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## **LOCAL PLAN ADVISORY COMMITTEE**

**Minutes of a Meeting held on Monday 29 February 2016 in the Council Chamber, Town Hall, Matlock at 6.00pm**

### **PRESENT**

Councillor Lewis Rose, OBE - In the Chair

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

Paul Wilson (Corporate Director), Mike Hase (Policy Manager), Esther Lindley (Senior Policy Officer) and Jackie Cullen (Committee Assistant).

17 members of the public.

### **APOLOGIES**

Apologies for absence were received from Councillor Peter Slack. Councillor Joyce Pawley attended as Substitute Member.

### **327/15 – PUBLIC PARTICIPATION**

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

Mr Keith Maris spoke regarding SHLAA 324 – Land at 16 Thorncliffe Avenue, Northwood. Mr Maris suggested that based on the Highways Authority report, it was possible for improvements to be made regarding access and he supported the inclusion of SHLAA303 for residential development on this basis .

Mrs Vicky Raynes, Tansley Parish Council, spoke regarding SHLAA 467 – Land at Tansley House Gardens, Tansley. Mrs Raynes stated that the Parish Council objected to the use of the bottom half of the field due to the adjacent conservation area; concerns regarding a sufficient buffer zone to protect the historic landscape; and she queried the constraints brought by a 3<sup>rd</sup> party landowner which could lead to access problems.

Mr Ian Spencer, local resident, also spoke regarding SHLAA 467 citing the environmental impact that any development would have, together with inconsistencies and contradictions

within the Officers' assessment methodology. Mr Spencer also asked why the site at Whiteleas Nursery had not been put forward for residential development.

Mr Neil Beards, Estate Manager, Tarmac Trading Ltd, spoke regarding SHLAA 473 – Land at Middle Peak Quarry, Wirksworth. Mr Beards supported the inclusion of this site.

Mr Roger Yarwood commented on concerns about the Policies with particular reference to the housing allocations, employment provisions and gypsies and travellers.

Mr Frederick Burgess, local resident, spoke regarding the draft Local Plan Policies, with particular reference to the removal of the site at Gritstone Way, Matlock. Mr Burgess drew the Committee's attention to the Inspector's report following the 1991 appeal.

### **328/15 – MINUTES**

It was moved by Councillor Tony Millward BEM, seconded by Councillor Albert Catt and

**RESOLVED** That the minutes of the Local Plan Advisory meeting held on 11  
(unanimously) February 2016 be approved as a correct record.

The Minutes were signed by the Chairman.

### **329/15 – INTERESTS**

Councillor Tony Millward, BEM, declared a pecuniary interest in the following items as a close member of his family lived on the edge of Ashbourne Airfield and was a strong objector: Policies EC1A, EC2A, HC2(c), HC6, DS1 and DS8. Councillor Millward was not present for discussion and voting on these items.

Councillor Joyce Pawley declared a pecuniary interest in Policy HC6: Watery Lane Traveller Site as she had an allotment on the adjacent land. Councillor Pawley was not present for discussion of and voting on this item.

### **330/15 – DERBYSHIRE DALES LOCAL PLAN – ALLOCATION OF SITES FOR RESIDENTIAL AND EMPLOYMENT LAND DEVELOPMENT 2013-2033**

The Committee considered a report on additional sites that had been submitted to the District Council for consideration and allocation for residential development within the Derbyshire Dales Local Plan over the period 2013-2033. The report also outlined draft planning policies in respect of provision for Gypsies and Travellers, employment land allocations and strategic development sites.

The Policy Manager reminded Members that at the meeting held on 12 January 2016, an Objectively Assessed Need for Housing (OAN) of 6,440 dwellings had been identified; and as a consequence of the recommendations in the report Policy SA6 now identified a new plan target of 6,015. In order to assess the overall quantum of sites that may be considered for inclusion within the Local Plan, a revised Strategic Housing Land Availability Assessment (SHLAA) had been undertaken, to establish realistic assumptions about the availability, suitability and economic viability of land to meet an identified housing need over the plan period.

