

CONSERVATION AREA CHARACTER APPRAISAL – CARSINGTON AND HOPTON

SUMMARY

The report summarises the representations received in respect of the Draft Carsington and Hopton Conservation Area Character Appraisal and seeks approval to proceed with its adoption.

RECOMMENDATION

1. That Carsington and Hopton Conservation Area Character Appraisal be adopted as proposed.
2. That authority be delegated to the Head of Planning Services to implement the statutory procedures necessary to amend the boundary of the existing Carsington and Hopton Conservation Area as set out in Appendix 1.

WARDS AFFECTED

Carsington Water

STRATEGIC LINK

Conservation Area Character Appraisals are undertaken for designated and proposed conservation areas. These will be of considerable assistance in delivering the Councils corporate aim of protecting and enhancing the environment.

1.0 BACKGROUND

- 1.1 At the meeting of this Committee held on 7th May 2009 it was resolved that the Draft Carsington and Hopton Conservation Area Appraisal be approved for a six-week period of public consultation. It was further resolved that the results of the public consultation exercise would be reported to this Committee, outlining the responses received during that consultation period (Minute 528/08 refers).
- 1.2 The Draft Appraisal was subject to public consultation between 28th May 2009 and 9th July 2009. Copies of the draft document were distributed to key stakeholders including Carsington and Hopton Parish Council, Ward Members, Derbyshire County Council (Conservation and Highways Departments). The County Councillor also received a copy.
- 1.3 All residents/owners of land/buildings affected by proposed changes were individually consulted by letter with an extract from the document and a plan of the proposed

boundary. Posters advertising the consultation period and a public advisory meeting were distributed around Carsington and Hopton and a formal public notice was published in the local press. The Appraisal document was also available at Matlock Town Hall and Ashbourne Leisure Centre and on the District Council's website.

- 1.4.1 A public advisory session was held at Carsington and Hopton Village Hall on Tuesday 8th June 2009. Around 9 local residents attended.

2.0 REPORT

- 2.1 Following the public consultation exercise, one letter from a local resident has been received by the District Council. This resident, who attended the public advisory session, is directly affected by the proposed boundary changes and 'wholeheartedly supports the proposals'.
- 2.2. As a result of the comments received, no changes are proposed to the draft Appraisal or to the proposals to amend the boundary of the Carsington and Hopton Conservation Area.
- 2.3. It is, therefore, recommended that the existing Conservation Area boundary be amended as proposed in Appendix 1 and that the Carsington and Hopton Conservation Area Character Appraisal be approved.
- 2.4. In order to modify the Carsington and Hopton Conservation Area boundary as shown in Appendix 1, it is recommended that the Head of Planning Services be given delegated authority to implement the necessary statutory procedures.
- 2.5. In addition to the statutory procedures to be undertaken, all consultees and residents who have sent in representations will be formally notified of the changes.

3.0 RISK ASSESSMENT

3.1 Legal

The report proposes actions which fall within the Town and Country Planning Act 1990 and PPG15. The legal risk is, therefore, low.

3.2 Financial

There are no financial risks arising from this report.

3.3 Corporate Risk

There is no corporate risk arising from the report.

4.0 OTHER CONSIDERATIONS

In preparing this report the relevance of the following factors has also been considered: prevention of crime and disorder, equality of opportunity, environmental, health, legal and human rights, financial, personnel and property considerations.

5.0 CONTACT INFORMATION

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6.0 BACKGROUND PAPERS

Description

Reports to Partnership and Regeneration Committee

Date

14th April 2003 and
16th September 2004

4th September 2008

7th May 2009

Planning Policy Guidance Note 15 : Planning and the
Historic Environment - DoE & DNH

