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Planning Committee

Minutes of a Planning Committee meeting held at 6.00 pm on Tuesday, 12th November, 2024 in the Council Chamber, Town Hall, Matlock, DE4 3NN.

PRESENT Councillor David Burton - In the Chair

Councillors: Sue Burfoot, John Bointon, Neil Buttle, Peter Dobbs, Nigel Norman Edwards-Walker, Peter O'Brien, David Hughes, Stuart Lees, Laura Mellstrom, Dermot Murphy, Lucy Peacock, Peter Slack and Joanne Linthwaite

Present as Substitute - Councillors: Joanne Linthwaite

Myles Joyce (Principal Development Management Officer), Christie Limb (Principal Solicitor), Shaun Robson (Interim Development Manager), Tommy Shaw (Democratic Services Team Leader) and Edward Vaudin (Senior Development Management Officer)

Members of the Public – 17

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 and Bob Butcher

199/24 - APPROVAL OF MINUTES OF PREVIOUS MEETING

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

RESOLVED (unanimously)

That the minutes of the meeting of the Planning Committee held on 08 October 2024 be approved as a correct record.

Voting

13 For

00 Against

01 Abstentions

The Chair declared the motion **CARRIED**.

200/24 - INTERESTS

There were no declarations of interest.

201/24 - APPLICATION NO. 23/00435/FUL

The Interim Development Manager gave a presentation showing details of the application and photographs of the site and surroundings.

The application being considered was for the erection of 15 no. dwellinghouses with associated garages at the land adjacent to Biggin View, Dog Lane, Hulland Ward.

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 John Imber (Agent) spoke in support of the application. Cllr Arthur Champion (Hulland Ward Parish Council), Cllr Peter Birkbeck (Hulland Ward Parish Council), and Mr Robert Staley (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 a letter from DTMA Holdings Ltd, the owners of Overbrook Farm.

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

RESOLVED

That planning permission be approved in accordance with the conditions as set out in the report and the following terms:

1. That authority be delegated to the Development Manager to finalise the terms and completion of the S. 106 agreement to secure the following:
 - Secure 3 dwellings as affordable units and 1 first home on-site, with any residual amount (i.e. less than 1 unit) provided as an offsite financial contribution.
 - Public Open Space contributions of: Parks and Gardens £2191.50, Children's Play £2551.5 and Allotments £886.50.
 - Securing 4.40-4.50 habitat units off site via a habitat bank.
 - S106 Monitoring Fee.
2. Following the completion of the S.106, application 23/00435/FUL be approved subject to conditions as set out below with delegated authority to the Director of Place and Economy to approve any amendments to those conditions as deemed necessary.

3. The Committee delegates authority to refuse the application in the event that the Applicant does not agree any necessary extensions to the statutory determination period to enable the completion of the S.106.

Note: That Officers also be requested to attempt to negotiate any possible amendments to the design that would ameliorate any adverse impact on residents caused by the development.

Voting

13 For

01 Against

00 Abstentions

The Chair declared the motion **CARRIED**.

202/24 - APPLICATION NO. 24/00307/FUL

The Principal Development Management Officer gave a presentation showing details of the application and photographs of the site and surroundings.

The application being considered was for the change of use of 1 no. field to equestrian and erection of stables, formation of agricultural track, erection of agricultural storage (part retrospective) at Land West of Foxholes Lane, Tansley, Derbyshire.

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, Cllr. Vicki Raynes (Tansley 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 additional information provided following a site visit by the Planning Enforcement Team and a response from Derbyshire Wildlife Trust.

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

RESOLVED

That planning permission be approved subject to the conditions set out in the report, and that authority be delegated to the Director of Place and Economy to approve any amendments to those conditions as deemed necessary, in consultation with the Co-Chairs and Vice-Chair of the Planning Committee.

Voting

08 For

05 Against

01 Abstentions

The Chair declared the motion **CARRIED**.

The meeting adjourned at 19:27 and reconvened at 19:35.

203/24 - DURATION OF MEETINGS (MOTION TO CONTINUE)

At 20:22, it was moved by Councillor Sue Burfoot, seconded by Councillor Joanne Linthwaite and

RESOLVED (Unanimously)

That in accordance with Rule of Procedure 13, the meeting continue for an hour to enable the business on the agenda to be concluded.

The Chair declared the motion **CARRIED**.

204/24 - APPLICATION NO. 24/00479/FUL

The Principal Development Management Officer gave a presentation showing details of the application and photographs of the site and surroundings.

The application being considered was for the erection of 2 no. dwellings at Warloy House, Whitworth Road, Darley Dale, Derbyshire.

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 Clayton Penny (Applicant) spoke in support of the application. Cllr Jason Farmer (Darley Dale Town Council) commented on the application, and Mr Simon Wise (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 an amendment to the recommended conditions, correspondence from Mr David Oakley, and correspondence from Mr David Allsop.

The following motion was moved by Councillor Peter Slack and seconded by Councillor Stuart Lees:

1. That planning permission be approved subject to the conditions set out in the report and that authority be delegated to the Director of Place and Economy to approve any amendments to those conditions as deemed necessary.
2. That an additional condition be included regarding the provision of climate change mitigation measures.

