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PLANNING COMMITTEE

Minutes of a Meeting held on Tuesday 11 April 2017 at 6.00pm at Council Chamber, Town Hall, Matlock.

PRESENT

Councillor Garry Purdy - In the Chair

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

Jon Bradbury (Development Manager), Chris Whitmore (Area Planning Officer), Katie Hamill (Solicitor) and Jackie Cullen (Committee Assistant).

16 members of the public.

APOLOGIES

Apologies for absence were received from Councillors Susan Bull and Chris Furness. Councillors Helen Froggatt and John Tibenham attended as Substitute Members.

476/16 – MINUTES

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

RESOLVED

(unanimously)

That the minutes of the Planning Committee meeting held on 14 March 2017 be approved as a correct record.

The Minutes were signed by the Chairman.

477/16 – APPLICATION NO. 16/00700/OUT – DEMOLITION OF SERVICE STATION BUILDINGS AND ERECTION OF 41 DWELLINGS, ACCESS AND BALANCING POND (OUTLINE) AT DOVE SERVICE STATION GARAGE, MAYFIELD ROAD, ASHBOURNE

The Committee visited the site prior to the meeting to allow Members to fully assess the impact of the development on its surroundings.

Correspondence received after publication of the Agenda was distributed at the meeting; this comprised comments received from the County Council's Policy and Monitoring Team regarding contributions required towards education provision; a recommendation of the addition of an advisory note regarding access to high speed broadband services, and

comments from the local County Council Member regarding traffic impact, together with the Officer's responses. The Officer Recommendation was therefore amended to read:

"That subject to the applicants entering into an agreement under the provisions contained at section 106 of the Town and Country Planning Act 1990 to secure:

- £79,793.07 for the provision of 7 primary places at St Oswald's CE Voluntary Controlled Infant School towards the internal remodeling to create additional teaching and support spaces;
- £85,880.85 for the provision of 5 secondary places at Queen Elizabeth's Grammar School towards Project E-Extension to teaching accommodation;
- £37,255.80 for the provision of 2 post-16 places at Queen Elizabeth's Grammar School towards Project E-Extension to teaching accommodation;
- £7,635 towards the provision of affordable housing off-site, and
- the delivery and tenure of 7 no. 1 bedroomed and 2 no. two bedroomed affordable apartments and 3 no. 2 bedroomed four person affordable dwellings,

outline planning permission be granted subject to the conditions set out in the report."

In accordance with the procedure for public participation, Councillor Sandra Spencer (Ashbourne Town Council) spoke against the application.

It was noted that any money for education that was secured off the back of planning permissions granted was indeed ring-fenced for education; however there was a 5-year time limit with regard to its usage and if it was not used within that time period, the developer could ask for it to be returned. This was in the hands of Derbyshire County Council, and the Leader of the Council agreed to pursue this matter with the education authority in light of QEGS not having received any money to date.

The Area Planning Officer agreed to report back to Members with further information on the 'Project-E Extension' referred to in the Officer's Recommendation.

It was moved by Councillor Lewis Rose OBE, seconded by Councillor Joanne Wild and

RESOLVED That subject to the applicants entering into an agreement under the provisions contained at section 106 of the Town and Country Planning Act 1990 to secure:

- £79,793.07 for the provision of 7 primary places at St Oswald's CE Voluntary Controlled Infant School towards the internal remodeling to create additional teaching and support spaces;
- £85,880.85 for the provision of 5 secondary places at Queen Elizabeth's Grammar School towards Project E-Extension to teaching accommodation;
- £37,255.80 for the provision of 2 post-16 places at Queen Elizabeth's Grammar School towards Project E-Extension to teaching accommodation;
- £7,635 towards the provision of affordable housing off-site, and
- the delivery and tenure of 7 no. 1 bedroomed and 2 no. two bedroomed affordable apartments and 3 no. 2 bedroomed four person affordable dwellings,

outline planning permission be granted subject to the conditions set out in the report.

Voting:

For	15
Against	2
Abstentions	0

The Chairman declared the motion carried.

