert, seconded by Councillor Peter Slack and

**RESOLVED** That planning permission be granted subject to the conditions set out  
(unanimously) in the report, with an extra condition:-

3. The height of the side elevation will be no more than 2.9m and that of the rear elevation no more than 3.5m.

**32/15 – APPLICATION NO. 15/00210/FUL – SURFACING OF ACCESS DRIVE WITH TARMACADAM AT LAND ADJACENT TO 11A LITTLE BOLEHILL, WIRKSWORTH**

The Committee had visited the site prior to the meeting to allow Members to assess the impact of the proposal on the character and appearance of the countryside and the Wirksworth Conservation Area.

It was moved by Councillor Tom Donnelly, seconded by Councillor Tony Millward, BEM, and

**RESOLVED** That planning permission be granted subject to the conditions set out in the report.

**Voting:**

For	14
Against	1
Abstentions	1

**33/15 – APPLICATION NO. 15/00209/FUL – ERECTION OF DWELLING AT LAND ADJACENT TO 15 BOWLING GREEN LANE, WIRKSWORTH**

The Committee had visited the site prior to the meeting to allow Members to assess the impact of the proposal on the character and appearance of the Wirksworth Conservation Area.

In accordance with the procedure for public participation, Ian Green and Mal Kerr, local residents, spoke against the application, and Dr Andrew Jordan, Agent, spoke in favour of the application.

Correspondence received after publication of the agenda was circulated at the meeting. This comprised a letter from the Applicant in response to the objections raised.

The Senior Planning Officer advised the Committee of a correction with regard to page 28 of the report. Application ref. 14/00590/FUL had been permitted with conditions, and not refused as stated in the report.

It was moved by Councillor Mike Ratcliffe, seconded by Councillor Tom Donnelly, and

**RESOLVED** That planning permission be refused for the reasons set out in the  
(unanimously) report.

### **34/15 – MOTION TO CONTINUE**

It was moved by Councillor Tony Millward, BEM, seconded by Councillor Tom Donnelly and

**RESOLVED** That, in accordance with Rule of Procedure 13, the meeting continue  
(unanimously) beyond 2½ hours to enable the business on the agenda to be concluded.

### **35/15 – APPLICATION NO. 14/00847/FUL – 25 DWELLINGS INCLUDING GARAGES AND INFRASTRUCTURE AT LAND OFF MOORCROFT, MATLOCK**

In accordance with the procedure for public participation, Richard Benson, local resident, and Councillor Martin Burfoot, as All Saints Ward Member, spoke against the application.

It was moved by Councillor Tony Morley, seconded by Councillor Peter Slack, and

**RESOLVED** That authority be delegated to the Development Manager to grant planning permission subject to the completion of a Section 106 Planning Obligation Agreement to secure appropriate on-site and off-site affordable housing provision, a scheme for the off-site re-establishment of species diverse grassland and any other matters that cannot be dealt with by conditions, and subject to the conditions set out in the report.

**Voting:**

For	14
Against	2
Abstentions	1

### **36/15 – APPLICATION NO. 15/00095/ADV – DISPLAY OF 6.5 METRE HIGH FREE-STANDING TOTEM SIGN AT LAND AT BAKEWELL ROAD, MATLOCK**

Councillor Richard FitzHerbert left the meeting at 9.00pm prior to discussion of this item.

It was moved by Councillor Tony Millward, BEM, seconded by Councillor Joanne Wild and

**RESOLVED** That advertisement consent be refused for the reason set out in the report.

**Voting:**

For	15
Against	1
Abstentions	0

**37/15 - APPEALS PROGRESS REPORT**

It was moved by Councillor Tom Donnelly, seconded by Councillor Tony Millward, BEM, and

**RESOLVED** That the report be noted.  
(unanimously)

**MEETING CLOSED 9.10PM**

**CHAIRMAN**