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Planning Committee

Minutes of a Planning Committee meeting held at 6.00 pm on Tuesday, 13th September, 2022 in the Council Chamber, Town Hall, Matlock, DE4 3NN.

PRESENT Councillor Jason Atkin - In the Chair

Councillors: Jacqueline Allison, Sue Burfoot, Neil Buttle, Graham Elliott, Richard FitzHerbert, Helen Froggatt, David Hughes, Stuart Lees, Garry Purdy and Peter Slack

Kerry France (Legal Services Manager), Chris Whitmore (Development Control Manager), Adam Maxwell (Principal Planning Officer), Tommy Shaw (Democratic Services Team Leader) and Angela Gratton (Democratic Services Officer)

Members of the Public – 35

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."

APOLOGIES

Apologies for absence were received from Councillor(s): Robert Archer, Tom Donnelly and Peter O'Brien

120/22 - APPROVAL OF MINUTES OF PREVIOUS MEETING

It was moved by Councillor Jason Atkin, Seconded by Councillor Stuart Lees and

RESOLVED (unanimously)

That the minutes of the meeting of the Planning Committee held on 16 August 2022 be approved as a correct record.

The Chairman declared the motion **CARRIED**.

121/22 - INTERESTS

There were no declarations of interest.

122/22 - APPLICATION NO. 21/00956/FUL

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, Cllr. Jason Farmer (Darley Dale Town Council), Ms Carol Mosley (Local resident) and Ms Donna Shimwell (Local resident) spoke against the application.

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

Correspondence received after publication of the agenda was distributed at the meeting. This comprised of comments received from the Applicant following the site visit.

It was moved by Councillor Peter Slack, seconded by Councillor David Hughes and

RESOLVED

That consideration of the application be deferred to a future meeting of the Planning Committee to allow for further details to be gathered regarding the scheme/programme of works for the connection of foul drainage to the mains sewer.

Voting

10 For

1 Against

0 Abstentions

The Chairman declared the motion **CARRIED**.

123/22 - APPLICATION NO. 22/00616/FUL

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, Ms Rachel Summerfield (Applicant) spoke in support of the application. Ms Judith Ward (Local resident, comments read by Democratic Services Team Leader), Ms Annie Haigh (Local resident, comments read by Democratic Services Team Leader) spoke against the application and Cllr. Janet Rose (Ward Member) commented on the application.

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

Correspondence received after publication of the agenda was distributed at the meeting. This comprised of comments received from a resident of Hillside Lane.

It was moved by Councillor Richard FitzHerbert, seconded by Councillor Garry Purdy and

RESOLVED

That planning permission be approved subject to the conditions set out in the report.

Voting

6 For

4 Against

1 Abstentions

The Chairman declared the motion **CARRIED**.

124/22 - APPLICATION NO. 22/00664/FUL

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, Mrs Jane Deville (Applicant) and Cllr Tony Morley (Ward Member) spoke in support of the application

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

It was moved by Councillor Richard FitzHerbert, seconded by Councillor Garry Purdy and

RESOLVED

That planning permission be approved.

Voting

10 For

1 Against

0 Abstentions

The Chairman declared the motion **CARRIED**.

125/22 - APPLICATION NO. 22/00008/OUT

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 Jon Imber (Agent) spoke in support of the application. Cllr. Peter Birkbeck (Hulland Ward Parish Council), Cllr. Louise Redfern (Chair of Biggin Parish Meeting), Mr Simon Groom (Local resident) and Mrs Paula Groom (Local resident) spoke against the application.

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

Correspondence received after publication of the agenda was distributed at the meeting. This comprised of comments received from a local resident.

It was moved by Councillor Garry Purdy, seconded by Councillor Peter Slack and

RESOLVED

That planning permission be refused for the following reason:

The development would be served by an access, which due to its close proximity to existing housing, width and lack of dedicated footways would present access difficulties, lead to pedestrian and vehicular conflict and would not provide a safe means of access by foot, thereby leading to danger and inconvenience to highway users contrary to the requirements of Policies S4 and HC19 of the Adopted Derbyshire Dales Local Plan (2017).

Voting

10 For

1 Against

0 Abstentions

The Chairman declared the motion **CARRIED**.

8.10pm meeting adjourned for 15 minutes

126/22 - DURATION OF MEETING (MOTION TO CONTINUE)

At **8.30pm** it was moved by Councillor Jason Atkin, seconded by Councillor Tom Donnelly and

RESOLVED (Unanimously)

That, in accordance with Rule of Procedure 13, the meeting continue to enable the business on the agenda to be concluded.

The Chairman declared the motion **CARRIED**.

