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## **PLANNING COMMITTEE**

**Minutes of a Meeting held on Tuesday 16 February 2016 at 6.00pm at Council Chamber, Town Hall, Matlock.**

### **PRESENT**

Councillor Garry Purdy - In the Chair

Councillors Jason Atkin, Sue Burfoot, Albert Catt, Phil Chell, Tom Donnelly, Ann Elliott, Graham Elliott, Richard FitzHerbert, Helen Froggatt, Neil Horton, Tony Millward, BEM, Jean Monks, Tony Morley, Mike Ratcliffe, Peter Slack and Joanne Wild.

Jon Bradbury (Development Manager), Gareth Griffiths (Senior Planning Officer), Helen Frith (Senior Planning Officer), Sarah Gee (Senior Solicitor), and Christine Laver (Democratic Services Team Leader).

33 members of the public.

### **APOLOGIES**

Apologies for absence were received from Councillors Sue Bull, Lewis Rose, OBE and Andrew Statham. Councillors Phil Chell, Ann Elliott and Jean Monks attended as Substitute Members.

### **315/15 – MINUTES**

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

**RESOLVED** That the minutes of the Planning Committee held on 19 January (unanimously) 2016 be approved as a correct record.

The Minutes were signed by the Chairman.

### **316/15 – INTERESTS**

Councillor Garry Purdy declared a pecuniary interest in item 4.3 – Application 15/00782/FUL – as the site of the proposed development was adjacent to his own property. Councillor Purdy left the meeting during discussion and voting on this item.

### **317/15 – APPLICATION 15/00671/FUL – INSTALLATION OF SOLAR PANELS AT LIZ'S COTTAGE, MAIN STREET, KNIVETON**

The Committee visited the site prior to the meeting to assess the impact of the proposed installation on the character of the building.

In accordance with the procedure for public participation Mr David Holman, the applicant, spoke in favour of the application.

It was moved by Councillor Tony Millward, seconded by Councillor Mike Ratcliffe and

**RESOLVED**  
(unanimously)

That authority to approve the application be delegated to the Development Manager, subject to the agreement of a revised design for the arrangement of the panels on the roof, which lessens their impact on the character and appearance of the building.

Reason for decision

The Committee considered that the proposed development, subject to a revised design arrangement for the panels, was not detrimental to the character and appearance of the property.

**318/15 – APPLICATION 15/00842/OUT- ERECTION OF TWO DWELLINGS AT THE OLD COTTAGE, MAIN STREET, KIRK IRETON**

The Committee visited the site prior to the meeting to assess the impact of the proposed development in relation to the character and appearance of the Conservation Area and the residential amenity of neighbours.

Correspondence, received after publication of the agenda, clarifying the comments of the parish council and summarising three additional representations received from local residents, was circulated at the meeting.

In accordance with the procedure for public participation, David Fearn and John Tyler, local residents, spoke against the application, and Sanjay Patel, the applicant, spoke in favour of the application.

It was moved by Councillor Jean Monks, seconded by Councillor Mike Ratcliffe and

**RESOLVED**  
(unanimously)

That planning permission be refused for the reasons detailed in the report.

**319/15 – APPLICATION 15/00782/FUL – ERECTION OF DWELLING AT LAND ADJOINING ELMCROFT, DERBY ROAD, CROMFORD**

Councillor Tony Millard, Vice Chairman of the Committee, took the chair for this item.

The Committee visited the site prior to the meeting to assess the impact of the proposed dwelling upon the character and appearance of the green space, Rock House, the Conservation Area and the Derwent Valley Mills World Heritage Site.

In accordance with the procedure for public participation Mr Peter Hume, a neighbour, spoke against the application

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

**RESOLVED**

That planning permission be refused for the reasons stated in the

report.

**320/15 – APPLICATION 15/00814/OUT – RESIDENTIAL DEVELOPMENT OF UP TO 57 DWELLINGS (OUTLINE) ON LAND ADJACENT TO BAKEWELL ROAD, MATLOCK**

The Committee visited the site prior to the meeting to assess the impact of the proposed dwellings within the landscape.

Details of an additional letter of support and a submission from the applicant's agent, received after publication of the Agenda, were distributed at the meeting.