1994

Guidance on Conservation Area Character Appraisals -
English Heritage

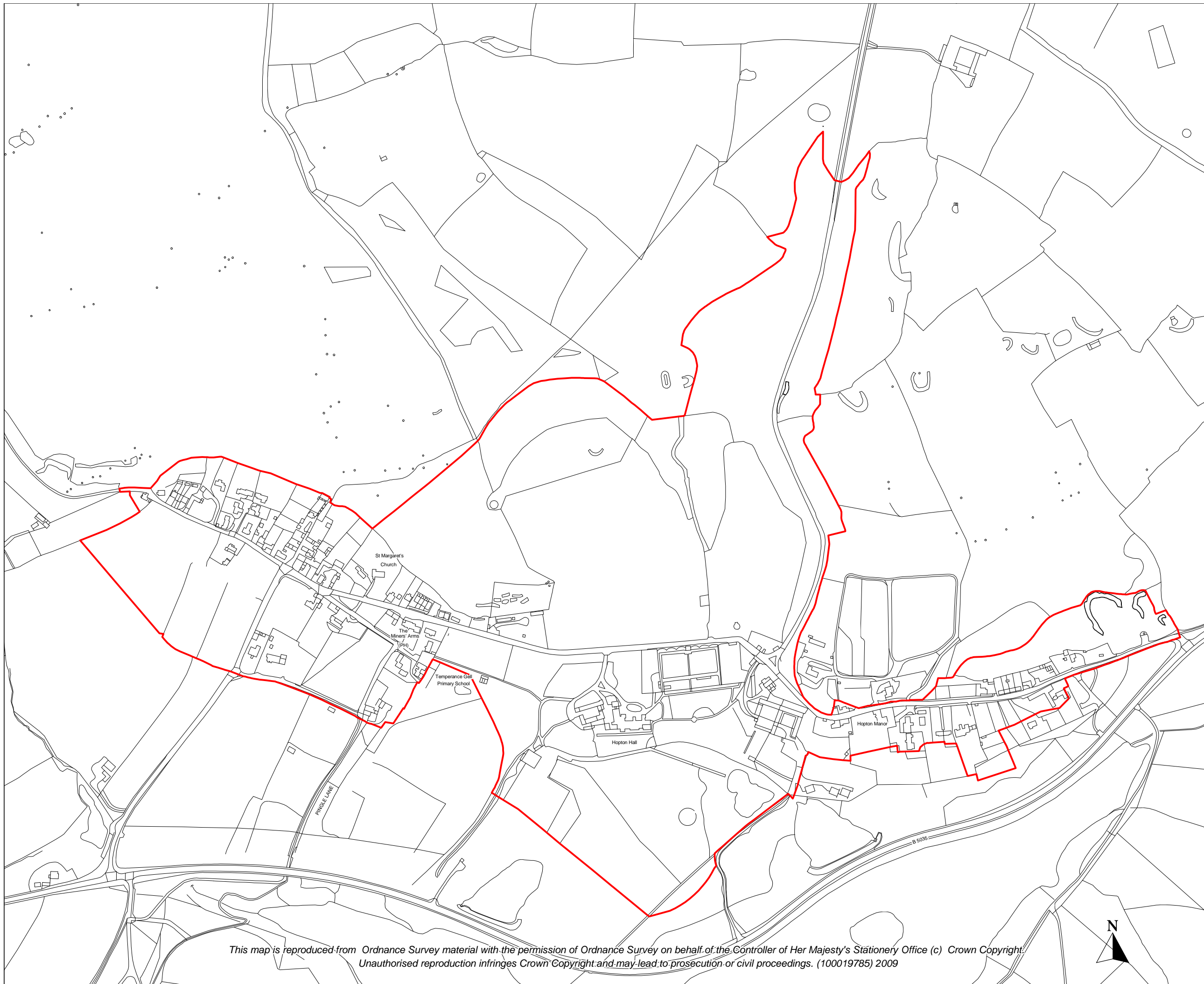
1997 and 2006

Letters received

12th July 2009

KEY

Carsington & Hopton
Conservation Area
Boundary September
2009



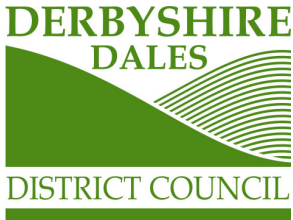
CARSINGTON AND HOPTON
CONSERVATION AREA

CONSERVATION AREA
BOUNDARY SEPTEMBER
2009

APPENDIX 1

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PARTNERSHIP AND REGENERATION COMMITTEE

