

PLANNING COMMITTEE

MINUTES OF MEETING HELD ON 4 SEPTEMBER 2018

I N D E X

Page No	Minute No	Heading
1	193	Apologies for Absence and Substitutions
1	194	Declarations of Interest
1	195	Minutes of Last Meeting
2	196	Development Management Applications
5	197	Planning Appeals – Lodged & Determined
6	198	Urgent Business – Open Session

PLANNING COMMITTEE

MINUTES OF MEETING HELD ON 4 SEPTEMBER 2018

Present:

Councillor B Barnes	Vice-Chair in the Chair
Councillor P Antcliff	Councillor C D Huckerby
“ S Boyle	“ C Hunt
“ G Butler	“ S Peters
“ C Cupit	“ A Powell
“ R Hall	“ K Rouse
“ A Holmes	“ C Smith

Substitutes Present:

Councillor S Ellis - acted as substitute for Councillor W Armitage
Councillor B Rice - acted as substitute for Councillor B Ridgway
Councillor J Windle - acted as substitute for Councillor H Laws

Also Present:

Adrian Kirkham - Planning Manager – Development Management
Nigel Bryan - Principal Planning Officer
Jim Fieldsend - Team Leader Solicitor (non contentious)
Jenny Owen - Legal Executive
Donna Cairns - Senior Governance Officer

193 Apologies for Absence and Substitutions

Apologies for absence were received from Councillors W Armitage, A Cooper, H Laws and B Ridgway.

The meeting was advised that Councillors S Ellis, B Rice and J Windle would act as substitutes for Councillors Armitage, Ridgway and Laws respectively.

194 Declarations of Interest

Members were requested to declare the existence and nature of any disclosable pecuniary interests and/or other interests, not already on their register of interests, in any item on the agenda and withdraw from the meeting at the appropriate time.

Councillor C A Smith declared that she would not take part in Application No NED/18/00643/FLH as she had already determined to support the application. Councillor C A Smith spoke in support of the application and then left the room for consideration of this item and did not participate in the debate or vote.

195 Minutes of Last Meeting

RESOLVED – That the Minutes of the last meeting of the Planning Committee held on 31 August 2018 be approved as a correct record and signed by the Chair.

196 Development Management Applications

The Committee considered Report No PM/08/18-19/AK of the Planning Manager – Development Management together with visual presentations for each of the following applications.

NED/18/00586/FL

The reconstruction of a barn as a dwelling with associated extension, car parking and landscaping at barn adjacent to Walnut Farm, Quarry Lane, Woolley Moor for K Price & D Knight.

The Committee was directed to the recent late comments/update report which had been issued the afternoon prior to the meeting and were advised of further late comments which were summarised at the meeting. This confirmed that the Coal Authority had withdrawn their objection to the application.

The agent and applicant exercised their right to attend the meeting and spoke in support of the application.

Members considered the application having regard to the suitability of the proposal in the location in policy terms, the principle of development, its effect on the character of the site and the surrounding Special Landscape Area, the ecological impacts, the amenity of neighbouring users, highway safety and land stability matters.

RESOLVED – That application number NED/18/00586/FL be approved contrary to Officer recommendation on the grounds set out below, with final wording of the conditions delegated to the Planning Manager.

The reason for this decision was that there was an application(s) approved for the conversion of the building that stood on the site originally and the particular circumstances experienced by the applicant subsequently justify the rebuilding scheme now proposed particularly as the environmental harm of the building being reconstructed would have no greater impact than the building that stood on the site previously.

NED/18/00298/FL

Proposed Change of Use of land to form extension to existing Park Home site (Amended Plan) | Land to the South of Sunningdale Park and Birkin Park Birkin Avenue New Tupton.

The Committee was advised of a late comment received since the agenda was issued which was summarised at the meeting. This related to reservations held by the Coal Authority however Members were advised that it was anticipated that this issue could be resolved should the Committee be minded to grant consent. It was therefore recommended that the application be approved subject to the resolution of this issue,

which would be delegated to the Planning Manager. If the issue could not be resolved, the application would be reported back to the Committee for final consideration.

The agent for the applicant exercised their right to attend the meeting and spoke in support of the application.

Members considered the application having regard to the suitability of the proposal in the location in policy terms, its effect on the character of the site and the surrounding area, the amenity of neighbouring uses and highway safety issues.

RESOLVED – That application number NED/18/00298/FL be approved, subject to the resolution of the concerns of the Coal Authority to the satisfaction of the Planning Manager, and with the final wording of conditions delegated to the Planning Manager.

NED/18/00554/FLH

The construction of a first floor gabled side extension with rear facing dormer windows to provide an additional bedroom in the roofspace at 29 Hilltop Road, Dronfield for Mr Ben Dowle.

The Committee was directed to the recent late comments/update report which had been issued the afternoon prior to the meeting.

Three objectors exercised their right to attend the meeting and spoke against the application.

Three supporters exercised their right to attend the meeting and spoke in favour of the application.

