

Public Document Pack



**North East
Derbyshire**
District Council

SUPPLEMENTARY AGENDA

Our Ref:

Contact: Alan Maher

Tel: 01246 217391

Email: Alan.maher@ne-derbyshire.gov.uk

Date: Monday, 22 June 2020

To: **Members of the Planning Committee**

Please attend a meeting of the Planning Committee to be held on **Tuesday, 30 June 2020 at 2.00 pm using virtual meeting software**. Access credentials to the meeting will be sent to you separately. The public parts of the meeting will be streamed from the Council's website.

A handwritten signature in black ink that reads "Sarah Steuberg".

Joint Head of Corporate Governance and Monitoring Officer

Members of the Committee

Conservative Group	Labour Group
Councillor Diana Ruff Councillor William Armitage Councillor Peter Elliott Councillor Mark Foster Councillor Carol Huckerby Councillor Maureen Potts Councillor Alan Powell	Councillor Jayne Barry Councillor Tracy Reader Councillor Jacqueline Ridgway Councillor Kathy Rouse
Liberal Democrat Group	Independent Group
Councillor David Hancock	Councillor Andrew Cooper

Any other Member can be requested to act as a substitute for this meeting.

All substitutions to be made in writing to the Governance Team by 12 Noon on the day of the Committee meeting.

For further information about this meeting please contact: Alan Maher 01246 217391

AGENDA

4(c) Late Representations Summary Report (Pages 4 - 35)



North East
Derbyshire
District Council

***We speak
your language***

Polish

Mówimy Twoim językiem

French

Nous parlons votre langue

Spanish

***Hablamos su
idioma***

Slovak

***Rozprávame Vaším
jazykom***

Chinese

我们会说你的语言

If you require
this agenda in
large print

or another
format
please call
us on

**01246
217753**

If you require an adjustment to enable you to participate in or access the meeting please contact the Governance Team at least 72 hours before the meeting starts.

Planning Committee 30th June 2020

SUMMARY OF LATE COMMENTS/REPORT UPDATE

The aim of this report is to seek to avoid the need for lengthy verbal updates that Planning Officers have sometimes needed to provide in the past at the Planning Committee. In consultation with the Chair, it has been decided that on the evening before committee a summary of all the late comments/representations received so far will be emailed to the Committee Members by the Governance Team.

It is possible that verbal updates will still be required at the meeting as sometimes comments are received at the last minute or Officers may wish to amend their recommendations: however Officers will seek to keep verbal updates to a minimum.

At the meeting Officers will only refer briefly to any key points of the case in the summary that has been emailed, as well as providing the usual verbal update for any additional last minute items.

If Members have any queries about the comments or the application itself please feel free to contact the relevant case officer given beneath the title of each summary below.

PARISH: Holmesfield

APPLICATION: 19/00786/FL

CASE OFFICER: Colin Wilson

1. SOURCE OF COMMENTS: Public Access comments from Mrs Kathryn Botros (1 Little Chatsworth Cottages, Millthorpe Lane, Holmesfield)

DATE RECEIVED: 28.06.2020

SUMMARY:

I refer to the above planning application and wish to make the following comments:

1. The location of the proposed development stands at the top of Cordwell Valley, a unique valley with lovely rural characteristics, an area of outstanding beauty. Access to the proposed building site is down a narrow dead end lane with dwellings on either side, the entrance to the site is also narrow and at no point is there sufficient room for large vehicles with width and length in excess of private vehicles to pass one another. As well as access to the lane by these large vehicles there would also be the private vehicles of local residents and delivery vehicles.

The junction from Cartledge Lane on to Millthorpe Lane is dangerous, blind to the traffic coming up the lane and there have been two recent bad accidents caused by

traffic speeding coming along the main Cartledge Lane not anticipating the blind bend.

These concerns for safety and disruption would cause considerable disruption and inconvenience for the duration of the construction.

2. The lovely rural characteristics of the location of the proposed development is essentially agricultural grazing land, the proposed development is large and has no regard for the unique nature of the valley. I am concerned that the size of the proposal would have an impact on the open character of the Green Belt.

3. The design of the proposed buildings is modern, inappropriate and not in keeping with the landscape. The apparent lack of any private garden space is surprising and for relatively large family dwellings the provision of car parking which although unattractive is necessary. If car parking were to be eventually added this would further increase the area of development.

4. The position of this large development would also have a great impact on the aspect from the other side of the valley and the preservation of what is still a rural agricultural aspect is, I believe, important. The valley gives such pleasure to the people who live here and to those many people who enjoy visiting.

