

## Minutes of the Darley Dale Town Council Planning Meeting Monday 19<sup>th</sup> August 2024.

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

### 1. Apologies for absence

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 –

- i. Cllr Walker declared a non-pecuniary interest in applications 24/00623/VCOND, T/24/00151/TPO & T/24/00150/TPO as a neighbour.
- ii. Cllr Farmer declared a non-pecuniary interest in 24/00602/FUL as a neighbour.

### 4. Late submissions –

24/00702/FUL (To be discussed in item 7).

### 5. Minutes of previous meeting -

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

### 6. Public participation –

Members of the public were present, but no questions were submitted in advance. Public were permitted to make representations before individual applications were discussed in item 7.

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

- **24/00665/FUL:** Mr Andrew Brook Forest Holidays Ltd  
DEVELOPMENT: Proposed creation of 75 no. timber cabins with associated reception, shop and cafe, maintenance building, natural play area, ranger station, storage pods, recycling points and ancillary roads, paths and parking.  
LOCATION: Land At Farley Moor Farley Lane Farley Derbyshire

Members of the public were permitted to make representations, ask and answer questions from councillors regarding the application.

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

- i. Light pollution in open countryside.
- ii. Highways safety issues with traffic generation on a narrow road (Farley Lane/Farley Hill) with no pavement and a 60mph speed limit. Estimated 65,000 visitors per year entering the site with poor access and the only public transport being 4 buses daily (which stop at the bottom of Farley Hill) plus a site shuttle bus available only on check-in / check-out leaving visitors with no option but to use private cars.

- iii. The site entrance is unsuitable for the current usage plus additional traffic resulting from the development.
  - iv. The capacity of the existing infrastructure is insufficient to accommodate the effluent from an additional 75 dwellings.
  - v. Environmental impact on wildlife caused by noise and disturbance from the use of the site and constant operation of heat exchangers.
  - vi. The site is within the impact zone of a SSSI.
  - vii. The environmental impact of building on a peat bogland and resulting CO<sup>2</sup> emissions.
  - viii. If considered, units should only be considered for holiday lets and not for future sale as holiday homes. Sale as holiday homes has the potential to result in loss of access to the public.
- **24/00655/PDA:** Mr K White  
DEVELOPMENT: Change of use of agricultural building to dwellinghouse (Use Class C3) and associated building operations  
LOCATION: St Elphins Cottage Blind Lane Hackney Derbyshire DE4 2QE  

This building appears to have no history of being used as an agricultural building and should be referred to planning experts in order to determine the validity of the application. The applicant should be invited to submit evidence to support this under class Q conversion.
  - **24/00623/VCOND:** Mr Josh Bull Woodall Homes Ltd  
DEVELOPMENT: Variation of condition 1 of application no. 23/00826/VCOND - Minor variations to windows and internal arrangements of dwellings and the addition of a single garage to plot 5.  
LOCATION: Land South West Of Normanhurst Park Darley Dale Derbyshire  

The Town Council Planning Committee are unable to submit a recommendation as insufficient details appear on the planning portal for plot 5.

The Town Council Planning Committee have **NO OBJECTION** to the variation of conditions for the other dwellings.
  - **24/00602/FUL:** Mr James Twyford  
DEVELOPMENT: Erection of horse manege  
LOCATION: The Outlook Bowler Lane Farley Derbyshire DE4 5LS.  

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

    - i. The manege is not to be used for commercial purposes.

- **T/24/00151/TPO:** Stephen Hague  
PROPOSAL: 1 Lime tree - to remove epicormic growth from main stem up to first branch  
LOCATION: 3 Normanhurst Park Darley Dale Derbyshire

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

- **T/24/00150/TPO:** Stephen Hague  
PROPOSAL: 1 Lime tree - to remove epicormic growth from main stem up to first branch  
LOCATION: 3 Normanhurst Park Darley Dale Derbyshire

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

- **24/00702/FUL:** Michelle Waters Defib4life Ltd  
DEVELOPMENT : Proposed alteration and extension and repurposing of existing structure to form class E premises.  
LOCATION : The Ruin Old Road Darley Dale Derbyshire

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

- i. The building should only be used for commercial purposes (Class E) and not for any other use.
- ii. The applicant must show a biodiversity net gain of 10%.

## **8. General updates**

- i. Notification of appeal granted:

APP/P1045/D/24/3344136 (24/00020/FUL): The development of a proposed porch extension at Hackney Lane Farm, Old Hackney, DE4 2QJ. The TC had submitted a recommendation of NO OBJECTION.

- ii. The Chair and Vice Chair have visited the site of the former Young Explorer Nursery which is being developed. Both reported back to the committee on the excellent results being achieved.

## **9. Date of the next meeting – 16<sup>th</sup> September 2024**

Councillors Wilson, Mellor, Curtis and District Councillor Shelley gave their apologies in advance.