Members considered the application having regard to the impact of the proposal on the character and appearance of the site and its impact upon the privacy and amenity of neighbouring occupiers

It was moved and seconded that the application be approved as per the officer recommendation. On being put to the vote, the motion was lost.

Members expressed concerns on the impact of the application design on the amenity of the neighbouring property at 27 Hilltop Road and requested that Officers enter into further discussions with the applicant regarding possible amendments to the design that would reduce this impact.

RESOLVED – That application number NED/18/00554/FLH be deferred in order for Officers to discuss with the applicant possible amendments to the design to reduce the potential impact on neighbouring properties.

NED/18/00643/FLH

Construction of a two-storey side extension at Whitethorns Cottage, Dyche Lane, Coal Aston for Mr Jonathan Moseley.

Councillor C A Smith exercised her right to speak in support of the application and then left the room.

The applicant exercised their right to attend the meeting and spoke in support of the application. It was noted that the applicant's notification of the site visit stated the incorrect date for which the Chair apologised.

Members considered the application having regard to the impact of the proposal on the character and appearance of the site and the openness of the North East Derbyshire Green Belt along with the impact of the proposal upon the privacy and amenity of neighbouring occupiers and the character of the adjacent Moss Valley Conservation Area.

RESOLVED – That application number NED/18/00643/FLH be approved contrary to Officer recommendation as the scale of the extension, by reason of its location and design, was considered a proportionate addition to the original dwelling and so acceptable development in the Green Belt. Final wording of the conditions was delegated to the Planning Manager.

- 1 The development hereby permitted shall be started within 3 years from the date of this permission.
- 2 The development hereby approved shall be carried out in accordance with the submitted plans dated 05.06.2018 and the details set out on the submitted application form unless otherwise required by any other condition in this decision notice.

NED/18/00349/FLH

Retention of a timber balustrade and side extension to a first floor balcony not constructed in accordance with the previously approved plans (14/01065/FLH) at 16 Holly Close, Killamarsh for Mr Ryan Fagan.

One objector exercised their right to attend the meeting and spoke against the application.

Members considered the application having regard to the impact of the proposal on the character and appearance of the site and its impact upon the privacy and amenity of neighbouring occupiers.

It was moved and seconded that the application be refused contrary to Officer recommendation on the ground that the impact on the privacy of the neighbouring properties was unacceptable. On being put to the vote, the motion was lost.

RESOLVED – That application number NED/18/00349/FLH be approved with no conditions.

197 Planning Appeals Lodged and Determined

The Committee considered Report No PM/09/18-19/AK of the Planning Manager – Development Management.

The following appeals had been lodged:-

Mr Richard Bembridge – Application for determination of a high hedges complaint relating to evergreen vegetation at 123 Green Lane, Dronfield (17/01156/HHC)

Stancliffe Homes – Outline application for the construction of up to 35 dwellings with all matters reserved except for access (Major Development) at Land To The Rear Of Hockley House, Hockley Lane, Wingerworth (18/00188/OL)

Mr and Mrs Dring – Application for alterations and change of use of stone barn to one dwelling for the manager of Butts Quarry and their immediate family (affecting a public right of way) (Amended Plan) at Barn At Butts Quarry, Butts Road, Ashover (17/00504/FL)

Ms Helen Hailey – Application with all matters reserved for construction of 1no dwelling at Land South Of South View, Top Road, Hardwick Wood, Wingerworth (17/01080/OL)

The following appeals had been allowed:-

Mr J Hill – Application for proposed underground leisure extension following removal of void under/around/to existing swimming pool. Addition of rooflight (flat). Sedum roof in lieu of pool cover and retention of existing pool apron or removal (Amended Scheme of 16/01281/FLH) at Reservoir House, Wilday Green Lane, Barlow, Dronfield (17/01324/FLH)

Mr Dawson – Application for notification of prior approval for a change of use from agricultural barn to two dwellings at Land To Rear Of 133-143 Holmley Lane, Dronfield (17/00670/CUPDMB)

The following appeals had been dismissed:-

Mr and Mrs Hall – Outline application with all matters reserved for the erection of a detached dwelling house (Conservation Area) at Land North Of The Woodlands, Main Road, Old Brampton (17/01055/OL)

Mr Ward – Application for change of use of land for permanent siting of a mobile home to accommodate the site warden and a caravan to provide a base for a security guard at Campsite At Mill Farm, Crow Hole, Barlow (17/00709/FL)

Mr Rowland – Application for change of use of land for keeping horses and the erection of a stable block and store room with concrete apron and roof canopy (Revised scheme of 17/00734/FL)(Conservation area) at Land North Of Main Road, Troway, Marsh Lane (18/00136/FL)

Mr Alvey – Application for partial replacement and two storey extension to garage (Partial revised scheme of 16/00650/FLH) at Rose Cottage, Ashover Hay, Ashover (17/01029/FLH)

No appeals have been withdrawn.

RESOLVED – That the report setting out the appeals lodged and determined within the previous month be noted.

198 Urgent Business

There was no urgent business considered at the meeting.

PLAN MINS(0904)/MD