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PLANNING COMMITTEE

Minutes of a Planning Committee meeting held at 6.00pm on Tuesday 12th April 2022 in the Council Chamber at the Town Hall, Matlock DE4 3NN.

PRESENT

Councillor Jason Atkin - In the Chair

Councillors: Robert Archer, Sue Bull, Tom Donnelly, Helen Froggatt, Chris Furness, Clare Gamble, Stuart Lees, Peter O'Brien and Garry Purdy.

Chris Whitmore (Development Manager), Joe Baldwin (Senior Planning Officer), Lee Gardner (Legal Services Manager), Jason Spencer (Electoral and Democratic Services Manager) and Lucy Harrison (Democratic Services Assistant).

Members of the Public - 15

APOLOGIES

Apologies for absence were received from Councillors Graham Elliott (substitute Chris Furness), Richard Fitzherbert (substitute Helen Froggatt), Neil Buttle, Peter Slack and Sue Burfoot.

356/21 - INTERESTS

There were no registered interests.

357/21 - MINUTES

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

RESOLVED
(unanimously)

That the minutes of the Planning Committee meeting held on 8th March 2022 be approved as a correct record.

Note:

“Opinions expressed or statements made by individual persons during the public participation part of a Council or committee meeting are not the opinions or statements of Derbyshire Dales District Council. These comments are made by individuals who have exercised the provisions of the Council’s Constitution to address a specific meeting. The Council therefore accepts no liability for any defamatory remarks that are made during a meeting that are replicated on this document.”

358/21 - APPLICATION NO. 21/01345/FUL (Presentation and Site Visit)

Erection of rear extension accommodating a swimming pool and conversion of orangery/shed into kitchen and incorporation into main dwelling and retention of timber panelled gates, hot tub canopy and hot tub at Bradley hall, Yew Tree Lane, Bradley.

The Senior Planning Officer gave a presentation showing details of the application and photographs of the site and surroundings.

The Committee visited the site prior to the meeting to allow Members to appreciate the proposal in the context of its surroundings.

In accordance with the procedure for public participation, Mr Paul Staley (Applicant) spoke in support of the application. Mr Simon Whitehead (Local Resident), Ernie Mitchell (Chair of Bradley Parish Council), Mr Duncan Bratt (All Saints Church Bradley Parochial Church Council) spoke against the application

Consultation responses were set out in section 5 of the report.

It was moved by Councillor Peter O'Brien, seconded by Councillor Garry Purdy and

RESOLVED That consideration of the application be DEFERRED to a future meeting to allow consultation with Historic England to be carried out and consideration be given to any matters of an ecclesiastical nature and the use of the hall as a party house.

Voting:

For	9
Against	1
Abstention	0

The Chairman declared the motion **CARRIED**.

359/21 - APPLICATION NO. 21/01346/LBALT (Presentation and Site Visit)

Erection of rear extension accommodating a swimming pool, conversion of orangery/shed into kitchen and incorporation into main dwelling and associated internal alteration at Bradley Hall, Yew Tree Lane, Bradley.

The Senior Planning Officer gave a presentation showing details of the application and photographs of the site and surroundings.

The Committee visited the site prior to the meeting to allow Members to appreciate the proposal in the context of its surroundings.

Consultation responses were set out in section 5 of the report.

It was moved by Councillor Garry Purdy, seconded by Councillor Peter O'Brien and

RESOLVED That consideration of the application be DEFERRED to a future meeting to allow consultation with Historic England to be carried out and consideration be given to any matters of an ecclesiastical nature.

Voting:

For	9
Against	1
Abstention	0

The Chairman declared the motion **CARRIED**.

**360/21 - APPLICATION NO. 21/01449/FUL (Presentation and Site Visit)
Single-storey front extension at One Stop, Lime Tree Road, Matlock.**

The Senior Planning Officer gave a presentation showing details of the application and photographs of the site and surroundings.

In accordance with the procedure for public participation, Mrs Abbie Trounson (Local Resident) spoke against the application.

Consultation responses were set out in section 5 of the report.

It was moved by Councillor Garry Purdy, seconded by Councillor Stuart Lees and

RESOLVED That planning permission be approved.

Voting:

For	6
Against	4
Abstention	0

The Chairman declared the motion **CARRIED**.

**361/21 - APPLICATION NO. 21/01536/VCOND (Presentation and Site Visit)
Proposed variation of condition 1 (approved details) of planning application
20/00595/VCOND to allow for alterations to the approved scheme to include the
addition of a rooftop sales suite and outdoor pergola and associated alterations to
appearance at Land North of Knockerdown Inn, Knockerdown, Ashbourne.**

The Development Manager gave a presentation showing details of the application and photographs of the site and surroundings.

