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Planning Committee

Minutes of a Planning Committee meeting held at 6.00 pm on Tuesday, 11th April, 2023 in the Council Chamber, Town Hall, Matlock, DE4 3NN.

PRESENT Councillor Jason Atkin - In the Chair

Councillors: Jacqueline Allison, Sue Burfoot, Tom Donnelly, Richard FitzHerbert, Helen Froggatt, Peter O'Brien, Janet Rose and Peter Slack

Present as Substitute - Councillors: Paul Cruise and Mark Wakeman

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

Members of the Public – 23

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, Neil Buttle, Graham Elliott, David Hughes and Stuart Lees

354/22 - 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 14 March 2023 be approved as a correct record.

The Chairman declared the motion **CARRIED**.

355/22 - INTERESTS

Councillor Richard FitzHerbert declared a non-pecuniary interest in Item 5.3. Application No. 22/01010/FUL – Erection of 2 no. holiday let accommodation units and erection 1 no. holiday pod at Woodside, Chesterfield Road, Rowsley.

356/22 - APPLICATION NO. 22/00641/REM

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 Helen Bareford (Applicant) spoke in support of the application. Mr Grant Anderson (Hill Dickinson Planning Agent) 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 a correction to reason for refusal no. 4, comments received from DWH on behalf of Bamford Property Ltd and JCB (these representations apply both to this item and item 5.2 – Application No. 22/00642/FUL Erection of 101 no dwellinghouses with associated access, infrastructure and landscaping at Land between Ashbourne Airfield and Derby Road, Yeldersley.), and further representations received in respect of the amended plans by Matlock Town Council and local residents and additional correspondence received from the applicant to address the various reasons for refusal.

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

RESOLVED (unanimously)

That planning permission be refused for the reasons set out in in section 8.0 of the report.

The Chairman declared the motion **CARRIED**.

357/22 - APPLICATION NO. 22/00642/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 Helen Bareford (Applicant) spoke in support of the application. Mr Grant Anderson (Hill Dickenson Planning Agent) 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 a correction to reason for refusal no. 5, representations from the adjacent landowners, a local resident and Ashbourne Town Council in respect of the amended plans and additional correspondence received from the applicant.

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 in section 8.0 of the report.

The Chairman declared the motion **CARRIED**.

358/22 - APPLICATION NO. 22/01010/FUL

6:45 pm - Councillor Richard FitzHerbert left the meeting for consideration of this item due to declaring an interest.

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.

Councillor Janet Rose moved to approve the application, this was then seconded by Councillor Tom Donnelly and put to the vote as follows.

Voting

4 For

5 Against

1 Abstentions

The Chairman declared the motion **LOST**.

It was then moved by Councillor Peter Slack, seconded by Councillor Peter O'Brien and

RESOLVED

That planning permission be refused for the reasons set out in in section 8.0 of the report.

Voting

5 For

4 Against

1 Abstentions

The Chairman declared the motion **CARRIED**

359/22 - APPLICATION NO. 22/01190/FUL

6.56 pm Councillor Richard FitzHerbert re-joined the meeting.

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 Sam Jones (Applicant) and Cllr Vicki Raynes (Tansley Parish Council) spoke in support of the application. Mr Mick Purshouse (Local Resident) and Mr Andrew Bostock (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 Derbyshire Wildlife Trust, The Highway Authority, James Neville, Cllr Steve Flitter and a local resident, as well as an amendment to the Landscape plan and further comments from the applicant.

It was moved by Councillor Richard FitzHerbert, 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 set out in the report, a response from the Derbyshire Wildlife Trust and upon completion of a S106 legal agreement to secure:

- 25% First Homes (4 dwellings) to be delivered on site
- 15% Shared Ownership (2 dwellings) to be delivered on site
- 60% Social Rented Homes (8 dwellings) to be delivered off-site. This will be secured through a financial contribution to the Council of £365,168.
- Education Contribution of £336,396.84 towards the provision of 12 secondary with post 16 places at Highfields School and additional education facilities.
- An off-site contribution for allotments of £2,777.70.

Voting

8 For

3 Against

0 Abstentions

The Chairman declared the motion **CARRIED**.

7.25 pm – Meeting adjourned for a 15 minute break.

7.38 pm – Meeting reconvened.

360/22 - APPLICATION NO. 22/01316/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 Viv Russell (Agent) spoke in support of the application. Mr Peter Harrington (Local Resident) and Mr Nick Sibley 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 Derbyshire Wildlife Trust, an additional planning condition, an amendment to condition 5 and correspondence from the agent.

It was moved by Councillor Helen Froggatt, seconded by Councillor Peter Slack and

RESOLVED (unanimously)

That authority be delegated to the Development Manager or Principal Planning Officer to grant planning permission, subject to prior entry into planning obligation to secure funding for monitoring of travel plan and subject to the conditions set out in section 8.0 of the report and an additional condition regarding the requirement for submission and approval of a scheme of foul water connection to the main sewer, prior to works commencing on the super structure of the proposed development.

The Chairman declared the motion **CARRIED**.

361/22 - APPLICATION NO. 22/01381/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 Tom Donnelly, seconded by Councillor Richard FitzHerbert and

RESOLVED

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

Voting

8 For

0 Against

3 Abstentions

The Chairman declared the motion **CARRIED**.

362/22 - APPLICATION NO. 23/00025/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.

Correspondence received after publication of the agenda was distributed at the meeting. This comprised of further correspondence from the agent in response to comments of the Parish Council

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

RESOLVED (unanimously)

That planning permission be refused for the reasons set out in section 8 of the report.

The Chairman declared the motion **CARRIED**.

363/22 - APPEALS PROGRESS REPORT

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

RESOLVED (unanimously)

The Chairman declared the motion **CARRIED**.

Meeting Closed: 8.35 pm

Chairman