A number of additional sites had been submitted to the District Council after the conclusion of the Strategic Issues consultation. An assessment of these additional 41 sites had now been completed, the findings of which were set out in the report.

In addition to the assessment work set out in Appendices 1 and 2, the Council had appointed ‘ClearLead Consulting’ to undertake an initial Sustainability Appraisal and Habitat Regulation Screening of all of those sites that “passed” Stage B; the findings of this assessment had been taken into consideration, and those additional sites (>10 dwellings) which were recommended for provisional allocation for residential development within the Derbyshire Dales Local Plan for the period 2013-2033 were set out in Table 2 below:

Site Reference	Site Address	Settlement	Site Area (Ha)	Capacity
SHLAA479	Land at Luke Lane/Mercaston Lane	Brailsford	3.35ha	47
SHLAA471	Land to the North of Porter Lane, East of Main Street	Middleton by Wirksworth	1.16ha	24
SHLAA 473	Land at Middle Peak Quarry	Wirksworth	72ha	220
SHLAA467	Land at Tansley House Gardens	Tansley	1.09ha	15
			<b>Total</b>	<b>306</b>
			<b>No. of Sites</b>	<b>4</b>

**Table 1 – Proposed Additional Housing Land Allocations**

A detailed evaluation of each of the above sites was set out in Appendix 2 to the report, and a detailed map of each site was attached at Appendix 4 to the report. A summary description was outlined in the report.

During discussion of the proposed inclusion of SHLAA 467 – Land at Tansley House Gardens, it was noted that the Corporate Director had recently received correspondence from the property owner adjacent to Whiteleas Nursery, Tansley, advising that he had now secured agreement with the developer regarding access. This had been too late to present at this meeting; however it could be considered during the consultation process in April, and Members would have an opportunity to consider this site.

It was moved by Councillor Lewis Rose, OBE, seconded by Councillor Albert Catt and

**RESOLVED** (unanimously) 1(a) That the Committee provisionally allocate sites SHLAA479, SHLAA471 and SHLAA473 for residential development in the revised Derbyshire Dales Local Plan.

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

**RESOLVED** 1(b) That the Committee provisionally allocate site SHLAA467 for residential development in the revised Derbyshire Dales Local Plan.

**Voting:**

**For** 8  
**Against** 3  
**Abstentions** 0

**DERBYSHIRE DALES HOUSING LAND PROVISION 2013-2033**

Members considered an update on allocations made previously, as matters had progressed since the January meetings. The affected sites were as follows:

SHLAA 208 Land off Wheeldon Way, Hulland Ward

Appeal decision: Granted, therefore the site could be confirmed for allocation.

SHLAA303 Land at Park Lane, Darley Dale

Appeal decision: dismissed. This site would be removed from the list.

SHLAA 324 Land at 16 Thorncliffe Avenue, Northwood

The key issue regarding this site was access; however it was possible that further discussions between the landowner and the Highway Authority may result in this site being reconsidered at a later stage.

Having regard to the above decisions, and subject to the considerations outlined in Section 3 of the report, it was recommended that Draft Local Plan Policies S6 and HC2 be revised as detailed in the report

**DERBYSHIRE DALES HOUSING PROVISION TARGET 2013-2033**

At the meeting of this Committee held on 12<sup>th</sup> January 2016, Members resolved that the Objectively Assessed Need for Housing in the Derbyshire Dales for the period 2013-2033 should be set at 6,440 dwellings and that the provisional housing target for new residential development for the Derbyshire Dales Local Plan be set at 5,850 dwellings.

Subject to Members endorsing the proposed site revisions outlined above, the revised housing land supply position in the Derbyshire Dales for the period 2013-2033 was set out in table 3 of the report, and the revised distribution of development having regard to current commitments/proposed allocations up to 2033 was set out in Table 4 of the report.

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

**RESOLVED**  
(Unanimously\*  
- see note  
below)

- 2. That the Draft Local Plan Policy S6 – Strategic Housing Development for inclusion in the Draft Derbyshire Dales Local Plan be approved as follows:

**POLICY S6**  
**Strategic Housing Development**

The District Council will accommodate at least 6015 dwellings over the period 2013-2033.