Minutes of a Meeting held on Thursday, 3rd September 2009 in the Council Chamber, Town Hall, Matlock at 6.00pm

PRESENT

Councillor Mrs Carol Valentine - In the Chair

Councillors Mrs Shirley Buckingham, Mrs Sue Burfoot, Albert Catt, Mrs Tracy Critchlow, Mrs Cate Hopkinson, Tony Millward, Mike Ratcliffe, Lewis Rose, OBE and Geoff Stevens

Dave Brooks (Director of Planning & Development Services), Peter Foley (Director of Community Services), Sandra Lamb (Head of Democratic Services), Mike Hase (Planning Policy Manager), Steve Capes (Head of Organisational Development), Esther Smith (Senior Planning Officer), Tanya Shaw (Design & Conservation Officer), Isabel Bellamy (Rural Housing Enabler) and Brian Evans (Committee Administrator)

Councillor Colin Swindell attended as an observer.

1 member of the press.

APOLOGIES

Apologies for absence were received from Councillors David Barker, Ian Bates, James Bentley, Ken Bull, David Fearn and Andrew McCloy. Councillors Mrs Shirley Buckingham and Mrs Sue Burfoot attended as substitute members.

172/09 - MINUTES

It was moved by Councillor Geoff Stevens, seconded by Councillor Albert Catt and

RESOLVED

That the minutes of the Partnership & Regeneration Committee meeting held on 9th July 2009 be approved as a correct record subject to an amendment to Minute 79/09 to show that Councillor Mrs Tracy Critchlow had an interest in Agenda Item 11, Land at Brookside, Ashbourne, as a member of Derbyshire County Council.

Voting	In Favour	8
	Against	0
	Abstentions	2

173/09 - INTERESTS

Agenda Item 6 – East Midlands Regional Plan: Partial Review Options Consultation – Councillor Geoff Stevens declared a personal interest in this item as a member of the East Midlands Regional Assembly, a body referred to in the report. Councillor Stevens was present during discussion and voting on this item.

Agenda Item 7 - Planning Policy Statement 15: Planning for the Historic Environment – Consultation Paper – Councillor Mrs Tracy Critchlow declared a personal in this item as a member of English Heritage, a body referred to in the report. Councillor Mrs Critchlow was present during discussion and voting on this item.

Agenda Item 8 – Conservation Area Character Appraisal – Middleton by Wirksworth – Councillor Mike Ratcliffe declared a personal interest in this item as he had made a provisional view during the consultation in his capacity as Ward Member. Councillor Ratcliffe was present during discussion and voting on this item.

Agenda Item 10 – Joint ICT Service – Set Up Costs – Councillor Lewis Rose declared a personal interest in this item as the Council’s representative on the East Midlands Regional Improvement & Efficiency Partnership. Councillor Rose was present during discussion and voting on this item.

Agenda Item 12 – Matlock Town Centre Supplementary Planning Document – Appointment of Consultants to Advise on Delivery – Councillors Mrs Cate Hopkinson and Geoff Stevens declared a personal interest in this item as members of Matlock Town Council, a body referred to in the report. Councillor Mrs Sue Burfoot declared a personal and prejudicial interest in this item as a member of Matlock Town Council where she had made a pre-determined view. Councillors Mrs Hopkinson and Stevens were present during discussion and voting on this item. Councillor Mrs Burfoot was not present during discussion and voting on this item.

Agenda Item 13 – Homes and Communities Agency – Peak Sub Region “Single Conversation” Investment Plan – Governance – Councillor Mrs Tracy Critchlow declared a personal interest in this item as the Council’s representative on the Peak District National Park Authority, a body referred to in the report. Councillor Mrs Critchlow was present during discussion and voting on this item.

Agenda Item 14 – Village Parking Scheme – Councillor Mike Ratcliffe declared a personal and prejudicial interest in this item as a member of Wirksworth Town Council, an applicant for funding from the scheme. Councillor Ratcliffe was not present during discussion and voting on this item.