5. The area of the proposed development, is a natural habitat for wildlife and any resulting light pollution from the development would have a negative impact on the bats, the annually visiting swallows and the regular sound of owls at night would disappear.

6. Finally I think you have to ask whether the benefit of this development outweighs the disadvantage of interfering with those lovely rural characteristics of this location both aesthetically or agriculturally. In my opinion the answer must be that the personal benefit to the owners of the land cannot possibly justify disturbing the nature of what is essentially agricultural grazing land as well as interrupting a location which is so unique. I seriously hope you will reject this proposal which as I have already said is to the detriment of the community. The applicants do not live in the valley, it will not affect their lives, but it will have an effect on the natural beauty of the valley which gives such pleasure to the people who live here and those many who enjoy visiting. The preservation of what is still a rural agricultural aspect, is, I believe, important.

CASE OFFICER COMMENTS:

Officers consider that the relevant matters raised have been covered in the Officer Report.

2. SOURCE OF COMMENTS: Public Access comments from Miss Holly Botros (Laburnum Cottage, Cordwell Lane, Millthorpe, Holmesfield)

DATE RECEIVED: 28.06.2020

SUMMARY:

For whom it may concern,

I am extremely shocked to hear of this development especially at such a late stage for such a huge development, this has not been made public properly and we therefore have very little time to object.

This oversized proposed development is on land that is far too small to accommodate it, in an area of natural beauty, in green belt and in a conservation area. It will change the face of Cordwell Valley and not for the better. It will affect the light pollution and affect in turn the animals that have enjoyed it for centuries not to mention the people that enjoy it especially those living here, the damage will be irreparable.

This will also if allowed set a precedent for future developments in the valley. There isn't the room for it, the road can't take the traffic, the plans don't allow for the right amount of parking and the entrance to the quiet lane is already on a very dangerous corner as has been seen from 2 recent very dangerous accidents.

Clearly development and improvement to the valley has to happen and some change is a great addition as long as it's sympathetic to the land. This however, seems to be about profiteering with no care for the people and generations that do and have lived here or for the beauty of the surrounding that so many enjoy.

From talking to many locals, no one is actually aware of the true scale of the development and the change to our valley that this will impose. This has not been given a fair chance to be opposed or considered by anyone who actually will be affected by it. The owners do not live in the valley and they do not understand the enormity of change this will have on us, especially to those living on such an already small track accessed from a dangerous corner.

This adds no benefit to the valley and endangers its future. We need to make sure this valley stays beautiful and wonderful for the next generation. I oppose this whole heartedly and cant see any benefit to changing land from a small farm house into at least 5 properties which will create effectively a little village in an agricultural spot not suitable for such residential development.

I ask that you consider my points and those of many locals and that this isn't given permission to move forward. I also respectfully request that the meeting on Tuesday is postponed to give the local residents time to consider the enormity of the

development and to give them enough time to adequately and fairly respond to the seriousness of this application.

Thank you in advance.

CASE OFFICER COMMENTS:

Officers consider that the relevant matters raised have been covered in the Officer Report.

3. SOURCE OF COMMENTS: Public Access comments from Mr Neil Moxon (Green Acres, Millthorpe Lane, Holmesfield,)

DATE RECEIVED: 28.06.2020

SUMMARY:

We recognise the need for the site to have a form of redevelopment, given its current rundown state, but we object to the planned usage as outlined in the planning application. We believe a small number (2 or 3) more prestigious stone houses would be more in keeping with the general village area and would be more suitable to the site.

We have concerns about a substantial number of properties generating significant additional traffic in an already busy area with access to the site being on a dangerous corner and the road to the site is narrow and uneven.

We also have significant concerns that this is the start of a bigger development plan. There is a lot more land attached to the site and would like to understand the full intent for the remainder of the land.

Yours sincerely

Neil and Joanne Moxon Greenacres, Millthorpe lane.

CASE OFFICER COMMENTS:

Officers consider that the relevant matters raised have been covered in the Officer Report.

4. SOURCE OF COMMENTS: Public Access comments from Mrs Barbara Wood (60 Cartledge Lane, Holmesfield, Dronfield S18 7SB,)

DATE RECEIVED: 28.06.2020

SUMMARY:

I wish to raise an objection to the above planning application. Being a resident of Cartledge Lane, I am well aware of this beauty spot in the village

and I have several reasons for my objection against its application as listed below:

1. Building within a conservation area
2. The materials being used
3. The number of properties
4. Increase of traffic at the junction of Cartledge Lane and Millthorpe Lane
5. The inadequate number of parking areas with the possible result of an overflow of vehicle parking to Cartledge Lane.
6. Width of Cartledge Lane

I feel we have to look at the overall beauty of this area, lying in a quaint picturesque village.

