

PLANNING COMMITTEE

MINUTES OF MEETING HELD ON 7 JANUARY 2020

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PLANNING COMMITTEE

MINUTES OF MEETING HELD ON 7 JANUARY 2020

Present:

Councillor D Ruff	Chair
Councillor W Armitage	Councillor D Hancock
“ J Barry	“ E Hill
“ S Clough	“ C Huckerby
“ A Cooper	“ H Liggett
“ P Elliott	“ M Potts
“ R Hall	“ A Powell

Substitutes Present:

Councillor L Hartshorne - acted as substitute for Councillor T Reader

Also Present:

Adrian Kirkham - Planning Manager – Development Management
Graeme Cooper - Principal Planning Officer
Jim Fieldsend - Team Leader Solicitor (non contentious)
Alan Maher - Senior Governance Officer

419 Apologies for Absence and Substitutions

Apologies for absence were received from Councillors P Antcliff, M Jones, T Reader and K Rouse.

The meeting was advised that Councillor L Hartshorne would act as substitute for Councillor T Reader.

420 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.

There were no declarations made at the meeting.

421 Minutes of Last Meeting

RESOLVED – That the Minutes of the last meeting of the Planning Committee held on 3 December 2019 be approved as a correct record and signed by the Chair.

422 Development Management Applications

The Committee considered Report No PM/17/19-20/AK of the Planning Manager – Development Management together with visual presentations for each of the following applications.

NED/19/00868/RM

The report to Committee explained that a reserved matters application had been submitted for access, appearance, landscaping, layout and scale pursuant to outline approval 17/00200/OL for the construction of 10 bungalows to wheelchair user standard M4 (3) (Major Development/Departure from Development Plan/Affecting setting of Listed Building) at land south west of Grange Farm, Milken Lane, Ashover for Mr J Stockton. The application had been referred to the Committee by Councillor W Armitage, who had raised concerns about it.

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

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

No supporters spoke in favour of the application.

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

Committee considered the application. In this context, they considered vehicle and pedestrian access to the site, the appearance of the development and its landscaping details. They also considered the layout of the proposal and the overall scale of the development.

Members discussed the application. In particular, they discussed whether large vehicles, including refuse collection vehicles, would be able to access the site and possible safety implications for pedestrians. Members also discussed the effectiveness of the proposed screening and the possible contribution of the development to light pollution in the local area. Committee felt that these concerns could be satisfactorily addressed through the imposition of appropriate conditions.

RESOLVED – That application number NED/19/00868/RM be approved in line with officer recommendations, with the final wording of conditions delegated to the Planning Manager – Development Management.

NED/19/00680/FLH

The report to Committee explained that an application had been submitted for the retention of a single/two-storey front extension, two-storey side extension and single-storey rear extension, with rendering to the external facades of the property (Amended Plans) (Conservation Area) (Revised Scheme of 18/00567/FLH) at 6 Wellfield Close, Ridgeway, Sheffield S12 3XN for Mr & Mrs Andrew Cain. The application had been referred to the Committee by Councillor C Renwick, who had raised concerns about it.

Two objectors exercised their right to attend the meeting and spoke against the application. One of the objectors who spoke against the application was the District Councillor for the ward, Councillor C Renwick.

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

No supporters spoke in favour of the application.

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

Committee considered the application. In particular, they took into account the impact of the extension, as it had been built, upon the amenity of adjoining neighbouring occupiers. They also took into account the impact on the character and appearance of the site and the surrounding area, as well as the impact on the character of the Moss Valley Conservation Area.

Members discussed the application. In this context, they noted that the scheme of extension and refurbishments which had taken place had not been in line with the previously approved plans (NED/18/00567/FLH). The extension and refurbishments had proven to be significantly larger than originally agreed. Members discussed the revised plans and how these would reduce to the size of the extension of the refurbishments. They also queried what other changes might be possible and whether these would be adequate in terms of reducing the impact on the amenity of the adjoining neighbouring occupiers.

RESOLVED – That application number NED/19/00680/FLH be refused, contrary to officer recommendations, for the following reason -

The application is considered to be unacceptable as the rear extension would by reason of its scale and height have an unacceptable impact on the amenity of the adjoining neighbour contrary to policies GS5 and H5 of the North East Derbyshire Local Plan and the National Planning Policy Framework when read as a whole.

NED/19/00673/FL

The report to Committee explained that an application had been submitted for the development of seven dwellings with associated access and landscaping (Amended Title/Amended Plans) at 94B Main Road, Morton for Wibb Builders Limited. The application had been referred to the Committee by Councillor A Cooper, who had raised concerns about it.

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

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

No supporters spoke in favour of the application.

Committee considered the application. They had regard to the suitability of the proposal in the location in policy terms, its effect on character and appearance of the site and the surrounding street scene. They also considered its impact upon the amenity of neighbouring residents and land uses, its ecological impact, land contamination, drainage and highway safety.

Members discussed the application. In particular, they discussed how the site would be accessed, especially by large vehicles. In this context, they sought clarification of how the arrangements for collecting refuse from the development would work. The

Committee felt that it would be helpful to have additional information on many of the issues that had been raised during the meeting

RESOLVED –That consideration of application number NED/19/00673/FL be deferred to a later date in order to provide the Committee with additional information required to make a determination on the application.

NED/19/00940/FL

The report to Committee explained that an application had been submitted for change of use from A4 to A3 with part single storey/part two- storey rear extensions, single storey front extension with roof terrace above and internal and external alterations at 135 Cemetery Road, Dronfield S18 1XX for Mr Abul Khayere. The application had been referred to Committee by Councillors A Foster and K Tait, who had both raised concerns about it.

No objectors spoke against the application.

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

No supporters spoke in favour of the application.

Committee considered the application having regard to the principle of the development in the location, impact on the character and appearance of the area, the amenity of neighbouring uses, highway safety and economic development considerations.

Members discussed the application. In this context they discussed the possible impact of the change of use on traffic in the area, the parking and other transport arrangements that would be put in place for those using the restaurant and the impact on the local area of bringing the currently empty building back into use.

RESOLVED – That application number NED/19/00940/FL be approved in line with officer recommendations:- with the final wording of conditions delegated to the Planning Manager - Development Management.

423 Planning Appeals Lodged and Determined

The Committee considered Report No PM/18/19-20/AK of the Planning Manager – Development Management.

The following appeal had been lodged:-

Mr D Howarth - Conversion of two existing stable buildings to form one, four bedroom dwelling, with associated access lane, parking area and garden. (Affecting a public right of way) at Holly House, Matlock Road, Spitewinter Ashover (18/01265/FL)

The following appeal had been dismissed:-

Mr S Helliwell– Construction of vehicular access, domestic access track and private parking area (Resubmission of 18/00377/FL) at Land Approximately 100M South East Of Greenfield House, Hungerhill Lane, Stonedge (18/01245/FL)

No appeals have been allowed or withdrawn.

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

424 Urgent Business

There were no items to be considered in this part of the meeting.

PLAN MINS(0107)/MD