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## Planning Committee

**Minutes of a Planning Committee meeting held at 6.00 pm on Tuesday, 16th August, 2022 in the Council Chamber, Town Hall, Matlock, DE4 3NN.**

**PRESENT** Councillor Jason Atkin - In the Chair

Councillors: Sue Burfoot, Neil Buttle, Tom Donnelly, Graham Elliott, Helen Froggatt, David Hughes, Stuart Lees, Peter O'Brien and Peter Slack

Present as Substitute – Councillor(s): Chris Furness

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 – 46

### **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): Jacqueline Allison, Robert Archer, Richard FitzHerbert and Garry Purdy

### **102/22 - APPROVAL OF MINUTES OF PREVIOUS MEETING**

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

**RESOLVED** (Unanimously)

That the minutes of the meeting of the Planning Committee held on 12 July 2022 be approved as a correct record.

The Chairman declared the motion **CARRIED**.

### **103/22 - INTERESTS**

There were no declarations of interest.

### **104/22 - APPLICATION NO. 22/00590/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 Peter Sewell (Applicant) spoke in support of the application. Mrs June Holden, (Local Resident), Mr John Fell (Local Resident), Mr Roy Starbuck (Local Resident and Mr Simon Dutton (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 County Councillor Dermot Murphy and further background information provided by a local resident.

It was moved by Councillor Peter O'Brien to defer, seconded by Councillor Tom Donnelly and

### **RESOLVED** (Unanimously)

That consideration of the item be deferred to a future meeting of the Committee in order for further details of the planned construction to be gathered and a to allow for further investigation of the planned access to be undertaken by the Highways authority.

The Chairman declared the motion **CARRIED**.

### **105/22 - APPLICATION NO. 22/00398/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, Ms Diane Macarther (Local Resident), Ms Hannah Shakespeare (Local Resident), Ms Anne Toler (Local Resident), Councillor Colin Swindell (Ward Member) and Mr Mike Andrews (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 further representations received from the occupants of 22 Eversleigh Rise, 24 Eversleigh Rise and 26 Eversleigh Rise.

It was moved by Councillor Peter O'Brien, seconded by Councillor Sue Burfoot and

**RESOLVED**

That the application be refused for the following reasons:

The siting, scale, and massing of the proposed building and location of the associated car parking area would result in unacceptable overbearing and overshadowing effects, a loss of privacy, light intrusion and noise nuisance to the detriment of the residential amenity of the occupants of nearby dwellings contrary to the requirements of Policies PD1 and PD9 of the Adopted Derbyshire Dales Local Plan (2017).

**Voting**

**10 For**

**1 Against**

**0 Abstentions**

The Chairman declared the motion **CARRIED**.

There followed a short adjournment at **7.30pm**, returning at **7.40pm**.

**106/22 - APPLICATION NO. 22/00409/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 David Oulsnam (Agent) spoke in support of 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 Further information from the Business Delivery Co-ordinator at Chesterfield Royal Hospital NHS Foundation Trust have been received to justify the need for a health care contribution should the application be approved.

It was moved by Councillor Tom Donnelly, seconded by Councillor Peter Slack and

**RESOLVED** (unanimously)

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

The Chairman declared the motion **CARRIED**.

### **107/22 - APPLICATION NO. 22/00575/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.

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

It was moved by Councillor Tom Donnelly, seconded by Councillor Peter Slack and

**RESOLVED** (unanimously)

That Planning permission be granted subject to conditions with regard to highway and amenity matters.

The Chairman declared the motion **CARRIED**.

### **108/22 - DURATION OF MEETING (MOTION TO CONTINUE)**

At **8.30pm** it was moved to extend the meeting by 30 minutes 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**.

### **109/22 - APPLICATION NO. 22/00610/OUT**

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 Tony Sharpe (Local Resident), Mr Pat Carlin (Local Resident), Councillor Janet Rose (Ward Member), Councillor Richard FitzHerbert (statement read by Democratic Services Officer) and Mr Daniel Smith (Applicant) spoke in support of the application.

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

It was moved by Councillor Peter Slack, seconded by Councillor Sue Burfoot and

**RESOLVED**

That planning permission be approved subject to conditions, including the approval of reserved matters and related highway safety considerations (as recommended by the Local Highway Authority).

## **Voting**

**6 For**  
**2 Against**  
**2 Abstentions**

The Chairman declared the motion **CARRIED**.

### **110/22 - DURATION OF MEETING (MOTION TO CONTINUE)**

At **8.53pm** it was moved to extend the meeting by 30 minutes 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**.

**8.55** Councillor Chris Furness left the meeting.

### **111/22 - APPLICATION NO. 22/00616/FUL**

The Development 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, Ms Rachel Summerfield (Applicant) spoke in support of the application. Mr Phillip Johnson (Local Resident), Mrs Judith Ward (Local Resident), Mr Pat Carlin (Local Resident), Ms Annie Haigh (Local Resident – statement read out by Democratic Services Officer), and Councillor Janet Rose (Ward Member) 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 further representations were received from Phillip Johnson (Shellboards Farm).

It was moved to defer by Councillor Sue Burfoot, seconded by Councillor Peter Slack and

**RESOLVED**

That consideration of the application be deferred to allow consultation with the Local Highway Authority and Environmental Health, to consider parking and manoeuvring within the site, access and noise.

## **Voting**

**9 For**  
**1 Against**  
**0 Abstentions**

The Chairman declared the motion **CARRIED**.

#### **112/22 - APPLICATION NO. 22/00640/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 Andrew Stock (Agent) spoke in support of the application.

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

It was moved by Councillor Peter Slack, seconded by Councillor Tom Donnelly and

**RESOLVED** (unanimously)

That planning permission be approved subject to the applicant entering into a Section 106 Agreement to provide for all dwellings on the site being principal residences, the provision of 3 dwellings as on-site affordable housing and a financial contribution towards part of an off-site affordable dwelling.

The Chairman declared the motion **CARRIED**.

**9.00pm** Councillor Graham Elliott left the meeting.

#### **113/22 - DURATION OF MEETING (MOTION TO CONTINUE)**

At **8.25pm** it was moved to extend the meeting by 15 minutes 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**.

#### **114/22 - APPLICATION NO. 22/00651/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 Ian McHugh (Agent) spoke in support of the application.

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

It was moved by Councillor Stuart Lees, seconded by Councillor Tom Donnelly and

**RESOLVED**

That planning permission be granted subject to conditions with regard to highway matters and hours of operation.

**Voting**

**8 For**

**1 Against**

**0 Abstentions**

The Chairman declared the motion **CARRIED**.

**115/22 - 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: 9.37 pm**

**Chairman**