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## **PLANNING COMMITTEE**

**Minutes of a Meeting held on Tuesday 3 November 2015 at 6.00pm at Council Chamber, Town Hall, Matlock.**

### **PRESENT**

Councillor Garry Purdy - In the Chair

Councillors Jason Atkin, Sue Bull, Sue Burfoot, Albert Catt, Tom Donnelly, Ann Elliott, Graham Elliott, Helen Froggatt, Neil Horton, Tony Millward, BEM, Mike Ratcliffe, Lewis Rose, OBE, Peter Slack, Andrew Statham and Joanne Wild.

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

18 members of the public.

### **APOLOGIES**

Apologies for absence were received from Councillors Richard FitzHerbert and Tony Morley. Councillor Ann Elliott attended as Substitute Member.

### **189/15 – MINUTES**

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

**RESOLVED** That the minutes of the Planning Committee held on 13 October 2015 be approved as a correct record.  
(unanimously)

The Minutes were signed by the Chairman.

### **190/15 – INTERESTS**

Councillor Peter Slack declared a pecuniary interest in Agenda Item 4.8 – Application No. 15/00429/FUL, on the grounds that he was close neighbour of the Applicant. Councillor Slack was not present during discussion of and voting on this item.

**191/15 - 15/00659/OUT - ERECTION OF SINGLE DWELLING ON SIDE GARDEN (OUTLINE) AT EVERSLEIGH RISE, DARLEY BRIDGE**

Councillor Andrew Statham arrived at 6.06pm during discussion of this item.

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 the area.

In accordance with the procedure for public participation, Mr Roger Yarwood, the applicant's agent, spoke in favour of the application.

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

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

**Voting:**

<b>For</b>	14
<b>Against</b>	1
<b>Abstentions</b>	1

The Chairman declared the motion carried.

**192/15 – APPLICATION 15/00563/FUL - ERECTION OF TWO CAMPING PODS AT HOE GRANGE, BRASSINGTON**

The Committee visited the site prior to the meeting to enable members to appreciate the location of the site and the impact of the development on the local landscape.

In accordance with the procedure for public participation, Mr David Brown, the applicant, spoke in favour of the application.

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

**RESOLVED** (unanimously)

1. That planning permission be granted for the reason set out below;
2. That authority be delegated to the relevant Officers to attach a list of conditions appropriate to this development, including the two set out below.
  - a. The pods should be restricted to holiday use only;
  - b. That a landscaping scheme, designed to minimise the visual impact of the development and safeguard the character of the surrounding landscape, should be submitted to the Local Planning Authority and approved in writing.

Reason: That the modest addition of 2 camping pods would enhance the Applicant's efforts at diversification; it would provide social and economic tourism benefits, and would override the perceived lack of environmental sustainability. As such the development was considered to comply with the Local Plan and NPPF.

**193/15 – APPLICATION 15/00394/LBALT- CONVERSION AND ALTERATIONS OF MILL TO OFFICE/LIGHT INDUSTRIAL USE AT HAARLEM MILL, DERBY ROAD, WIRKSWORTH**

**194/15 – APPLICATION 15/00395/FUL - CONVERSION AND ALTERATIONS OF MILL TO OFFICE/LIGHT INDUSTRIAL USE, AND ERECTION OF 30 DWELLINGS AND ASSOCIATED INFRASTRUCTURE AND ACCESS AT HAARLEM MILL, DERBY ROAD, WIRKSWORTH**

The Committee elected to discuss the above two applications jointly.

The Committee visited the site prior to the meeting to enable members to assess the impact of the proposals on the character, appearance and setting of the Grade II\* and Grade II listed Mill buildings and upon the character and appearance of the area.

The Committee's attention was drawn to correspondence received after publication of the Agenda; this comprised a comment from the District Council's Environmental Health Section relating to the restriction of hours of operation; and a Holding Objection from Derbyshire Wildlife Trust regarding the bat population in the mill building.

The Senior Planning Officer advised that Derbyshire Wildlife Trust's survey may have erroneously included the existing warehouse – this would need clarification.

