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LOCAL PLAN ADVISORY COMMITTEE

Minutes of a Meeting held on Wednesday 13 July 2016 in the Council Chamber, County Hall, Matlock at 6.00pm

PRESENT

Councillor Lewis Rose, OBE - In the Chair

Councillors Jason Atkin, Martin Burfoot, Albert Catt, Ann Elliott, Chris Furness, Neil Horton, Tony Morley, Garry Purdy, Mike Ratcliffe, Peter Slack and Andrew Statham.

Paul Wilson (Corporate Director), Esther Lindley (Planning Policy Manager), Mike Hase (Policy Manager) and Jackie Cullen (Committee Assistant).

Councillor Colin Swindell attended as Ward Member.
60 members of the public.

APOLOGIES

Apologies for absence were received from Councillors Tony Millward, Andrew Shirley and Jacque Stevens. Councillors Jason Atkin, Chris Furness and Neil Horton attended as Substitute Members.

The Corporate Director advised the Committee and members of the public that the District Council was still awaiting a formal response from the County Council (as statutory consultees) regarding the report on the Transport Evidence Base, as discussed at the previous meeting of this committee on Monday 11 July 2016. This was understood to be expected by 19 July, and as such the Committee would be unable to endorse the policies outlined in the report at this meeting; in particular with regard to the scale and distribution of housing developments. It was confirmed that the meeting of this Committee scheduled for 27 July would, inter alia, consider the final version of the pre-submission Local Plan and endorse the content with regard to the scale and distribution of housing developments.

In light of this it was proposed that tonight's meeting would provide an opportunity for members of the public and the Committee to express an opinion on the draft policies to enable Officers to consider refinements for presentation of the pre-submission plan on 27 July. A Special Council meeting was timetabled for 8 August at the Council Chamber, wherein the Local Plan would be formally endorsed for consultation.

116/16 – PUBLIC PARTICIPATION

In accordance with the procedure for public participation, the following members of the public addressed the meeting:

- Mr Rob Atkin made general observations on the plan and suggested specific policy revisions;
- Mrs Vicki Raynes, on behalf of Tansley Parish Council, raised concerns over settlement boundaries with reference to Policy HC1, and objected strongly to the inclusion of this policy.
- Mr Frederick Burgess requested confirmation of the percentage of area of the Derbyshire Dales that lay within the National Park and re-stated his concerns that the 'National Park Effect' had not been pursued;
- Mr Simon Haslam spoke against the inclusion of policy HC2(v) (Land at Snitterton Fields), on the basis that the adverse impact would significantly and demonstrably outweigh the benefits. Mr Haslam also recommended that policy DS9 (Land at Cawdor Quarry, Matlock) be strengthened in respect of Heritage Assets;
- Mr Peter Wild commented on the 'National Park Effect', and raised concerns over the increase in traffic that would turn onto Smedley Street if policy HC2(s) were developed. Mr Wild supported the development of a new village and queried the comments in the Officer's report indicating that there was no market demand for this type of development, and lack of evidence to support this. Mr Wild asked for the removal of policy HC2(s) from the draft local plan;
- Mr Geoff Stevens spoke against inappropriate development on the wrong sites and requested the removal of site HC2(s) from the draft local plan;
- Mr Julian Wallbank suggested that the Permanite site should be regarded separately to the Snitterton Fields site on the basis that the former was a brownfield site and the latter was a greenfield site in open countryside with heritage value, which had generated numerous objections and representations against development and should be deleted from the local plan;
- Mr Tony Symes spoke on behalf of the Snitterton Fields Campaign Group and South Darley Parish Council, and also requested that the Permanite Site be viewed as a separate entity to the Snitterton Fields site. Mr Symes suggested that development on Snitterton Fields would constitute an intrusion into the countryside and would set a precedent for developing in the countryside;
- Mr David Roberts commented that the Permanite site should be regarded separately to the Snitterton Fields site;
- Mrs Doreen Burd queried the inclusion of site HC2(k) (Land off Normanhurst Park, Darley Dale) and land behind Shand House, particularly as it transects the open corridor of the Derwent Valley floor, and the Wardell Armstrong report stated that it had high landscape significance;
- Mr David Allday commented that he had been unable to find any record of the public meeting that had been held at Highfields School earlier in the year. Mr Allday also

requested confirmation that no compulsory purchase orders would be made in respect of Normanhurst Park for access, and in respect of any sites in the final submitted local plan;

- Councillor Colin Swindell commented on land at Bridge Garage, Darley Bridge which was proposed for deletion from the draft local plan. Cllr Swindell confirmed that the owners of the site were not aware that this was proposed until publication of the Agenda, and they were very much in favour of its inclusion. This was a brownfield site and had attracted no opposition. Cllr Swindell requested Officers to contact the owners with a view to including this site in the draft local plan.

Late representations received after publication of the Agenda were circulated at the meeting.

The Corporate Director addressed some of the issues raised by speakers.

117/16– DERBYSHIRE DALES LOCAL PLAN – REVISED POLICIES

Members considered a report setting out the revised policies for consideration, following a review of the responses received to the Derbyshire Dales Draft Local Plan.

The form and content of the revised policies took account of comments received during the consultation on that plan, the updated evidence base, the advice in the National Planning Policy Framework and recent case law. It was noted that the majority of revisions made to the policies were as a result of comments received by the Environment Agency, Historic England and other key statutory stakeholders.

The revised draft Local Plan policies were attached as Appendix 1 to the report, along with the justification for the recommended changes. The Corporate Director drew Members' attention in particular to policy S5 (Development in the Countryside), which gave security to settlements in the lower tiers, and to policy S6 which stated that the revised number in paragraph 1 represented the whole Objectively Assessed Needs figure of 6,440 dwellings over the plan period.

Legislation required that plans such as the Derbyshire Dales Local Plan were subject to the preparation of a Sustainability Appraisal which considered the social, economic and environmental impacts of the policies and proposals, as well as a Habitats Regulations Assessment, to determine whether any policies or proposals contained within the plan were likely to have an adverse impact upon one or more European Designated Sites that were important for wildlife and nature conservation, and what, if any, mitigation measures should be made to the policies to offset any impact. The policies also needed to be subject to an initial Equalities Impact Assessment. These assessments could only realistically be completed once Members had considered and endorsed the policies for inclusion in the plan.

It was noted that Policy HC6 (Gypsy and Traveller Provision) had not been subject to revision. Further work was being undertaken in respect of this policy to ensure that the recommendations included in the report to this Committee on 11 July were fully addressed, and a revised policy would be presented to Council on 27 July 2016.

An additional Strategic Site Allocation policy was recommended for inclusion – DS9 (Land at Cawdor Quarry, Matlock), which allocated the site for mixed use development

comprising approximately 520 dwellings and 1 hectare of employment land, taking account of the extant planning permission and the proposed extended area.

The revised policies in Appendix 1 to the report did not take account of the conclusions of the Traffic and Transportation study, considered by this Committee on 11th July 2016. This was still subject to ongoing discussions with Derbyshire County Council as Highways Authority. Any appropriate mitigation measures would be reported to Council on 27 July 2016.

It was moved by Councillor Garry Purdy, seconded by Councillor Jason Atkin and

RESOLVED That the comments of the Local Plan Advisory Committee be taken
(unanimously) into consideration in the preparation of final Local Plan policies to be tabled at the meeting of the Local Plan Advisory Committee on 27 July 2016.

MEETING CLOSED 7.45PM

CHAIRMAN