The Committee visited the site prior to the meeting to allow Members to appreciate the proposal in the context of its surroundings.

Consultation responses were set out in section 5 of the report.

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

RESOLVED That planning permission be approved subject to the conditions set out (unanimously) in the report and amended in the late representations sheet.

The Chairman declared the motion **CARRIED**.

The meeting was adjourned from 7:27pm to 7:43pm following consideration of this item.

**362/21 - APPLICATION NO. 22/00061/FUL (Presentation and Site Visit)
Relevant demolition of a dwelling in a conservation area and erection of replacement dwellinghouse with associated access alterations at Chandlers West, West End, Wirksworth.**

The Development Manager gave a presentation showing details of the application and photographs of the site and surroundings.

The Committee visited the site prior to the meeting to allow Members to appreciate the proposal in the context of its surroundings.

Consultation responses were set out in section 5 of the report.

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

RESOLVED That planning permission be approved subject to the conditions set out in the report and additional conditions as set out below:

1. That prior to demolition of the existing bungalow, details of the method of demolition and any dust suppression and management shall be submitted to and approved in writing by the Local Planning Authority.
2. That prior to any demolition works taking place a phasing plan for the development shall be submitted to and approved in writing by the Local Planning Authority.

Voting:

For	9
Against	0
Abstention	1

The Chairman declared the motion **CARRIED**.

**363/21 - APPLICATION NO. 22/00087/REM (Presentation and Site Visit)
Approval of reserved matters (appearance and landscaping) for the erection of 1no. dwellinghouse (outline planning consent 21/00887/OUT) at Lakewood, Old Coach Road, Tansley.**

The Development Manager gave a presentation showing details of the application and photographs of the site and surroundings.

The Committee visited the site prior to the meeting to allow Members to appreciate the proposal in the context of its surroundings.

Consultation responses were set out in section 5 of the report.

It was moved by Councillor Garry Purdy, seconded by Councillor Stuart Lees and

RESOLVED That planning permission be approved subject to the conditions set out
(unanimously) in the report and additional condition as set out below:

1. That prior to installation of the full height corner window serving the bedroom in the north west and north east elevations, details of the measures to be introduced to prevent a loss of privacy between the occupants of the approved dwelling and existing residential properties along Mais Close shall be submitted to and approved in writing by the Local Planning Authority.

**364/21 - APPLICATION NO. 22/00126/LBALT (Presentation and Site Visit)
Internal layout alterations at 12 Sydnope Hall, Sydnope Hill, Two Dales, Matlock.**

The Development Manager gave a presentation showing details of the application and photographs of the site and surroundings.

The Committee visited the site prior to the meeting to allow Members to appreciate the proposal in the context of its surroundings.

In accordance with the procedure for public participation, Mr Rusty Hallam (Local Resident) and Mr Alan Davies (Local Resident) spoke against the application.

Consultation responses were set out in section 5 of the report.

It was moved by Councillor Peter O'Brien, seconded by Councillor Garry Purdy and

RESOLVED That planning permission be approved subject to the conditions set out
in the report with amendment to the third condition to read as follows:

That this consent does not convey authorisation to make drainage connections, which effects the exterior of building. Such works would require a separate grant of listed building consent.

Voting:

For	9
Against	1
Abstention	0

The Chairman declared the motion **CARRIED**.

365/21 - DURATION OF MEETINGS (MOTION TO CONTINUE)

At **8:24pm**, during the discussion of **Item 5.8 – 22/00273/PIP**

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

RESOLVED That, in accordance with **Rule of Procedure 13**, the meeting
(unanimously) continue beyond 2 hours 30 minutes to enable the business on the agenda to be concluded.

The Chairman declared the motion **CARRIED**.

**366/21 - APPLICATION NO. 22/00273/PIP (Presentation and Site Visit)
Permission in Principle for the erection of between 2 to 3 dwellinghouses at Land to the rear of Springfield Cottage, Main Road, Brailsford.**

The Principal Planning Officer gave a presentation showing details of the application and photographs of the site and surroundings.

The Committee visited the site prior to the meeting to allow Members to appreciate the proposal in the context of its surroundings.

In accordance with the procedure for public participation, Mr Dominic Cooney (Agent) spoke in favour of the application.

Consultation responses were set out in section 5 of the report.

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

RESOLVED That Permission in Principle for between 2 and 3 dwellinghouses at the
(unanimously) site be approved.

367/21 – 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 8:47PM

Chairman