

## **Minutes of the Darley Dale Town Council Planning Meeting Monday 18<sup>th</sup> December 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 Cllr Bishop, District Cllrs D Burton and R Shelley. No apologies were received from District Cllr M Franks.

**2. Variations of order of business -**

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

**3. Declaration of members' interests –**

Cllr Farmer declared an interest in 23/01233/FUL as he is the applicant. Cllr Farmer also declared a non-pecuniary interest in 23/01290/FUL as a friend of the applicant.

**4. Late submissions -**

Late submission was received for applications 23/01288/FUL, 23/01289/LBALT, 23/01316/FUL.

**5. Minutes of previous meeting -**

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

**6. Public participation –**

Members of the public were present and expressed their anger that only 1 neighbouring resident had received notification from District Council on the proposed development of a mushroom farm on Wheatley Road. The Town Council agreed to write to the District Planning Dept. expressing its concern that residents had not been notified by post. Councillors stressed that it was the responsibility of District Planning Department to notify residents and that the Town Council could not take responsibility to notify neighbouring residents of every consultation request received. The Town Council would always consider residents views put before them when submitting recommendations but had no control over deadlines set by District Council.

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

- 23/01188/FUL: Ms S Marshall  
DEVELOPMENT : Conversion of barn to dwellinghouse  
LOCATION : Barn Back Lane Darley Moor Matlock Derbyshire

Whilst councillors have no objection to a barn conversion there is insufficient detail in the applicant's plans to submit an informed recommendation from the Town Council.

- 23/01233/REM: Mr Farmer  
DEVELOPMENT : Approval of all reserved matters for the erection of 1no. dwellinghouse (outline planning permission 23/00482/OUT)  
LOCATION : Morfu Farley Hill Matlock Derbyshire DE4 5LT

(Cllr Farmer left the meeting while the remaining planning committee members discussed the application.)

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

- 23/01211/FUL: Mrs Roma Bothamley  
DEVELOPMENT : Installation of new extractor fan and alterations to shop front  
LOCATION : 5 Dale Road North Darley Dale Derbyshire DE4 2FS

Councillors have concerns over the height of the extractor chimney and the proximity of neighbouring velux windows. Councillors **RESOLVED** to submit a recommendation of **NO OBJECTION** on the condition that planning officers determine the chimney height is sufficient to avoid air pollution to neighbouring homes.

- 23/01239/ADV: Mrs Roma Bothamley  
DEVELOPMENT : Illuminated fascia sign  
LOCATION : The Sticky Fig 5 Dale Road North Darley Dale Derbyshire DE4 2FS

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

- 23/01247/OUT: Mr & Mrs Mitchell  
DEVELOPMENT : Erection of 1no. 1.5 storey dwellinghouse  
LOCATION : Hackney Lane Farm Old Hackney Lane Hackney Derbyshire DE4 2QJ

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

- 23/01290/FUL: Mr and Mrs Statham  
DEVELOPMENT : Single storey front extension and porch  
LOCATION : The Lodge Farley Hill Matlock Derbyshire DE4 3LL

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

- T/23/00246/TPO: wright  
PROPOSAL: 1 ash tree to reduce canopy by approx 3m 1 oak tree to reduce height of canopy by approx 5m  
LOCATION: Darley Hall Park Lane Two Dales

It was **RESOLVED** to defer to the decision of the District Tree Officer.

- 23/01288/FUL: Mr David Burgess  
DEVELOPMENT : Single and two storey rear extensions, including first floor balcony and alterations to windows and doors  
LOCATION : White House Church Road Churchtown Darley Dale Derbyshire

Councillors have concerns that the proposed development is not in keeping with the character of the building or neighbouring buildings. Councillors **RESOLVED** to defer to the decision of the District Heritage Officer.

- 23/01289/LBALT: Mr David Burgess  
DEVELOPMENT : Internal and external alterations & extension  
LOCATION : White House Church Road Churchtown Darley Dale Derbyshire

Councillors have concerns that the proposed development is not in keeping with the character of the building or neighbouring buildings. Councillors **RESOLVED** to defer to the decision of the District Heritage Officer.

- 23/01316/FUL: Mr Jamie Ritchie  
DEVELOPMENT : Demolition of existing timber structure and construction of 1no. holiday let  
LOCATION : Nether Hall Hallmoor Road Darley Dale Derbyshire DE4 2QQ

Councillors **RESOLVED** to submit a recommendation of **NO OBJECTION**.

#### **8. Update on meeting at DCC regarding Hall Dale Quarry/Hallmoor Woods..**

Cllr Farmer updated councillors and members of the public on a meeting hosted by DCC with the landowner, councillors and stakeholders. It was clarified that the landowner has the right to remove loose stone from the site, but not to quarry additional stone from the ground. The landowner had committed to working more closely with residents on future plans. The landowner also committed to working with DCC to designate new areas of the wood where public would be able to access paths without concerns for health and safety associated with the quarry. An official write-up of the meeting had not yet been received from DCC.

#### **9. General updates**

Flood resilience grant scheme is about to be launched for residents of Derbyshire Dales affected by Storm Babet 19-25<sup>th</sup> October. Residents should apply directly to DCC for grants.

Mushroom farm application on Wheatly Rd (23/01153/FUL) has been withdrawn.

#### **10. Date of the next meeting** – 15<sup>th</sup> January 2024