127/22 - APPLICATION NO. 22/00070/REM

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.

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 (unanimously)

That planning permission be approved subject to the conditions set out in the report.

The Chairman declared the motion **CARRIED**.

128/22 - APPLICATION NO. 22/00328/FUL

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 Barry Britland (Applicant) spoke in support of the application. Mr Mike Gibson (Local resident) and Ms Andrea Cross (Local resident) spoke against the application.

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

Correspondence received after publication of the agenda was distributed at the meeting. This comprised of twelve letters received from local residents and comments from the Agent which were circulated to Members and published to the District Council website.

It was moved by Councillor Peter Slack, seconded by Councillor David Hughes and

RESOLVED

That planning permission be refused for the following reasons;

1. The proposal is in a remote rural location not served by public transport such that visitors would be wholly reliant on the private car to access the facility. The proposal as such is an unsustainable form of rural tourism contrary to Policies S1, S4 and EC9 of the Adopted Derbyshire Dales Local Plan (2017).
2. The siting of the proposal being isolated from any associated built development on the holding is not considered appropriate in this landscape context and is considered harmful to the character of the local and wider landscape, appearing incongruous and visually intrusive in the landscape. The application fails to provide any landscape assessment or propose any mitigation to inform the decision. The application is therefore contrary to Policies S4, PD1, PD5 and EC8 of the Adopted Derbyshire Dales Local Plan (2017).
3. Insufficient information has been supplied in terms of the ecological value of the grassland in order to assess the impact of the proposal on biodiversity and any measures to avoid, minimise or mitigate impacts, contrary to Policy PD3 of the Adopted Derbyshire Dales Local Plan (2017).
4. By virtue of its design and detailing, the retention of amenity block A would harm the setting of the grade II listed Hardhurst Farm. The harm would be less than substantial

but would not be outweighed by any public benefits. The application is therefore contrary to Policy PD2 of the Adopted Derbyshire Dales Local Plan (2017) and the National Planning Policy Framework.

5. The use of amenity block A would be detrimental to the residential amenity of neighbouring properties in respect of noise, light and disturbance, contrary to Policy PD1 of the Adopted Derbyshire Dales Local Plan (2017).

Voting

10 For
1 Against
0 Abstentions

The Chairman declared the motion **CARRIED**.

129/22 - APPLICATION NO. 22/00395/FUL

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 Martin Gerrelli (Applicant) spoke in support of the application.

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

8.55 Councillor Jacqueline Allison left the meeting.

It was moved by Councillor Garry Purdy, seconded by Councillor Peter Slack and

RESOLVED

That planning permission be approved subject to conditions.

Voting

9 For
1 Against
0 Abstentions

The Chairman declared the motion **CARRIED**.

130/22 - APPLICATION NO. 22/00439/FUL

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.

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

It was moved by Councillor Stuart Lees, seconded by Councillor Richard Fitzherbert and

RESOLVED (unanimously)

That planning permission be approved subject to the conditions set out in the report.

The Chairman declared the motion **CARRIED**.

131/22 - APPLICATION NO. 22/00675/FUL

9pm Councillor Graham Elliott left the meeting.

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, Cllr. Caroline Cooper (Ashbourne Town Councillor) spoke in support of the application. Mr Brell Ewart (Local Resident) commented on the application.

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

It was moved by Councillor Stuart Lees, seconded by Councillor Peter Slack and

RESOLVED

That planning permission be refused for the following reasons:

1. The development would result in an unacceptable risk of fire contrary to Adopted Local Plan Policies S1, PD2 and PD9.
2. The development and associated on-street parking and activity would have an unacceptable impact upon highway safety contrary to Adopted Local Plan Policies S1, S4 and HC19.
3. The development would have an unacceptable landscape impact contrary to Adopted Local Plan Policies S1, S4 and PD5.

Voting

8 For

1 Against

1 Abstentions

The Chairman declared the motion **CARRIED**.

132/22 - APPLICATION NO. 22/00728/FUL

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, Mrs Alison Howard (Applicant) spoke in support of the application. Ms Sylvia Jones (Local resident) and Ms Nikki Jump (Local resident) spoke against the application. Cllr Janet Rose (Ward Member) commented on the application.

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

It was moved by Councillor Garry Purdy, seconded by Councillor Peter Slack and

RESOLVED (unanimously)

That planning permission be approved.

The Chairman declared the motion **CARRIED**.

133/22 - APPEALS PROGRESS REPORT

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

RESOLVED (unanimously)

That the report be noted.

The Chairman declared the motion **CARRIED**.

Meeting Closed: 9.44 pm

Chairman