



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 24th May 2023.

Present at the meeting were Cllrs J Farmer, D Oakley, I Walker, S Halliwell, A Elliott, J Bishop and Assistant Clerk J Hedley. Also present were District Cllr D Burton and R Shelly and members of the public.

1. To elect a Chair and Vice-Chair for the year 2023/24

- i. It was **RESOLVED** to elect Cllr Farmer to be Chair of the Planning Committee.
- ii. It was **RESOLVED** to elect Cllr Walker to be Vice-Chair

2. Apologies for Absence

Apologies were received from Cllr C Curtis

3. Variations of Order of Business

It was **RESOLVED** to move Item 5 (Late submission 23/00535/FUL) into item 8

4. Declaration of Members' Interests

Cllr Farmer declared an interest in 23/00482/OUT (as the applicant) and 23/00363/FUL (as a close friend of the land owner)

5. Late submissions –

It was **RESOLVED** to discuss 23/00535/FUL in item 8.

6. Minutes of Previous Meeting –

It was **RESOLVED** to approve the minutes of the April Planning Meeting.

7. Public Participation

As all members of the public wish to make representations regarding 23/00363/FUL and 23/00535/FUL, it was **RESOLVED** to allow the public to speak during item 8 before the applications were discussed.

8. To consider the following planning applications:

- 23/00414/FUL: Beth Kinder
DEVELOPMENT : Alterations, installation of solar panels, erection of single story rear extension and two story side extension
LOCATION : Springfield 11 Hackney Road Hackney Derbyshire DE4 2PW

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

- 23/00436/FUL: Mr. & Mrs. D. Godfrey
DEVELOPMENT : Erection of single storey rear extension
LOCATION : 86 Morledge Matlock Derbyshire DE4 3SD

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



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- 23/00488/FUL: Mr & Mrs Cooper P Cooper
DEVELOPMENT : Proposed alterations and Extension to Dwelling LOCATION : Hillcrest Derwent Avenue Darley Dale Derbyshire DE4 2GE

Cllrs acknowledged the unique location of this development and **RESOLVED** to submit the recommendation of **NO OBJECTION**.

- 23/00459/FUL: Ms Georgina Mosley
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

Darley Dale Town Council would like to promote tourism in the area and also support local farmers looking to diversify due to the current economic climate. Although councillors support the idea in principle, this must be all inclusive, including those with disabilities. Cllrs would like to invite the applicant to join a planning meeting to work together on submitting an amended application. It was **RESOLVED** to submit the recommendation of **OBJECTION** on the following grounds:

- i. The access track is not suitable.
 - ii. More information is required on foul water management.
 - iii. There is insufficient solar generation capacity to service 4 EV charging points.
 - iv. Disabled access to all pods is needed to be all inclusive. At the minimum a plastic mesh ground reinforcement should be installed.
- T/23/00076/TPO: NEATH
PROPOSAL: Fell 2no Ash trees and 2no Elm trees
LOCATION: Westholme Farley Hill Matlock

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

19.28 – At this point Cllr Farmer handed of Chair of the meeting to Cllr Walker and left the meeting.



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- 23/00482/OUT: Mr Farmer
DEVELOPMENT : Erection of 1 no. dwellinghouse
LOCATION : Morfu Farley Hill Matlock Derbyshire DE4 5LT

Cllrs acknowledged the fact that they were discussing an application for a colleague. After discussing the application in full it was **RESOLVED** to submit the recommendation of **NO OBJECTION**.

19.40 – At this point Public Participation (item 7) was introduced into the proceedings.

The Asst. Town Clerk read out email representations received by the Clerk's Office. Eight members of the public spoke regarding their opposition to development off Old Hackney Lane. Both 23/00363/FUL and 23/00535/FUL were discussed together as the proposed developments are adjacent to each other before being considered separately by the committee.

- 23/00363/FUL: Stancliffe Homes Limited
DEVELOPMENT : Erection of 41no. dwellinghouses including garages, provision of public open space, green infrastructure and access
LOCATION : Land To Rear Farm Cottage Old Hackney Lane Hackney Derbyshire

It was **RESOLVED** to submit the recommendation of **OBJECTION** on the following grounds:

- i. The proposed development is outside the Identified Development Zone.
- ii. The application site is substantially larger than the area of land allocated for housing and referred to as site HC2(i) in the Adopted Local Plan.
- iii. There is no communal recreation area/play area on the proposed development.
- iv. There is insufficient environmental impact mitigation.
- v. The proposed development does not comply with Darley Dale Neighbourhood Plan NP7 b. which requires a layout that reflects the underlying topography by developing on the less visually sensitive areas keeping the steeper areas open and undeveloped. Also, NP7 d. requiring a looser plot configuration.
- vi. The development causes aesthetic harm to the area.



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- vii. Cllrs do not agree with the traffic estimates and feel that the proposed development will lead to unmanageable increase of traffic on Old Hackney Lane.
 - viii. Cllrs were concerned at the loss of productive agricultural land which is outside the permitted development zone.
 - ix. Lack of adequate drainage and mitigation for excess surface runoff which will flow down Old Hackney Lane and impact the A6.
 - x. There is a lack of visitor parking.
 - xi. There is no pedestrian access on Old Hackney Lane.
 - xii. There is an excessive number of 4 bedroom dwellings.
- 23/00535/FUL: Bowsall Developments Ltd and EMH Group
DEVELOPMENT : Erection of 27no. affordable dwellinghouses, open space, landscaping, highway improvements and associated works
LOCATION : Land North Of Old Hackney Lane Hackney Matlock.

Councillors acknowledged the time spent by the applicants in engaging with the Town Council and local residents on this development. Whilst both the Town Council and local residents had reservations regarding the development at the start of the process, Hourigan Planning have spent months liaising with resident organisations such as speedwatch, residents, District and County Council together with the Town Council to answer questions and amend plans in order to mitigate/address concerns of local stakeholders. Whilst Councillors still have reservations regarding the development councillors now consider this process to be the standard we hope to expect from all future developers regardless of whether this application is approved or not.

It was **RESOLVED** to submit the recommendation of **NO OBJECTION** with the following conditions:

- i. The applicant implements new traffic calming measures (with agreement of DCC Highways) on Old Hackney Lane at their own expense as promised to TC and local residents.
- ii. The applicant increases the width of the public path (with agreement of DCC Highways) on Old Hackney Lane at their own expense in order to improve pedestrian safety.
- iii. Suitable risk mitigation be in place to ensure attenuation tanks are able to cope with excess surface water run-off.



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20.39 Cllr Farmer re-joined the meeting.

Although Cllr Farmer had been an integral part of the Town Council's consultation process with Hourigan Planning regarding the development of 27 dwellings off Old Hackney Lane, as we discussed both Hourigan and Stancliffe's applications together, before making separate decisions, Cllr Farmer played no part in the discussions due to his declaration of interests in the Stancliffe development.

Date of the Next Meeting – 19 June 2023