

AGENDA SUPPLEMENT

LATE REPRESENTATIONS

Please find below the representations received under Public Participation for the meeting of **Planning Committee Committee**, on **Tuesday, 12 July 2022** at **6.00 pm** at **Council Chamber, Town Hall, Matlock, DE4 3NN**.

This information is available free of charge in electronic, audio, Braille and large print versions, on request.

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Item 4

PLANNING COMMITTEE 12th JULY 2022 CORRESPONDENCE RECEIVED AFTER PREPARATION OF THE AGENDA

ITEM 5.1 ERECTION OF SINGLE STOREY PUMPHOUSE IN ASSOCIATION WITH NEW FIRE SPRINKLER SYSTEM, THE INSTALLATION OF 2NO. WATER STORAGE TANKS AND RELATED WORKS INCLUDING THE RELEVANT DEMOLITION OF A TOILET BLOCK BUILDING IN A CONSERVATION AREA AT JOHN SMEDLEY LIMITED, LEA MILLS.

Teresa Hitchcock has notified the LPA that a call in request has been made to the Secretary of State for determination at national level. The Planning Casework Unit of the Department for Levelling up, Housing and Communities are aware of the request and that the application is due to be determined at Planning Committee on the 12th July and advise the LPA not to issue the decision notice until such time as the SOS has considered whether it would be appropriate to call the application in. Delegated agreement is thus required as follows:

Authority be delegated to the Development Manager, to approve the application subject to conditions following confirmation from the Secretary of State that they do not wish to call in the application in for consideration by the end of the week commencing the 18th July 2022.

ITEM 5.6 DEMOLITION OF EXISTING DWELLING AND ERECTION OF A REPLACEMENT DWELLINGHOUSE (RESUBMISSION) AT NETHER HILLSIDE FARM, BIGGIN, ASHBOURNE.

A representation has been received from Kate Chubb and it is summarised below.

The original Georgian farmhouse ought to be preserved and enhanced, not razed just because VAT is not payable on new builds.

At no 80 of NPPF "Planning policies should avoid the development of isolated homes in the countryside unless one of 5 exceptions apply". Not one single exception applies.

The numerous car parking spaces show that carbon and climate change is not being addressed. Far from it. How do we know that all vehicles are carbon free and all visitors' cars too? Unless applications can demonstrate biodiversity net gain, they ought to be refused.

Huge swathes of fenestration due south, (like a light house or oil rig) will send wildlife, flora and fauna as far away as it can get. The light pollution will therefore quietly decimate a large area.

The justification to demolish the original Georgian farmhouse is absurd. Most Georgian structures do not comply with modern building regs either! Preservation of the original Georgian Farmhouse (which is fine) along with the original Georgian fireplace in uniquely distinctive Derbyshire stone ought to be left in tact. (NPPF chapter 16

Another absurdity: The report says the original Georgian farmhouse can be obliterated because it is "outside any framework boundary" as if again, it was the Georgians who were mistaken. The official address at Nether Hillside Farm is very much Biggin-based. Planners are completely wrong to arbitrarily conclude (like Colonial field Marshalls dividing up countries) who does or does not belong to which community. It is not their decision or call.

The application architects hope that the area is insensitive to change, obviously, but if we look at Kirk Ireton's Neighbourhood Plan we see a chapter called "Policy P2 Protecting Views" and in the examiner's report, (pp13) he says, "it is evident that the situation of Kirk Ireton on high ground means that long-distance views assume a particular significance". This would include Nether Hillside Farm, "on high ground" and a mere mere 3 fields away from Kirk Ireton.

The new building is not on the original footprint but situated to cause as much light pollution as possible.

OFFICER RESPONSE

The original farmhouse is later 18th Century and in the early 1980s the Government initiated a major national re-survey of historic buildings in England and during the re-survey all historic buildings were considered and those worthy of statutory listing were included on the national heritage list for England. For the outcomes of the national re-survey this building was not included on the national list. All other comments have been addressed in the committee report.

An additional condition is required that reads:-

Prior to first occupation or use of the hereby approved dwellings a scheme of measures to mitigate the effects of and adapt to climate change at the site and associated timetable shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall thereafter be carried out in accordance with the approved details.