174/09 – EAST MIDLANDS REGIONAL PLAN: PARTIAL REVIEW – OPTIONS CONSULTATION

The Regional Spatial Strategy for the East Midlands was published by the Secretary of State in March 2009 and provides the broad long-term strategic development strategy for the region to 2026.

The abolition of County Structure Plans by changes made to the planning system introduced in the Planning and Compulsory Purchase Act 2004 has given the Regional Spatial Strategy a greater role in setting the strategic planning context for the District. The role of the Regional Plan is to provide a strategy within which Local Planning Authority’s planning documents can

be prepared. Furthermore, as it forms part of the 'development plan' it is also a material consideration to be taken into account on individual planning applications and appeals.

The current Regional Spatial Strategy sets out the overall level of housing provision to be distributed across the East Midlands region. Revised 2006 based household projections were issued by the Government in March 2009 and indicated that the East Midlands would be the fastest growing region in England. This significant increase in household projections had led the Department of Communities and Local Government to ask all Regional Assemblies to review their Regional Spatial Strategies to ensure that their implications are rigorously tested through a robust Partial Review process.

The East Midlands Regional Assembly Joint Housing, Planning and Transport Board had commenced a consultation on options for the Regional Plan Partial Review with the primary purpose of the Partial Review to consider key regional spatial planning issues focusing on housing, transport and climate change through to 2031.

The Partial Review sets out a range of options and questions on a number of key issues. A comprehensive list of all the consultation questions were included at Appendix 1 to the report. The main issues to be addressed by the Partial Review include:

- Planning for the impact of projected population growth on the demand for new open market and affordable housing for the period 2021 onwards
- Ensuring that transport infrastructure and services can meet the needs of a growing population in a sustainable manner
- Dealing with the causes and effects of climate change by generating more power from renewable sources and managing the potential impacts of sea level rise on the Lincolnshire Coast
- An approach to the apportionment of aggregates extraction between county areas between 2016 and 2021.

Section 2 of the report summarised the issues involved with the proposed Officer response to the consultation detailed in section 3 of the report.

It was moved by Councillor Mrs Carol Valentine, seconded by Councillor Geoff Stevens and

RESOLVED That the Officer comments contained within Section 3 of the report
(Unanimously) be endorsed as the District Council's formal response to the East Midlands Regional Assembly in respect of the East Midlands Regional Plan Partial Review – Options Consultation.

175/09 – PLANNING POLICY STATEMENT 15: PLANNING FOR THE HISTORIC ENVIRONMENT – CONSULTATION PAPER

Planning Policy Guidance Note 15: *Planning and the Historic Environment* (PPG15) and Planning Policy Guidance Note 16: *Planning and Archaeology* (PPG16) form current national policy guidance in relation to the historic environment, conservation and archaeology. PPG15 has been in operation since September 1994 and defines the relationship between planning and conservation, the role of the local planning authority in respect of the formation of conservation policy within development plans and in respect of development control related matters. It sets out controls for works affecting listed buildings and to buildings and landscapes within established Conservation Areas. PPG15 also includes advice on recording

the historic environment, the upkeep and repair of historic buildings and exemptions for certain works. Finally it includes supporting Annexes which provide more specific information relating to legislation, the main heritage bodies, listed building control procedures and guidance on alterations to listed buildings.

PPG16 Planning and Archaeology has been in operation since November 1990 and seeks to define the relationship between planning and archaeology. It provides guidance on matters relating to above and below ground archaeological works, on the handling of archaeological remains and discoveries in development plan policies and development control applications, including the weight to be given to them in planning decisions and the use of planning conditions.

In July 2009 the Government published a Consultation Paper on a new Planning Policy Statement 15: *Planning for the Historic Environment* (PPS15), its purpose being to set out national policy in relation to archaeology, historic areas, buildings and landscapes. At the same time English Heritage published a Historic Environment Planning Practice Guide which will accompany the above document and explain in more detail, how to apply the principles of the new PPS15.

The new PPS15 takes account of the commitment in the 2007 White Paper “Planning for a Sustainable Future” to streamline existing Planning Policy Guidance and Planning Policy Statements and separate out policy from guidance. Once finalised, PPS15 and the Practice Guide will be issued in parallel and will supersede the existing Planning Policy Guidance Notes 15 and 16.

