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Planning Committee

Minutes of a Planning Committee meeting held at 6.00 pm on Tuesday, 13th August, 2024 in the Council Chamber, Town Hall, Matlock, DE4 3NN.

PRESENT Councillor Peter O'Brien - In the Chair

Councillors: Sue Burfoot, Robert Archer, Bob Butcher, Neil Buttle, Peter Dobbs, Nigel Norman Edwards-Walker, David Hughes, Stuart Lees, Laura Mellstrom, Lucy Peacock, Peter Slack and Roger Shelley

Present as Substitute - Councillors: Roger Shelley

Sarah Arbon (Senior Planning Officer), Kerry France (Legal Services Manager), Shaun Robson (Interim Development Manager), Tommy Shaw (Democratic Services Team Leader) and Edward Vaudin (Senior Development Management Officer)

Members of the Public – 12

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): David Burton, John Bointon and Dermot Murphy

110/24 - APPROVAL OF MINUTES OF PREVIOUS MEETING

It was moved by Councillor Neil Buttle, seconded by Councillor Peter Slack and

RESOLVED (unanimously)

That the minutes of the meetings of the Planning Committee held on 11 June 2024 be approved as a correct record.

The Chair declared the motion **CARRIED**.

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

RESOLVED (unanimously)

That the minutes of the meetings of the Planning Committee held on 09 July 2024 be approved as a correct record.

The Chair declared the motion **CARRIED**.

111/24 - INTERESTS

Item 5.4 - APP NO. 23/01230/LBALT Internal and external alterations, extensions and demolition to create 16 no. apartments at Royal Bank of Scotland, 8 Snitterton Road, Matlock.

And

Item 5.5 - APP NO. 23/01229/FUL Change of use of former bank to 4 no. apartments and extension to create a further 12 no. apartments with associated extensions and related demolition of listed and non-listed ancillary buildings at Royal Bank of Scotland, 8 Snitterton Road, Matlock.

Councillor Sue Burfoot declared a non-pecuniary interest in the two applications above as a supporter of Matlock Civic Association. Matlock Civic Association attended this meeting to speak against the above applications.

112/24 - APPLICATION NO. 24/00471/FUL

The Interim 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 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 Robert Archer, seconded by Councillor Stuart Lees and

RESOLVED

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

Voting

11 For
00 Against
02 Abstentions

The Chair declared the motion **CARRIED**.

113/24 - APPLICATION NO. 24/00542/FUL

The Senior Development Management 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.

An amendment to the recommendation wording within the report was circulated at the meeting to read as below:

“That planning permission be permitted subject to the conditions as set out in section 8 of this report.”

It was moved by Councillor David Hughes, seconded by Councillor Lucy Peacock and

RESOLVED (unanimously)

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

The Chair declared the motion **CARRIED**.

114/24 - APPLICATION NO. 24/00526/FUL

The Senior Development Management 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 Sandeep Manaktala (Applicant) spoke in support of the application. Mr Alistair Ings (local resident) and Mrs Ann Ings (local resident) spoke against the application.

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

An amendment to the recommendation wording within the report was circulated at the meeting to read as below:

“That planning permission be permitted subject to the conditions as set out in section 8 of this report.”

It was moved by Councillor David Hughes, seconded by Councillor Laura Mellstrom and

RESOLVED (unanimously)

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

The Chair declared the motion **CARRIED**.

The meeting adjourned at 19:30 and reconvened at 19:35.

115/24 - APPLICATION NO. 23/01230/LBALT

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 James Boon (Agent) spoke in support of the application. Mr Ken Parker (Matlock Civic Association) and Mr Richard Walker (local resident) spoke against the application.

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

It was moved by Councillor Lucy Peacock, seconded by Councillor Peter Slack and

RESOLVED

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

Voting

09 For

04 Against

00 Abstentions

The Chair declared the motion **CARRIED**.

116/24 - APPLICATION NO. 23/01229/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, those who had spoken on the item considered immediately before regarding the listed building consent application did not wish to add to their representations.

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

It was moved by Councillor David Hughes, seconded by Councillor Neil Buttle and

RESOLVED

That authority be delegated to the Development Manager or Principal Planning Officer to grant planning permission, subject to a further response from the EA and conditions detailed in section 8 of the report and required by the EA, with the addition of the condition as set out below:

- That the infrastructure required for the future installation of EV charging points be installed at each of the proposed car parking spaces.

That the wording of condition 10 also be amended in consultation with the Council's Environmental Health Officer to be made more prescriptive.

Voting

12 For
00 Against
01 Abstentions

The Chair declared the motion **CARRIED**.

117/24 - DURATION OF MEETINGS (MOTION TO CONTINUE)

At 20:50, it was moved by Councillor Robert Archer, seconded by Councillor Peter Dobbs 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 Chair declared the motion **CARRIED**.

118/24 - APPLICATION NO. 23/01206/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 Luke Gittens (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 communication with the Lead Local Flood Authority and further comments from a local resident.

It was moved by Councillor Lucy Peacock, seconded by Councillor Peter Slack and

RESOLVED

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

Voting

06 For
07 Against

01 Abstentions

The Chair declared the motion **LOST**.

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

RESOLVED

That planning permission be refused for the following reasons:

The proposal by virtue of its layout and design approach is not considered to reflect or enhance the character of Wyaston or the characteristics of villages within the Derbyshire Dales. Furthermore, the proposed development of 4 (2 4-bedroom and 2 5-bedroom) detached dwellings is not considered to contribute to the achievement of a sustainable, balanced and inclusive community.

It is considered that the provision of 4 dwellings does not outweigh the District Council's inability to demonstrate a five-year housing land supply.

Given the above two paragraphs the proposal is considered to be contrary to the aims of Policies PD1, and HC11 of the Adopted Derbyshire Dales Local Plan (2017) and government guidance contained in the National Planning Policy Framework.

(The above reason will be formally ratified at the next Planning Committee)

Voting

06 For

05 Against

02 Abstentions

The Chair declared the motion **CARRIED**.

119/24 - APPEALS PROGRESS REPORT

It was moved by Councillor Peter Dobbs, seconded by Councillor Roger Shelley and

RESOLVED (unanimously)

That the report be noted.

The Chair declared the motion **CARRIED**.

Meeting Closed: 9.11 pm

Chair