



ASHBOURNE TOWN COUNCIL
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6 May 2025

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 May 2025** 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

*****Non-Confidential items of this meeting may be Audio Recorded*****

- 1) **To note 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 should 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) **To Approve the Minutes of the Planning Committee Meeting held on Monday 7 April 2025** (circulated with agenda). **Chair to sign previously approved and ratified Minutes.**
- 7) **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.**

8) Members to pass a Resolution to agree discussing and commenting on Planning Applications on DDDC's Planning Portal, which are not shown on the agenda but are in the public domain and received after the date of the agenda due to response times.

9) Members to consider any potential S106 requests from the Planning Applications received.

10) New Applications.

Reference	Name	Location	Details
25/00329/FUL	Mr Stephen Craig Fairfield Property management Ltd	Land North of 1 Old Hill, Ashbourne	Construction of 2 townhouses, landscaping and associated works
25/00333/FUL	C/O Agent	Dalton Central Hub, Blenheim Road, Airfield Industrial Estate, Ashbourne	Proposed extension to industrial building at Derbyshire Aggregates
25/00346/FUL	Henfox Ltd	35 St John Street, Ashbourne	Renovation and formation of new single storey glazed link and change of use from cafe to residential (use class C3)
25/00347/LBALT	Henfox Ltd	35 St John Street, Ashbourne	Internal alterations and renovation and form new single storey glazed link and change of use from cafe to residential
25/00242/FUL	Ms Natasha Kay	Bridge Farm, Wyaston Road, Ashbourne	Erection of a temporary agricultural workers dwelling (Retrospective)
25/00197/FUL	Richard Booth Cash Access UK Ltd	1 – 3 Horse & Jockey Yard, St John Street, Ashbourne	External alterations associated with use of building as a banking hub including replacement condenser, proposed louvre to first floor window and installation of ATM
25/00198/ADV	Richard Booth Cash Access UK Ltd	1 – 3 Horse & Jockey Yard, St John Street, Ashbourne	Proposed Banking Hub signage scheme
25/00388/LBALT	Gallimore Mikkijohns Enterprises Ltd	42A And 44A St John Street, Ashbourne	Conversion of 2 offices to 2 flats
25/00387/FUL	Gallimore Mikkijohns Enterprises Ltd	42A And 44A St John Street, Ashbourne	Conversion of 2 offices to 2 flats
25/00404/FUL	Mr Arron Rodgers	26 Tutbury Hollow, Ashbourne	Erection of a single-storey garden room

11) TPO/TCA/ CLPUD/PDE/ PDL/CLEUD Applications. (CLPUD/PDE/PDL/CLEUD are for information only)

Reference	Name	Location	Details
T/25/00045/TPO	Ben Sellers	Hillcrest ,61A Belle Vue Road, Ashbourne	T1 and T2 limes crown lift to give 5.5m clearance over highway and 3m clearance over pavement
25/00405/PDE	Mr& Mrs Clarke	52 Park Avenue, Ashbourne	Application for Larger Home Extension - Proposed single storey rear extension projecting 4.25m from the rear wall with a proposed maximum height of 3.25m and eaves height of 3.15m
25/00421/PDE	Mr& Mrs Griffiths	50 Park Avenue, Ashbourne	Application for Larger Home Extension - Proposed single storey rear extension projecting 4.25m from the

			rear wall with a proposed maximum height of 3.25m and eaves height of 3.15m.
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12) Response from DCC regarding the travellers sited on Watery Lane.

"The travellers remain on the depot site.

Following advice from Legal Counsel and a thorough review of the process prior to issuing proceedings, we were advised that there could be weaknesses in the council's case relating to the public sector equalities duty.

In an attempt to be proactive avoiding the claim being unsuccessful or incurring additional cost we took advice from Counsel to discontinue the claim.

This has been done on a without prejudice basis as to our right to possession of the land and other arguments raised in the defendants Defence and we now intend to undertake an assessment of the equality and human rights issues with the view to considering further proceedings in due course.

We have written to those instructed on behalf of the Defendants indicating we are amenable to their clients remaining on the land until 1 April and are waiting for a response".

13) From DDDC – Notification of Appeal re Planning Application 24/00233/FUL- Erection of 16 no. dwellinghouses and 2 no. apartments with associated works- Land North of Hawthorn House, Clifton Road, Clifton.

14) From DCC – Road Traffic Regulation Order – Station Road, Church Street, St John Street, Dig Street, Compton, A515 Buxton Road, Market Place, Ashbourne. Prohibition and restriction of waiting and stopping traffic regulation order 2025. Members to advise any objection (this must include the grounds for objection(s) on which they are made. Response due by 16 May (information emailed out).

15) Correspondence (emailed out)

- a) From DCC - Temporary Road Closure - A515 Clifton Road / Collycroft Hill, Clifton: Carriageway Surface Dressing - 19 May to 2 August 2025.

16) Decision Notices (for information).

Reference	Name	Location	Details	Decision
24/00619/FUL	Mr & Mrs Hunt and Carter	Laurel Cottage, 29 Mayfield Road, Ashbourne	Erection of two dwellinghouses and domestic garage	REFUSED 03/04/2025
25/00116/FUL	Mr Ian Macleod	11 North Avenue, Ashbourne	Two storey front extension, single storey porch, timber clad single garage extension and rear single storey extension	Granted With Conditions 07/04/2025
25/00169/FUL	Mr N Holmes Platform Housing Group	5 Malbons Yard, Ashbourne	Installation of external insulated cladding to side and rear elevations and extension of roof	Granted With Conditions 23/04/2025
25/00170/FUL	Mr N Holmes Platform Housing Group	7 Malbons Yard, Ashbourne	Installation of external insulated cladding to rear elevation	Granted With Conditions 23/04/2025
25/00171/FUL	Mr Neil Holmes Platform Housing Group	8 Malbons Yard, Ashbourne	Proposed installation of external insulated cladding to side and rear elevations and extension of roof	Granted With Conditions 23/04/2025
24/01122/FUL	Mr Alan Corney	24 Clifton Road, Ashbourne	Replacement outbuilding	Granted With Conditions 29/04/2025

T/25/00026/TPO	Mrs A Grange	11 Premier Avenue, Ashbourne	T1 - Oak - crown lift by reducing low hanging limbs by approximately 3 metres	Granted With Conditions 14/04/2025
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