478/16 – APPLICATION NO. 16/00779/FUL – ERECTION OF THREE DWELLINGS AND ASSOCIATED GARAGES AT LAND ADJACENT TO 9 OAK TREE GARDENS, TANSLEY

The Committee visited the site prior to the meeting to allow Members to fully appreciate the site and context.

Correspondence received after publication of the Agenda was distributed at the meeting; this comprised comments from Tansley Parish Council on the revised plans, and clarification from the Officer with regard to siting and distances between plots.

In accordance with the procedure for public participation, Mr Paul Bett (neighbour) spoke against the application and Mr Joe Woods (Applicant) spoke in favour of the application.

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

RESOLVED

That planning permission be granted subject to the conditions set out in the report, the amendment to Condition 15, and the addition of Condition 17, as follows:

15. Notwithstanding the submitted details prior to the commencement of development details of the siting of the parking/garage to plot 1 shall be submitted to and approved in writing by the Local Planning Authority. The garage to plot 1 shall thereafter be erected in accordance with the approved details.
17. No development shall commence on site until the hours of construction work to facilitate the development have been submitted to and agreed in writing by the Local Planning Authority. The agreed hours of construction on site shall thereafter be strictly adhered to throughout the construction period unless otherwise agreed in writing by the Local Planning Authority.

Voting:

For	16
Against	1
Abstentions	0

The Chairman declared the motion carried.

479/16 – APPLICATION NO. 17/00025/REM – RESIDENTIAL DEVELOPMENT – RESERVED MATTERS APPLICATION FOR THE ERECTION OF 86 DWELLINGS AND ASSOCIATED WORKS (OUTLINE PERMISSION 14/00089/OUT) AT LAND AT ASKER LANE, MATLOCK

The Development Manager had been asked to clarify who the Applicant was: as stated on the front sheet of the Officer's report the Applicant was named as Peter Waterfield of Pegasus Planning Group, and William Davis was the building company.

Correspondence received after publication of the Agenda was distributed at the meeting; this comprised emails and correspondence regarding several changes to the development; a note regarding the applicant's agreement to conditions to secure an appropriate landscaping strategy, upgrading of public footpaths, the open space formation and details of the pumping station; comments from the Local Highway Authority; comments from Derbyshire Wildlife Trust; and a summary of comments from a further letter of representation.

The Development Manager advised that the conditions had not yet been drafted, and requested that Members grant delegated authority to him to approve the application subject to appropriate conditions.

It was moved by Councillor Albert Catt, seconded by Councillor Tony Millward BEM and

RESOLVED That the Development Manager be delegated authority to approve the application subject to appropriate conditions being imposed, together with relevant notes to the applicant covering the issues listed in the recommendation.

Voting:

For	14
Against	3
Abstentions	0

The Chairman declared the motion carried.

480/16 – APPLICATION NO. 16/00941/FUL – RESIDENTIAL DEVELOPMENT OF UP TO 9 DWELLINGS AND ASSOCIATED ACCESS (OUTLINE) AT LAND AT PUMP CLOSE, STARKHOLMES

In accordance with the procedure for public participation, Mr Simon Edwards and Mr Richard Shacklady (local residents) spoke against the application.

It was noted that Planning permission was granted for residential development of up to 9 dwellings on this site early in 2016.

Correspondence received after publication of the Agenda was distributed at the meeting. This comprised a request for traffic assessment at peak times and a statement from the Applicant's agent.

It was moved by Councillor Mike Ratcliffe, seconded by Councillor Jason Atkin and

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

Voting:

For	16
Against	1
Abstentions	0

The Chairman declared the motion carried.

481/16- INFORMATION ON ACTIVE AND CLOSED ENFORCEMENT INVESTIGATIONS

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

RESOLVED That the report be noted.
(unanimously)

482/16 - APPEALS PROGRESS REPORT

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

RESOLVED That the report be noted.
(unanimously)

MEETING CLOSED 7.50PM

CHAIRMAN