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LOCAL PLAN ADVISORY COMMITTEE

Minutes of a Meeting held on Thursday 11 February 2016 in the Council Chamber, Town Hall, Matlock at 6.00pm

PRESENT **Councillor Lewis Rose - In the Chair**

Councillors Martin Burfoot, Albert Catt, Ann Elliott, Tony Millward, BEM, Tony Morley, Garry Purdy, Mike Ratcliffe, Andrew Shirley, Peter Slack and Andrew Statham.

Paul Wilson (Corporate Director), Mike Hase (Policy Manager), Christine Laver (Democratic Services Team Leader) and Annette Reading (Democratic & Electoral Services Assistant).

2 members of the public.

APOLOGIES

Apologies for absence were received from Councillors Jacquie Stevens and Phil Chell. Councillor Ann Elliott attended as substitute Member.

313/15 – MINUTES

It was moved by Councillor Tony Millward, seconded by Councillor Albert Catt and

RESOLVED That the minutes of the Local Plan Advisory meetings held on 18 and 20 January 2016 be approved as a correct record as amended.

Voting:

| | |
|--------------------|----|
| For | 10 |
| Against | 0 |
| Abstentions | 1 |

The minutes were signed by the Chairman.

314/15 – DERBYSHIRE DALES LOCAL PLAN – DRAFT POLICIES

On 12 January 2016 the Committee set the Objectively Assessed Need for Housing, for the Plan period 2013/2033 at 6440 and a provisional housing target, for inclusion in the Derbyshire Dales Local Plan of 5850 dwellings.

To meet the identified target at meetings on 18 and 20 January 2016 the Committee provisionally allocated 31 sites for residential development..

In order to take the Local Plan forward, a draft set of policies had been prepared for Members consideration, they were split into four topic areas to mirror the key issues identified for the Local Plan. Site specific details were not included as these were dependent upon the outcome of the ongoing assessment of sites, to be considered by the Committee on 29 February.

It was noted that, other than the Exceptions Policy, the drafts for consideration did not contain any provision in respect of Affordable Housing. Emerging changes in government policy on starter homes and the outcome of an appeal by the Department for Communities and Local Government against the decision requiring the reinstatement of 10 units in the Planning Practice Guidance would have an impact on the content of those policies and they would, therefore, be presented for consideration at the Council meeting on 16 March 2016.

The draft plans were presented under four topic headings and the Committee considered each section in turn.

Section 1 – Spatial Strategy and Strategic Policies

A five tier Settlement Hierarchy had been identified, as follows, and formed the basis for the policies within this section.

| TIER | SETTLEMENT |
|--|--|
| Tier One : Market Towns | Ashbourne Matlock Wirksworth |
| Tier Two : Local Service Centre | Darley Dale |
| Tier Three : Accessible Settlements with Limited Facilities | Brailsford Clifton Cromford Darley Bridge Doveridge Hulland Ward Matlock Bath Middleton Northwood Rowsley Sudbury Tansley |
| Tier Four : Accessible Settlements with Minimal Facilities | Bonsall Brassington Carsington Kniveton Kirk Ireton Marston Montgomery |

| TIER | SETTLEMENT |
|---|--|
| <p>Tier Five: Small Villages with a community facility</p> | <p>Bradley Ednaston Hognaston Hollington Longford Osmaston Roston Shirley Yeaveley Wyaston</p> |

Settlement Framework Boundaries would be applied to Tiers 1 – 3 and new development there would be focussed with those boundaries. Elsewhere the Policies advocated limited development through infill and consolidation of existing built up areas.

It was noted that the majority of the identified requirement for 15 hectares of employment land would probably be provided by mixed use sites.

Section 2 – Protecting Peak District Character

The Policies were designed to create well designed, socially integrated, high quality successful places where people enjoy living and working. They sought to conserve and enhance the historic character of the areas. Through a consultation exercise local residents had been asked for their key requirements for living in the District and the results were affordable homes, employment opportunities and keeping the character of the Derbyshire Dales. The policies within this section detailed how this would be achieved.

- Concerns were raised by Members about the use of “Peak District” in the title as, for many people, this was synonymous with the National Park.
- Under Climate Change, Item PD7, it was felt the reuse of buildings should be emphasised.

Section 3 – Healthy & Sustainable Communities

This section dealt with a range of housing developments, land allocations and local housing need, including the elderly and vulnerable people of whatever age. The policies highlighted the wide range of opportunities for residential development but also the need to deal with open space and recreation facilities, community facilities and services, public transport and car parking issues. The issue of gypsy pitches would be considered at Council on 16 March.

Points raised by the Committee in relation to this section were:

- H12 – it was suggested the term “agricultural dwellings” needed to be defined so as encompass both agricultural and rural businesses as farm diversification was increasing.

Councillor Slack left the meeting at 7.20pm.

Section 4 – Strengthening the Economy

This set of policies was designed to support employment development wherever possible either through expansion or intensification of existing industrial or business uses. However, the potential harm to the character and appearance of a site or its surroundings and the residential amenity of local residents would be relevant in considering such applications. The Policies encouraged proposals for redevelopment or reuse of brownfield sites. The Policies also sought to enhance the vitality and viability of town centres and other smaller centres, and the development of tourism and the extension of the cycle network.

Points raised by the Committee in relation to this section were:

- Viability and the scale of diversification needed to be clearly defined and should not be limited to agricultural enterprises.

Councillor Morley congratulated Officers for producing an intelligent and easily understandable document.

It was moved by Councillor Tony Morley, seconded by Councillor Garry Purdy and

RESOLVED
(unanimously)

1. That the Draft Local Plan policies as set out in Appendix 1 be approved.
2. That authority be delegated to the Corporate Director to make any necessary adjustments to the draft policies in response to the completion of a Sustainability Appraisal, Habitat Regulations Assessment, and initial Equalities Impact Assessment.
3. That the Draft Local Plan policies as set out in Appendix 1 be included within the Draft Derbyshire Dales Local Plan.
4. That the Revised Settlement Hierarchy be endorsed and made available on the District Council's website.

MEETING CLOSED 7.45 PM

CHAIRMAN