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Monday, 2 September 2024

To All Councillors:

As a Member or Substitute of the **Planning Committee**, please treat this as your summons to attend a meeting on **Tuesday, 10 September 2024 at 6.00 pm** in the **Council Chamber, Town Hall, Matlock, DE4 3NN**

Yours sincerely,

Helen Mitchell
Director of Corporate and Customer Services

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

AGENDA

SITE VISITS: Attached to the agenda is a list of sites the Committee will visit (**by coach**) on **Monday, 9 September 2024**. A presentation with photographs and diagrams will be available at the meeting for all applications including those visited by the Committee.

1. APOLOGIES FOR ABSENCE

Please advise the Democratic Services Team on 01629 761133 or email committee@derbyshiredales.gov.uk of any apologies for absence.

2. APPROVAL OF MINUTES OF PREVIOUS MEETING (Pages 9 - 14)

13th August 2024

3. INTERESTS

Members are required to declare the existence and nature of any interests they may have in subsequent agenda items in accordance with the District Council's Code of Conduct. Those interests are matters that relate to money or that which can be valued in money, affecting the Member, her/his partner, extended family and close friends. Interests that become apparent at a later stage in the proceedings may be declared at that time.

4. PUBLIC PARTICIPATION

To provide members of the public **who have given prior notice** (by no later than 12 Noon on the working day prior to the meeting) with the opportunity to express views, ask questions or submit petitions relating to planning applications under consideration. Representations will be invited immediately before the relevant item of business/planning application is discussed. Details of the Council's Scheme are reproduced overleaf. To register to speak on-line, please click here [Speak at Planning Committee](#). Alternatively email: committee@derbyshiredales.gov.uk or telephone 01629 761133.

5. APPLICATIONS FOR DETERMINATION

Please note that for the following items, references to financial, legal and environmental considerations and equal opportunities and disability issues will be embodied within the text of the report, where applicable.

5.1. APPLICATION NO. 23/01206/FUL

Following the Committee's decision to over-turn the recommendation for application 23/01206/FUL, the wording of the decision is attached for ratification as it was not identified in full at the last planning committee.

23/01206/FUL *Erection of 4no. dwellinghouses and associated garages with demolition of existing dwellinghouse and outbuildings*

Ivy House Farm, Main Road, Wyaston, Derbyshire

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.

5.2. APPLICATION NO. 22/00640/FUL (Pages 15 - 34)

Enlargement of existing ground floor retail unit, change of use and conversion of storage building to Use Class E(g)(i) office and 7 no. apartments and demolition of workshop building and erection of replacement building comprising of 4no. apartments at Stones Builders Merchants, Wood Street, Wirksworth, Derbyshire, DE4 4DW.

5.3. APPLICATION NO. 24/00346/FUL (Pages 35 - 50)

Conversion and extension of existing garage and barn to form holiday let accommodation (resubmission) at Oker Farm, Aston Lane, Oker, Matlock, Derbyshire, DE4 2JP.

5.4. APPLICATION NO. 23/01330/FUL (Pages 51 - 64)

Installation of air conditioning system at Carsington and Hopton (Voluntary Aided) Church of England Primary School, School Lane, Carsington, Derbyshire, DE4 4JN.

5.5. APPLICATION NO. 24/00233/FUL (Pages 65 - 90)

Erection of 16 no. dwellinghouses and 2 no. apartments with associated works at Land North of Hawthorn House, Clifton Road, Clifton, Derbyshire.

5.6. APPLICATION NO. 23/01101/OUT (Pages 91 - 104)

Outline application for erection of 1no. dwellinghouse with associated garage and erection of stores and builders' workshop with associated demolition at Red House Stables, Old Road, Darley Dale, Derbyshire, DE4 2ER.

5.7. APPLICATION NO. 24/00571/VCOND (Pages 105 - 112)

Variation of condition 2 of planning application 21/00617/FUL – reinstatement of external cladding at 2 Hollow Brook, Clatterway, Bonsall, Derbyshire, DE4 2AH.

5.8. APPLICATION NO. 24/00625/VCOND (Pages 113 - 122)

Variation of conditions 2, 4 and 8 of planning application no. 23/00959/LBALT – Various changes to related conditions at Market Place and Victoria Square, Ashbourne, Derbyshire, DE6 1EX.

