



This information is available free of charge in electronic, audio, Braille and large print versions, on request.

For assistance in understanding or reading this document or specific information about this Agenda or on the "Public Participation" initiative please call the Committee Team on 01629 761133 or email [committee@derbyshiredales.gov.uk](mailto:committee@derbyshiredales.gov.uk)

## Planning Committee

**Minutes of a Planning Committee meeting held at 6.00 pm on Tuesday, 14th March, 2023 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 and Peter Slack

Present as Substitute - Councillors: Mark Wakeman

Members of the Public – 25

### **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): Helen Froggatt, Stuart Lees, Peter O'Brien and Janet Rose

### **329/22 - 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 February 2023 be approved as a correct record.

The Chairman declared the motion **CARRIED**.

### **330/22 - INTERESTS**

There were no declarations of interest.

### **331/22 - APPLICATION NO. 22/01299/FUL**

The Planning Officer gave a presentation showing details of the application and photographs of the site and 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** (unanimously)

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

The Chairman declared the motion **CARRIED**.

### **332/22 - APPLICATION NO. 22/01373/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 Andrew Stock (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 a summary of additional information submitted by the applicant including: an amended proposed site access drawing; Transport Assessment; amended Residential Travel Plan; letter from York Archaeology; and a rebuttal letter in regard to heritage issues. Comments received from the Highway Authority, DCC Development Control Archaeologist and from the agent regarding the former allotments on the site were also summarised.

It was moved by Councillor Sue Burfoot, seconded by Councillor Richard FitzHerbert and

**RESOLVED** (unanimously)

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

The Chairman declared the motion **CARRIED**.

### **333/22 - APPLICATION NO. 23/00069/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 Stuart Atkinson (Applicant) spoke in support of the application. Ms Bo Hamilton-Cody (Local Resident) and Ms Lizzie Watt (Local Resident) spoke against the application, Councillor David Mowle (Matlock Bath Parish Council) 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 Local Highway Authority, District Council's Design and Conservation Officer, Derbyshire Wildlife Trust and Local Residents. A correction to the report which stated the site was located within the Derwent Valley Mills World Heritage Site, the site is however located within the World Heritage Site Buffer Zone.

It was moved by Councillor Richard FitzHerbert, seconded by Councillor David Hughes and

## **RESOLVED**

That planning permission be approved subject to the conditions set out in the report with the following additional condition:

1. No development shall commence until a Construction Management Plan (to minimise the impacts of construction upon residents and the local area) has been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved Construction Management Plan.

Reason:

To minimise the impacts of construction upon the amenity of neighbouring properties and the local area in accordance with policies PD1 and PD9 of the Adopted Derbyshire Dales Local Plan (2017).

## **Voting**

**6 For (Chair's casting vote used)**

**5 Against**

**1 Abstentions**

The Chairman declared the motion **CARRIED**.

## **334/22 - APPLICATION NO. 23/00038/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, Claire Preston (Agent) spoke in support of the application. Mrs Paula Groom (Local Resident), Mr Simon Groom (Local Resident) and Cllr. Arthur Champion (Hulland Ward 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 a letter from the agent, a letter from the applicants solicitor and a location plan with the access corridor shown in yellow.

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

## **RESOLVED**

That planning permission be refused for the following reasons:

The development would be served off a shared driveway, 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, result in a loss of amenity 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**

**7 For**

**2 Against**

**2 Abstentions**

The Chairman declared the motion **CARRIED**.

## **335/22 - APPEALS PROGRESS REPORT**

It was moved by Councillor Jason Atkin, seconded by Councillor Richard FitzHerbert and

**RESOLVED** (unanimously)

That the report be noted.

The Chairman declared the motion **CARRIED**.

**Meeting Closed: 7.56 pm**

**Chairman**