Section 2 of the report summarised the issues involved with the proposed Officer response to the consultation detailed in section 3 of the report.

It was moved by Councillor Lewis Rose, seconded by Councillor Mike Ratcliffe and

RESOLVED That the Officer Comments contained within Section 4 of the report
(Unanimously) be endorsed as the formal response on behalf of the District Council to the Department for Communities and Local Government Consultation Paper on the Planning Policy Statement 15: Planning for the Historic Environment and to English Heritage on the Historic Environment Planning Practice Guide.

176/09 – CONSERVATION AREA CHARACTER APPRAISAL - MIDDLETON BY WIRKSWORTH

The Committee considered a report, which summarised the representations received in respect of the Draft Middleton by Wirksworth Conservation Area Character Appraisal and sought approval to proceed with its adoption.

At its meeting on 7 May 2009 the Committee resolved that the Draft Middleton by Wirksworth Conservation Area Appraisal be approved for a six-week period of public consultation with the results of the public consultation exercise to be reported back to the Committee. The Draft Appraisal was subject to public consultation between 11th June 2009 and 23rd July 2009.

Appendix 1 to the report summarised the representations received and provided Officer Comments and Recommendations.

As a result of comments and concerns received, changes were proposed to both the text contained within the draft Appraisal and to the proposed boundary of the Middleton by Wirksworth Conservation Area.

In order to modify the Middleton-by-Wirksworth Conservation Area boundary as shown in Appendix 2 to the report, it was recommended that the Head of Planning Services be given delegated authority to implement the necessary statutory procedures.

It was moved by Councillor Mike Ratcliffe, seconded by Councillor Albert Catt and

- RESOLVED**
(Unanimously)
1. That the Middleton by Wirksworth Conservation Area Character Appraisal be adopted in accordance with the recommendations as set out in Appendix 1 to the report.
 2. That authority be delegated to the Head of Planning Services to implement the statutory procedures necessary to amend the boundary of the existing Middleton by Wirksworth Conservation Area as set out in Appendix 2 to the report.

177/09 – CONSERVATION AREA CHARACTER APPRAISAL – CARSINGTON AND HOPTON

The Committee considered a report, which summarised the representations received in respect of the Draft Carsington and Hopton Conservation Area Character Appraisal and sought approval to proceed with its adoption.

At its meeting on 7 May 2009 the Committee resolved that the Draft Carsington and Hopton Conservation Area Appraisal be approved for a six-week period of public consultation with the results of the public consultation exercise to be reported back to the Committee. The Draft Appraisal was subject to public consultation between 28th May 9th July 2009.

As a result of the comments made no changes were proposed to the draft Appraisal or to the proposals to amend the boundary of the Carsington and Hopton Conservation Area.

In order to modify the Carsington and Hopton Conservation Area boundary as shown in Appendix 1 to the report, it was recommended that the Head of Planning Services be given delegated authority to implement the necessary statutory procedures.

It was moved by Councillor Lewis Rose, seconded by Councillor Geoff Stevens and

- RESOLVED**
(Unanimously)
1. That the Carsington and Hopton Conservation Area Character Appraisal be adopted as proposed.
 2. That authority be delegated to the Head of Planning Services to implement the statutory procedures necessary to amend the boundary of the existing Carsington and Hopton Conservation Area as set out in Appendix 1 to the report.

178/09 – JOINT ICT SERVICE – SET UP COSTS

This report was tabled as a matter of urgent business as defined in Part 3 of the Council's Constitution in that 'the decision cannot reasonably be deferred until it would be possible to

convene a meeting of the decision making body'. The Chairman of the natural committee, Community and Environment, had been consulted on the proposal.

At its meeting on 2nd April 2009 the Community & Environment Committee had given approval in principle to a joint ICT service between the Council and North East Derbyshire District Council. In order to make further progress, it was necessary to incur set-up costs estimated at £53,000, as detailed in Appendix 1 to the report, which would be met in full by a grant from the East Midlands Improvement and Efficiency Partnership (EMRIEP). However, should the joint ICT service not be achieved, there was a risk that EMRIEP would require the grant to be repaid.