It was moved by Councillor Mike Ratcliffe, seconded by Councillor Peter Slack and

**RESOLVED**  
(unanimously)

1. That Listed Building consent be granted in respect of the Mill, subject to the conditions as set out in the report
2. That authority be delegated to the relevant Officers to grant planning permission :
  - a. On completion of successful negotiations regarding an alternative roof design for the two buildings proposed immediately to the north of the mill complex
  - b. The successful resolution of negotiations regarding the position on bats with the Applicant's ecologists and DWT to secure conditions satisfactory to all parties in relation to the protection of the species concerned;and subject to modifications to the suggested conditions relating to:
  - (i) Hours of operation during construction, and,
  - (ii) More flexible hours of operation relating to the potential business unitsand an additional condition dealing with contamination on site.

**195/15 – APPLICATION 15/00382/FUL - VENTILATION UNIT, SATELLITE DISH, CONDENSING BOLIER FLUE, DECKING AND TRELIS (PART RETROSPECTIVE) AT THE MALHOUSE, 13A NORTH END, WIRKSWORTH**

The Committee visited the site prior to the meeting to enable Members to assess the impact of the proposals on the character, appearance of the conservation area, the setting of the listed buildings and the amenity of neighbouring residents.

In accordance with the procedure for public participation, Mr John Windsor, Resident,

spoke against the Application.

It was moved by Councillor Albert Catt, seconded by Councillor Tom Donnelly and

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

**196/15 – APPLICATION 15/00267/OUT - ERECTION OF SINGLE STOREY DWELLING (OUTLINE) AT RIBER LEA, 33A STARKHOLMES ROAD, MATLOCK**

The Committee visited the site prior to the meeting to enable Members to consider the landscape impact of the proposed development.

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

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

**197/15 – APPLICATION 15/00282/FUL - ERECTION OF REPLACEMENT DWELLING AND GARAGE AND RETENTION OF EXISTING DWELLING AS ANCILLARY ACCOMMODATION AT PINETREES, UPPER LUMSDALE, MATLOCK**

The Committee visited the site prior to the meeting to enable Members to assess the impact of the proposal upon the character and appearance of the Lumsdale Conservation Area and the Scheduled Ancient Monument.

In accordance with the procedure for public participation, Mr Gordon Wilding, former resident, and Mr Jonathan Jenkin, the applicant's agent, spoke in favour of the Application.

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

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

**RESOLVED** That planning permission be granted on completion of a S106 legal  
(unanimously) agreement to rescind the separate independent use of the existing dwelling, subject to the conditions as set out in the report.

**198/15 – APPLICATION 15/00429/FUL - ERECTION OF AGRICULTURAL STORAGE BUILDING AT LAND ADJACENT TO 11 LITTLE BOLEHILL, WIRKSWORTH**

Councillor Lewis Rose, left the meeting at 7.39pm prior to discussion of this item.

It was moved by Councillor Albert Catt, seconded by Councillor Tom Donnelly and

**RESOLVED** That this Application be deferred in order to allow the Committee to  
carry out a site visit in order to appreciate the issues involved.

**Voting:**

<b>For</b>	13
<b>Against</b>	1
<b>Abstentions</b>	0

The Chairman declared the motion carried.

**199/15 – APPLICATION 15/00580/FUL - DEMOLITION OF GARAGES AND ERECTION OF FOUR DWELLINGS AT LUKE LANE GARAGE COURTYARD, OFF THE PLAIN, BRAILSFORD**

It was moved by Councillor Sue Bull, seconded by Councillor Tony Millward, BEM, and

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

**199/15 – 15/00598/FUL - CONVERSION AND REDEVELOPMENT OF FORMER SCHOOL TO CREATE EXTRA CARE COMMUNITY FACILITY – REVISED DESIGN OF RESIDENTIAL BLOCK C COMPRISING 20 UNITS AT ST ELPHINS SCHOOL, DALE ROAD SOUTH, DARLEY DALE**

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

**RESOLVED** That, in accordance with the amended plan, authority be delegated to  
(unanimously) Officers to grant planning permission on completion of the variation to the legal agreement and subject to the conditions set out in the report.

**200/15 - 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 7.59PM**

**CHAIRMAN**