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LOCAL PLAN ADVISORY COMMITTEE

Minutes of a Meeting held on Wednesday 27 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, Neil Horton, Tony Morley, Garry Purdy, Mike Ratcliffe, Peter Slack, Andrew Statham and Jacquie Stevens.

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

Councillors Sue Burfoot and Colin Swindell attended as Ward Members.

82 members of the public.

APOLOGIES

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

130/16 – PUBLIC PARTICIPATION

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

- Mr Rodney Howlett spoke against the inclusion of site HC2(w) (Normanhurst Park) having forwarded a petition (including photographs) to Members of the Committee prior to the meeting.
- Mrs Doreen Burd spoke against the inclusion of site HC2(w) (Normanhurst Park) and requested that it be reinstated as a protected site in the middle of the Derwent Valley Corridor.
- Maresa Mellor spoke on behalf of Darley Dale Town Council and commented on the scale of increase in population that proposed development would bring, with no planned improvements to infrastructure. Ms Mellor requested that the land behind the

RBS building in Darley Dale be withdrawn from the draft plan as it had been protected for decades.

- Mr Ellsworth commented on site HC2(v) (Gritstone Road/Pinewood Road) and argued that there was no evidence of practical, feasible and cost-effective measures that would mitigate traffic congestion. Mr Ellsworth said that he had asked DCC, under the FOI, for technical information that had not been included in the Consultants' report.
- Mr Frederick Burgess, local resident, requested that site HC2(v) (Gritstone Road/Pinewood Road) be withdrawn due to the constraints that had led to previous planning refusals, and on the basis that it had received the most number of objections on any of the sites proposed in the Local Plan. Mr Burgess reiterated the constraint on the housing target that the Peak District National Park produced.
- Cllr John Evans, on behalf of the Whitworth Trust, requested that the 5 acre site owned by the Whitworth Trust be re-considered as it was within the settlement boundary and had full local support. It would ensure the Whitworth Trust would survive financially from the rental achieved from the proposed bungalows. Cllr Evans had sent a letter to the Committee prior to the meeting.
- Mr James Collins, Agent, commended Officers on the inclusion of land at the Royal Bank of Scotland, Snitterton Road, Matlock for the development of 24 dwellings.
- Mrs Sharon Briddon stated that she was pleased that site HC2(aa) (land at Snitterton Fields) had been deleted, although the revised appraisal had not yet been made public. Mrs Briddon commented on the similarity of the Gritstone Road site to the Snitterton Fields site, and requested for this reason that the former also be deleted from the draft Local Plan.
- Mr Stuart Briddon requested that site HC2(v) (Gritstone Road/Pinewood Road) be deleted from the draft Local Plan on the grounds of democracy.
- Mr Geoff Stevens advised the Committee that feelings amongst the Matlock residents were running high, and that as the DCC report had stated that no traffic mitigation was possible, site HC2(v) (Gritstone Road/Pinewood Road) should be excluded from the draft Local Plan. Mr Stevens also noted DCC's comments regarding re-distribution/re-allocation of development to alleviate congestion.
- Mr Roger Yarwood, Agent, requested that sites HC2(i) (Slinter Mining, Cromford) and HC2(j) (Land at Bridge Garage, Darley Bridge) be reinstated. Mr Yarwood also supported the inclusion of the land owned by the Whitworth Trust, Darley Dale.
- Mrs Dakin spoke against the inclusion of 15 dwellings on the lower part of site HC2(dd) (land at Tansley House Gardens) due to the impact on the green buffer area; the resultant increase in traffic along Church Street, and the lack of infrastructure.
- Mr Rob Atkin requested the deletion of HC2(v) (Gritstone Road/Pinewood Road) for various reasons, including increase in size of site; lack of consultation; severe traffic impact and resulting damage to tourism, and unfeasible flood prevention measures.

