



ASHBOURNE TOWN COUNCIL  
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6<sup>th</sup> August 2024

To: The Mayor, Deputy Mayor and Members of Ashbourne Town Council

Dear Councillor,

You are summoned to attend the meeting of the **Planning Committee** of Ashbourne Town Council to be held at **7.00pm on Monday 12 August 2024** in the Council Chamber, Town Hall, Ashbourne.

Members are asked to sign the attendance sheet for the meeting and to complete the Declarations Sheet (if appropriate). These will be available in the Council Chamber.

Yours sincerely

Carole Dean  
Town Clerk

**1) Apologies for absence.**

**2) Variation of Order of Business.**

**3) Declaration of Members Interests**

This is to enable Members to declare the existence and nature of any Disclosable Pecuniary Interest they have in subsequent agenda items, in accordance with the Town Council's Code of Conduct. Interests that become apparent at a later stage in the proceedings may be declared at that time.

**4) To receive and approve requests for dispensations from members on matters in which they have a Disclosable Pecuniary Interest**

**5) Public Questions and Comments – (3 Minutes per speaker a maximum 15 Minutes in total)**

- a) A period of not more than fifteen minutes will be made available for members of the public and Members of the Council to comment on any matters.
- b) If the Police Liaison Officer, a County Council or District Council Member is in attendance they will be given the opportunity to raise any matters.

**6) Members to familiarise themselves with planning applications prior to the meeting (please go to <https://planning.derbyshiredales.gov.uk/online-applications/> and put the Planning Application number in the search section.**

**7) Members to pass a Resolution to agree discussing and commenting on Planning Applications received after the date of the agenda due to response times.**

## 8) New Applications

Reference	Name	Location	Details
24/00365/FUL Further information/ revised plans	Mr Johnathan Stackhouse Prime Oak	49 The Green Road, Ashbourne	Demolition of existing greenhouse and extension to garden outbuilding
24/00625/VCOND	Mr Kevin Parkes DCC	Market Place & Victoria Square, Ashbourne	Variation of conditions 2, 4 and 8 of planning application no. 23/00959/LBALT - Various changes to related conditions
24/00619/FUL	Mr & Mrs Hunt and Carter	Laurel Cottage, 29 Mayfield Road, Ashbourne	Erection of two dwellinghouses and domestic garage
24/00627/ADV	Mr James Pomlett Poms Hospitality Ltd	5A St John Street, Ashbourne	Proposed various signage treatment to front elevation comprising fascia signage with a slimline trough light, and non-illuminated hanging signage
24/00674/FUL	Mr James Pomlett Poms Hospitality Ltd	5A St John Street, Ashbourne	Proposed internal and external decoration works to existing cafe premises to include the installation of awning and planters to frontage
24/00675/LBALT	Mr James Pomlett Poms Hospitality Ltd	5A St John Street, Ashbourne	Proposed internal and external decoration works to existing cafe premises to include the installation of awning and planters to frontage

## 9) Update relating to requests for funding from S106 monies allocated in relation to Planning Applications, copy of response from Mr Capes (DDDC officer) attached.

## 10) TPO & CLPUD/PDE/ CLEUD Applications. (CLPUD/PDE/CLEUD are for information only)

Reference	Name	Location	Details
T/24/00145/TCA	Mrs Carol Flockton	Middlehill House, 1A Dove House Green, Ashbourne	Fell 1 Ash Tree

## 11) Members to consider and agree the appointment of an architect to draw up plans for the lighting column on Millenium Square.

## 12) Correspondence (emailed out)

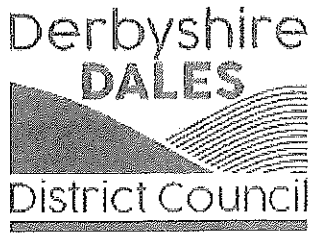
- a) From DCC – Close Belle Vue Road Ashbourne for BT Pole Testing 14 August between 09:30 and 15:30
- b) From DCC - Close Mapleton Road, Mapleton for STW boundary box repair 27 - 29 August 2024
- c) From DCC - Close Rough Lane Yeldersley for STW pipe repair 23 – 25 September 2024
- d) From DCC -Close Derby Lane Shirley for BT Pole Replacement 24 September between 09:00 and 15:30

13) Decision Notices for information only.

