



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

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Minutes of the Darley Dale Town Council Planning Meeting 19th June 2023.

Present at the meeting were Cllrs J Farmer, D Oakley, C Curtis, A Elliott, J Bishop and Assistant Clerk J Hedley. Also present was District Cllr D Burton.

1. Apologies for Absence

Apologies were received from Cllr I Walker and Cllr Halliwell.

2. Variations of Order of Business –

It was **RESOLVED** to move late submission 23/ 00596/FUL to item 7.

3. Declaration of Member's Interests –

None

4. Governance -

It was **RESOLVED** To approve the Terms of Reference (TOR) for the Planning Committee for 2023/24.

5. Late submissions –

Councillors **RESOLVED** to consider late submission 23/00596/FUL in item 7.

6. Minutes of Previous Meeting –

It was **RESOLVED** to approve the minutes of the May 2023 planning meeting.

7. Public Participation –

None

8. To consider the following planning applications:

- **23/00536/FUL:** Mr & Mrs Treasure
DEVELOPMENT : Erection of single storey side extension
LOCATION : The Hawthorns South Park Avenue Darley Dale Derbyshire DE4 2FY

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



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- **23/00593/VCOND:** Ms S Marshall
DEVELOPMENT: Variation of conditions 2 and 3 (occupation and use restrictions) of planning permission 21/01364/FUL to allow for more flexible occupation of the guesthouse
LOCATION : Barn At Back Lane Darley Moor Matlock Derbyshire

It was **RESOLVED** that due to the historic nature of previous applications concerning this property Darley Dale Town Council feel it would be inappropriate to submit a recommendation on this application as proposed.

- **T/23/00087/TPO:** Mr Lawrence
PROPOSAL: Fell to ground level 1no. Goat Willow tree (T1). Prune 1no. Goat Willow and Hawthorn by 1.5-2m (G1). Prune 2no. Oak trees by 1.5-2m (T3) and (T4)
LOCATION: 2 Waymark Close Cote Hilloc Darley Dale

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

- **18/01242/EIA:** William Davis Limited
DEVELOPMENT: Hybrid Planning Application, accompanied by an Environmental Statement comprising of an Outline Planning Application with approval being sought for site access for up to 345 Residential Units, Class E 'Commercial' uses including Retail and a Restaurant / Cafe, a Hot Food Takeaway (Sui Generis) Unit and Open Space including a Countryside Park and Play Area and associated landscaping and surface water attenuation and a Full Planning Application for 78 residential units with associated access, open space, landscaping and surface water attenuation
LOCATION : Land Between Sandy Lane, Bent Lane And Gritstone Road Matlock Derbyshire

Darley Dale Town Council (DDTC) appreciates that this development is not within the parish however is very close to the boundary and we welcome the invitation to comment. DDTC **RESOLVED** to submit the recommendation of **OBJECTION** for the following reasons.

Derbyshire Dales District Council (DDDC) and the developer conducted an updated viability study in early 2022 which concluded that in order to get the



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developer his 20% margin both the number of affordable properties and the section monies would be drastically reduced.

If we rerun the numbers based on the three increases in bank rate plus inflation running at circa 9% with increased interest and building costs this would see the affordable housing reduced to only 10 properties and the section monies reduced to less than a third of that included in the 2022 report to allow a margin of 20% to be maintained. This would mean a development of 300 plus properties of which only 10 would be affordable housing.

The fundamental issues of surface run off, drainage and sewage management has not been fully addressed by the developer nor Severn Trent, a major reason for the proposal being previously rejected.

A development of this size would have a serious knock-on effect on Darley Dale with the infrastructure in Matlock and Darley Dale already under extreme pressure. An additional 350 homes would see a likely increase of approximately 700 vehicles (not including service/delivery vehicles) using the already congested Chesterfield Rd in and out of Matlock and A6 which already suffers from major queueing at peak times together with surrounding streets.

We need to protect the fields on this site as it would also risk development spreading the very short distance into Farley, within the Darley Dale boundary. DDTC feels that these fields should never have been allowed to be included in the Neighbourhood plan and should be removed as soon as possible.

In order to meet this high number of houses it can only come at the expense of the environment. If this development were to be rejected where would it go? Darley Dale already has a number of major developments in progress with more planned. Currently all developments within the Derbyshire Dales are taking place outside of the Peak National Park even though 58% of the area of the Derbyshire Dales falls within the park boundaries. Alternative development sites within the Peak National Park boundaries must be explored.

- 23/00596/FUL: Mrs Lisa Kinder
DEVELOPMENT : Single storey side and rear extension
LOCATION : 4 Crowstones Road Darley Dale Derbyshire DE4 2GU

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



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9. To discuss street naming & numbering of a new development on Land South-West of Normanhurst Park, Darley Dale.

It was **RESOLVED** to support local resident's views that the proposed name of Meadow Bank was too close to Meadow View which is the local dementia care centre. In order to maintain the identity of the new development combined with the original housing on site DDTC would recommend using the alternative name of Normanhurst Gardens or Normanhurst Close.

10. To discuss outsourcing for professional services to consult on Darley Dale Neighbourhood Plan and wider issues within the parish.

It was **RESOLVED** to authorise the Clerk's Office to obtain costings for external professional services to consult on the Neighbourhood plan and wider issues affecting Darley Dale.

11. Date of the Next Meeting – 17 July 2023