- Mrs Julie Atkin commented on the scale of site HC2(v) (Gritstone Road/Pinewood Road), which would have a significant impact on the character of the surrounding countryside. Mrs Atkin requested that this site be deleted.
- Councillor Michael Crapper, representing Matlock Town Council, advised the Committee that the Town Council had held a public meeting at which the only site to receive numerous representations, and to which the Town Council had unanimously objected, was site HC2(v) (Gritstone Road/Pinewood Road).
- Cllr Vicki Raynes, on behalf of Tansley Parish Council, queried the validity of the settlement hierarchy and settlement boundaries. Cllr Raynes argued that development at Tansley would not be sustainable, and no reassurances regarding improved infrastructure had been received. Cllr Raynes requested that the lower part of site HC2(dd) (land at Tansley House Gardens) be deleted from the Local Plan.
- Cllr Sue Burfoot spoke as Ward Member and requested the deletion of site HC2(v) (Gritstone Road/Pinewood Road), as it was totally unsustainable. It would result in extra traffic generated by 430 houses, and no site had been put forward for a new school. Cllr Burfoot requested that each Member of the Committee make known their views on this site.
- Cllr Colin Swindell spoke as Ward Member to support the Officers' recommendation that site HC2(aa) (Land at Snitterton Fields, West of Cawdor Quarry) be deleted. Cllr Swindell reiterated a previous speaker's comments that the similarities between Snitterton Fields and Gritstone Road/Pinewood Road should mean that the latter be deleted as well.
- Mr Peter Wild, local resident, spoke about the National Park effect whereby 100% of the district's housing needs would have to be met by 50% of the area. Mr Wild suggested that this matter should be raised at Government level, and to this end he formally requested that the Council contact Mrs May's new government. Mr Wild also stated that the development should be shared amongst all local authorities.

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

131/16 - MINUTES

It was moved by Councillor Albert Catt, seconded by Councillor Jason Atkin and

RESOLVED That the minutes of the Local Planning Advisory Committee held on
(unanimously) 11 and 13 July 2016 be approved as a correct record.

The Minutes were signed by the Chairman.

132/16 – INTERESTS

Councillor Andrew Statham declared a pecuniary interest in Item 5 of the Agenda – DERBYSHIRE DALES LOCAL PLAN – PRE-SUBMISSION DRAFT PLAN, with reference to site HC2(v) (Gritstone Road/Pinewood Road), as his family owned the neighbouring land. Councillor Statham was not present during the voting on this item.

133/16– DERBYSHIRE DALES LOCAL PLAN – PRE-SUBMISSION DRAFT PLAN

Members considered a report on the Derbyshire Dales Local Plan Pre-Submission Draft Plan, which together with a programme of public consultations, be agreed and recommended to Council for approval.

The Chairman advised that the Committee would consider Recommendation 1 of the Officer's report, after which Recommendations 2 and 3 would be considered together. Members of the Committee would be asked to put forward specific sites which they would like to discuss further with a view to being deleted from the Local Plan.

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

The Draft Local Plan had been revised to take into consideration representations received during the public consultation as well as the updated evidence base, resulting in some policy amendments, as detailed in the report. The revised version of the Derbyshire Dales Local Plan had been prepared for Members' consideration, and was set out in Appendix 1 to the report, and the proposed changes to the Policies Map that supported the Pre-Submission Draft Plan were set out in Appendix 2 to the report. The response from Derbyshire County Council as statutory consultee, received on 21st July 2016, was attached as Appendix 3 to the report, and had also resulted in some amendments to the Draft Local Plan.

It was noted that since the publication in April of the Derbyshire Dales Local Plan for public consultation the majority of revisions to the policies in the Pre-Submission Draft took account of comments made by the Environment Agency, Historic England and other key statutory stakeholders, as a means of strengthening the policies' compliance with the National Planning Policy Framework (NPPF).

The changes to policies and the reasons for these were detailed in Appendix 1 to the report. The Corporate Director drew Members' attention in particular to the revised Policy HC2 in respect of housing allocations, and it was recommended that the following changes be made:

