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LOCAL PLAN ADVISORY COMMITTEE

Minutes of a Meeting held on Monday 18 January 2016 in the Council Chamber, County Hall, Matlock at 6.00pm

PRESENT

Councillor Lewis Rose - In the Chair

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

Dorcas Bunton (Chief Executive), Paul Wilson (Corporate Director), Mike Hase (Planning Policy Manager), Esther Lindley (Senior Planning Policy Officer) and Chris Laver (Democratic Services Team Leader).

22 members of the public

APOLOGIES

An apology for absence was received from Councillor Phil Chell.

Members of the public were advised that the District Council was videoing the meeting for its own records.

273/15 – PUBLIC PARTICIPATION

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

Mr Neil Arbon, planning agent, spoke on behalf of the owners of site SHLAA 185 – Land at Lathkill Drive, Ashbourne – in support of the allocation and provided additional information with regard to the undetermined planning application on the site.

Mr Jonathan Jenkin, planning agent, spoke on behalf of the owners of site SHLAA 266 – Ashbourne Air Field – in support of the allocation and pointed out that, if fully developed the site could provide a quarter of the houses needed in the District over the life of the plan on a scale that would complement Ashbourne Town centre but, equally, would support and facilitate local infrastructure developments.

Mr John Chorlton, promoter, spoke in favour of the allocation of site SHLAA 233 – Land to the north of A52, Brailsford, as he considered it provided a logical extension to the village and would bring infrastructure benefits in addition to housing.

Mr Tim Deville, Chair of Doveridge Preservation Society, spoke against the allocation of SHLAA255 – land and Hall Drive, Doveridge – on the basis that it was a heritage asset that should be preserved.

Mrs Jean Holbeche, a local Resident, spoke against the allocation of SHLAA 348 – land at Sand Lane, Doveridge on the basis of the potential obtrusiveness of any development on this site and additions to road noise levels which were already considered to be high. She did not consider that Doveridge had the necessary infrastructure to support the proposed levels of development.

Mr Hayworth, a local resident, spoke against the allocation of SHLAA 208 – land off Wheeldon Way, Hulland Ward. Mr Hayworth advocated the use of brown field site, preferably around the District's market towns to meet the plan target.

Mr Baxter, Chair of Biggin Parish Council spoke against the allocation of site SHLAA 322 – Land at Dog Lane, Hulland – on the basis that cumulative developments could result in an additional 100 houses in a village of, currently, 300 properties. He considered that an additional 35 properties would be sustainable.

Mr Jon Millhouse, planning agent, spoke on behalf of the owners of SHLAA 322 – land at Dog Lane, Hulland. He provided an update on the progress of a current planning application relating to this site.

Mr Tom Goodall, spoke in support of SHLAA 177 (not recommended for allocation). Mr Goodall felt that the criteria used to determine allocations had been applied inconsistently and noted that the allocations represented a shortfall in relation to the objectively assessed need. He felt that some of the rejected sites could have been included to address this shortfall.

274/15 – MINUTES

It was moved by Councillor Jacquie Stevens, seconded by Councillor Garry Purdy and

RESOLVED That the minutes of the Local Plan Advisory meeting held on 12
(unanimously) January 2016 be approved as a correct record.

The Minutes were signed by the Chairman.

275/15 – DERBYSHIRE DALES LOCAL PLAN – ALLOCATION OF SITES FOR RESIDENTIAL DEVELOPMENT 2013-2033 (SOUTHERN AREA)

The Committee considered a report that identified the 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. A number of these sites, across the southern part of the Derbyshire Dales area, were recommended for inclusion in the Local Plan as sites for residential development to contribute towards the provisional housing target of an additional 5850 dwellings in the period 2013 – 2033.

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.

The Committee wished to record its thanks and congratulations to the Officers concerned for the thorough and painstaking nature of the assessments that had been undertaken in order to identify appropriate sites for residential development.

The Committee considered each of the recommendations in the report separately.

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

RESOLVED That Ashbourne sites SHLAA 185 (land at Lathkill Drive Ashbourne),
(unanimously – SHLAA204 (Former Mirage Hotel, Derby Road, Ashbourne) SHLAA
see note below*) 266 (Land at Ashbourne Airfield) and SHLAA 313 (Land off
Cavendish Drive, Ashbourne) be provisionally allocated for residential
development in the revised Derbyshire Dales Local Plan

*Councillor Tony Millward asked that it be noted that he wished to record an abstention in relation to the site at Ashbourne Airfield.

It was moved by Councillor Garry Purdy, seconded by Councillor Albert Catt and

RESOLVED That Brailsford sites SHLAA 233(Land to the north of A52, Brailsford),
(unanimously) SHLAA 235(land to north of Main Road and adjacent to Alley Walk,
Brailsford) and SHLAA278 (Land off Luke Lane, Brailsford) be
provisionally allocated for residential development in the revised
Derbyshire Dales Local Plan

It was moved by Councillor Albert Catt, seconded by Councillor Garry Purdy and

RESOLVED That Doveridge sites SHLAA 179 (Former garage, Cavendish
(unanimously) Cottage, Doveridge), SHLAA255 (Land at Derby Road, Hall Drive,

Doveridge) and SHLAA 348 (land at Sand Lane, Doveridge) be provisionally allocated for residential development in the revised Derbyshire Dales Local Plan

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

RESOLVED That Hlland Ward sites SHLAA 208 (land off Wheeldon Way, Hulland Ward), SHLAA254 (land east of Ardennes, Hulland Ward) and SHLAA 322 (land off A517 and Dog Lane, Hulland Ward) be provisionally allocated for residential development in the revised Derbyshire Dales Local Plan
(unanimously)

MEETING CLOSED 7.37PM

CHAIRMAN