I have viewed the plans for these new properties and the renovation of the existing barn and outbuildings and I am very concerned about the number of new residences and the aesthetics of them.

This is a conservation area and the proposal is to demolish and replace one property with five others (four new builds and one change of usage i.e. the barn, surely this is going to result in an over occupancy of the area in comparison to its present situation.

The proposal to build properties with a large proportion of metal cladding does not fit in and will not merge into the surrounding vernacular. I understand that there is a metal barn in the land concerned but this was built by a farmer for storage of farm goods and not for residential use, the costing and usage being the major factor for farmers of that time . As this barn has deteriorated, it has become quite an eyesore. Surely the architect does not think that basing his material choices on the ruin of the barn being a good enough reason to use metal in the new builds? Let us remember that these are domestic houses and not farm buildings.

A majority of the surrounding houses, cottages and also several historical buildings of local interest at Cartledge Hall are made of beautiful stone. The few farm outbuildings within these plans are made of stone also. How can they justify the erection of four houses with metal cladding?

As I have previously mentioned, the erection of four houses in place of one bungalow seems an over occupancy. This in turn will increase the flow of traffic down Cartledge Lane towards the dangerous junction with Millthorpe Lane. May I bring to your attention that there have been accidents at this said junction and residents of number 66 and 62 have had their roadside walls demolished several times.

This junction is extremely dangerous, as residents of number 60, we have great difficulty getting out of our drives because of the blind corner. Many of the residents

on this offshoot of Cartledge Lane have to approach the junction on the opposite side of the lane in order to view traffic approaching from Millthorpe Lane.

There are eleven parking spaces designated for these properties with approximately 17 bedrooms, where would visitors park? Would this result in them parking down Cartledge Lane, where the road is narrow and is the regular access to the adjacent farm with a tractor? On leaving the housing estate, there is junction with a bridal path which is used regularly by horses and people walking their dogs, many off lead.

From the artist's drawings of the finished residences, which I am sure is giving the very best impressions by the vendor in order to sell the residences, in my opinion they are horrible and I feel very apprehensive as to what the final results would actually look like.

Is it not also the intension that conservation area to be enhanced by any new developments? I fear these certainly would not add anything with their metal cladding but only take away from this idyllic location of a local beauty spot used daily by walkers.

Dear Mr. Purcell,

I have been informed that there will be a video link on 30th June to raise objections, if it is at all possible, I would like to give my objections via this with a three minute speech which I believe you require in writing before 29th June in case of video failure.

Regards
Barbara Wood

CASE OFFICER COMMENTS:

Officers consider that the relevant matters raised have been covered in the Officer Report.

5. SOURCE OF COMMENTS: Public Access comments from Simon Billing (Grange Cottage, Barlow Grange Lane, Barlow)

DATE RECEIVED: 29.06.2020

SUMMARY:

I feel the size of this development is too large for the area especially considering the increase in traffic it will cause, the roads surrounding the development are not capable of handling it.

CASE OFFICER COMMENTS:

Officers consider that the relevant matters raised have been covered in the Officer Report.

6. SOURCE OF COMMENTS: Representation letter from Maureen Greenland (Dr)/ Co-signatories: John Dixon, 52 Cartledge Lane, Maurice Denton, 70 Cartledge Lane, Cllr Carol Huckerby, Lark Rise, Millthorpe, Barbara Wood, 60 Cartledge Lane.

DATE RECEIVED: 29.06.2020

SUMMARY:

Having spoken to several local residents, including Carol Huckerby, our district councillor, we are writing to ask you to postpone Tuesday's planning meeting concerning the Cartledge Hall Farm development.

This is an important matter that could be life-changing for some of us, and it deserves a proper discussion. The short notice and patchy information about the meeting has meant that people have not had time to prepare. Some objectors who have made comments previously have not received information. There has been no public notice and people who have not been involved before have learnt about the situation only by word of mouth. No starting time or any information about the online meeting has been sent. This approach is undemocratic.

There are strong feelings against holding the meeting online. At least two potential speakers are struggling with their broadband connection at the moment. Others feel that a fair meeting cannot be conducted in this way.

The lockdown situation is having a huge impact in many ways. It is unreasonable to hold such a vital meeting at this time. It must be postponed.

We would be grateful if you would acknowledge this appeal as soon as possible.

CASE OFFICER COMMENTS:

Officers consider that the relevant matters raised have been covered in the Officer Report.

