

Minutes of the Darley Dale Town Council Planning Meeting Monday 19th February 2024.

**Present at the meeting were Town Councillors J Farmer, I Walker, B Mellor,
J Bishop & Assistant Clerk J Hedley. District Councillor
R Shelley also attended.**

1. Apologies for absence -

Apologies were received from Cllr C Curtis. Apologies were also received from District Cllrs D Burton and M Franks.

2. Variations of order of business – None

3. Declaration of members' interests –

Cllr J Farmer declared a non-pecuniary interest in application 23/01275/FUL as a friend of the landowner and would leave the meeting during its consideration by the committee.

4. Late submissions - None

5. Minutes of previous meeting -

It was **RESOLVED** to approve the minutes of the January 2024 planning meeting.

6. Public participation –

Members of the public were present and were permitted to speak as individual applications were discussed.

7. To consider/re-consider the following planning applications:

- **24/00053/OUT:** Mr & Mrs Powell
DEVELOPMENT: Outline planning application for the erection of up to 2no. single storey dwellinghouses with approval being sought for access (resubmission)
LOCATION: Land To The East Of Wheatley Road Two Dales Derbyshire

Members of the public were permitted to make representations before the committee considered the application.

The committee **RESOLVED** to submit a recommendation of **OBJECTION** on the following grounds:

- i. The site is outside the settlement boundary.
- ii. The site is within the curtilage of a listed building.
- iii. The development is not in keeping with the surrounding area.
- iv. This is an area of natural beauty which should not be destroyed by development.
- v. Impact on public health and safety of local residents as the public highway leading to the site is not suitable for further development.
- vi. This is an area of historical interest and should be protected for future generations.
- vii. Increase in surface runoff onto Wheatley Rd will exacerbate already hazardous driving conditions particularly in winter.
- viii. Loss of trees involved in the development.
- ix. Contrary to the Derbyshire Dales Adopted Local Plan (S4, HC1, PD5)

Concerns were also raised about the fact that the applicant listed their address on the application as being Wheatley Grange, Wheatley Rd which is factually incorrect. The actual owner/occupiers of Wheatley Grange were present at the planning meeting.

19.30 Cllr J Farmer left the meeting. Cllr I Walker assumed the role of Chair.

- **23/01275/FUL:** Stancliffe Homes Limited
DEVELOPMENT: Erection of 37no. residential dwellings (Resubmission)
LOCATION: Land To Rear Farm Cottage Old Hackney Lane Hackney Derbyshire

Members of the public were permitted to make representations before the committee considered the application.

The committee **RESOLVED** to submit a 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 the 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, NP7d. requiring looser plot configuration.
- vi. The development causes aesthetic harm to the area.
- 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 are 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. Plans do not take sufficient account of ground and surface water.
- x. Councillors are not satisfied that the capacity of the existing public drainage system will be able to cope with the additional surface runoff – potentially leading to compromising normal operations of the Whitworth hospital located directly below the site.
- xi. There is a lack of visitor parking.
- xii. There is no pedestrian access on Old Hackney Lane.
- xiii. There is an excessive number of 4 bedroom dwellings.

20.10 Cllr J Farmer rejoined the meeting and assumed the role of Chair.
District Councillor R Shelley left the meeting.

- **24/00069/FUL:** Mrs Marylyn Harding
DEVELOPMENT: First floor rear extension above existing garage to form annexe accommodation for the guest house managers/ property owners (resubmission - window alterations)
LOCATION: Robertswood House Farley Hill Matlock Derbyshire DE4 3LL

Councillors are unable to comment on this application due to the lack of information supplied by the applicant.

- **24/00084/ADV:** Mr Simon Ingledew Care Concern Group
DEVELOPMENT: Erection of 2no. uplit stone plinths with internally lit signage boxes and various directional signage
LOCATION: Darcy House Care Home Bakewell Road Matlock Derbyshire DE4 3EF

The committee **RESOLVED** to submit the recommendation of **OBJECTION** on the following grounds:

- i. The sign is too large.
 - ii. The illumination is too high.
 - iii. The illuminated surface area is too large.
 - iv. The lack of shielding will cause light pollution to neighbouring properties and may cause a hazard to passing motorists on the A6.
- **T/24/00026/TPO:** Mrs Roberta Fisher
PROPOSAL: Sycamore Tree - Trim back branch to boundary fence LOCATION: 1 Darley Lodge Drive Darley Dale Derbyshire

The Committee **RESOLVED** to defer to the decision of the District Tree Officer.

- **T/24/00030/TPO:** Mr Jack Worthy
PROPOSAL: Various works to multiple trees
LOCATION: The Lodge St Elphins Park Dale Road South

The committee **RESOLVED** to defer to the decision of the District Tree Officer.

8. Hallmoor Woods/Hall Dale Quarry update.

Cllr Mellor update the room on the latest developments and current situation at Hallmoor Woods.

9. General updates.

Cllr Farmer updated the room on Sarah Dines MP latest comments regarding DDDC failure to enforce planning enforcement orders. Cllr Farmer also noted DDTC's concerns regarding the same issue.

Cllr Farmer informed the room about a possible development of approx. 75 log cabins, visitors centre, bicycle hire shop and associated buildings being proposed on Darley Moor above Farley. A consultation notice was sent to DDTC by DDDC in error alerting the planning committee to this proposal. No information is yet available on the DDDC planning portal and no other information is known yet.

10. Date of the next meeting – 18th March 2024