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LOCAL PLAN ADVISORY COMMITTEE

Minutes of a Meeting held on Wednesday 22 June 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, Chris Furness, Neil Horton, Mike Ratcliffe, Andrew Statham and Jacquie Stevens.

Paul Wilson (Corporate Director), Mike Hase (Planning Policy Manager) and Jackie Cullen (Committee Assistant).

Councillor Colin Swindell attended as an observer.
76 members of the public.

APOLOGIES

Apologies for absence were received from Councillors Tony Millward, Tony Morley, Garry Purdy and Andrew Shirley. Councillors Jason Atkin, Chris Furness and Neil Horton attended as Substitute Members.

75/16 – PUBLIC PARTICIPATION

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

- Mr Rob Atkin, Petitioner, presented a petition against the proposed inclusion of Site HC2(v) in the draft Local Plan. Mr Atkin commented on the use of Survey Monkey with regard to residents with no access to the internet, and he supported the proposal to create a new village in the south of the district, urging Officers to submit an expression of interest prior to the deadline.
- Mr Tony Symes, South Darley Parish Council, commented on HC2(aa) (Snitterton) as it had presented one of the worst assessment results and should therefore not be included in the SHLAA.
- Mr John Tresadern, Patient Participation Group at Lime Grove Medical Centre, read a statement prepared by the GPs at Lime Grove and Imperial Road. This relayed their concerns regarding a proposed increase in population of around 4,000 people where capacity did not exist to cater for this number. Mr Tresadern proposed that open

discussions with practices and relevant parties were undertaken regarding any capital investment required prior to increasing the number of patients in the area.

- Mrs Doreen Burd, Resident, commented on HC2(n)– Normanhurst Park. Mrs Burd made reference to the density of development proposed and protection of the wildlife corridor, trees and access.
- Mr Rodney Howlett, Resident, also commented on HC2(n)– Normanhurst Park, in relation to its proximity to the Peak Rail line and the resulting pollution and noise. Mr Howlett had sent photographs via email to all Members prior to the meeting, and requested the removal of this site from the draft Local Plan.
- Mr Peter Wild, Resident, spoke against the inclusion of Pinewood Road and Gritstone Road, Matlock and queried whether the estimated growth forecast of 8.4% in 20 years may be over-estimated, in which case some sites may not be needed. Mr Wild requested that greenfield sites be put on hold, in particular HC2 (v), and commented on the development work that had already commenced on this site, such as surveys, when the plan had not yet been finalised.
- Mrs Sharon Briddon, Resident, commented on the Local Plan, with reference to the fact that Halldale Quarry had half the proposed development suggested for HC2. Mrs Briddon supported the new village proposition, and advised that Government funding and expert advice were available in support of this. Mrs Briddon stated that she had requested copies of correspondence between Darley Dale Town Council and developers under the FOI but had been advised that this was not available.
- Mr Frederick Burgess, Resident, commented on the Local Plan. Mr Burgess requested that in light of the proposed increase in development at Wirksworth Quarry, Gritstone Road should be removed from the plan.
- Mrs Vicky Raynes, Tansley Parish Council, spoke against the inclusion of Tansley House Gardens; the lack of CIL and thus funds for essential infrastructure; the lack of consultation with the Parish Council; and the importance of a road crossing along the A615, especially in light of the recent fatality.

76/16– MINUTES

It was moved by Councillor Jacquie Stevens, seconded by Councillor Albert Catt and

RESOLVED That the minutes of the Local Plan Advisory meeting held on 29
(unanimously) February 2016 be approved as a correct record.

The Minutes were signed by the Chairman.

77/16 – DERBYSHIRE DALES LOCAL PLAN – DRAFT PLAN CONSULTATION

The Committee considered a report summarising the responses received during the six-week period of public consultation (7th April to 19th May 2016) on the Derbyshire Dales Draft Local Plan, a copy of which was made available through various media. A series of public exhibitions was held, as outlined in the report, at which Officers from the District Council were in attendance to answer questions from members of the public; public meetings were held, attended by approximately 300 people; and a seminar for Parish

Councillors and Parish Clerks was held on 13th April 2016, attended by a total of 23 people.

A total of approximately 2,600 comments were received from around 800 individuals and organisations (including statutory agencies, landowners, developers and their agents) in respect of all aspects of the Derbyshire Dales Draft Local Plan, both through the online survey and by letter or e-mail. Appendix 1 to the report set out the combined levels of support and objection to individual policies in the Derbyshire Dales Draft Local Plan. The key issues raised during the public consultation on the Draft Local Plan were outlined in the report, chapter by chapter, with a detailed summary of the representations set out in Appendix 2 to the report.

