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## Planning Committee

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

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

Councillors: Jacqueline Allison, Robert Archer, Sue Burfoot, Neil Buttle, Tom Donnelly, Graham Elliott, Richard FitzHerbert, David Hughes, Stuart Lees, Peter O'Brien, Garry Purdy, Janet Rose and Peter Slack

Present as Substitute - Councillors: Mark Wakeman

Members of the Public – 41

#### **Note:**

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#### **APOLOGIES**

Apologies for absence were received from Councillor(s): Helen Froggatt

#### **237/22 - 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 08 November 2022 be approved as a correct record.

The Chairman declared the motion **CARRIED**.

#### **238/22 - INTERESTS**

Councillor Janet Rose declared a non-pecuniary interest in Item 5.1 Application No. 22/01011/FUL The Knockerdown Inn, Knockerdown, Ashbourne DE6 1NQ

### **239/22 - APPLICATION NO. 22/01011/FUL**

At **6.04pm** Councillor Janet Rose left the meeting during consideration of this application due to declaring a non-pecuniary interest in the application.

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, Alex Millward (Local Resident) and Dan Macken (Applicant) spoke in support of the application. Cllr Louise Corbett (Carsington and Hopton Parish Council), Cllr. Chris Stait (Hognaston Parish Council (Steering Group)), Mr Tim Fowlow (Local Resident), and Cllr Rob Savage (Chairman Kniveton Parish Council) 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 the Peak District National Park, Angelique Foster, Derbyshire Police and Crime Commissioner, Derbyshire CPRE, DJOGS Ltd and a letter from the Applicant. 18 late representations were received in objection, a petition with 483 signatories was received in objection and 10 late representations were received in support.

It was moved by Councillor Richard FitzHerbert, seconded by Councillor Tom Donnelly and

**RESOLVED** (unanimously)

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

The Chairman declared the motion **CARRIED**.

### **240/22 - APPLICATION NO. 22/00378/FUL**

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 Stuart Clark (Agent) spoke in support of the application and Cllr. Dave Walsh (Deputy Chair Yeaaveley Parish Council) 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 two representations received from the Deputy Chair and the Clerk of Rodsley and Yeaaveley Parish Council.

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 in the report.

**Voting**

**14 For**

**01 Against**

**00 Abstentions**

The Chairman declared the motion **CARRIED**.

**241/22 - APPLICATION NO. 22/00721/VCOND**

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, Ms Louie Sheddon (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 corrections to the report and condition 2 and representations from local residents.

During debate Councillor Hughes moved to defer the application until a revised Noise Monitoring Plan had been received, this was seconded by Councillor Sue Burfoot and put to the vote as follows:

**Voting**

**07 For**

**08 Against**

**00 Abstentions**

The Chairman declared the motion **LOST**.

It was moved by Councillor Richard FitzHerbert that planning permission be approved subject to the conditions in the report with the addition as set out below:

“That authority be delegated to the Council’s Development Manager or Principal Planning Officer to amend further condition 2 and the Noise Monitoring Plan to include a review of noise monitoring and complaints yearly with amendments made to the plan if required.”

This was then seconded by Councillor Tom Donnelly and

**RESOLVED** (unanimously)

That planning permission be approved subject to the conditions set out in section 8.0 of the report with the following addition:

“That authority be delegated to the Council’s Development Manager or Principal Planning Officer to amend further condition 2 and the Noise Monitoring Plan to include a review of noise monitoring and complaints yearly with amendments made to the plan if required.”

**Voting**

**14 For**

**00 Against**

**01 Abstentions**

The Chairman declared the motion **CARRIED**.

**At 7:50pm the meeting adjourned for 15 minutes.**

**242/22 - DURATION OF MEETING (MOTION TO CONTINUE)**

At **8.05pm** it was moved by Councillor Jason Atkin, seconded by Councillor Richard FitzHerbert 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**.

**243/22 - APPLICATION NO. 22/00938/FUL**

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 Richard West (Agent) spoke in support of the application. Mr Michael Lyon (Doveridge Parish Council), Ms Suzanne Millership-Liddle (Local Resident), Mr Norman Lunnun (Local Resident) and Ms Anna Hutton (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 corrections to the plan numbers in Conditions 2 and 3 and an additional recommended condition relating to noise.

During debate Councillor Sue Burfoot moved to refuse the application due to the noise impact on surrounding properties, this was then seconded by Councillor Jaqueline Allison and put to the vote as follows:

## **Voting**

**07 For**

**08 Against (including Chairman's casting vote)**

**01 Abstentions**

The Chairman declared the motion **LOST**.

It was then moved by Councillor Garry Purdy, seconded by Councillor Mark Wakeman and

## **RESOLVED**

That authority be delegated to the Development Manager or Principal Planning Officer to grant planning permission, subject to conditions upon completion of a s106 legal agreement to secure the following:

- 6 affordable dwelling units on-site,
- £72,663.30 towards the provision of 4 Primary places at Doveridge Primary school and additional education facilities.
- £140,165.35 towards the provision of 5 secondary with post 16 places at Queen Elizabeth Grammar School and additional education facilities.
- A contribution of ££3,061.80 towards the provision of children's play off –site.
- A contribution of £1,063.80 towards the provision of allotments off –site.

## **Voting**

**07 For**

**06 Against**

**02 Abstentions**

The Chairman declared the motion **CARRIED**.

**At 9.02 pm Councillor Graham Elliott left the meeting.**

## **244/22 - APPLICATION NO. 22/01044/OUT**

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 Christopher Lindley (Agent) spoke in support of the application. Mr Colin Fowles (Local Resident) and Ms Marion Barton (Local Resident) spoke against the application, Mr Alan Piper (Matlock Moor Methodist Church) and Mrs Christina Piper (Local Resident) 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 corrections to the conditions numbering, comments received from Councillor Steve Wain and objections from CPRE Derbyshire.

During debate Councillor David Hughes asked for 2 information conditions to be added regarding the materials used and links to footpaths.

It was moved by Councillor Stuart Lees, seconded by Councillor Mark Wakeman and

## **RESOLVED**

That authority be delegated to the Development Manager or Principal Planning Officer to grant outline planning permission, subject to conditions as set out in the report, with the addition of two informative points relating to building materials and footpaths following the completion of s106 agreement to secure the following:

- 30% of the dwellings as affordable units on-site,
- A contribution of £588,694.47 towards the provision of 21 secondary places with post 16 at Highfield School + additional education facilities.
- A contribution of £67,680 for enhancing capacity / infrastructure within the existing local practices of Imperial Road Surgery Matlock and Ashover Branch and Lime Grove Surgery, Matlock.
- A contribution of £5,280 to mitigate the additional demand on library services.
- A contribution of £3,750 which is to be payable towards Travel Plan monitoring.
- A contribution of £4,432.50 towards the provision of allotments off –site.
- Compensatory parking for the Methodist Church and the occupants of Brickyard Cottages

## **Voting**

**08 For**

**05 Against**

**01 Abstentions**

The Chairman declared the motion **CARRIED**.

## **245/22 - APPLICATION NO. 22/01092/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.

**At 10:00pm**, Councillor Richard FitzHerbert left the meeting.

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

**RESOLVED** (unanimously)

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

The Chairman declared the motion **CARRIED**.

**246/22 - APPEALS PROGRESS REPORT**

The Development Manager gave an update on Appeal Decisions.

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: 10.02 pm**

**Chairman**