This motion was then put to the vote as follows:

Voting:

05 For

**08 Against
00 Abstentions**

The Chair declared the motion **LOST**.

At 20:22, it was moved by Councillor Dermot Murphy, seconded by Councillor Peter Dobbs and

RESOLVED (unanimously)

That the meeting be adjourned for 15 minutes.

The Chair declared the motion **CARRIED**.

The meeting adjourned at 20:22 and reconvened at 20:37.

It was then moved by Councillor Laura Mellstrom, seconded by Councillor Peter Dobbs and

RESOLVED

That planning permission be refused for the following reasons:

1. The proposed development by way of its scale, layout and excessively large footprint for the development site would result in a visually discordant feature which would detract from the visual appearance of the surrounding area contrary to Policy PD1 of the adopted Derbyshire Dales Local Plan (2017) and Community Objective 1 and Policies NP11 and NP12 of the adopted Darley Dales neighbourhood Plan (2020).
2. Insufficient information has been provided to demonstrate that the proposed development would reduce greenhouse gas emissions by using land-form, layout, building orientation, tree planting, massing and landscaping to reduce likely energy consumption and resilience to increased temperatures nor whether sustainable design and construction techniques (including flood resistance/resilient measures) have been sufficiently considered along with details promoting energy and water efficiency and the use of Page 2 of 7 24/00479/FUL renewable / low carbon energy within the development. Accordingly, the proposal is contrary to Policy PD7 of the adopted Derbyshire Dales Local Plan (2017)

Note: The developer should be referred to climate change SPD if a resubmission should be pursued.

Voting

**07 For
04 Against
02 Abstentions**

The Chair declared the motion **CARRIED**.

20:45 – Councillor Nigel Edwards-Walker left the meeting.

205/24 - APPLICATION NO. 24/00522/FUL

The Senior Development Management Officer gave a presentation showing details of the application and photographs of the site and surroundings.

The application being considered was for the change of use of part completed holiday flat and unused restaurant to two storey dwelling at Royal Oak House, Alfreton Road, The Cliff, Tansley, Derbyshire.

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 Jon Millhouse (Applicant) spoke in support of the application. Mr Peter Hoy (Local Resident) commented on the application. Mr Peter Davis (Local Resident) spoke against the application.

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

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

RESOLVED (unanimously)

That planning permission be approved subject to the conditions set out in the report and that authority be delegated to the Director of Place and Economy to approve any amendments to those conditions as deemed necessary.

The Chair declared the motion **CARRIED**.

At 21:13, Councillor Lucy Peacock left the meeting.

206/24 - DURATION OF MEETINGS (MOTION TO CONTINUE)

At 21:30, it was moved by Councillor David Burton, seconded by Councillor David Hughes and

RESOLVED (Unanimously)

That in accordance with Rule of Procedure 13, the meeting continue for an additional half an hour to enable the business on the agenda to be concluded.

The Chair declared the motion **CARRIED**.

207/24 - APPLICATION NO. 24/00685/FUL

The Senior Development Management Officer gave a presentation showing details of the application and photographs of the site and surroundings.

The application being considered was for the conversion and extension of barn to form a single storey dwelling at Royal Oak House, Alfreton Road, The Cliff, Tansley, Derbyshire.

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 Jon Millhouse (Applicant) spoke in support of the application. Mr Peter Hoy (Local Resident) commented on the

application. Ms Emma Smith (Local Resident) and Mr Peter Davis (Local Resident) spoke against the application.

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

It was moved by Councillor Joanne Linthwaite, seconded by Councillor David Hughes and

RESOLVED

1. That planning permission be approved subject to the conditions set out in the report and that authority be delegated to the Director of Place and Economy to approve any amendments to those conditions as deemed necessary.
2. That agreement of the material to be used for any changes to the roofing structure be agreed in writing by the planning authority prior to the commencement of works.

Voting

11 For
00 Against
01 Abstentions

The Chair declared the motion **CARRIED**.

208/24 - DURATION OF MEETINGS (MOTION TO CONTINUE)

At 22:00, it was moved by Councillor David Hughes, seconded by Councillor Peter Slack and

RESOLVED (Unanimously)

That in accordance with Rule of Procedure 13, the meeting continue for a further half an hour to enable the business on the agenda to be concluded.

The Chair declared the motion **CARRIED**.

209/24 - APPLICATION NO. 24/00698/OUT

The Senior Development Management Officer gave a presentation showing details of the application and photographs of the site and surroundings.

The application being considered was for the erection of two dwellings with approval being sought for access at Royal Oak House, Alfreton Road, The Cliff, Tansley, Derbyshire.

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 Jon Millhouse (Applicant) spoke in support of the application. Cllr Steve Wain (Matlock Flood Warden) and Mr Peter Hoy (Local Resident) commented on the application. Cllr Vicki Raynes (Tansley Parish Council), Ms Emma Smith (Local Resident) and Mr Peter Davis (Local Resident) spoke against the application.

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

As no further motions to continue the meeting were proposed, the meeting finished and consideration of this and all further items on the agenda were adjourned to a future meeting of the Committee.

Meeting Closed: 10.30 pm

Chair