Reference	Name	Location	Details	Decision
24/00095/FUL	Venables	Ashbourne Elim Pentecostal Church, Waterside Centre Waterside Road, Ashbourne	2 storey rear extension (resubmission)	<b>Granted</b> With Conditions 09/07/2024
24/00277/VCOND	Ashbourne Methodist Church	Ashbourne Methodist Church, Church Street, Ashbourne	Variation of condition no.2 of application 23/01093/LBALT to facilitate design updates and amendments to approved plans	<b>Granted</b> With Conditions 04/07/2024
24/00329/ADV	Star Pubs and Bars	Coach And Horses Public House, 27 Dig Street, Ashbourne	Erection of illuminated and non-illuminated signage	<b>Granted</b> With Conditions 24/06/2024
24/00262/VCOND	Ashbourne Methodist Church	Ashbourne Methodist Church, Church Street Ashbourne	Variation of condition no.2 of application 23/01092/FUL to facilitate design updates and amendments to approved plans	<b>Granted</b> With Conditions 02/07/2024
24/00343/LBALT	Wright	10 & 12 St John Street, Ashbourne	Form 2no. openings between properties to provide internal access at ground floor	<b>Granted</b> With Conditions 19/06/2024
24/00378/FUL	Mr M Derbyshire	Grove Hill, Snipesmoor Lane, Ashbourne	Single storey rear extension and raising of roof with additions of dormers	<b>Granted</b> With Conditions 25/06/2024
24/00382/FUL	Mr Daniel Greatorex	71 Harlow Way, Ashbourne	Single story side extension, a detached double garage and alterations to form parking	<b>Granted</b> 24/06/2024
24/00374/FUL	Lloyds Banking Group	Bank House, 1 Compton, Ashbourne	Repairs to flat roof and insulation and installation of 3no. replacement windows	<b>Granted</b> With Conditions 24/06/2024
24/00375/LBALT	Lloyds Banking Group	Bank House, 1 Compton, Ashbourne	Repairs to flat roof and insulation and installation of 3no. replacement windows	<b>Granted</b> With Conditions 24/06/2024
24/00409/PDE - Application for Larger Home Extension	Lauren & Levi Holmes	13 Walton Crescent, Ashbourne	Single storey rear extension projecting 6m from the rear wall with a proposed maximum height of 3.79m and eaves height of 2.69m	<b>Permitted</b> 24/06/2024
24/00408/CLPUD, Certificate of Proposed Lawful Development	Lauren & Levi Holmes	13 Walton Crescent Ashbourne	Proposed rear single storey lean to roof extension	<b>Permitted</b> 24/06/2024
24/00365/FUL	Mr Johnathan Stackhouse Prime Oak	49 The Green Road, Ashbourne	Demolition of existing greenhouse and extension to garden outbuilding	<b>Granted</b> With Conditions 03/07/2024
24/00453/LBALT	Ashbourne Town Council	10 St John Street, Ashbourne	Fix 4 hanging basket brackets to front wall and side wall	<b>Granted</b> With Conditions 04/07/2024
24/00454/LBALT	Ashbourne Town Council	10 St John Street, Ashbourne	Fix 2 hanging basket brackets to front wall	<b>Granted</b> With Conditions 04/07/2024
24/00455/LBALT	Ashbourne Town Council	15 Victoria Square Ashbourne	Fix 2 hanging basket brackets to front wall	<b>Granted</b> With Conditions 04/07/2024

