

Minutes of the Darley Dale Town Council Planning Meeting Monday 15th July 2024.

Present at the meeting were Town Councillors J Farmer, I Walker, B Mellor, C Curtis, J Bishop & Assistant Clerk J Hedley. Also present were District Councillors D Burton & R Shelley.

1. Apologies for absence

Apologies received from Cllr D Chapman and Cllr J Wilson. No apologies received from Cllr W Godber.

2. Variations of order of business

It was **RESOLVED** to move item 4 (Late submissions) into item 7.

3. Declaration of members' interests –

Cllr I Walker declared a non-pecuniary interest in applications T/24/00134/TPO & T/24/00123/TPO as a neighbour.

4. Late submissions –

24/00572/FUL, 24/00589/FUL & T/24/00134/TPO.

5. Minutes of previous meeting -

It was **RESOLVED** to accept the minutes of the June 2024 Planning Meeting.

6. Public participation –

Cllr Farmer read out a representation from a resident regarding application 24/00479/FUL. Members of the public were present and were permitted to speak regarding application 24/00479/FUL.

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

- **24/00479/FUL:** Mr Clayton Penny Chevin Homes
DEVELOPMENT: Erection of 2 no. dwellings
LOCATION: Warloy House Whitworth Road Darley Dale Derbyshire DE4 2HJ

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

- i. Layout and density of the development.
- ii. Highways issues: traffic generation, loss of street parking, vehicle access and road safety.
- iii. Capacity of the local infrastructure: drainage is already at full capacity servicing current development on Sir Joseph's Lane.
- iv. The Town Council also has concerns over the lack of consultation of neighbours affected by this development.

- **24/00510/FUL:** Mr Lee Kemp
DEVELOPMENT: Conversion and extension of existing single-story garage to annexe accommodation
LOCATION: Fairmount Grove Lane Hackney Derbyshire DE4 2QF

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

- i. The boundary roofline is lowered by 30cm in order to accommodate neighbour's concerns of the development being overbearing/overshadowing a common boundary.
- ii. The annex is only used for the use stipulated in the planning application and that District Planners should make this clear in the consent notice should the application be granted.

- **24/00535/FUL:** Mrs Nicola McDonald
DEVELOPMENT: Proposed two storey rear extension
LOCATION: Sunnyside Cottage Gill Lane Darley Dale Derbyshire DE4 2HH

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

- **T/24/00123/TPO:** Mr Josh Bull
PROPOSAL: Various works to multiple trees
LOCATION: Land South West Of Normanhurst Park Darley Dale

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

- **T/24/00134/TPO:** Mr John Packard
PROPOSAL: 30% reduction to Horse Chestnut Tree
LOCATION: 6 Normanhurst Park Darley Dale Derbyshire

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

- **24/00572/FUL:** Mr Charles Plumbly Fairways Garden Centre
DEVELOPMENT : Replacement of Glasshouse with Insulated Steel Framed Building
LOCATION : Forest Nurseries Limited Oddford Lane Darley Dale Derbyshire DE4 2EX

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

- **24/00589/FUL:** Mr Joe Toplis
DEVELOPMENT : Replacement roof, with conversion of garage to home office and erection of garage / storage space.
LOCATION : Whitegates Greenaway Lane Hackney Derbyshire DE4 2QB

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

8. General updates

Notification of two appeals:

- SITE ADDRESS:** Land North Of Old Hackney Lane , Hackney, Matlock,
DESCRIPTION OF DEVELOPMENT: Erection of 27no. affordable dwellinghouses, open space, landscaping, highway improvements and associated works
APPLICATION REFERENCE: 23/00535/FUL APPELLANTS NAME: Bowsall Developments Limited & emh Group
APPEAL REFERENCE: APP/P1045/W/24/3341703 – 24/00013/HEAR
APPEAL START DATE: 9th April 2024

(Original TC response:

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.

Suitable risk mitigation be in place to ensure attenuation tanks are able to cope with excess surface water run-off.

- ii. **SITE ADDRESS:** White House , Church Road, Churchtown, Darley Dale Derbyshire DE4 2GL
DESCRIPTION OF DEVELOPMENT: Internal and external alterations & extension
APPLICATION REFERENCE: 23/01289/LBALT APPELLANTS NAME: Mr David Burgess
APPEAL REFERENCE: APP/P1045/Y/24/3343216 – 24/00026/WREP
APPEAL START DATE: 19th June 2024

(Original TC response: RESOLVED to defer to the decision of the District Heritage Officer.)

- iii. The DDDC Community and Environment Committee would be meeting on Monday 22nd July to discuss possible locations for temporary Gipsy/Travellers sites within the Derbyshire Dales. The deadline for anyone wishing to speak is Friday 19th July.

9. Date of the next meeting – 19th August