7. SOURCE OF COMMENTS: Public Access comments from Max Kennedy (Cowley Hall, Cowley Lane, Holmesfield).

DATE RECEIVED: 29.06.2020

SUMMARY:

This a wholly inappropriate development of a rural area in what is clearly green belt. The proposed development is not in keeping with the surrounding environment and buildings and would represent a significant change to the character of the Lane.

If such an application were to be successful this would set a precedent for other developments in the wider area of Holmesfield and lead to even further erosion of

the green belt. The proposed development serves no purpose to the enhancement of the community and has no social benefit such as affordability of housing for the local community.

Additionally there have been a number of accidents on Cartledge Lane and more traffic would only increase the risk of further such incidents.

This application is not for the benefit of current residents, merely an exercise in profit.

CASE OFFICER COMMENTS:

Officers consider that the relevant matters raised have been covered in the Officer Report.

8. SOURCE OF COMMENTS: Mr Matthew Farmer (Woodview, Cordwell Lane,)

DATE RECEIVED: 29.06.2020

SUMMARY

The proposed development is out of keeping with the area, is on a scale that is incompatible with the lane and local services. schooling, public transport, services, recreational facilities, traffic provisions etc are already woefully inadequate in the village already (this planning committee recently even declined permission for the village children to have a new scout hut built). Without requisite improvements and investment to essential service the proposed large scale development would be entirely detrimental to the local community. I therefore strongly object.

CASE OFFICER COMMENTS:

Officers consider that the relevant matters raised have been covered in the Officer Report.

9. SOURCE OF COMMENTS: Mr Matthew Farmer (Woodview, Cordwell Lane,)

DATE RECEIVED: 28.06.2020

SUMMARY

I write concerning the planning application at the end of Little Cartledge Lane.

This application is simply unacceptable. The lack of public notices and the complete absence of appropriate due process is reprehensible. The attempts to fast track this application despite universal opposition within the village is frankly questionable.

The lane and the village can not take further development. The services provided by the council in terms of access, recreation education and social service are already inadequate.

Unless the council is prepared to increase the number of school places, highways, street lights and recreational facilities for the community services I oppose this fully.

Please respond by email with the councils to invest in the community facilities including the number of additional school places the council will be providing.

CASE OFFICER COMMENTS:

Officers consider that the relevant matters raised have been covered in the Officer Report.

10. SOURCE OF COMMENTS: Sophie McGhee

DATE RECEIVED: 29.06.2020

SUMMARY

I would like to object to planning re 19/00786/FL, Cartilage Lane.

I feel the houses won't be in keeping with the valley and the amount of cars will not be safe for horse riders and children alike. It's a small lane and I feel that amount of houses is too much for the area.

11. SOURCE OF COMMENTS: Mr Martin Carr (Address unknown)

DATE RECEIVED: 29.06.2020

SUMMARY

I have recently learnt of the above application on Little Cartledge Lane.

I live in the area and have never seen any notice posts up supporting this application? I also believe that Cartledge Lane is not suitable for a development of this size and the subsequent traffic this will increase by.

So I am writing to you to express my objection to this development.

CASE OFFICER COMMENTS:

Officers consider that the relevant matters raised have been covered in the Officer Report.

12. SOURCE OF COMMENTS: Mr Robert Barnes (Belmore Cottage, Millthorpe

DATE RECEIVED: 29.06.2020

SUMMARY

I object to the sheer size of this development on the grounds of setting an unwanted precedent and that this is a village and villages by their very nature should remain as

villages not become part of an urban sprawl which this would be the beginning of the opening of the flood gates.

I have no objection to a barn being converted to habitable use if there is no viable other use. Also no objection to the existing house being renovated (which doesn't seem to be part of this application). Indeed I am a builder myself.

This application should be limited to the existing buildings only and any new building footprints not allowed because if it is done here it will be done in every other area of the village where applications arise

You have to make a stand on such a proposal.

CASE OFFICER COMMENTS:

Officers consider that the relevant matters raised have been covered in the Officer Report.

13. SOURCE OF COMMENTS: Mr Benjamin Brearley, 72, Cartledge Lane, Holmesfield, Dronfield

DATE RECEIVED: 29.06.2020

SUMMARY

Living on the end of this very narrow single track lane I feel that the increase in traffic will have detriment to my dwelling and also the current free to roam life both my young children have with the knowledge we live on the end of a very quiet lane with very little or no passing vehicles. With the planning I have seen there is very little parking on site leaving visitors and such having to park on the single track road and potentially causing impassable times on the road. As a member of Mountain Rescue I need constant assess to leave at a moment's notice as someone's life could depend on me not being able to get out of the lane with ease. The entrance way to Cartledge Hall Farm is very narrow allowing very little access for a vehicle any larger than the average car. The access to the farm also passes No 76s gateway so an increase of traffic is an accident waiting to happen. Alongside this I do feel that there will be a great effect and increase in noise within the Cartledge community as a whole. The main road entry and exit is a very difficult junction with many accidents already taking place. With the increase in traffic to the lane this will only increase.