In the event that EMRIEP required repayment of the grant, North East Derbyshire District Council required the Council to provide an indemnity that it would meet set-up costs from which North East Derbyshire District Council would receive no ongoing benefit. These were estimated at £38,000.

In an update to the report the Head of Organisational Development confirmed that the Council had implemented Government Connect, which was a pre-requisite to the project going ahead.

It was moved by Councillor Mike Ratcliffe, seconded by Councillor Lewis Rose and

RESOLVED That an indemnity be given to North East Derbyshire District Council
(Unanimously) that set-up costs estimated at £38,000, as detailed in the report, will be met by Derbyshire Dales District Council in the event that these are not paid by grant from the East Midlands Regional Improvement & Efficiency Partnership.

179/09 – VILLAGE HOMES FOR VILLAGE PEOPLE – AN EVALUATION OF AFFORDABLE HOUSING PROVISION IN DERBYSHIRE DALES

As part of its ongoing housing strategy programme, Derbyshire Dales District Council commissioned Oakdene Consulting to carry out an evaluation of the 13 affordable housing schemes built in 9 rural settlements between 2003 and 2007. Questionnaires were sent to residents of the new schemes, as well as to neighbours who live near each of the new homes. Discussions also took place with Parish Councils, planners, developers and housing managers who have been involved in creating the 13 new schemes covered by the research.

The research "Village Homes for Village People: An Evaluation of Affordable Housing Provision in Derbyshire Dales" sought to answer the following questions:

- Are the objectives for developing affordable housing schemes met?
- What are the benefits of such schemes for residents and neighbours?
- What impact have such schemes had on the local communities?
- Were the processes for creating them adequate and successful?
- By looking at how they have worked, can we learn any lessons to inform and influence housing and planning policies for the future?

The report presented a very positive view of the development process and satisfaction rates amongst those benefiting from the new homes was high. There were however several recommendations which the District Council would need to consider, which reflected the changing nature of provision of new homes. A copy of the executive summary of the report was attached at Appendix 1 to the report.

It was moved by Councillor Lewis Rose, seconded by Councillor Geoff Stevens and

RESOLVED That the findings of the research be noted and further reports be
(Unanimously) brought to the Committee concerning the implementation of the recommendations.

180/09 – MATLOCK TOWN CENTRE SUPPLEMENTARY PLANNING DOCUMENT – APPOINTMENT OF CONSULTANTS TO ADVISE ON DELIVERY

The Committee considered a report recommending the appointment of Consultants to advise on the delivery of development opportunities identified in the Matlock Town Centre Supplementary Planning Document and that the cost of the appointment be shared between the District Council and Matlock Town Council.

The Matlock Town Centre Supplementary Planning Document (SPD) was adopted by the District Council in November 2008. The SPD was drawn up to guide development over the next 10 - 15 years and identified a number of development opportunities within the town centre. A meeting had taken place with representatives from the Town Council in March 2009 to discuss delivery of these development opportunities, following which a letter was received advising that in principle the Town Council was keen to work with the District Council and may also be able to jointly fund related consultancy costs.

Given the impact of the recession on the development industry and the retail climate nationally and following the discussions with the Town Council's representatives it was recommended that a specialist consultancy should be appointed to provide expert advice on current/future market conditions and trends so that developers, retailers and landowners could be contacted on a more informed basis to progress the vision for Matlock Town Centre as set out in the SPD.

A further letter from Matlock Town Council was circulated at the meeting supporting the initiative.

It was moved by Councillor Mrs Tracy Critchlow, seconded by Councillor Albert Catt and

RESOLVED 1. That a specialist consultancy be appointed as indicated in
(Unanimously) sections 1.2 and 1.4 of the report with the costs to be shared equally with Matlock Town Council.

2. That the District Council's contribution of £7,500 be accommodated from within the current Capital Programme under the allowance for the Central Corridor Regeneration initiative.
3. That the resulting consultant's report be the subject of a report to a future meeting of this Committee and that it be shared with Matlock Town Council.

