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SOUTHERN AREA PLANNING COMMITTEE

Minutes of a Meeting held on Tuesday 11 March 2014 at 6.00pm at Ashbourne Sports and Community Centre.

PRESENT

Councillor Tony Millward - In the Chair

Councillors Richard Bright, Ken Bull, Albert Catt, Tom Donnelly, David Fearn, Richard FitzHerbert, Steve Flitter, David Frederickson, Cate Hunt, Angus Jenkins, Andrew Lewer, Mike Ratcliffe, Lewis Rose OBE, Andrew Shirley, Geoff Stevens MBE, Carol Walker.

Jon Bradbury (Development Control Manager), Chris Whitmore (Area Planning Officer), Bill Shaw (Senior Planning Officer) and Jackie Cullen (Committee Assistant).

28 members of the public and 1 member of the Press.

APOLOGIES

Apologies for absence were received from Councillor Steve Bull.

363/13 – MINUTES

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

RESOLVED

(unanimously)

That the minutes of the meeting of the Southern Area Planning Committee held on 11 February 2014 be approved as a correct record.

The Minutes were signed by the Chairman.

364/13 – INTERESTS

Councillor Richard Bright declared a disclosable pecuniary interest in Application No. 13/00726/FUL – Erection of Log Cabin for a temporary period of 3 years for agricultural worker at Atlow Winn Barn, Winn Lane, Hognaston, as he lives next to the site. Councillor Bright was not present during discussion and voting of this application.

365/13 – APPLICATION NO. 14/00012/FUL – ERECTION OF DETACHED GARAGE AT ROWAN TREE COTTAGE, PUMP LANE, DOVERIDGE

The Committee visited the site prior to the meeting to enable them to fully assess the impact of the development on its surroundings and the amenity of the occupants of neighbouring residential properties.

Correspondence received after preparation of the Agenda was circulated at the meeting.

It was moved by Councillor Albert Catt, seconded by Councillor Mike Ratcliffe and

RESOLVED That planning permission be granted subject to the conditions set out
(unanimously) in the report, and with two extra conditions attached, as follows:-

3. That prior to the commencement of the development, details of the east, south and west boundary treatment shall be submitted to and approved in writing by the LPA. The development shall thereafter be carried out in accordance with the approved details.
4. that the building hereby approved shall be used for a purpose incidental to the domestic enjoyment of the main dwelling house, and shall not be used for any business or trade purposes

366/13 – APPLICATION NO. 13/00913/FUL – ERECTION OF REPLACEMENT DWELLING AT DAM FARM, EDNASTON

The Committee visited the site prior to the meeting to enable them to fully assess the issues involved.

In accordance with the procedure for public participation, Kay Davies, agent, spoke in favour of the application.

It was moved by Councillor Lewis Rose, OBE, seconded by Councillor Tom Donnelly and

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

367/13 – APPLICATION NO. 13/00710/FUL – ERECTION OF WIND TURBINE, 75M TO HUB AND 100M TO BLADE TIP WITH ASSOCIATED CONSTRUCTION OF ACCESS TRACK AND SUBSTATION AT BRADLEY PASTURES, BRADLEY

The Committee visited the site prior to the meeting to enable them to fully assess the impact of the proposed development on the local landscape.

Correspondence received after preparation of the Agenda was circulated at the meeting and highlighted a discrepancy contained in the Officer's report. The site plan submitted by the Applicant had not been to the scale quoted and had resulted in incorrect separation distances from nearby properties being quoted. The relevant distances were rectified in the late correspondence.

In accordance with the procedure for public participation, Mr Adrian Presbury, agent, spoke in favour of the application.

It was moved by Councillor Andrew Shirley, seconded by Councillor David Frederickson and

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

Voting:

In favour	15
Against	0
Abstentions	1

368/13 – APPLICATION NO. 13/00888/FUL – ERECTION OF CONSERVATORY AND GARAGE AT 58 WALTON CRESCENT, ASHBOURNE

The Committee visited the site prior to the meeting to enable them to fully assess the impact of the proposed development on the occupants of the adjoining residential property.

In accordance with the procedure for public participation, Belinda Leicester, Applicant, spoke in favour of the application.

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

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

369/13 – APPLICATION NO. 13/00854/REM – ERECTION OF 37 NO. DWELLINGS AND ASSOCIATED PUBLIC OPEN SPACE AND INFRASTRUCTURE (APPROVAL OF RESERVED MATTERS) AT LAND OFF LODGE FARM CHASE, ASHBOURNE

The Committee visited the site prior to the meeting to enable them to fully assess the issues involved.

Correspondence received after preparation of the Agenda was circulated at the meeting.

In accordance with the procedure for public participation, the following representations were made:-

Pat Fielding, local resident, made a comment about the application

Mrs Judith Fryer, local resident, spoke against the application

Nicola Beal, local resident, spoke against the application

Cllr John Barrs, representing Ashbourne Town Council, spoke against the application.

Mr Luke Beaumont, Applicant, spoke in favour of the application.

In response to comments made by some of the speakers regarding perceived lack of consultation in respect of the amended plan, the Development Control Officer advised that all amendments had been made in order to address residents' previous concerns, and as such minimal consultation had been undertaken on the revised layout.

It was moved by Councillor Andrew Lewer, seconded by Councillor Tom Donnelly and

RESOLVED That the matter be deferred for a period of one month to allow the further comments of the public arising from re-consultation to be fully considered and to clarify issues relating to the future maintenance treatment of the boundary and a ditch along the western boundary.

Voting

In favour	14
Against	1
Abstentions	1

370/13 – APPLICATION NO. 13/00726/FUL – ERECTION OF LOG CABIN FOR A TEMPORARY PERIOD OF 3 YEARS FOR AGRICULTURAL WORKER AT ATLOW WINN BARN, WINN LANE, HOGNASTON

Correspondence received after preparation of the Agenda was circulated at the meeting.

In accordance with the procedure for public participation, Mrs Suzanna Monteith, Chairman of Atlow Parish Council; Caroline Lindholm, neighbour, and Mr Charles Heathcote, Applicant, spoke in favour of the application.

The Applicant's agricultural appraisal and supporting information had been independently assessed by a firm of agricultural consultants; this had been a 'desk top' assessment, and no site visit had been undertaken. Moreover, the late correspondence advised that the Applicant would be renting over 100 acres of neighbouring land and as such the sustainability of his application would potentially be improved.

It was moved by Councillor Andrew Shirley, seconded by Councillor Cate Hunt and

RESOLVED That temporary planning permission be granted, subject for the following reasons:

Voting

1. The Committee considered that whilst not currently meeting the test imposed by the Council's consultants the business was long-established and sustainable and would benefit economically from an on-site presence.
2. Animal welfare and security would be greatly improved by the Applicant living on site.

In favour	13
Against	0
Abstentions	2

371/13 – TREES PROGRESS REPORT – DDDC APPLICATIONS

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

RESOLVED That the report be noted.
(unanimously)

372/13 – APPEALS PROGRESS REPORT

The Development Control Manager advised the Committee that the Appeal relating to Turlow Fields Farm, reference ENF/11/00009, had been dismissed.

It was moved by Councillor Lewis Rose, OBE, seconded by Councillor Tony Millward and

RESOLVED That the report be noted.
(unanimously)

MEETING CLOSED – 7.56 pm

Chairman

