

Minutes of the Darley Dale Town Council Planning Meeting 14th August 2023.

Present at the meeting were Cllrs J Farmer, I Walker, D Oakley, C Curtis, A Elliott, J Bishop and Assistant Clerk J Hedley.

1. Apologies for Absence

Apologies were received from Cllr S Halliwell and District Cllr M Franks. No apologies were received from District Cllrs Burton or Shelley.

2. Variations of Order of Business

It was **RESOLVED** to move item 4 into item 7.

3. Declaration of Member's Interests –

Cllr Walker declared a non-pecuniary interest in application 23/00826/VCOND as a resident of Normanhurst.

4. Late submissions –

Late submissions were received for applications 23/00827/FUL and T/23/00127/TPO.

5. Minutes of Previous Meeting –

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

6. Public Participation –

None.

7. To consider the following planning applications:

- **23/00826/VCOND:** Mr Josh Bull, Woodall Homes
DEVELOPMENT: Variation of condition 2 of planning application 22/00194/FUL relating to approved layout and house types
LOCATION: Land South West Of Normanhurst Park Darley Dale Derbyshire

It was **RESOLVED** to submit a recommendation of **NO OBJECTION**. After consultation with local residents councillors also support the developer's wish to name the development Normanhurst Gardens with corresponding street names related to Normanhurst.

- **23/00830/FUL:** Mr Wayne Bradshaw, Next Generation Heat Ltd
DEVELOPMENT: Demolition of 1no. dwellinghouse and erection of 4no. apartments with associated parking and access
LOCATION: 82 Oker Avenue Darley Dale Derbyshire DE4 2GP

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

- i. Environmental Health – The noise associated with 4 dwellings will exceed current levels of a single dwelling.
 - ii. There is insufficient parking for 4 dwellings.
 - iii. The proposed development is not in keeping with the surrounding properties.
 - iv. The proposed development is a substantial variation from the existing street scene.
 - v. The scale and overwhelming proportions of the proposed site.
 - vi. There is nothing in the plans to suggest any access for disabled.
 - vii. Lack of suitable recreational space.
- **23/00854/FUL:** Mr & Mrs Christopher and Hannah Wraith and Dumphy
DEVELOPMENT: Alterations and extensions to the Coach House and erection of link to annexe
LOCATION : The Winnatts Long Hill Darley Dale Derbyshire DE4 2HE

It was **RESOLVED** to submit a recommendation of **NO OBJECTION**. Councillors would recommend that planning officers conduct a site inspection in order to appreciate how the development sympathetically sits within the landscape.

- **23/00827/FUL:** Mr George Caldicott
DEVELOPMENT : Erection of porch
LOCATION : The Brue Sydnope Hill Two Dales Derbyshire DE4 2FN

It was **RESOLVED** to submit a recommendation of **NO OBJECTION** subject to the following condition:

- i. Relevant permissions are obtained from the heritage officer.

- **T/23/00127/TPO:** Mr Steve Hodgkinson
PROPOSAL: Fell 1no. holly tree to ground level - (TPO/064/A2) and replace with holly tree
LOCATION: 330 Bakewell Road Matlock Derbyshire.

It was **RESOLVED** to submit a recommendation of **NO OBJECTION**. Councillors will defer to the expertise of the District Tree Officer.

8. To discuss correspondence received on “National Effort to Protect Neighbourhood Development Plans”.

Councillors **RESOLVED** to support the national effort to protect Neighbourhood Development Plans. Cllr Walker will draft a letter supporting the initiative to our local Member of Parliament.

9. Felling licence consultation 017/2237/2023 Darley Dale and Rowsley

Councillors discussed the proposed tree works to be carried out by the Peak Park in Darley Dale. Councillors **RESOLVED** to submit a consultation response of **NO OBJECTION**. Clerk’s Office to inform local resident groups of the intended works.

10. Date of the Next Meeting – 18th September 2023