

PLANNING COMMITTEE

MINUTES OF MEETING HELD ON TUESDAY, 3 DECEMBER 2024

Present:

Councillor Lee Hartshorne (Chair) (in the Chair)
Councillor Tony Lacey (Vice-Chair)

Councillor Neil Baker	Councillor David Cheetham
Councillor Andrew Cooper	Councillor Peter Elliott
Councillor Christine Gare	Councillor David Hancock
Councillor William Jones	Councillor Fran Petersen
Councillor Kathy Rouse	

Also Present:

A Kirkham	Planning Manager - Development Management
A Lockett	Senior Planning Officer
A Jafri	Planning Solicitor
A Bryan	Governance Manager
M E Derbyshire	Members ICT & Training Officer
T Fuller	Governance Officer

PLA/ Apologies for Absence and Substitutions

35/2

4-25 Apologies for absence were received from Councillor M Foster.

Councillor N Baker attended as a substitute for Councillor M Foster.

PLA/ Declarations of Interest

36/2

4-25 Councillor A Cooper declared an interest in item 6 on the agenda, NED/24/00810/FL – PILSLEY, as the application was within his Ward. He indicated that he would leave the room at the appropriate time and would not participate in the Committee's consideration or determination of the application.

PLA/ Declaration of Predetermination

37/2

4-25 None.

PLA/ Minutes of Last Meeting

38/2

4-25 RESOLVED –

That the minutes of the meeting held on 5 November 2024 were approved as a true record.

PLA/ NED/24/00303/FLH - KILLAMARSH

39/2

4-25 The Chair of the Committee informed Members that he had agreed to defer item 5 on the Agenda, NED/24/00303/FLH – KILLAMARSH. The Planning Manager

(Development Management) explained that the deferral was in order for the applicant to submit updated drawings.

Having previously declared an interest in the next item, Councillor A Cooper left the meeting.

PLA/ **NED/24/00810/FL - PILSLEY**

40/2

4-25

The Committee considered an application that had been submitted for the change of use from dwelling to a children's residential care home for ages 6-15 at 8 Station Road, Pilsley. The application had been referred to Committee by Councillor K Gillott who had raised some concerns about it.

The recommendation by officers was to approve the application. The report to Committee explained the reasons for this.

The report contended that the proposal was in accordance with local and national planning policy aims to provide adequate specialist housing. In this context, officers had suggested that the new use of the dwelling would be well suited to the facilities and services of the area. It was reasoned that the design of the site meant there would be no harmful impact on the character of the area or amenity of neighbouring properties.

A late representation had been submitted by Councillor K Gillott stating that, in receipt of all the facts, he no longer wished to comment on the application.

Officers had concluded that the proposal was in accordance with local and national planning policy. They recommended, therefore, that the application be approved subject to conditions.

Committee considered the application. It took into account the relevant Local and National Planning Policies. These included and Local Plan policy LC4, concerning the type and mix of housing in the district, and paragraph 63 of the National Planning Policy Framework (NPPF), concerning the supply of homes for different groups. Committee also considered a Ministerial Statement made in 2023, concerning accommodation for vulnerable children.

Members discussed the application. Some Members suggested adding a condition limiting the number of children, aged 6-15, staying at the dwelling to 7. Committee agreed that this was a reasonable condition.

At the conclusion of the discussion Councillor D Hancock and Councillor T Lacey moved and seconded a Motion to approve the application, subject to the additional of a condition limiting the number of children residing at the property to 7. The motion was put to a vote and approved.

RESOLVED -

That the application be approved, in line with officer recommendations.

That the final wording of the conditions and legal agreement be delegated to the

Planning Manager (Development Management).

No	Condition	Reason
	The change of use hereby permitted shall be started within three years from the date of this permission.	To comply with the provision of Section 91 (as amended) of the Town and Country Planning Act 1990.
1.	The development hereby approved shall be carried out in accordance with the details shown on drawing numbers: 01-Location Plan 02- Parking Plan 04-Proposed Layout Plan 06-Proposed elevations received 04/10/2024;	For Clarity and avoidance of doubt
2.	Before the first use/occupation of building as a residential children's care home, hereby approved, the parking arrangements shall be laid out in accordance with the details shown in drawing 02 Parking Layout Plan. Once laid out as such the areas shall then be retained thereafter solely for the use of parking vehicles and for no other purpose, including for any storage.	To ensure that cars can be parked safely on the site to ensure highway safety in accordance with policy SDC12 of the North East Derbyshire Local Plan
3.	Before the first use/occupation of the building as a residential children's care home, a noise management plan shall be submitted to and be approved in writing by the Local Planning Authority. The management plan shall then be implemented in full as agreed and be retained as such thereafter.	To protect the amenity of neighbours in accordance with policies SDC12 and SDC13 of the North East Derbyshire Local Plan.
4.	That the number of children, aged 6-15, staying at the dwelling be limited to 7.	

Councillor A Cooper returned to the meeting.

PLA/ Planning Appeals - Lodged and Determined

41/2

4-25 The Committee considered a report which set out planning appeals that had been lodged and determined. The report set out that two appeals had been lodged, no appeals had been allowed or withdrawn, and no appeals had been dismissed. The relevant applications the appeals were in respect of was set out in the report.

PLA/ Matters of Urgency

42/2

4-25 None.