



DARLEY DALE

*Serving the People of Darley Dale*

# Darley Dale Town Council

*The Whitworth*

*Station Road*

*Darley Dale*

*Derbyshire DE42EQ*

*Town Clerk: Ian Adkin*

*Tel: 01629 735248*

[www.darleydale.gov.uk](http://www.darleydale.gov.uk)

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## Minutes of the Darley Dale Town Council Planning Meeting 17<sup>th</sup> October 2022

Present at the meeting were Cllrs J Farmer, D Oakley, C Curtis, S Halliwell and Assistant Clerk J Hedley.

### 1. Apologies for Absence

Apologies were received from Cllr Walker and Cllr Elliot

### 2. Variations of Order of Business

None

### 3. Declaration of Member's Interests

None

### 4. Late submissions

None

### 5. Minutes of Previous Meeting

It was **RESOLVED** to approve the minutes from the August meeting (September applications were approved at Full Council)

### 6. Public Participation

Local residents were in attendance and raised the following points regarding application **22/01082/OUT**:

- i. Residents hope to encourage the TC to recommend refusal as they feel this development will lead to further development in the future.
- ii. This application is outside the settlement boundary and a similar application on Bents Lane had been refused.
- iii. A 2017 application at this site had been refused as it had an adverse effect on a listed building.
- iv. Public highway access to the site is dangerously narrow with poor visibility.
- v. The plan submitted is almost identical to a previous plan submitted and refused approx. 5 yrs ago. Speaker concerned at loss of greenfield site in Darley Dale.
- vi. Planning inspectorate had previously made clear that the hill should be protected.
- vii. Lane is dangerously narrow with little room for cars to pass pedestrians.
- viii. The Highway leading to the site is too narrow for services (such as refuse collection) to service the development.



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## **7. To consider the following planning applications:**

Councillors **RESOLVED** to submit the following recommendations to District Planning:

- **22/01016/FUL**– APPLICANT : Mr Alex Hales, Audley St Elphin's Ltd  
DEVELOPMENT : Demolition of existing cottages and erection of 2no. units of specialist accommodation for the elderly in connection with the C2 (Residential Institution) use of Audley St Elphin's Park and associated infrastructure and landscape works  
LOCATION : Grove Cottages St Elphins Park Darley Dale Matlock Derbyshire  
**NO OBJECTION**
  
- **22/01082/OUT**- APPLICANT : Mr and Mrs Powell  
DEVELOPMENT : Outline planning application for the erection of up to 3no. dwellinghouses with approval being sought for access  
LOCATION : Land To The East Of Wheatley Road Two Dales Derbyshire  
**OBJECTION:** On the following grounds:
  - i. The site is outside the settlement boundary.
  - ii. The site is within the curtilage of a listed building.
  - iii. The development is not in keeping with the surrounding area.
  - iv. This is an area of natural beauty which should not be destroyed by development.
  - v. Impact on health and safety of local resident as the public highway leading to the site is not suitable for further development.
  - vi. This is an area of historical interest and should be protected for future generations.
  - vii. Increase in surface runoff onto Wheatly Rd will exacerbate already hazardous driving conditions particularly in winter.
  
- **22/01093/FUL**-APPLICANT : Mr and Mrs L Dawson  
DEVELOPMENT : Erection of porch, alterations to windows and doors and installation of new window opening.  
LOCATION : Holt Brook House Ladygrove Road Two Dales Matlock Derbyshire  
**NO OBJECTION:** On the condition that the public footpath (No. 43) is not obstructed.
  
- **22/01133/FUL**- APPLICANT : Mr Simon Clifford  
DEVELOPMENT : A dormer loft conversion  
LOCATION : 2 Ashtree Close Matlock Derbyshire DE4 3SJ  
**NO OBJECTION.**



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**8. Short discussion on 22/00194/FUL (Land South-west of Normanhurst Park)**

Cllr Farmer gave a brief verbal update on the decision by District Planning Committee to defer the application for the development near Normanhurst Park.

**9. Date of the Next Meeting**

It was **RESOLVED** that the next meeting will be held on Monday 14<sup>th</sup> November at 7pm.