181/09 – HOMES AND COMMUNITIES AGENCY – PEAK SUB REGION “SINGLE CONVERSATION” INVESTMENT PLAN - GOVERNANCE

The Homes and Communities Agency (HCA) is the national housing and regeneration agency for England, with an annual investment budget of more than £5bn. The HCA, formed on 1 December 2008, is a non-departmental public body and its sponsor government department is Communities and Local Government (CLG).

By engaging local authorities in a 'Single Conversation' on all aspects of housing and regeneration, the HCA aim to connect local ambition with national targets. The 'Single Conversation' is the HCA's most important business process. In this way the HCA will agree and secure delivery at local level in support of national objectives and by working in an open and transparent way with local authorities and others.

The term 'Single Conversation' refers to its comprehensive coverage including the full range of housing, infrastructure, regeneration and community activities. It draws on the priorities for a local area as set out in key local plans and is an ongoing, evolving and dynamic process. It will always be a negotiation and have at its core, shared visions and objectives for places.

The HCA has produced a Guidance Framework entitled 'A better way to achieve positive outcomes for people and places', to set out an overview of the approach and how the process works which will be refined and developed in the light of experience of delivery in the regions over the coming months.

The most appropriate grouping of authorities for the 'Single Conversation' has been seen to be those that make up the Peak Housing Market Area. Accordingly, two initial meetings have taken place between the HCA and senior officers from Derbyshire Dales District Council, High Peak Borough Council and the Peak District National Park Authority to determine how the 'Single Conversation' can be progressed. Derbyshire County Council has also been represented at the most recent meeting. In this instance Staffordshire Moorlands District Council has indicated that it does not wish to be part of the Peak Sub Region 'Single Conversation' as it already has an action plan in place with its West Midlands partners.

The outcome of these initial meetings has been that the HCA has been impressed with the past record of successful partnership working in wider Peak District in the spheres of affordable housing and regeneration and has indicated that it would wish to see a Peak Sub Region 'Single Conversation' Investment Plan agreed and in place by 1 April 2010. The Investment Plan would focus on the next 3 years but would also look forward to future years.

The HCA had requested that regular meetings take place between now and the 1 April 2010 between its representatives and a Steering Group of senior officers from the local authorities. The Steering Group would be responsible for the compilation of background evidence and the development of the draft Peak Sub Region 'Single Conversation' Investment Plan.

The Steering Group would comprise:

HCA – Representatives as determined by HCA
Peak District National Park Authority – Chief Executive (also representing the HP&DD LSP Affordable Housing Theme Group) and one other senior officer.
High Peak Borough Council – Executive Director and the Head of Housing.
Derbyshire Dales District Council - Director of Planning and Development Services, the Director of Community Services and the Head of Housing.
Derbyshire County Council – Head of Regeneration.
Emda – tbd.

The District Council's Planning Policy Manager would also form part of the Group advising on such as the evidence base across the Sub Region. Other officers would be invited to attend the meetings from time to time to advise and assist with specific matters.

An updating report circulated at the meeting revised the suggested membership of the Steering Group as follows:

HCA – Representatives as determined by HCA
Peak District National Park Authority – Chief Executive (also representing the HP&DD LSP Affordable Housing Theme Group) and one other senior officer.
High Peak Borough Council – 2 Executive Directors, Head of Regeneration and Head of Housing.
Derbyshire Dales District Council - Director of Planning and Development Services, Director of Community Services and Head of Housing.
Derbyshire County Council – Head of Regeneration.
Emda – tbd.

It was considered that a partnership protocol needed to be established to deal with the monitoring of work in progress on the development of the Peak Sub Region 'Single Conversation' Investment Plan and the subsequent monitoring of progress and required changes once the delivery stage is entered into. The protocol would need to be agreed by all partners at inception and would cover such as the following:

- Name of the Partnership.
- Aims and Objectives.
- Membership - status of different members, termination of membership.
- Powers - those derived from respective authority and those to deliver aims.
- Roles - of individuals and authority.
- Income/Budget if any.
- Meetings - notice and frequency, quorum rules, chairing arrangements, voting etc.
- Decision making process - scope and time scales.
- Amendments to the Partnership's rules.
- Dispute mechanism.
- Exit strategy/arrangements for dissolution.

