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## **LOCAL PLAN ADVISORY COMMITTEE**

### **Minutes of a Meeting held on Wednesday 20 January 2016 in the Council Chamber, County Hall, Matlock at 6.00pm**

#### **PRESENT**

Councillor Lewis Rose - In the Chair

Councillors Martin Burfoot, Phil Chell, Tony Millward, BEM, Tony Morley, Garry Purdy, Mike Ratcliffe, Andrew Shirley, Peter Slack, Andrew Statham and Jacquie Stevens.

Sandra Lamb (Head of Corporate Services), Paul Wilson (Corporate Director), Mike Hase (Planning Policy Manager), Esther Lindley (Senior Policy Officer), Jim Fearn (Communications and Marketing Manager) and Jackie Cullen (Committee Assistant).

Councillors Sue Burfoot and Colin Swindell attended as Ward Members, and Councillors Jason Atkin, Ann Elliott and Joyce Pawley attended as observers.

129 members of the public.

#### **APOLOGIES**

Apologies for absence were received from Councillor Albert Catt. There were no substitute Members.

Members of the public were advised that proceedings were being filmed for internal use only. Any person who objected was asked to let the Chairman know; no objections were given.

#### **283/15 – PUBLIC PARTICIPATION**

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

John Evans, Darley Dale Town Council spoke on SHLAA 241 – Land at rear of RBS, Darley Dale – spoke against the allocation of this site on the basis of previous responses to development proposals there.

Jonathan Jenkin, Agent, spoke on SHLAA 295 – Land off Hackney Lane, in support of this site being allocated for residential development.

John Imber, Agent, spoke in support of allocation of - SHLAA 303 – Land off Park Lane, Two Dales.

Jonathan Taaffe, Two Dales Resident Action Group, spoke against allocation of - SHLAA 303 – Land off Park Lane, Two Dales - Mr Taaffe suggested larger plots of land, notably farming land, be found that would accommodate a greater number of houses.

Margaret Elsworth, Resident, spoke against allocation of - SHLAA 224 – Land off Gristone Road/ Pinewood,. She read a statement on behalf of her husband, who requested that a traffic impact statement should be undertaken and commented on the existing flooding problems and topography of the site.

Anthony Corker, Resident, spoke against allocation of - SHLAA 224 – Land off Gristone Road/ Pinewood, siting run-off from the site which currently affects the properties to the south.

Margaret Elsworth, Resident, also spoke against allocation of SHLAA 225 – Land off Gritstone Road (east). She read a statement on behalf of her husband, who suggested a cap of 64 houses, as the additional traffic onto Chesterfield Road would cause problems.

Colleen Marples, Resident, spoke against the allocation of - SHLAA 225 – Land off Gritstone Road (east), advised the Committee that the previous local plan had attracted a petition with over 100 signatures against development because of wildlife, water & drainage and flooding issues.

Peter Wild, Resident, spoke against the allocation of - SHLAA 225 – Land off Gritstone Road (east) stating that the Halldale site should include more houses than suggested, and Cawdor Quarry should be utilised.

Tony Symes, Vice Chair of South Darley Parish Council spoke against the allocation of SHLAA 380 – Cawdor Quarry West on the basis of landscape character and access issues.

Rawdon Gascoigne, Agent, spoke in favour of allocation of SHLAA 380 – Cawdor Quarry West and SHLAA 384 – Former Permanite site Matlock.

Diana Dakin, Agent representing James Neville, spoke in favour of allocation of SHLAA 268 – Land at Thatchers Croft, Tansley. Mrs Dakin stated that the infrastructure was already in place, and the land was derelict and unsuitable for farming.

Vicki Raynes, Tansley Parish Council, spoke against allocation of SHLAA 268 – Land at Thatchers Croft, Tansley - on the basis that it was a greenfield site, highways issues

Rhiannon Kennion, Trustee, spoke in favour of the allocation of SHLAA 176 – Land to South of Oker, which was not recommended for allocation. Mrs Kennion believed that there had been misinformation and inaccuracies in the assessment procedure, and this site should be developed.

Councillor Colin Swindell spoke as Ward Member for Winster and South Darley in support of SHLAA 216 – Bridge Garage, Darley Dale, 435 – Halldale Quarry and 384 – Former Permanite Site, and against the inclusion of SHLAA 380 – Land West of Cawdor Quarry, siting an inaccuracy in Appendix 2 to the report, regarding the public transport assessment.

Councillor Sue Burfoot spoke as Ward Member for Matlock All Saints, against the inclusion of SHLAA 224 – Land off Gritstone Road/Pinewood Road and 225 – Land off Gritstone Road (east), on the basis of flood risk, drainage issues, access and traffic problems.

