

Minutes of the Darley Dale Town Council Planning Meeting Monday 13th November 2023.

Present at the meeting were Town Cllrs J Farmer, I Walker, D Oakley, S Halliwell,
J Bishop, C Curtis & Assistant Clerk J Hedley.

1. Apologies for Absence -

Apologies were received from District Cllrs D Burton and M Franks.

2. Variations of Order of Business -

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

3. Declaration of Members' Interests –

Cllr I Walker declared a non-pecuniary interest in application 23/001101/OUT as a friend of the applicant.

4. Late Submissions -

Late submission was received for applications 23/00156/FUL.

5. Minutes of Previous Meeting -

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

6. Public Participation –

Members of the public were present and were invited to make their representations as individual applications were discussed.

7. To consider the following planning applications:

- 23/01116/FUL:

DEVELOPMENT: Single storey rear extension

LOCATION : Galena Whitworth Road Darley Dale Derbyshire DE4 2HJ

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

- 23/01101/OUT: Mr Nicholas Russell

DEVELOPMENT: Outline application for erection of 1no. dwellinghouse with associated garage and erection of stores and builders workshop with associated demolition

LOCATION: Red House Stables Old Road Darley Dale Derbyshire DE4 2ER

Councillors feel they are unable to submit a recommendation due to insufficient clarity and detail on the proposed application. Councillors recommend that District Planning Officers visit the site to fully understand this application.

- 23/00990/FUL: Mr Luke Stacey
DEVELOPMENT: Engineering works to facilitate additional parking (retrospective), erection of a boundary fence and car port
LOCATION: 5 Hackney Road Hackney Derbyshire DE4 2PW.

Members of the public made representations to voice their concerns over the application prior to the Planning Committee making a decision.

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

- i. The structure has been erected without due consideration to the root protection area (RPA) of a mature beach tree.
- ii. Structural engineer's letter indicates that the driveway is inadequate for loads over 2.5 tonnes and lists concerns over specific wheel placement of vehicles.
- iii. No evidence of base construction or drainage.
- iv. The applicant has suggested that a fence be erected on the gambions, however, the gambions are not suitable for placing any structure on. Therefore, with no fence this would produce light pollution from car headlights directly into the neighbour's upstairs bedrooms.

Darley Dale Planning Committee would recommend a site visit by District Planning and Building Control officers.

- 23/01156/FUL: Mr Robin Schutlz Mushroom Emporium
DEVELOPMENT : Erection of agricultural building for growing mushrooms
LOCATION : Land Off Wheatley Road Two Dales Derbyshire

Darley Dale Town Council have **NO OBJECTION** to the agricultural building and the proposed use of a small-scale rural enterprise (mushroom farm). Councillors feel that this small enterprise is in keeping with a single-track access road but would only be supportive of this application for this sole purpose.

8. Update on activity at Hall Dale Quarry/Stancliffe Quarry.

Councillor Farmer and the Assistant Clerk updated the Planning Committee on latest developments at Hallmoor Wood and Hall Dale Quarry. Councillors felt that the Town Council had taken the lead and had supported local residents and stakeholders to the best of its ability. It had involved all the relevant regulatory bodies who had the power to influence the situation and through the public meeting had enabled local residents to become organised and communicate between themselves. Councillors were mindful of the increased resources being spent by the Town Council and felt that we had reached the limit of our ability to affect future decisions.

9. General updates

As a result of recent floods in the Upper Derwent Valley, Sarah Dines MP will be holding a meeting from 09.30-10.30 at Baslow village hall to discuss flood mitigation plans going forward. All affected parish councillors, Derbyshire Wildlife Trust and other stakeholders were invited to attend.

10. Date of the next meeting – 18th December 2023