- Whitelea Nursery, Tansley – New site included and allocated for 27 dwellings.
- Middlepeak Quarry, Wirksworth (Policy HC2(ff)) – Site area increased to 62 hectares and number of dwellings increased to 645 in light of further evidence received to substantiate developability and deliverability.
- Land at Bridge Garage, Darley Bridge (Policy HC2(j)) – Site Deleted (No evidence to substantiate deliverability in regard to flood risk).
- Slinger Mining, Cromford (Policy HC2(i)) – Site Deleted (No evidence to substantiate deliverability).
- Matlock Transport, Northwood (Policy HC2(z)) – Site Deleted (No evidence to substantiate deliverability).
- Land North of Main Road, Brailsford (Policy HC2(f)) – Site Deleted (No evidence to substantiate deliverability).
- Land at Royal Bank of Scotland/Bank house, Snitterton Road, Matlock – Site included and allocated for 24 dwellings.
- Land at Griststone Road/Pinewood Road, Matlock (Policy HC2(v)) – Site area extended to approx. 24 hectares to enable necessary drainage infrastructure

and open space but capacity reduced to 450 dwellings in order to reflect anticipated site capacity and infrastructure requirements.

- Land at Porter Lane, Middleton by Wirksworth (Policy HC2(y)) – Site area extended to approx. 1.53 hectares and allocation increased to 45 dwellings.
- Land at Snitterton Fields, West of Cawdor Quarry, South Darley (Policy HC2(aa)) – Site Deleted in response to revised Sustainability Appraisal assessment.
- Land at Normanhurst Park, Darley Dale (Policy HC2(n)) – Site area increased to incorporate adjacent land and capacity increased from 20 to 24 dwellings.
- Land at Old Hackney Lane, Darley Dale (Policy HC2(l) & HC2(x)) – Site combined into one allocation and number of dwellings increased from 48 to 57 to reflect evidence submitted to substantiate additional capacity.
- Land off Luke Lane, Brailsford (Policy HC2(g)) – Capacity increased to 35 dwellings to take account of recently submitted planning application.
- Land at Tansley House Gardens, Tansley (Policy HC2(dd)) – Whole site allocated for a capacity of 50 dwellings (net increase of 23 taking account of current planning permission for 27 dwellings)

Since publication of the Agenda, the capacity of site HC2(v) (Gritstone Road/Pinewood Road) had been reduced further from 450 dwellings to 430. Members also noted that the existing employment site at Alcoa (formerly Firth Rixon), Darley Dale had been added to the sites included under Policy EC2A (now Policy EC4) – Retention of Key Employment Sites.

Work in respect of the necessity of a retail impact assessment (now Policy EC7) had yet to be completed; in the event that this work recommended further changes to the threshold then this would be reported to Council on 8th August 2016.

It was moved by Councillor Albert Catt, seconded by Councillor Tony Morley,:

That the contents of the Derbyshire Dales Local Plan Pre-Submission Draft Plan as set out in Appendices 1 and 2 to this report be recommended to Council for approval.

Councillors Jacquie Sevens and Martin Burfoot requested the removal of Site HC2(v) relating to land at Gritstone Road/Pinewood Road on the grounds of wildlife protection; flood risk; cumulative traffic concerns resulting in a detrimental impact on tourism.

Councillor Mike Ratcliffe requested a recorded vote; this was seconded by Councillor Jacquie Stevens.

It was moved by Councillor Jacquie Stevens, seconded by Councillor Martin Burfoot and

RESOLVED

That the contents of the Derbyshire Dales Local Plan Pre-Submission Draft Plan as set out in Appendices 1 and 2 to this report, and including the changes set out in paragraph 2.10 of the report, be recommended to Council for approval with the exception of site HC2(v) – Land at Gritstone Road/Pinewood Road be excluded from the Pre-submission Draft Plan.

**Voting:
For**

Cllrs Councillors Jason Atkin, Martin Burfoot, Ann Elliott, Neil Horton, Mike Ratcliffe, Peter Slack and Jacquie Stevens (7)

Against Councillors Albert Catt, Tony Morley, Garry Purdy and Lewis Rose
OBE (4)
(0)

Abstentions

The Chairman declared the amendment carried.

Councillor Jason Atkin requested the removal of site HC2(n) relating to land at Normanhurst Park, Darley Dale on the grounds of adverse effect on the Derwent Valley Corridor and noise pollution.

It was moved by Councillor Jason Atkin, seconded by Councillor Andrew Statham

That the contents of the Derbyshire Dales Local Plan Pre-Submission Draft Plan as set out in Appendices 1 and 2 to this report, and including the changes set out in paragraph 2.10 of the report, be recommended to Council for approval with the exception of site HC2(n) – Land at Normanhurst Park, Darley Dale be excluded from the Pre-submission Draft Plan.