### **284/15 – DERBYSHIRE DALES LOCAL PLAN – ALLOCATION OF SITES FOR RESIDENTIAL DEVELOPMENT 2013-2033 (CENTRAL AREA)**

The Committee considered a report that identified those sites that had been submitted to the District Council for consideration and inclusion as potential sites for allocation for residential development within the Derbyshire Dales Local Plan over the period 2013-2033. It recommended that a number of sites across the Central part of the plan area be allocated in the Derbyshire Dales Local Plan for residential development to contribute towards the provisional housing target of 5,850 dwellings.

Copies of correspondence received after publication of the Agenda were distributed at the meeting.

The Senior Planning Policy Officer explained the methodology of the Strategic Housing Land Assessment that had been undertaken and had resulted in the Local Plan Housing target of 5850 dwellings, as agreed by the Committee on 12 January 2016.

The Planning Policy Manager noted that legal precedent made clear that this figure did not have to equate with the Objectively Assessed Housing need of 6440 dwellings provided that the Authority could demonstrate that relevant constraints meant that that figure was unattainable despite every effort being made to identify a suitable supply of sites.

The Planning Policy Manager also highlighted the different roles of the District Council's Local Plan Advisory and Planning Committees and pointed out that many of the issues raised in relation to the sites recommended for allocation in the Local Plan would be addressed if and when planning applications on those sites came forward for consideration by the Planning Committee. He also noted that the plans included in the agenda showed the whole of the sites that had been put forward but, in many cases, it was only a part of each site that had been assessed as suitable for development.

The Committee was told that in producing the Local Plan the District Council's officers worked with other authorities such as highways, education, the Environment Agency and health to ensure that they were aware of the proposed allocations and could incorporate them into their own planning processes with regard to future infrastructure requirements.

It was moved by Councillor Andrew Shirley, seconded by Councillor Tony Morley and

**RESOLVED** That the Matlock sites SHLAA224 - Land off Gritstone Road/ Pinewood , SHLAA225 - Land off Gritstone Road (east), SHLAA435 (unanimously\* see note below) – Halldale Quarry, Matlock, SHLAA380 – land west of Cawdor Quarry Matlock, and SHLAA384 – former Permanate Site, Matlock be provisionally allocated for residential development in the revised Derbyshire Dales Local Plan.

\*Councillors Martin Burfoot and Jacquie Stevens requested it be recorded that they did not support the draft allocation of SHLAA224 and SHLAA225 in the above resolution. Additionally, Councillor Burfoot did not support the allocation of SHLAA380..

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

**RESOLVED** That Darley Dale sites SHLAA170 – Lane off Old Hackney Lane,

(unanimously\* see note below) Darley Dale, SHLAA172 – Land off Old Hackney Lane, Darley Dale, SHLAA180 – land off Normanhurst Park, Darley Dale, SHLAA241 – Land to Rear of RBS, Darley Dale, SHLAA281 – Land at Stancliffe Quarry, Darley Dale, SHLAA295 – Land off Old Hackney Lane and SHLAA303 – Land at Park Lane, Darley Dale be provisionally allocated for residential development in the revised Derbyshire Dales Local Plan.

\*Councillors Martin Burfoot and Andrew Statham requested it be recorded that they did not support the draft allocation of SHLAA303 in the above and Councillor Mike Ratcliffe made a similar request with regard to Park Lane. resolution.

It was moved by Councillor Peter Slack, seconded by Councillor Mike Ratcliffe, and

**RESOLVED** That the Wirksworth site SHLAA269 – Land off Middleton Road and Cromford Road, Wirksworth be provisionally allocated for residential development in the revised Derbyshire Dales Local Plan.  
(unanimously)

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

**RESOLVED** That the Cromford site SHLAA160 – Slinger Mining Ltd, Haulage Depot, off Cromford Hill be provisionally allocated for residential development in the revised Derbyshire Dales Local Plan.  
(unanimously)

It was moved by Councillor Tony Morley, seconded by Councillor Tony Millward, and

**RESOLVED** That the Darley Bridge site SHLAA216 – Bridge Garage, Darley Dale – be provisionally allocated for residential development in the revised Derbyshire Dales Local Plan.  
(unanimously)

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

**RESOLVED** That Tansley site SHLAA268 – Land at Thatchers Croft, Tansley – be provisionally allocated for residential development in the revised Derbyshire Dales Local Plan.  
(Unanimously see note below\*)

\*Councillor Jacquie Stevens requested that it be recorded that she had abstained from voting on the draft allocation for residential development of this site in the Local Plan.

It was moved by Councillor Mike Burfoot, seconded by Councillor Tony Morley, and

**RESOLVED** That the Northwood sites SHLAA311 – Land at Matlock Transport site, Northwood Lane and SHLAA324 – Land at 16 Thorncliffe Avenue, Northwood be provisionally allocated for residential development in the revised Derbyshire Dales Local Plan.  
(unanimously)

**MEETING CLOSED 8.30PM**

**CHAIRMAN**