Concerns raised included the level of provision of affordable housing; the allocation of a Gypsy and Traveller site at Watery Lane, Ashbourne; the future mix of new housing to meet the future needs of residents of Derbyshire Dales; consideration of the out-dated evidence for the open space standards included in Policy HC13, which Members were advised was currently in the process of being procured; inadequacy of public transport and car parking facilities.

With regard to the Gritstone Road site, concerns were raised about the proposal by the agents to extend the proposed allocation in order to deliver the requirements of the Highways Authority for a link road through the site and in order to ensure viability of the number of units for development. The Corporate Director advised Members that a recommendation on whether to increase the allocation for Middle Peak Quarry, Wirksworth, would be made to Members at a future meeting of this Committee. Concern was also raised about healthcare facilities which were considered inadequate for the proposed developments in various sites. The Corporate Director advised that notwithstanding future discussions with CCGs and surgeries, CCGs were not necessarily of the view that new or extended GP facilities would be necessary – it may mean instead longer working hours, weekend working, etc.

It was acknowledged that every strategic site would require some degree of improvement to infrastructure, and to this end discussions were being held with CCGs, education authorities, transport authorities etc. It was noted that Historic England had raised a few detailed points about the consistency of the policy to the guidance within the NPPF. These were subject to ongoing discussions and would be reported to a future meeting of this Committee. With regard to Strategic Site Allocations, an objection had been made by the Environment Agency about the capacity at the Ashbourne Sewage Treatment Works to accommodate development serving it. The Policy Manager advised that negotiations were ongoing with STW in this regard.

Additionally assessment work was on-going on a number of new sites identified as having the potential for allocation for residential development in the Local Plan, as well as the new evidence submitted in respect of sites previously not considered to be suitable for allocation in the Local Plan. Members were reminded that any new sites identified would be subject to the same assessment criteria as current sites, with consideration given to viability. Any such sites would be brought back to this Committee for discussion. Any planning approvals granted before publication of the Local Plan would not necessarily result in the removal of some other sites from the Local Plan, as the District Council still had a shortfall and was required to meet its housing requirements.

There were a number of elements of the evidence base that were currently being finalised; the outcomes of these were likely to influence the Officer recommendations in respect of the policies and proposals to be included within the Local Plan. As such the conclusions and recommendations would be reported to the meeting of this Committee on 11th July 2016.

Once the review of policies, the updated evidence base and the site assessment work had been completed a revised Derbyshire Dales Local Plan would be prepared, which would form the basis of the Local Plan to be submitted to the Secretary of State. This would be presented to the meeting of this Committee on 13th July 2016.

It was moved by Councillor Chris Furness, seconded by Councillor Jason Atkin and

RESOLVED That the Committee note the responses received to the Derbyshire
(unanimously) Dales Draft Local Plan and that the responses received be taken into consideration as part of the ongoing plan preparation process.

78/16 - DERBYSHIRE DALES LOCAL PLAN – DUTY TO COOPERATE UPDATE

Members considered an update on the current position with regard to the District Council's obligations in relation to the Duty to Co-operate.

The Council had a duty to co-operate with prescribed bodies as listed in the report, and cooperate with D2N2 (the Derby and Derbyshire, Nottingham and Nottinghamshire LEP), the Sheffield City Region LEP and the Lowland Derbyshire & Nottinghamshire LNP, was a part of the Local Plan preparation process. It was considered that through the on-going nature of the dialogue with the various statutory agencies during the preparation of the Local Plan the requirements of the Duty to Co-operate were currently being met.

The evidence from the SHLAA indicated that there were insufficient sites in suitable locations to meet the OAN, and to release additional land for housing would have a significant impact upon the high quality environment of the plan area. As such the Derbyshire Dales Draft Local Plan identified a shortfall of 425 dwellings against the identified Objectively Assessed Need.

Consequently under the auspices of the Duty to Cooperate the Corporate Director and the Chair of the Committee wrote to the Head of Planning and Leaders of the neighbouring and nearby local planning authorities to determine the extent to which any were able to accommodate some of the identified shortfall. Similarly, discussions with the Peak Park were on-going regarding the scope of increased housing within the protected areas resulting in the 'National Park Effect'.

At the current time, no local planning authorities had indicated they could accommodate any additional dwellings and contribute to meeting the identified shortfall. The latest responses from local planning authorities on accommodating any part of the shortfall were tabled in the report.

The District Council was required to submit a statement which set out how it considered it has complied with the requirements of the Duty Co-operate. The preparation of this statement was on-going and was continually being updated to reflect the latest situation.

It was moved by Councillor Jacquie Stevens, seconded by Councillor Chris Furness and

RESOLVED That the Committee notes the current position with regards to the
(unanimously) District Council's obligations in relation to the Duty to Co-operate.

MEETING CLOSED 7.41PM

CHAIRMAN