

Minutes of the Darley Dale Town Council Planning Meeting Monday 16th February 2026.

Present at the meeting were Town Councillors J Farmer, D Chapman, D Wheeler, W Godber & Town Clerk J Hedley. Also attending the meeting was Town Cllr D Parkes.

1. **Apologies for absence** – District Cllr R Shelley, Cllrs J Wilson & J Bishop
2. **Variations of order of business** - None
3. **Declaration of members' interests** – Cllr Farmer declared a non-pecuniary interest for application 26/00070/FUL.
4. **Late submissions** – None
5. **Minutes of previous meeting** – It was **RESOLVED** to approve the minutes of the January 2026 Planning meeting
6. **Public participation** – None
7. **To consider/re-consider the following planning applications:**

Applications can be viewed at <https://www.derbyshiredales.gov.uk/planning/planning-applications-and-advice/view-planning-applications>

- **26/00031/VCOND:** Mr Sam Jones Stancliffe Homes
DEVELOPMENT : Variation of condition 2 of planning application reference no. 23/01275/FUL -
Erection of 37 no. dwellings
LOCATION: Land To Rear Farm Cottage Old Hackney Lane Hackney Derbyshire
A Consultation response had already been submitted on 21st January 2026.
- **26/00082/FUL:** Palfreyman Palfreyman Properties Ltd
DEVELOPMENT : Change of use of agricultural barns into 2.no holiday lets with a first floor extension
LOCATION: Woodside Farm Back Lane Darley Moor Matlock Derbyshire

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

- i. The recommendations submitted by DCC Highways in their consultation response of 16th February are applied.
- ii. The proposed development includes bat boxes to take in account the presence of pipistrelle bats on the site.

- **26/00070/FUL:** Mr D Hirst digital accessories ltd
DEVELOPMENT: Change of use of building from use class B8 to mixed use class B8 Ea (Sale of electrical goods)
LOCATION: Unit A The Old Bus Garage Old Hackney Lane Hackney Derbyshire

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

- **T/26/00022/TPO:** Mr Brian Fletcher
PROPOSAL: Fell 2No. Ash trees due to Stage 3 Ash Dieback
LOCATION: 51 Stanton Moor View Matlock Derbyshire

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

- **T/26/00023/TPO:** Mr James Dowling
PROPOSAL: Fell 1No. White poplar as trunk is abutting a containing stone wall.
LOCATION: St Katherines Grove Lane Hackney

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

- **T/26/00011/TPO:** Miss Jemima Letts
PROPOSAL: Fell 4no. elm and 6no. larch trees
LOCATION: View Cottage Hallmoor Road Darley Dale

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

8. General updates:

- i. DDDC Local Plan Review –
Cllr Chapman updated the committee on a survey being circulated on Whitworth Dale and Boden Close which will provide empirical data to be submitted to DDDC in response to the Local Plan Review.
- ii. Whitworth Dale issues –
 - Cllr Parkes updated the committee on ongoing issues with the attenuation tanks and sewage removal from the site of the Whitworth Dale development.

9. Date of next meeting: 16 March 2026.