6. APPEALS PROGRESS REPORT (Pages 123 - 128)

To consider a status report on appeals made to the Planning Inspectorate.

Members of the Committee: David Burton (Co-Chair), Peter O'Brien (Co-Chair), Sue Burfoot (Vice-Chair)

David Burton (Co-Chair), Peter O'Brien (Co-Chair), Robert Archer, John Bointon, Bob Butcher, Neil Buttle, Peter Dobbs, Nigel Norman Edwards-Walker, David Hughes, Stuart Lees, Laura Mellstrom, Dermot Murphy, Lucy Peacock and Peter Slack

Nominated Substitute Members:

Substitutes – Councillors Anthony Bates, Geoff Bond, Kelda Boothroyd, Matt Buckler, Sue Bull, Steve Flitter, Marilyn Franks, Gareth Gee, Dawn Greatorex, Joanne Linthwaite, Andy Nash, Simon Ripton, Roger Shelley, Nick Whitehead and Nick Wilton

SITE VISITS

Members are asked to convene outside Reception, at the front entrance of the Town Hall, Matlock at **9:50am prompt** on **Monday, 9 September 2024**, before leaving (**by coach**) at **10:00am** to visit the sites as detailed in the included itinerary.

COMMITTEE SITE MEETING PROCEDURE

The purpose of the site meeting is to enable the Committee Members to appraise the application site. The site visit is not a public meeting. No new drawings, letters of representation or other documents may be introduced at the site meeting. The procedure will be as follows:

1. A coach carrying Members of the Committee and a Planning Officer will arrive at the site as close as possible to the given time and Members will alight (weather permitting)
2. A representative of the Town/Parish Council and the applicant (or representative can attend.
3. The Chairman will ascertain who is present and address them to explain the purpose of the meeting and sequence of events.
4. The Planning Officer will give the reason for the site visit and point out site features.
5. Those present will be allowed to point out site features.
6. Those present will be allowed to give factual responses to questions from Members on site features.
7. The site meeting will be made with all those attending remaining together as a single group at all times.
8. The Chairman will terminate the meeting and Members will depart.
9. All persons attending are requested to refrain from smoking during site visits.

PUBLIC PARTICIPATION

Members of the public may make a statement, petition or ask questions relating to planning applications or other agenda items in the non-exempt section of an agenda at meetings of the Planning Committee. The following procedure applies.

- a) Public Participation will be limited to one hour per meeting, with the discretion to extend exercised by the Committee Chairman (in consultation) in advance of the meeting. On line information points will make that clear in advance of registration to speak.
- b) Anyone wishing to make representations at a meeting must notify the Committee Section before Midday on the working day prior to the relevant meeting. At this time they will be asked to indicate to which item of business their representation relates, whether they are supporting or opposing the proposal and whether they are representing a town or parish council, a local resident or interested party.
- c) Those who indicate that they wish to make representations will be advised of the time that they need to arrive at the meeting venue so that the Committee Clerk can organise the representations and explain the procedure.
- d) Where more than 2 people are making similar representations, the Committee Administrator will seek to minimise duplication, for instance, by establishing if those present are willing to nominate a single spokesperson or otherwise co-operate in the presentation of their representations.
- e) Representations will only be allowed in respect of applications or items which are scheduled for debate at the relevant Committee meeting,
- f) Those making representations will be invited to do so in the following order, after the case officer has introduced any new information received following publication of the agenda and immediately before the relevant item of business is discussed. The following time limits will apply:

Town and Parish Councils	3 minutes
Objectors	3 minutes
Ward Members	5 minutes
Supporters	3 minutes
Agent or Applicant	5 minutes

At the Chairman's discretion, the time limits above may be reduced to keep within the limited one hour per meeting for Public Participation.

- g) After the presentation it will be for the Chairman to decide whether any points need further elaboration or whether any questions which have been raised need to be dealt with by Officers.
- h) The relevant Committee Chairman shall exercise discretion during the meeting to rule out immediately any comments by participants that are not directed to genuine planning considerations.