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## **SOUTHERN AREA PLANNING COMMITTEE**

**Minutes of a Meeting held on Tuesday 10 February 2015 at 6.00pm at Ashbourne Elim Pentecostal Church, Ashbourne.**

### **PRESENT**

Councillor Tony Millward - In the Chair

Councillors Richard Bright, Ken Bull, Steve Bull, Tom Donnelly, Richard FitzHerbert, Steve Flitter, David Frederickson, Neil Horton, Cate Hunt, Angus Jenkins, Lewis Rose, OBE, Andrew Shirley, Peter Slack, Andrew Statham and Judith Twigg.

Sandra Lamb (Head of Corporate Services), Jon Bradbury (Development Control Manager), Bill Shaw (Senior Planning Officer), Chris Whitmore (Area Planning Officer), Tanya Shaw (Design and Conservation Officer), and Jackie Cullen (Committee Assistant).

103 members of the public and 1 member of the press.

### **APOLOGIES**

Apologies for absence were received from Councillors Albert Catt, David Fearn, Garry Purdy and Geoff Stevens, MBE. Councillors Neil Horton, Andrew Statham and Judith Twigg attended as Substitute Members.

### **255/14 – MINUTES**

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

**RESOLVED** That the minutes of the Southern Area Planning Committee held on (unanimously) 20 January 2015 be approved as a correct record.

The Minutes were signed by the Chairman.

### **256/14 – INTERESTS**

Councillor Richard FitzHerbert declared an interest in Application No. 14/00722/FUL – Demolition of existing dwelling and outbuildings and residential development of 114 dwellings and associated infrastructure and open space at Hillside Farm, Wyaston Road Ashbourne, as he was a friend of the applicant. Councillor FitzHerbert was not present during discussion or voting on this application.

Councillor Lewis Rose OBE declared a pecuniary interest in Application No. 14/00698/OUT – Residential development of up to 48 dwellings, creation of new access and associated public open space, landscaping and drainage infrastructure at land off Wheeldon Way, Hulland Ward, as his firm had connections with the owner of the site. Councillor Rose was not present during discussion and voting of this application.

**257/14 – APPLICATION NO. 14/00640/FUL – REDEVELOPMENT OF FORMER TOILET BLOCK TO USE CLASS A2 AT GROUND FLOOR AND FIRST FLOOR APARTMENT AT FORMER TOILET BLOCK, MARKET PLACE, ASHBOURNE**

The Committee visited the site prior to the meeting to fully appreciate the issues involved.

In accordance with the procedure for public participation, Mr Darren Archer, local resident, spoke against the application. Mr Khosrow Morrabi, Applicant's representative, spoke in favour of the application.

It was moved by Councillor Tony Millward, seconded by Councillor Cate Hunt and

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

**258/14 - APPLICATION NO. 14/00639/LBALT – EXTENSION OF AND ALTERATIONS TO FORMER TOILET BLOCK, MARKET PLACE, ASHBOURNE FOR MR M MORABBI**

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

It was moved by Councillor Tony Millward, seconded by Councillor Richard Bright and

**RESOLVED** That listed building consent be approved subject to the conditions set  
(unanimously) out in the report.

The Chairman agreed to change the order of business at this point to enable item 4.4 to be heard next.

**259/14 – APPLICATION NO. 14/00698/OUT – RESIDENTIAL DEVELOPMENT OF UP TO 48 DWELLINGS, CREATION OF NEW ACCESS AND ASSOCIATED PUBLIC OPEN SPACE, LANDSCAPING AND DRAINAGE INFRASTRUCTURE AT LAND OFF WHEELDON WAY, HULLAND WARD**

Councillor Lewis Rose, OBE, left the meeting at 6.17pm prior to discussion of this item.

The Committee visited the site prior to the meeting to fully appreciate the issues involved.

Correspondence received after publication of the agenda was distributed at the meeting. This comprised correspondence from a local resident and additional comments received from the Development Control Archaeologist.

In accordance with the procedure for public participation, the following members of the public spoke:

Wendy Whitbread, representing Hulland Ward Village, spoke against the application  
Wayne Ward, local resident, spoke against the application  
Martin Wise, local resident, spoke against the application  
Kerry Mortimer, local resident spoke against the application  
Mike Baxter, Chair of Biggin by Hulland Parish Meeting representing the Parish Meeting spoke against the application  
Gary Lees, Agent, spoke in favour of the application  
Boyd Potts, Chair of Hulland Ward representing the Parish Council spoke against the application

In light of the latest correspondence received from the Development Control Archaeologist relating to the possibility of archaeological remains on the site, the Senior Planning Officer recommended that a standard condition be added if permission were granted, to enable archaeological remains to be appropriately addressed and recorded in advance of development, and prior to the finalisation of detail and plans.

The Senior Planning Officer also confirmed that Condition 20 in the report would need to be clarified regarding the treatment of contamination, and that the District Council and its agent would pursue the NHS for a bespoke response to its queries regarding improved medical facilities in the locality.

It was moved by Councillor Richard Bright, seconded by Councillor Angus Jenkins and

**RESOLVED** That planning permission be refused, for the reasons stated below:

That the proposed development would constitute an unsustainable expansion of the settlement of Hulland Ward. It would result in harmful encroachment into the countryside, detrimental to its character and appearance and the character and appearance of the settlement. As such the proposal is contrary to Policies SF4 and NBE8 of the Derbyshire Dales Local Plan (2005) and guidance in the National Planning Policy Framework.

<b>Voting</b>	
<b>For</b>	11
<b>Against</b>	2
<b>Abstentions</b>	2

The Chairman declared the motion carried.

**260/14 – APPLICATION NO. 14/00722/FUL – DEMOLITION OF EXISTING DWELLING AND OUTBUILDINGS AND RESIDENTIAL DEVELOPMENT OF 114 DWELLINGS AND ASSOCIATED INFRASTRUCTURE AND OPEN SPACE AT HILLSIDE FARM, WYASTON ROAD, ASHBOURNE**

Councillors Richard FitzHerbert, Andrew Statham and Steve Flitter left the meeting prior to discussion of this item.

The Committee visited the site prior to the meeting to fully appreciate the issues involved.

Correspondence received after publication of the agenda was distributed at the meeting.

The Area Planning Officer drew Members' attention to the correction set out in the late correspondence relating to subsection (v) of the Officer's report, and further correspondence received from the Local Highway Authority.

In accordance with the procedure for public participation, Messrs Fellows and Pratley, local residents, and Councillor Lucy Green, on behalf of Ashbourne Town Council and as Deputy Chair of the Planning Committee, spoke against the application.

It was moved by Councillor Tom Donnelly, seconded by Councillor Steve Bull and

**RESOLVED** That planning permission be refused, for the reasons stated below:

That the proposed development would be unsustainable as it would lead to more congestion in the town and the town infrastructure is not capable of supporting further development.

<b>Voting</b>	3
<b>For</b>	9
<b>Against</b>	0
<b>Abstentions</b>	

The Chairman declared the motion defeated.

It was then moved by Councillor Judith Twigg, seconded by Councillor Peter Slack and

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

<b>Voting</b>	
<b>For</b>	9
<b>Against</b>	3
<b>Abstentions</b>	0

The Chairman declared the motion carried.

## **261/14 - APPEALS PROGRESS REPORT**

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

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

## **MEETING CLOSED – 8.12 PM**

**Chairman**