An updating report circulated at the meeting gave details of a Leaders Group, to be chaired by the Chairman of the Local Strategic Partnership, which would be used as the political steering group for the Single Conversation. The group would be comprised as follows:

- Chair of the Derbyshire Dales and High Peak Local Strategic Partnership
- Leaders and Chief Executives of the two District and Borough Councils

- Chairman of the Peak District National Park Authority
- Cabinet Member responsible for HCA matters at Derbyshire County Council
- Local Strategic Partnership Theme Group Leader on Affordable Housing

It was moved by Councillor Geoff Stevens, seconded by Councillor Lewis Rose and

RESOLVED
(Unanimously)

1. That the Peak Sub Region 'Single Conversation' Steering Group be established as described in section 1.2.1 of the main report with the revised membership as described in section 1.1 of the Updating Report.
2. That a proposed partnership protocol be prepared in discussion with the other parties involved, along the lines described in section 1.2.2 of the main report and in section 1.2 of the Updating Report, and the Head of Democratic Services be authorised to approve this following consultation with the Chair of the Committee.

182/09 – VILLAGE PARKING SCHEME

The Committee considered a report detailing requests received for Village Parking Scheme Grant assistance from Parwich Parish Council and Wirksworth Town Council.

It was moved by Councillor Lewis Rose, seconded by Councillor Tony Millward and

RESOLVED
(Unanimously)

That the maximum grant of £5,000 be allocated from the Village Parking Scheme Fund for 2009/10 to both Parwich Parish Council and Wirksworth Town Council, subject to the projects described below proceeding during the current financial year.

183/09 – LEASES – BOWLING GREEN AND SPORTS AREA (FORMER TENNIS COURTS), MATLOCK BATH

The District Council lease the Bowling Green and the Sports Area (Former Tennis Courts), both in Derwent Gardens, Matlock Bath, to Matlock Bath Parish Council. Two separate leases apply as the areas are independent of each other and are used for different purposes. The areas were shown on the plans attached as Appendix 1 to the report. Both of the leases were for a 7-year period and have expired.

Largely because of the possible implications of the Matlock Parks Project, the leases were not renewed on expiry, but Matlock Bath Parish Council has been holding over on the terms of the former lease in each case. The Matlock Parks Project has now been completed in Derwent Gardens with no changes taking place to the two areas in question. Matlock Bath Parish Council has requested that the two leases now be renewed, with longer lease terms to enable the Parish Council to access possible external funding for improvements at the 2 sites.

The suggested Heads of Terms agreed with Matlock Bath Parish were detailed in section 1.2 of the report and would be common to both leases.

The proposed terms constituted an undervalue transaction as permitted under the General Disposal Consent 2003. It was considered by the District Council's Valuer that the value of the transactions equate to rental levels of approximately £300 p.a. in each case.

As the use of the sites relates to recreation it was recommended that a Notice of Intention to dispose of the sites by way of the new leases should be advertised in the local press for two consecutive weeks and that should any objections arise, they be considered by the next available Policy Committee before the transactions proceed. Should no objections arise the transactions would proceed without further reference to Committee.

It was moved by Councillor Geoff Stevens, seconded by Councillor Tony Millward and

RESOLVED
(Unanimously)

1. That a Notice of Intention to dispose of the 2 sites by way of the new leases be placed in the local press for 2 consecutive weeks.
2. Subject to no objections arising from the Notice of Intention Matlock Bath Parish Council be granted 21-year leases on the Bowling Green and the Sports Area, in Derwent Gardens, Matlock Bath, both shown cross hatched in Appendix 1 to the report, employing the Heads of Terms included in section 1.2 of the report.
3. That should objections arise from the Notice of Intention these be referred to the next available Policy Committee for consideration of the matters arising.
4. That it be noted that these disposals constitute undervalue transactions as permitted under the General Disposal Consent 2003.

184/09 HAIG HOUSE, BAKEWELL – RELEASE OF COVENANT

The Chairman announced that this item had been withdrawn prior to the meeting.

MEETING CLOSED 7.40PM

CHAIRMAN