Voting:

For

Against 3

Abstentions 9

0

The Chairman declared the amendment defeated.

Councillors Jacquie Stevens and Martin Burfoot requested the removal of the lower portion of site HC2(dd) relating to land at Tansley House Gardens on the grounds that the decision relating to a previous appeal should be adhered to.

It was moved by Councillor Martin Burfoot, seconded by Councillor Jacquie Stevens and

That the contents of the Derbyshire Dales Local Plan Pre-Submission Draft Plan as set out in Appendices 1 and 2 to this report, and including the changes set out in paragraph 2.10 of the report, be recommended to Council for approval with the exception of site HC2(dd) relating to the lower portion of land at Tansley House Gardens be excluded from the Pre-submission Draft Plan.

Voting:

For

Against 3

Abstentions 9

0

The Chairman declared the amendment defeated.

Councillor Martin Burfoot requested the re-consideration for inclusion of the Whitworth Trust land off the Oker Estate, Darley Dale on the grounds that it had been inaccurately assessed and was ripe for development.

It was moved by Councillor Martin Burfoot, seconded by Councillor Peter Slack and

That the contents of the Derbyshire Dales Local Plan Pre-Submission

Draft Plan as set out in Appendices 1 and 2 to this report, and including the changes set out in paragraph 2.10 of the report, be recommended to Council for approval and that land belonging to the Whitworth Trust, off the Oker Estate, Darley Dale be reconsidered for inclusion in the Pre-submission Draft Plan.

Voting:

For
Against 2
Abstentions 10
 0

The Chairman declared the amendment defeated.

The substantive motion, as amended, was then moved by Councillor Albert Catt, seconded by Councillor Tony Morley, and it was

RESOLVED

That the contents of the Derbyshire Dales Local Plan Pre-Submission Draft Plan as set out in Appendices 1 and 2 to this report be recommended to Council for approval, including the changes set out in paragraph 2.10 of the report, but with the exception of site HC2(v) relating to land at Gritstone Road/Pinewood Road, Matlock, which is recommended for exclusion.

Voting:

For 7
Against 4
Abstentions 0

DERBYSHIRE DALES PRE-SUBMISSION DRAFT PLAN – CONSULTATION PROPOSALS

The revised Statement of Community Involvement (SCI) identified different methods the District Council would adopt to ensure that as wide a range as possible of the community and stakeholders were engaged in the planning process, as listed in the report.

It was recommended that consultation on the Derbyshire Dales Pre-Submission Draft Local Plan should run for a six-week period from 11th August 2016 to 22nd September 2016, as tabled in the report.

It was noted that the days shown in the report were incorrect, and the amended version is set out below:

Date	Events	
11 th to 18th August	Exhibition: Ashbourne Leisure Centre Reception Area – Staffed by Officers 1pm to 6pm 16 th August 2016	Tuesday 16 th August 2016; Public Meeting Elim Church, Waterside Park, Ashbourne 7pm-9pm
18th to 25th August	Exhibition: Imperial Rooms, Reception Area – Staffed by Officers 1pm to 6pm 22 nd August 2016	Monday 22 nd August 2016; Public Meeting, Sports Hall Highfield School, Matlock 7pm -9pm

25th August to 1 st September	Exhibition: Wirksworth Leisure Centre Reception Area – Staffed by Officers 1pm to 6pm 1 st September 2016	
2 nd to 22 nd September	Exhibition: Matlock Town Hall Reception Area – Unstaffed exhibition.	

In order to be considered a part of a subsequent Examination in Public (EIP), the legislation required representations to be formally lodged during the period of statutory public consultation (11th August – 22nd September). Representations submitted as part of earlier consultations could not be carried forward for consideration and must be formally lodged afresh.

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

RESOLVED
(unanimously)

1. That the consultation proposals as set out in Section 3 of the report be recommended to Council for approval.
2. That the outcome of the public consultation be reported to a future meeting of the Local Plan Advisory Committee.

MEETING CLOSED 8.20PM

CHAIRMAN