24/00452/LBALT	Ashbourne Town Council	21 Market Place, Ashbourne	Fix 2 hanging basket brackets to front wall	<b>Granted</b> With Conditions 04/07/2024
T/24/00108/TCA	Mr Brian Bates	8 Coopers Gardens, Church Street, Ashbourne	Fell 1.no Willow	<b>Permitted</b> 02/07/2024
T/24/00104/TPO	Mrs Margaret Dobbs	2B Windmill Lane, Ashbourne	Removal of 1 Ash Tree	<b>Permitted</b> 02/07/2024
T/24/00107/TCA	Mr Brian Bates	The Spaldens, 1 School Lane, Ashbourne	Fell 1.no Willow	<b>Permitted</b> 02/07/2024
T/24/00107/TCA	Mr Brian Bates	The Spaldens, 1 School Lane, Ashbourne	Fell 1.no Pussy Willow	<b>Permitted</b> 02/07/2024
T/24/00108/TCA	Mr Brian Bates	8 Coopers Gardens, Church Street, Ashbourne	Fell 1.no Pussy Willow	<b>Permitted</b> 02/07/2024
24/00019/FUL	Mr & Mrs Young	Russets, 2B Wyaston Road, Ashbourne	Proposed single and two storey extensions - amended scheme/plans.	<b>REFUSED</b> 12/07/2024
24/00458/LBALT	Chris Harvey Henfox Ltd	Flat Above 26 St John Street, Ashbourne	Internal alterations to upgrade existing flat, including the removal and replacement of an existing fireplace	<b>Granted</b> With Conditions 16/07/2024
24/00431/FUL	Mr Kamyar Mohammed	Henmore Trading Estate, Mayfield Road, Ashbourne	Change of use from Class B2 to E c)iii (car wash and car valeting service)	<b>Granted</b> With Conditions 19/07/2024
24/00399/FUL	Mr Darren Ward	Land to the rear of 8 The Green Road, Ashbourne	Erection of one dwelling	<b>Granted</b> With Conditions 19/07/2024

14) Chair to sign the Minutes (Previously approved and ratified).



Carole Dean  
Town Clerk, Ashbourne Town Council  
Town Hall  
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Please ask for: Steve Capes  
Telephone 01629 761371  
E-mail: [steve.capes@derbyshiredales.gov.uk](mailto:steve.capes@derbyshiredales.gov.uk)  
Date: 17 July 2024  
Ref:

Dear Carole

### SECTION 106 FUNDS

I have been passed your letter to Paul Wilson dated 27 June 2024 regarding section 106 funds. This is a matter where misconceptions often arise, so I am happy to take this opportunity to set out the position.

Agreements under section 106 of the Town and Country Planning Act 1990 (s106 agreements) are governed by the National Planning Policy Framework. This makes clear that obligations within s106 agreements must:

1. Be necessary to make a development acceptable in planning terms, and
2. Be directly related to the development, and
3. Be fairly and reasonably related in scale and kind to the development.

It is therefore absolutely clear that any s106 funds must be related to the development in question – they cannot be acquired for other community projects. I hope this is unambiguous, and I am sorry if it is not what you had previously heard.

With regard to the planning application for 297 homes at Ashbourne Airfield (24/00428/REM), I can confirm this is a Reserved Matters application. There is already an extant s106 agreement from the outline consent which this application is made under. That agreement sets out specific contributions to Derbyshire County Council for education, highways, bus service and travel plan; and specific contributions to the District Council for health and affordable housing only. No additional s106 funds would emerge from the current Reserved Matters application. No sums have yet been received.

I believe there is one other live s106 agreement relating to Ashbourne. This is £19,337.23 for the play area on Cavendish Drive (from application 15/00060/OUT). This sum is already with the District Council, and is currently awaiting transfer of the land at Cavendish Drive from Millers Homes to the District Council. Once this has taken place, the District Council will utilise this money to buy new play equipment for Cavendish Drive.

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**CHIEF EXECUTIVE : Paul Wilson MCD, Dip TP, Dip Mgmt, MRTPI**  
Town Hall, MATLOCK, Derbyshire DE4 3NN

For general enquiries, telephone 01629 761100 or visit our web site [www.derbyshiredales.gov.uk](http://www.derbyshiredales.gov.uk)

There are two further s106 agreements for Land North of Cavendish Drive (22/01407/FUL). They were signed on 31 May 2024, and total £8,251.20 in relation to children's play equipment and allotments. These sums are not due to be received yet, but will be within the remit of the Community Development Manager when they are received.

Finally, and recognising that planning and planning obligations are a complex issue, I am intending with colleagues to run planning forums for town and parish councils later in the year so that common misconceptions about s106 funding can be addressed.

I will be happy to discuss this with you when we meet tomorrow.

Yours sincerely,

**Steve Capes**  
**Director of Place and Economy**