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PLANNING COMMITTEE

Minutes of a Meeting held on Tuesday 3 March 2020 at 6.00pm at Council Chamber, Town Hall, Matlock.

PRESENT

Councillor Jason Atkin - In the Chair

Councillors Robert Archer, Richard Bright, Matthew Buckler, Sue Bull, Sue Burfoot, Tom Donnelly, Richard FitzHerbert, David Hughes, Stuart Lees, Joyce Pawley, Garry Purdy and Peter Slack.

Chris Whitmore (Principal Planning Officer), Sarah Arbon (Senior Planning Officer), Kerry France (Principal Solicitor) and Jackie Cullen (Committee Assistant).

6 members of the public.

APOLOGIES

There were no apologies for absence.

The meeting was recorded and broadcast live on YouTube.

315/19 – MINUTES

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

RESOLVED That the minutes of the Planning Committee meeting held on 4
(unanimously) February 2020 be approved as a correct record.

The Minutes were signed by the Chairman.

316/19 – APPLICATION NO. 19/01234/VCOND – VARIATION OF CONDITION 32 OF PLANNING PERMISSION 14/00891/FUL TO ALLOW FOR WIDENED SCOPE OF USES ON SITE INCLUDING CORPORATE TRAINING, EXTERNAL COURSES, SCHOOL/ STUDY GROUPS, FAMILY GROUPS, HOLIDAY CAMPS AND PARTIES AT MOUNT COOK ADVENTURE CENTRE, PORTER LANE, MIDDLETON BY WIRKSWORTH

Councillor Matthew Buckley arrived at 6.10pm during discussion of this item.

The Committee visited the site prior to the meeting to allow Members to appreciate the site, context and impacts on residents.

Correspondence received after publication of the agenda was distributed at the meeting. This comprised a summary of two further letters of objection from local residents, requesting the amendment of Conditions 9 and 13 in the report.

In accordance with the procedure for public participation Mr Nigel Pratley (local resident) spoke against the application and Mrs Teresa Critchlow (Agent) spoke in favour of the application.

The Senior Planning Officer confirmed that Condition 9 would be amended in line with the applicant's comments on retaining the grassed areas, as follows:

Condition 9: The centre shall not be used for the additional uses hereby permitted until the informal event parking has been provided within the application site in accordance with the application drawing 2014-1960-81 Rev B received on the 17th January 2020 for the parking and manoeuvring of visitors. The informal event parking shall be controlled by an event management parking system with stewards and only be utilised during the events and kept free of parking at all other times. The informal event parking shall be maintained throughout the life of the development free from any impediment to its designated use.

To avoid the Centre's current use being unduly restricted, Condition 13 would be amended as follows:

Condition 13: Notwithstanding the provisions of the Town and Country Planning (Uses Classes) Order 1987, (or any Order revoking or re-enacting that Order with or without modifications), this permission shall relate to the main use of the land and buildings for residential activity and field centre. Complimentary uses such as weddings, birthday parties, corporate and adult training development, apprentices' programmes, university external courses, primary and secondary school groups, revision and study days, summer camps, holiday camps, family and group bookings, adventure breaks and educational breaks unconnected to the main use of the land and buildings shall take place during weekends throughout the year and outside of school term times only with no other uses being permitted including any other activity within the same class of the schedule to that Order.

It was also recommended that condition 15 be amended to require the Operator to maintain a written record of compliance with the noise management plan and for this to be available for inspection by the Planning Department upon request and also that reference was made to the General Permitted Development Order in respect of Condition 13 to control any future permitted change of use of the building.

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

RESOLVED That planning permission be granted subject to the conditions set out in the report, including the amended Conditions 9 and 13 below, and a change to condition 15 requiring the Operator to maintain a logging system to monitor the noise levels, in compliance with the proposed Noise Management Plan, to be available for inspection by the Planning Department on request and that reference was made to the General Permitted Development Order in respect of Condition 13 to control any

future permitted change of use of the building.

Condition 9: The centre shall not be used for the additional uses hereby permitted until the informal event parking has been provided within the application site in accordance with the application drawing 2014-1960-81 Rev B received on the 17th January 2020 for the parking and manoeuvring of visitors. The informal event parking shall be controlled by an event management parking system with stewards and only be utilised during the events and kept free of parking at all other times. The informal event parking shall be maintained throughout the life of the development free from any impediment to its designated use.

Condition13: Notwithstanding the provisions of the Town and Country Planning (Uses Classes) Order 1987, (or any Order revoking or re-enacting that Order with or without modifications), this permission shall relate to the main use of the land and buildings for residential activity and field centre. Complimentary uses such as weddings, birthday parties, corporate and adult training development, apprentices' programmes, university external courses, primary and secondary school groups, revision and study days, summer camps, holiday camps, family and group bookings, adventure breaks and educational breaks unconnected to the main use of the land and buildings shall take place during weekends throughout the year and outside of school term times only with no other uses being permitted including any other activity within the same class of the schedule to that Order.

Voting:

For	10
Against	2
Abstentions	1

The Chairman declared the motion CARRIED.

317/19 - APPLICATION NO. 19/01355/FUL – FORMATION OF ACCESSES AND OFF-STREET PARKING AREAS TO 3 TO 5 RODSLEY LANE, YEAVELEY, DERBYSHIRE

The Committee visited the site prior to the meeting to allow Members to assess the impact of the proposed development on the character and appearance of its surroundings.

Correspondence received after publication of the agenda was distributed at the meeting, advising that Rodsley and Yeaveley Parish Council had no objection to the application.

In accordance with the procedure for public participation Mr Jonathan Imber (Agent) spoke in favour of the application.

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

RESOLVED That planning permission be granted for the following reason:

Reason:

The removal of vehicles from the public highway will be beneficial to the safe and free flow of traffic, thereby benefitting highway safety and reducing the conflict between vehicles and pedestrians. This benefit is considered to outweigh the modest harm to the character and appearance of the locality resulting from the partial loss of hedgerow.

Voting:

For	6
Against	7
Abstentions	0

The Chairman declared the motion LOST.

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

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

Voting:

For	7
Against	6
Abstentions	0

The Chairman declared the motion CARRIED.

318/19 - INFORMATION ON ACTIVE AND CLOSED ENFORCEMENT INVESTIGATIONS

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

RESOLVED That the report be noted.
(unanimously)

319/19 - APPEALS PROGRESS REPORT

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

RESOLVED That the report be noted.
(unanimously)

MEETING CLOSED 6.55PM

CHAIRMAN