In order to accommodate this requirement, sufficient land will be identified to accommodate at least 2877 dwellings on new sites allocated in Policy HC2.

- 3. That the Draft Local Plan Policy HC2 – Housing Land Allocations for inclusion in the Draft Derbyshire Dales Local Plan be approved as follows:

**POLICY HC2**  
**Housing Land Allocations**

The following sites will be allocated for housing or mixed use development. The District Council will work with developers and the local community to bring forward sustainable developments in accordance with the other policies in the Local Plan.

Reference	Location	Site Area	No. of Dwellings
HC2(a)	Land at Lathkill Drive, Ashbourne		35
HC2(b)	Former Mirage Hotel, Derby Road, Ashbourne		20
HC2(c)	Land at Ashbourne Airfield, Ashbourne *		1100
HC2(d)	Land off Cavendish Drive, Ashbourne		28
HC2(e)	Land to North of A52, Brailsford		32
HC2(f)	Land to North of Main Road, Brailsford		45
HC2(g)	Land off Luke Lane, Brailsford		26
HC2(h)	Land at Luke Lane / Mercaston Lane, Brailsford		47
HC2(i)	Land at Slinter Mining Ltd, Cromford Hill, Cromford		28
HC2(j)	Land at Bridge Garage, Darley Bridge		13
HC2(k)	Land off Old Hackney Lane, Darley Dale		10
HC2(l)	Land off Old Hackney Lane, Darley Dale		27
HC2(m)	Land to the Rear of former RBS premises, Darley Dale		143
HC2(n)	Land off Normanhurst Park, Darley Dale		20
HC2(o)	Land at Stancliffe Quarry, Darley Dale		100
HC2(p)	Land at Cavendish Cottage, Doveridge		46
HC2(q)	Land at Derby Road / Hall Drive, Doveridge		85
HC2(r)	Land at Sand Lane, Doveridge		18
HC2(s)	Land off Wheeldon Way, Hlland Ward		48
HC2(t)	Land East of Ardennes, Hlland Ward		18
HC2(u)	Land off A517 and Dog Lane, Hlland Ward		30
HC2(v)	Land off Gritstone Road / Pinewood Road, Matlock		500
HC2(w)	Land at Halldale Quarry / Matlock Spa Road, Matlock		220
HC2(x)	Land at Old Hackney Lane, Matlock		21
HC2(y)	Land to the North of Porter Lane / East of Main Street, Middleton by Wirksworth		24
HC2(z)	Land at Matlock Transport, Northwood Road, Northwood		14
HC2(aa)	Land at Snitterton Fields, West of Cawdor Quarry, South Darley		50
HC2(bb)	Former Permanite works, West of Cawdor Quarry, South Darley		50
HC2(cc)	Land at Thatchers Croft, Tansley		18
HC2(dd)	Land at Tansley House Gardens, Tansley		15
HC2(ee)	Land off Middleton Road / Cromford Road, Wirksworth		126
HC2(ff)	Land at Middle Peak Quarry, Wirksworth		220
	<b>TOTAL PROVISION ON ALLOCATED SITES</b>		<b>3177</b>

\*Development at this site will extend beyond 2033. Assumed completion of circa 800 dwellings 2017-2033

\*Councillor Jacquie Stevens requested it be recorded that she did not support the

allocation of Policies HC2(v) (Land off Gritstone Road / Pinewood Road, Matlock) and HC2(dd) (Land at Tansley House Gardens, Tansley) in the above resolution. Cllr Stevens also reminded the Committee of those sites to which she had recorded an objection at the 20 January meeting.

\*Councillor Tony Millward requested it be recorded that he did not support the allocation of Policy HC2(c) (Land at Ashbourne Airfield, Ashbourne).

\*Councillor Martin Burfoot requested it be recorded that he did not support the allocation of Policies HC2(v) (Land off Gritstone Road / Pinewood Road, Matlock), HC2(aa) (Land at Snitterton Fields, West of Cawdor Quarry, South Darley) and HC2(dd) (Land at Tansley House Gardens, Tansley). Cllr Burfoot also reminded the Committee of those sites to which he had recorded an objection at the 20 January meeting.

