

## **Minutes of the Darley Dale Town Council Planning Meeting Monday 19<sup>th</sup> October 2026.**

**Present at the meeting were Town Councillors Chapman, Oakley, Wheeler, Farmer and Town Clerk Jason Hedley.**

- 1. Apologies for absence** – Cllr Hood. District Cllrs Burton and Shelley.
- 2. Variations of order of business** – It was **RESOLVED** to move item 4 into item 7 and move 26/01064/FUL to be discussed first.
- 3. Declaration of members' interests** –  
Cllr Farmer declared a none-pecuniary interest in 26/01064/FUL as friend of the landowner where the application refers to.
- 4. Late submissions** – 26/01065/FUL & 26/01104/FUL.
- 5. Minutes of previous meeting** –  
It was **RESOLVED** to approve the minutes of the 2nd October 2026 meeting.
- 6. Public participation** – Members of the public were present together with representatives for the application 26/01064/FUL and were permitted to make representations before individual applications were discussed in item 7.
- 7. To consider/re-consider the following planning applications:**
  - 26/01064/FUL: Mr Andrew Rouse Wildrose Developments Ltd  
DEVELOPMENT : Erection of 58 affordable dwellings with associated infrastructure.  
LOCATION: Land Off Old Road Darley Dale Derbyshire DE4 2ER

It was **RESOLVED** to submit a recommendation of **OBJECTION** on the grounds that the harm would outweigh the benefit created to meet the housing need for affordable homes. A full and comprehensive representation detailing the grounds for objection will be sent under separate cover, which will include, but not limited to;

- i. The site sits within the protected PD10 area.
- ii. Surface water and foul water drainage issues.
- iii. Highways concerns relating to the A6/Old Road junction and crossing the A6.
- iv. The site is not well related to existing development and is outside the settlement boundary.
- v. Under Local Plan Policy S10 the Town Council feels that no new development in Darley Dale should be occupied until the Environment Agency WINEP scheme to reduce sewer overflows in The Darley Dale section of the River Derwent is in place. This includes Severn Trent Water's combined sewer overflow CSO11. A Grampian Pre-Occupation condition should be imposed to this effect.

**Referral:** The Town Council requests that the application is referred to the District Council's Planning Committee under Regulation 5, Schedule 2. Both gateway tests A & B are met.

- 26/00986/VCOND: Southwell & Burgess  
DEVELOPMENT: Application Reference Number: 26/00162/LBALT Decision: 30/04/2026  
Condition Number(s): 3 Conditions(s) Removal: Please refer to appended Cover Letter for full justification N/A - Condition is proposed to be removed  
LOCATION: White House Church Road Churchtown Darley Dale Derbyshire

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

- 25/00194/FUL: Mr A Finlay  
DEVELOPMENT: Proposed change of use from grazing land to land used for a campsite comprising of 38 camping pitches, 18 glamping pitches, manager's office / reception and shower block  
LOCATION : Land East of Farley Lane Farley Derbyshire

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

- i. Harm to the open landscape character of Farley and the countryside;  
Para 98 of the Darley Dale Neighbourhood Plan 2019-2033 (updated Jan 2020) states;  
“Farley is a small settlement high up in the Dales and has a connection with both the far landscape via long views on to the Peak District National Park, and to the local landscape setting through its openness and the fragmented nature of development. Future development should maintain this sense of openness and should not break the connection that Farley has with the landscape setting.” DDTC object on policy NP9 of the Local Plan to protect the landscape character of Farley. The proposal is therefore contrary to Local Plan Policies S4 (opening paragraph and criteria (k), (s) and (t)), EC9(a) and PD5(a); Neighbourhood Plan Policies NP1(a) and (b), NP9 and NP10; and NPPF Policies N2(1)(a) and E4(2)(b).
- ii. Reliance on new, rather than existing, landscape features for screening. Local Plan Policy EC9(b) requires that "any visual impact would be well screened by existing landscape features from areas outside the site to which the public has access for the whole of its proposed operating season". New screening is proposed.
- iii. The location is not shown to be necessary, sustainable or well related to existing development. The proposal is contrary to Local Plan Policies S1, S4(b) and (m), EC9(d) and HC19, and NPPF Policies S5(1)(b) and E4(2)(a).

- iv. Surface water and foul drainage have not been shown to be achievable, and the Lead Local Flood Authority maintains a holding objection. The proposal is contrary to Local Plan Policy PD8 and NPPF Policy F8.
- v. Outstanding ecological information in respect of the adjacent Matlock Forest Local Wildlife Site. Outstanding reports to confirm compliance with Local Plan Policy PD3 or NPPF Policy N6(1)(c).
- vi. Local Plan Policy S4(b) supports tourism "in sustainable locations where identified needs are not met by existing facilities". No evidence of an unmet local need for camping or glamping accommodation has been submitted.
- vii. Local Plan Policy EC9(e) requires that development "would not adversely affect the amenity, tranquillity or public enjoyment of any adjacent area". This was a reason for the refusal of the close-by Forest Holidays scheme.
- viii. Consistency. The reasons for refusing the adjacent Forest Holidays proposal were that the scale and location did not constitute sustainable development, contrary to Policies S1, S4, EC9 and HC19, and that the economic benefits would not outweigh the harm to the character, appearance and tranquillity of the area, contrary to Policies EC1, EC9, PD1 and PD5. Like cases should be decided alike. The same policies and the same landscape and issues are engaged here.

**Referral:** The Town Council requests that the application is referred to the District Council's Planning Committee under Regulation 5, Schedule 2. Both gateway tests A & B are met.

- 26/01003/FUL: Mr D Wardman  
DEVELOPMENT: Erection of an agricultural storage building to replace existing building  
LOCATION : Farley Farm, Farley Lane, Farley, Derbyshire DE4 5LR

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

- i. There is no justification given for a building significantly larger than the one it is replacing.
- ii. Local Plan Policy EC10(b) requires new buildings to be appropriate in scale, impact, character and siting to their rural location.
- iii. Local Plan Policy EC10(e) wherever possible the proposed development makes use of existing buildings.
- iv. The drawings appear to be incomplete without complete elevation details.
- v. There is a lack of detail regarding boundary screening.

It was **RESOLVED** to extend the meeting by an extra 30 minutes.

- 26/01010/FUL: Sarah and Phil Grimshaw  
DEVELOPMENT : Proposed single-storey rear extension and associated alterations  
LOCATION: 30 Stanton Moor View Matlock Derbyshire DE4 3NE

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

- 26/01031/FUL: Nicholas Properties Ltd  
DEVELOPMENT: Erection of a single storey dwellinghouse  
LOCATION : 7 Columbell Way Two Dales Derbyshire DE4 2SA

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

- 26/01065/FUL: Mr Statham  
DEVELOPMENT: Erection of a dwellinghouse  
LOCATION: Ashtree Farm, Old Hackney Lane, Hackney, Derbyshire DE4 2QL

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

- i. PD1 – Layout and design of the new development.
- ii. NP11 – Design and scale are not appropriate to the location.
- iii. NP17 – Requires high-quality local stone, simple design detailing for residential developments in Lower Hackney.

- 26/01104/FUL: Mr Chris Dinsdale, Hycliffe Ltd  
DEVELOPMENT: Demolition of existing dwellinghouse and erection of four dwellinghouses  
LOCATION: Orchard House, Moor Lane, Darley Dale, Derbyshire, DE4 2HG

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

8. **General updates** – None.
9. **Date of the next meeting** – 16<sup>th</sup> November 2026.