In accordance with the procedure for public participation Mr Nick Dibben, representing Matlock 50 Plus Forum, commented on the application. Mr David Allday, a local resident, Mrs Carol Walker a Derbyshire Dales resident and Mr Jonathan Jenkin, the applicant's agent, spoke in favour of the application. Councillor Mark Salt, Ward Member for Darley Dale, also spoke in favour of the application.

It was moved by Councillor Jason Atkin, seconded by Councillor Jo Wild and

**RESOLVED**

That authority to approve the application be delegated to the Local Planning Authority, subject to the implementation of a legal agreement and appropriate conditions.

Reason for Decision

The Committee considered that the perceived benefits of the type of housing indicated, its accessibility and sustainability, combined with the low profile design of the indicative scheme, which limited the loss of openness of the landscape, outweighed, in this exceptional case, any damage to the open character of the landscape at this location.

Councillors Sue Burfoot and Mike Ratcliffe requested a recorded vote

**In Favour** – Councillors Jason Atkin, Albert Catt, Phil Chell, Tom Donnelly, Ann Elliott, Graham Elliott, Richard FitzHerbert, Helen Froggatt, Neil Horton, Jean Monks, Tony Morley, Mike Ratcliffe, Peter Slack and Jo Wild **(14)**

**Against** – Councillors Sue Burfoot, Tony Millward and Garry Purdy **(3)**

**Abstentions (0)**

The Chairman declared the motion carried.

**AGENDA ITEM 4.5 – APPLICATION 15/00846/OUT – RESIDENTIAL DEVELOPMENT OF UP TO 41 DWELLINGS AND ACCESS (OUTLINE) AT STANCLIFFE HALL, WHITWORTH ROAD, DARLEY DALE**

It was noted that this application had been withdrawn by the applicant.

**321/15 – APPLICATION 15/00656/FUL – ERECTION OF DETACHED DWELLING AND GARAGE ON LAND BETWEEN 18 AND 20 OLD HACKNEY LANE, HACKNEY**

The Committee visited the site prior to the meeting to assess the impact of the proposed dwelling on residential amenity of neighbours and within the landscape.

In accordance with the procedure for public participation Mr John Church, the applicant's agent, spoke in favour of the application.

It was moved by Councillor Tony Millward, seconded by Councillor Jason Atkin and

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

**322/15 – APPLICATION 15/00717/FUL – DEMOLITION OF REDUNDANT POULTRY SHEDS AND ERECTION OF TWO BUSINESS AGRICULTURAL BUILDINGS, RETENTION OF RETAINING WALL AND ALTERATIONS TO PARKING AREA/ACCESS (PART RETROSPECTIVE) AT AMEYCROFT FARM, BOWLER LANE, FARLEY, MATLOCK**

The Committee visited the site prior to the meeting to assess the impact of the proposed buildings within the landscape.

Details of two additional representations, received after publication of the agenda, were circulated at the meeting.

In accordance with the procedure for public participation Carol Mosley and Edward Pope, neighbours, spoke against the application. Councillor Mark Salt, Ward Member for Darley Dale, spoke against the application.

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

**RESOLVED** That consideration of the application be deferred to enable the Committee to be provided with additional information about the specific usage of the proposed development.

**Voting**

In favour	13
Against	4
Abstentions	0

**323/15 – APPLICATION 15/00299/FUL – PARTIAL CHANGE OF USE OF AGRICULTURAL STORAGE BUILDING TO BOARDING KENNELS AND ASSOCIATED BUILDING OPERATIONS AND CAR PARKING AREA AT HONEYSUCKLE FARM, SHIRLEY LANE, RODSLEY**

In accordance with the procedure for public participation Mr Andy Capes, a local resident, spoke against the application.

Details of further comments received from the Parish Council, after publication of the agenda, were circulated at the meeting.

It was moved by Councillor Tony Millward, seconded by Councillor Jason Atkin and

**RESOLVED** That planning permission be granted, subject to the conditions detailed in the report.

**Voting**

In favour	12
Against	5
Abstentions	0

**324/15 - APPEALS PROGRESS REPORT**

The Development Manager provided a verbal update on appeals that had been withdrawn or determined since publication of the agenda

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

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

**MEETING CLOSED 8.40PM**

**CHAIRMAN**