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Monday, 2 October 2023

To All Councillors:

As a Member or Substitute of the **Planning Committee**, please treat this as your summons to attend a meeting on **Tuesday, 10 October 2023 at 6.00 pm** in the **Council Chamber, Town Hall, Matlock, DE4 3NN**

Yours sincerely,

Paul Wilson
Chief Executive

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

For assistance in understanding or reading this document or specific information about this Agenda or on the “Public Participation” initiative please call the Committee Team on 01629 761133 or email committee@derbyshiredales.gov.uk

AGENDA

SITE VISITS: Attached to the agenda is a list of sites the Committee will visit (**by coach**) on **Monday, 9 October 2023**. A presentation with photographs and diagrams will be available at the meeting for all applications including those visited by the Committee.

1. APOLOGIES FOR ABSENCE

Please advise the Democratic Services Team on 01629 761133 or email committee@derbyshiredales.gov.uk of any apologies for absence.

2. APPROVAL OF MINUTES OF PREVIOUS MEETING (Pages 9 - 20)

12 September 2023

3. INTERESTS

Members are required to declare the existence and nature of any interests they may have in subsequent agenda items in accordance with the District Council's Code of Conduct. Those interests are matters that relate to money or that which can be valued in money, affecting the Member, her/his partner, extended family and close friends. Interests that become apparent at a later stage in the proceedings may be declared at that time.

4. PUBLIC PARTICIPATION

To provide members of the public **who have given prior notice** (by no later than 12 Noon on the working day prior to the meeting) with the opportunity to express views, ask questions or submit petitions relating to planning applications under consideration. Representations will be invited immediately before the relevant item of business/planning application is discussed. Details of the Council's Scheme are reproduced overleaf. To register to speak on-line, please click here [Speak at Planning Committee](#). Alternatively email: committee@derbyshiredales.gov.uk or telephone 01629 761133.

5. APPLICATIONS FOR DETERMINATION

Please note that for the following items, references to financial, legal and environmental considerations and equal opportunities and disability issues will be embodied within the text of the report, where applicable.

5.1. APPLICATION NO. 23/00787/FUL (Pages 21 - 28)

Alterations to windows and doors (re-submission) at 2 Birchwood Moor Court, Roston, Ashbourne, Derbyshire, DE6 2EJ.

5.2. APPLICATION NO. 20/00308/REM (Pages 29 - 84)

Approval of reserved matters for the erection of 196 no. dwellings, a café/restaurant (A3 Use) and 4no. Commercial Units (B1 Use) (outline planning application 14/00541/OUT) at Hall Dale Quarry, Matlock Spa Road, Snitterton, Matlock.

5.3. APPLICATION NO. 22/01371/FUL (Pages 85 - 140)

Mixed use development comprising of 24 no. dwellinghouses and 1535m² of commercial (Use Class E) floorspace at Hall Dale Quarry, Snitterton Road, Snitterton, Matlock.

5.4. APPLICATION NO. 23/00535/FUL (Pages 141 - 162)

Erection of 27 no. affordable dwellinghouses, open space, landscaping, highway improvements and associated works at Land North of Old Hackney Lane, Hackney, Matlock.

5.5. APPLICATION NO. 23/00363/FUL - APPLICATION WITHDRAWN

Erection of 41no. dwellinghouses including garages, provision of public open space, green infrastructure and access at Land to rear of Farm Cottage, Old Hackney Lane, Hackney.

5.6. APPLICATION NO. 22/00855/FUL (Pages 163 - 208)

Erection 11 no. dwellings within castle grounds, conversion of existing outbuildings and gatehouse to form 7no.dwellings, reconstruction of gatehouse to form 2no.dwellings, erection of orangery and covered parking area at Riber Castle, Riber Road, Riber, Matlock

5.7. APPLICATION NO. 22/00856/LBALT (Pages 209 - 226)

Alterations in association with conversion of outbuildings to dwellings and reconstruction of gatehouse to form dwelling at Riber Castle, Riber Road, Riber, Matlock.

5.8. APPLICATION NO. 22/00460/FUL (Pages 227 - 240)

Change of use of agricultural field for use as a driver training facility for excavators and conversion of mobile chicken shed to form classrooms at Brooklands House, Grove Lane, Doveridge, Derbyshire, DE6 5PB.

