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PLANNING COMMITTEE

Minutes of a Meeting held on Tuesday 14 June 2016 at 6.00pm at Council Chamber, Town Hall, Matlock.

PRESENT

Councillor Garry Purdy - In the Chair

Councillors Jason Atkin, Sue Burfoot, Tom Donnelly, Ann Elliott, Graham Elliott, Helen Froggatt, Neil Horton, Jean Monks, Tony Morley, Mike Ratcliffe, Lewis Rose, OBE, Mark Salt, Peter Slack, Andrew Statham and Joanne Wild.

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

Councillor Colin Swindell attended as Ward Member.
14 members of the public.

APOLOGIES

Apologies for absence were received from Councillors Sue Bull, Albert Catt, Richard FitzHerbert, Chris Furness and Tony Millward. Councillors Ann Elliott, Helen Froggatt, Mark Salt and Andrew Statham attended as Substitute Members.

67/16 – MINUTES

It was moved by Councillors Garry Purdy, seconded by Councillor Tom Donnelly and

RESOLVED That the minutes of the Planning Committee meeting held on 24 May
(unanimously) 2016 be approved as a correct record.

The Minutes were signed by the Chairman.

68/16 – APPLICATION 16/00134/OUT – RESIDENTIAL DEVELOPMENT OF UP TO 19 DWELLINGS (OUTLINE) AT LAND OFF THATCHERS CROFT, THATCHERS LANE, TANSLEY

Members visited the site prior to the meeting to allow them to fully appreciate the site and its context.

The Senior Planning Officer drew Members' attention to paragraph 5.2 of the report, which stated that a figure of £22,798.02 in respect of two school places at Tansley should be requested: this figure would need to be included in the S106 Agreement if the application were to be approved.

Correspondence received after publication of the Agenda was distributed at the meeting; this comprised summarised comments from five letters of representation in support of the application.

In accordance with the procedure for public participation, Mrs Vicky Raynes, Resident, spoke against the application and Mr Jonathan Jenkin, Agent, spoke in favour of the application.

It was moved by Councillor Tony Morley, seconded by Councillor Mark Salt and

RESOLVED That, subject to the applicant entering into a Section 106 Legal Agreement (unanimously) for on-site affordable housing provision, open space/play area provision and provision of a contribution to meet education needs, outline planning permission be granted subject to the conditions set out in the report.

69/16 – APPLICATION 16/00189/FUL – CHANGE OF USE FROM OFFICE (USE CLASS B1) TO PLACE OF WORSHIP (USE CLASS D1) AT LIME TREE BUSINESS PARK, LIME TREE ROAD, MATLOCK

Members visited the site prior to the meeting to enable them to assess the effect of the proposal on the locality.

In accordance with the procedure for public participation, Mr Justyn Pride, Applicant (Church Manager), spoke in favour of the application.

It was moved by Councillor Lewis Rose, OBE, seconded by Councillor Mike Ratcliffe and

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

Voting:

For	13
Against	0
Abstentions	3

The Chairman declared the motion carried.

70/16 – APPLICATION 14/00541/OUT – MIXED RESIDENTIAL AND COMMERCIAL DEVELOPMENT COMPRISING 220 DWELLINGS, 400m² of A3 FLOORSPACE (RESTAURANT AND CAFÉ) AND 6400m² of B1 FLOORSPACE AT HALLDALE QUARRY, MATLOCK SPA ROAD, MATLOCK

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

Correspondence received after publication of the Agenda was distributed at the meeting. This comprised a correction by Planning Officers in respect of Martin Burfoot's previous comments on this application and an update from Councillor Burfoot in view of the time

elapsed since then. The late correspondence also included a summary of a letter of representation objecting to the application.

In accordance with the procedure for public participation, Mr Roger Clarke, Resident, and Ms Karen Shelley-Jones, Resident, spoke against the application, and Councillor Colin Swindell commented on the application as Ward Member for Winster and South Darley.

The Senior Planning Officer acknowledged concerns raised by National Heritage England and Derbyshire Wildlife Trust. He advised that he would liaise with these consultees going forward, with the possibility of attaching conditions to the Recommendation to ensure the ecological interests were protected if approval were granted.

Regarding the concerns raised over potential increased traffic through Snitterton and Oker, it was requested by Members that both the developer and a member of the Highways Authority be asked to attend the Reserved Matters application. In the meantime the Development Manager advised that the decision would require discussion with the Highways Authority with a view to formulating a plan to help mitigate these traffic issues.

It was moved by Councillor Lewis Rose OBE, seconded by Councillor Mike Ratcliffe 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 include the revocation of minerals planning permissions, phasing of the development to secure full delivery of employment provision, ecological management and the following highways related issues:

- Access and footway/cycleway linking to the town centre
- A Travel Plan with a contribution of £12,500 towards its monitoring
- £3,000 contribution towards traffic regulation Order required
- £150,000 contribution towards highway improvements and alterations within the Matlock area

and any other issues that cannot be adequately addressed by conditions;

planning permission be granted subject to conditions addressing the issues set out in the report and any other relevant issues arising from the development proposals.

Voting:

For	15
Against	0
Abstentions	1

The Chairman declared the motion carried.

The Chairman agreed to vary the order of the meeting to accommodate a member of the public who had registered to speak on Agenda item 4.5.

71/16 – APPLICATION 16/00303/FUL – CHANGE OF USE OF LAND TO FORM HARD SURFACED STORAGE AREA AND ASSOCIATED WORKS AND CHANGE OF USE OF PUBLIC TOILETS TO MESS FACILITY AT DERBYSHIRE DALES DISTRICT COUNCIL STORE, WATERY LANE, ASHBOURNE

In accordance with the procedure for public participation, Councillor Jane Harris, Ashbourne Town Council, spoke against the application.

It was moved by Councillor Lewis Rose OBE, seconded by Councillor Peter Slack and

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

72/16 – APPLICATION 16/00023/FUL – REPLACEMENT OF ROOF COVERING AND ROOF LIGHTS AND INSTALLATION OF SOLAR PANELS AT TOWN HALL, BANK ROAD, MATLOCK

It was moved by Councillor Ann Elliott, seconded by Councillor Tom Donnelly and

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

73/16 – INFORMATION ON ACTIVE AND CLOSED ENFORCEMENT INVESTIGATIONS

An additional Agenda item was presented at the meeting for consideration by the Committee. Members noted the report on current enforcement activity.

It was moved by Councillor Tom Donnelly, seconded by Councillor Jason Atkin and

RESOLVED That the report be noted.
(unanimously)

74/16 - APPEALS PROGRESS REPORT

The Development Manager updated the Committee on Application 15/00087/OUT – the appeal had been dismissed.

It was moved by Councillor Garry Purdy, seconded by Councillor Jason Atkin and

RESOLVED That the report be noted.
(unanimously)

MEETING CLOSED 7.45PM

CHAIRMAN