

Minutes of the Darley Dale Town Council Planning Meeting 17th July 2023.

Present at the meeting were Cllrs J Farmer, I Walker, D Oakley, C Curtis, S Halliwell, J Bishop and Assistant Clerk J Hedley. Also present was District Cllrs D Burton & R Shelley.

1. Apologies for Absence

None.

2. Variations of Order of Business

Late submissions (item 4) to be moved into item 7.

3. Declaration of Member's Interests

- Cllr Farmer and Cllr Walker declared a non-pecuniary interest having attended a meeting with the developer (Woodall) of the land adjacent to Normanhurst Park.
- Cllr Walker declared a non-pecuniary interest as he is assisting a student at Manchester University with their studies relating to planning and neighbourhood plans.
- Cllr Halliwell declared that she had conducted a site visit at the former Young Explorer site to be discussed in item 9.

4. Late submissions

23/00738/FUL and T/23/001166/TPO to be discussed in item 7.

5. Minutes of Previous Meeting

It was **RESOLVED** to approve the minutes of the June Planning Committee meeting.

6. Public Participation

Members of the public were present but did not wish to speak.

7. To consider the following planning applications:

- 23/00640/VCOND: Ms Katherine Burnett
DEVELOPMENT : Variation of Condition 2 of application 02/07/0541 to reinstate permitted development rights for gates, fences and walls
LOCATION : Hazel Cottage Hazel Farm Sydnop Hill Darley Moor Matlock

It was **RESOLVED** to submit the recommendation of **NO OBJECTION**.

- 23/00637/FUL: N/A The Methodist Church of Great Britain C/O Darley Dale Met...
DEVELOPMENT : Erection of new church porch, link between church and church hall, installation of air source heat pump, alterations to driveway and parking and associated landscaping and external alterations.
LOCATION : Dale Road Methodist Church Dale Road North Darley Dale Derbyshire DE4 2FS

It was **RESOLVED** to submit the recommendation of **NO OBJECTION**.

- T/23/00100/TPO: Mr Steve Hodgkinson
PROPOSAL: Fell 1no. holly tree to ground level - (TPO/064/A2) and replaced with holly tree
LOCATION: 330 Bakewell Road Matlock Derbyshire

It was **RESOLVED** to submit the recommendation of **NO OBJECTION**.
Councillors will defer to the decision of the DDDC Tree Officer.

- 23/00738/FUL: Mr David Newcombe
DEVELOPMENT : Alterations and extensions to dwelling
LOCATION : 4 Hall Rise Darley Dale Derbyshire DE4 2HD

It was **RESOLVED** to submit the recommendation of **NO OBJECTION**.

- T/23/00116/TPO: Peter Welsh
PROPOSAL: Removal of 2no. Sycamore trees
LOCATION: Copper Beech Old Road Darley Dale

It was **RESOLVED** to submit the recommendation of **NO OBJECTION**.
Councillors will defer to the decision of the DDDC Tree Officer.

- i. Cllr Walker gave councillors an update on District Planning Committee's decision to refuse planning permission at Bent Farm campsite, Farley.
- ii. Cllr Farmer informed councillors that DDTC had received official notification from the Planning Inspectorate that the appeal against refusal of the development East of Wheatley Rd had been dismissed.

8. Consultation with applicant on application 23/00459/FUL.

DEVELOPMENT : Change of use of land and erection of 3 no. glamping domes, erection of service hut, bike store and construction of associated access track, car park, refuse/recycling facilities, associated landscaping, footpaths, fencing and ground-mounted solar panels
LOCATION : Burley Fields Farm Bent Lane Darley Dale Derbyshire DE4 2HN.

The applicant addressed the planning committee regarding the objections submitted by the committee to above application. The applicant admitted that important information had been omitted from the original application which she would forward on to District Planning officers. The applicant and councillors discussed in detail the construction of the access road, foul water management, solar generation for EV charging points and disabled access to all glamping pods.

19.47 District Cllrs Burton and Shelley left the meeting whilst the committee deliberated the committee recommendation.

Councillors agreed that all of the objections previously raised by the committee had been addressed in full with the new information supplied. Cllr Farmer noted that he was impressed with the proposal to install a sewage treatment plant in order to address management of the water.

Cllrs **RESOLVED** to resubmit a recommendation of **NO OBJECTION**.

20.00 District Cllrs rejoined the meeting.

9. Presentation on proposed development at the former Young Explorer's site.

Mr Girelli gave a presentation on plans for the development of the former Young Explorers site. Cllrs gave their views and Mr Girelli agreed to continue working with the Planning Committee and return with further options.

20.38 Comfort Break

20.42 Meeting restarted.

10. External Consultation Terms of Reference

Cllrs agreed to take to Full Council on Wednesday 19th July to discuss.

11. Date of the Next Meeting – 14 August 2023