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Planning Committee

Minutes of a Planning Committee meeting held at 6.00 pm on Tuesday, 20th February, 2024 in the Council Chamber, Town Hall, Matlock, DE4 3NN.

PRESENT Councillor - In the Chair

Councillors: David Burton, Peter O'Brien, Sue Burfoot, Robert Archer, John Bointon, Peter Dobbs, Nigel Norman Edwards-Walker, Stuart Lees, Laura Mellstrom, Dermot Murphy, Peter Slack, Nick Whitehead and Marilyn Franks

Present as Substitute - Councillors: Marilyn Franks

Chris Whitmore (Development Control Manager), Gina Huffen (Planning Officer), Tommy Shaw (Democratic Services Team Leader) and Angela Gratton (Democratic Services Officer)

Members of the Public – 9

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): Neil Buttle and David Hughes

324/23 - APPROVAL OF MINUTES OF PREVIOUS MEETING

It was moved by Councillor David Burton, seconded by Councillor Robert Archer and

RESOLVED (unanimously)

That the minutes of the meeting of the Planning Committee held on 16 January 2024 be approved as a correct record.

The Chair declared the motion **CARRIED**.

325/23 - INTERESTS

There were no declarations of interest.

326/23 - APPLICATION NO. 23/01310/FUL

The Planning Officer gave a presentation showing details of the application and photographs of the site and surroundings. The property is located within the Wirksworth Conservation Area and is also covered by the Article 4 direction. The Planning Officer explained the Article 4 direction means that a lot of things people do to their land/property without planning permission requires a landowner to seek planning consent.

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 Chris Tebb (Applicant), Paul Carr (Local Resident), Councillor Lucy Peacock (Ward Member) and Ms Mary-Anne Hooper (Local Resident/Chair Wirksworth Community Land Trust) spoke in support of the application.

Consultation responses were set out in section 5.0 of the report.

Correspondence received after publication of the agenda was distributed at the meeting. This comprised of further public comments in support of the application.

During debate the question was raised if the application was to be approved Members would have to consider the benefits outweighed the harm. Members considered there was less than substantial harm and a greater weight to reduce carbon footprint.

It was moved by Councillor Dermot Murphy, seconded by Councillor David Burton and

RESOLVED (unanimously)

That planning permission be approved subject to the following conditions:

1. When the panels come to the end of their life removal should be within 3 months.
2. Type and Colour.
3. Authority delegated to the Development Manager or Principal Planning Officer grant permission following the submission and approval of an appropriate ecological impact assessment, completion of any necessary surveys and to impose and recommended conditions to deal with mitigation.

The Chair declared the motion **CARRIED**.

327/23 - APPLICATION NO. 23/00916/FUL

The 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 Peter Burns (On behalf of the Applicant) spoke in support of the application.

Consultation responses were set out in section 5.0 of the report.

Correspondence received after publication of the agenda was distributed at the meeting. This comprised of further comments in support of the application.

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

RESOLVED (unanimously)

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

The Chair declared the motion **CARRIED**.

328/23 - APPLICATION NO. 23/00684/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 James Carminke (Applicant) spoke in support of the application.

Consultation responses were set out in section 5.0 of the report.

It was moved by Councillor Nick Whitehead, seconded by Councillor Stuart Lees and

RESOLVED (unanimously)

That planning permission be approved subject to the conditions set out in section 8.0 of the report, following the completion of a unilateral undertaking to relinquish 7 tractor unit and 14 trailer unit operator licences and which covenants the landowner(s) not to obtain any additional licences in the future.

The Chair declared the motion **CARRIED**.

329/23 - APPLICATION NO. 23/01094/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 Tony Aspbury (Agent) spoke in support of the application.

Consultation responses were set out in section 5.0 of the report.

Correspondence received after publication of the agenda was distributed at the meeting. This comprised of a summary of a letter received from Heatons on behalf of Trouw Nutrition GB at Blenheim House and a summary of a further letter received from the agents.

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

RESOLVED (unanimously)

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

The Chair declared the motion **CARRIED**.

330/23 - APPEALS PROGRESS REPORT

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

RESOLVED (unanimously)

That the report be noted.

The Chair declared the motion **CARRIED**.

331/23 - APPEAL BY WOODALL HOMES - LOT 2, LEYS FARM, WYASTON ROAD, ASHBOURNE

The Development Manager made Members aware that a letter from The Planning Inspectorate had been received regarding an appeal by Woodall Homes on the decision made by the Planning Committee on 12th December 2023 regarding Lot 2, Leys Farm, Wyaston Road, Ashbourne, Derbyshire DE6 1NB. DDDC are required to submit a statement giving full details of the case being put forward by DDDC to be submitted by 21 March 2024.

Meeting Closed: 7.40 pm

Chair