5.9. APPLICATION NO. 23/00832/OUT (Pages 241 - 252)

Outline planning application for the erection of up to 3no. dwellinghouses with approval being sought for access (resubmission) at Land to the West Side of Derby Lane, Ednaston, Derbyshire.

5.10. APPLICATION NO. 23/00830/FUL (Pages 253 - 266)

Demolition of 1no. dwellinghouse and erection of 4no. apartments with associated parking and access at 82 Oker Avenue, Darley Dale, Derbyshire, DE4 2GP.

5.11. APPLICATION NO. 23/00759/FUL (Pages 267 - 276)

Conversion and alteration of attached outbuilding and installation of new and replacement roof lights at 31 Bank Road, Matlock, Derbyshire.

6. APPEALS PROGRESS REPORT (Pages 277 - 290)

To consider a status report on appeals made to the Planning Inspectorate.

Members of the Committee: David Burton (Co-Chair), Peter O'Brien (Co-Chair), Sue Burfoot (Vice-Chair)

Robert Archer, John Bointon, Neil Buttle, Peter Dobbs, Nigel Norman Edwards-Walker, David Hughes, Stuart Lees, Laura Mellstrom, Dermot Murphy, Peter Slack, Mark Wakeman and Nick Whitehead

Nominated Substitute Members:

Substitutes – Councillors Anthony Bates, Geoff Bond, Kelda Boothroyd, Marilyn Franks, Gareth Gee, Dawn Greatorex, Andy Nash, Roger Shelley and Nick Wilton

SITE VISITS

Members are asked to convene outside Reception, at the front entrance of the Town Hall, Matlock at **9:50am prompt** on **Monday, 9 October 2023**, before leaving **(by coach)** at **10:00am** to visit the sites as detailed in the included itinerary.

COMMITTEE SITE MEETING PROCEDURE

The purpose of the site meeting is to enable the Committee Members to appraise the application site. The site visit is not a public meeting. No new drawings, letters of representation or other documents may be introduced at the site meeting. The procedure will be as follows:

1. A coach carrying Members of the Committee and a Planning Officer will arrive at the site as close as possible to the given time and Members will alight (weather permitting)
2. A representative of the Town/Parish Council and the applicant (or representative can attend.
3. The Chairman will ascertain who is present and address them to explain the purpose of the meeting and sequence of events.
4. The Planning Officer will give the reason for the site visit and point out site features.
5. Those present will be allowed to point out site features.
6. Those present will be allowed to give factual responses to questions from Members on site features.
7. The site meeting will be made with all those attending remaining together as a single group at all times.
8. The Chairman will terminate the meeting and Members will depart.
9. All persons attending are requested to refrain from smoking during site visits.

PUBLIC PARTICIPATION

Members of the public may make a statement, petition or ask questions relating to planning applications or other agenda items in the non-exempt section of an agenda at meetings of the Planning Committee. The following procedure applies.

- a) Public Participation will be limited to one hour per meeting, with the discretion to extend exercised by the Committee Chairman (in consultation) in advance of the meeting. On line information points will make that clear in advance of registration to speak.
- b) Anyone wishing to make representations at a meeting must notify the Committee Section before Midday on the working day prior to the relevant meeting. At this time they will be asked to indicate to which item of business their representation relates, whether they are supporting or opposing the proposal and whether they are representing a town or parish council, a local resident or interested party.
- c) Those who indicate that they wish to make representations will be advised of the time that they need to arrive at the meeting venue so that the Committee Clerk can organise the representations and explain the procedure.
- d) Where more than 2 people are making similar representations, the Committee Administrator will seek to minimise duplication, for instance, by establishing if those present are willing to nominate a single spokesperson or otherwise co-operate in the presentation of their representations.
- e) Representations will only be allowed in respect of applications or items which are scheduled for debate at the relevant Committee meeting,
- f) Those making representations will be invited to do so in the following order, after the case officer has introduced any new information received following publication of the agenda and immediately before the relevant item of business is discussed. The following time limits will apply:

Town and Parish Councils	3 minutes
Objectors	3 minutes
Ward Members	5 minutes
Supporters	3 minutes
Agent or Applicant	5 minutes

At the Chairman's discretion, the time limits above may be reduced to keep within the limited one hour per meeting for Public Participation.

- g) After the presentation it will be for the Chairman to decide whether any points need further elaboration or whether any questions which have been raised need to be dealt with by Officers.
- h) The relevant Committee Chairman shall exercise discretion during the meeting to rule out immediately any comments by participants that are not directed to genuine planning considerations.