\*Councillor Andrew Statham requested it be recorded that he did not support the allocation of Policy HC2(aa) (Land at Snitterton Fields, West of Cawdor Quarry, South Darley).

\*Councillor Mike Ratcliffe reminded the Committee of those sites to which he had recorded an objection at the 20 January meeting.

### **Gypsy and Traveller Accommodation**

Councillor Joyce Pawley left the meeting during consideration of and voting on this item.

The Gypsy and Traveller Accommodation Assessment for Derbyshire and East Staffordshire (2014) indicated that over the next five years provision should be made within the Derbyshire Dales for 6 pitches and in the future 1 additional pitch every five years for the next fifteen years, equating to a total requirement of 9 pitches to be found over the next 20 years.

As part of the call for sites exercise, 4 sites had been submitted for consideration as potential allocations for Gypsy and Travellers (SHLAA169, SHLAA275, SHLAA301, SHLAA385). These sites had been assessed; however none was considered to be suitable for allocation, for the reasons stated in the SHLAA report.

In June 2015, the District Council in its capacity as Local Planning Authority, granted planning permission for the change of use of land to a traveller site with 4 no. family pitches on land at Watery Lane, Ashbourne (Application 15/00181/FUL). This site was in the ownership of Derbyshire County Council who had recently confirmed that they were agreeable to the site being identified within the Derbyshire Dales Local Plan for allocation. Accordingly, it was recommended that Draft Local Plan Policy HC6 be amended.

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

- RESOLVED**
4. That Draft Local Plan Policy HC6 – Gypsy and Traveller Provision for inclusion in the Draft Derbyshire Dales Local Plan be approved in its amended form as follows

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**POLICY HC6**  
**Gypsy and Traveller Provision**

The District Council will safeguard land at Watery Lane, Ashbourne

as identified on the Local Plan proposals map for Gypsies and Travellers provided there remains a need for these uses within the local plan area.

A locally set target of 9 additional pitches is identified to meet Gypsy and Traveller residential needs from 2014 to 2034.

The Council will seek to maintain a five year supply of specific deliverable sites for Gypsies and Travellers throughout the lifetime of the Local Plan by adopting the following sequential approach to the identification of sites:

- a) First preference will be to include additional pitches /plots within the boundaries of existing suitable sites.
- b) Second preference will be to extend existing suitable sites.
- c) Only where a sufficient supply of additional pitches or plots cannot be achieved through sustainable development at the above locations should new sites be identified.

If the need cannot be met at any existing suitable site the following location criteria will apply:

- a) The proposal will not have a significant detrimental impact on neighbouring residential amenity or other land uses;
- b) The site has safe and satisfactory vehicular and pedestrian access to the surrounding principal highway network and would not result in a level of traffic generation which is inappropriate for roads in the area;
- c) The site is situated in a suitable location in terms of local amenities and services including schools, shops, health services, and employment opportunities;
- d) The site is capable of providing adequate on-site services for water supply, mains electricity, waste disposal and foul and surface water drainage;
- e) The site will enable vehicle movements, parking and servicing to take place, having regard to the number of pitches/plots and their requirements as well as enabling access for service and emergency vehicles;
- f) The site is not situated within an area of unacceptable flood risk;
- g) The development will not have an adverse impact upon the character or appearance of the local area, the landscape or sites/areas of nature conservation value or heritage assets;
- h) The site is capable of providing adequate levels of privacy and residential amenity for site occupiers.

**Voting:**

<b>For</b>	10
<b>Against</b>	1
<b>Abstentions</b>	0

**Employment Land Allocations and Existing Employment Sites**

At the meeting of this Committee held on 11<sup>th</sup> February 2016, Members approved Draft Local Plan Policy S7 which committed to the provision of at least 15 hectares (gross) of employment land over the period 2013-2033, as identified in the evidence base.

In order to secure this provision, a new policy for Employment Land Allocations was proposed for inclusion within the Draft Derbyshire Dales Local Plan.

Furthermore, it was considered necessary to introduce a new policy which sought to retain existing employment sites in employment use, as proposed below, for inclusion within the Draft Derbyshire Dales Local Plan.

It was moved by Councillor Tony Morley, seconded by Councillor Joyce Pawley and

**RESOLVED** 5. That Draft Local Plan Policy EC1a – Employment Land Allocations for (unanimously\*- inclusion in the Draft Derbyshire Dales Local Plan be approved as see note follows below)

**POLICY EC1a  
Employment Land Allocations**

The following sites as identified on the Local Plan Proposals Map will be allocated for employment development (Use Class B1a, B1b, B1c, B2 and B8).

Reference	Location	Employment Area (gross)	Uses
EC x(a)	Land at Ashbourne Airfield, Ashbourne (Phase 1)	8ha	B1a, B1b, B1c, B2, B8
ECx (b)	Land at Cawdor Quarry, Matlock	1ha	B1a, B1b, B1c, B2
ECx (c)	Land at Halldale Quarry, Matlock	2ha	B1a, B1b, B1c
ECx (d)	Land off Middleton Road / Cromford Road, Wirksworth	2ha	B1c, B2
ECx (e)	Land at Porter Lane / Cromford Road, Wirksworth	1ha	B1c
ECx (f)	Land at Ashbourne Airfield, Ashbourne (Phase 2)	6-8ha	B1a, B1b, B1c, B2, B8

6. That Draft Local Plan Policy EC2a – Retention of Key Employment Sites for inclusion in the Draft Derbyshire Dales Local Plan be approved as follows.



**POLICY EC2a  
Retention of Key Employment Sites**

The key employment sites listed below and identified on the Local Plan Proposals Map, will be retained for B Class Employment Uses. Redevelopment for non-employment uses on these sites will only be permitted in accordance with Local Plan Policy EC2.

Site	Location
ECx(a)	Ashbourne Airfield Industrial Estate, Ashbourne
ECx (b)	Henmore Trading Estate, Ashbourne
ECx (c)	Molyneux Business Park, Darley Dale
ECx (d)	Land at Porter Lane East, Cromford
ECx (e)	Dimple Road Business Park, Matlock
ECx (f)	Brookfield Industrial Estate, Tansley
ECx(g)	Lime Tree Business Park, Matlock
ECx (h)	Scholes Mill, Tansley
ECx (i)	Unity Garage, Dale Road, Darley Dale
ECx (j)	Kingsfield Industrial Estate, Wirksworth
ECx (k)	Land at Main street, Middleton by Wirksworth
ECx (l)	Ravenstor Industrial Estate, Wirksworth
ECx(m)	Rowsley Industrial Estate, Station Close, Rowsley

\*Councillor Tony Millward requested it be recorded that he did not support the following policies: EC1A: EC x(a) and EC x(f); EC2A: ECx(a).

**Strategic Development Site Policies**

At the meeting of this Committee held on 18<sup>th</sup> and 20<sup>th</sup> January 2016, Members resolved to allocate a number of sites for housing development which were strategic in nature and require detailed consideration of the complex planning issues related to each site. In order to ensure that the best possible development was delivered on each site, bespoke policies were proposed for those sites which sought to provide in excess of 100 dwellings in order to identify the specific requirements for planning applications. Each strategic Development site policy should be read in conjunction with relevant policies contained elsewhere in the Local Plan in order to avoid duplication.

Strategic Development Policies were attached at Appendix 5 to the report for consideration.

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

**RESOLVED** (unanimously\*- see note below) 7. That the Strategic Development Site Policies included at Appendix 5 to the report be approved for inclusion in the Draft Derbyshire Dales Local Plan.

\*Councillors Martin Burfoot and Jacquie Stevens requested it be recorded that they did not support the adoption of Policy DS4 in the above resolution. Cllrs Burfoot and Stevens also reminded the Committee of those sites to which they had recorded objections at the 20 January meeting.

Tony Millward requested it be recorded that he did not support the adoption of Policies

DS1 and DS8 in the above resolution.

**MEETING CLOSED 7.50PM**

**CHAIRMAN**