As a whole I feel this project will change the way of life I have currently living on a single track rural location. I chose to live on Cartledge Lane due to the location and quite surroundings, I do feel that if this was to go ahead it will change the surroundings of the area and not be in keeping with the current buildings already in the area. The same buildings that have in some cases been there for over 100 years. I would ask you not please not grant the permission for this project to go ahead.

CASE OFFICER COMMENTS:

Officers consider that the relevant matters raised have been covered in the Officer Report.

14. SOURCE OF COMMENTS: Miss Georgiana Turner, Cartledge Hall, Cartledge Lane, Holmesfield, Dronfield

DATE RECEIVED: 29.06.2020

SUMMARY

I, along with many others, wholeheartedly oppose the proposed development, as well as being shocked that such a large development has not been made public knowledge sooner, leaving such little time for many to object.

The proposed development is completely not in keeping with an area of such natural beauty, within a greenbelt and conservation area. I fear that approving such a development within these areas sets a destructive precedent where we should instead be maintaining and looking after such places for future generations to enjoy.

There is certainly a lack of parking on the proposed plans - leaving on average 2 spaces per household is not sufficient in the countryside with no guest parking available. Most houses will have at least 2 cars due to lack of public transportation in the area, forcing extra cars of guests, cleaners, gardeners etc to park on the roadside where there is no room on the edges of such a narrow lane where there is also still a working farm - tractors and other machinery will not be able to pass should this happen and cause disruption to the entire road. There is also already far too much traffic on the road to risk cars parking along it with such a sharp corner, where there have only recently been 2 serious accidents.

Of course, progress and development in the valley is welcome - change can be a great thing. Many would agree that simply converting the original buildings into 3 larger houses with ample parking and gardens would be lovely - however, the addition of 4 new buildings is simply too much and seems to only be about squeezing housing in for maximum profit with no care for the local area and how it will affect the people who live there.

This, instead of enhancing what is already there, will only create a scar on the face of Cordwell Valley, driving away wildlife and causing excess light pollution.

I ask that you seriously consider these points, and other points raised by the others that will be affected by this development and that it is not given permission to move forward, but instead encourage developers to discuss with locals and create something more in keeping with the beautiful area we live in that we, as locals, feel we can support.

CASE OFFICER COMMENTS:

Officers consider that the relevant matters raised have been covered in the Officer Report.

15. SOURCE OF COMMENTS: Mr Jonathan Davies, Chapel Cottage, Cordwell Lane, Millthorpe Holmesfield, Dronfield

DATE RECEIVED: 29.06.2020

SUMMARY

- There have been no public notices
- Part of it is definitely conservation and all on green belt apparently.
- There is not enough space for such a development.
- The road is unable to accommodate the traffic
- The plans do not allow for the right amount of parking
- The entrance to the quiet lane is already on a very dangerous corner and there have been two very bad accidents recently
- During lockdown this has quietly been going through and no one seems to know it is even happening
- The development represents significant change to this Valley
- The proposed houses look very out of character for the area

CASE OFFICER COMMENTS:

Officers consider that the relevant matters raised have been covered in the Officer Report.

16. SOURCE OF COMMENTS: Julia Foster, Grange Cottage,70 Cartledge

DATE RECEIVED: 29.06.2020

SUMMARY

As a resident of Grange Cottage,70 Cartledge for forty nine years I have seen many sympathetic changes enhancing the area leaving it a peaceful environment for rural activities. The junction of the main road where Cartledge Lane converges with Millthorpe Lane culminating in a narrow and difficult approach to the Hamlet, Bridleway, Footpath, Farm Entrance and Residents driveways. Traffic will be exacerbated and impossible. The proposed housing does not comply to the area of a Grade 2 listed building and other cottages. Residents voted for no street lighting a few years ago to protect wildlife in a conservation area. A carport to be built on the

property was refused Planning Permission. I request that everyone in the Planning Office is aware of the danger of traffic problems which this proposal will incur.

I wish to speak against the proposal

CASE OFFICER COMMENTS:

Officers consider that the relevant matters raised have been covered in the Officer Report.

PARISH: Holmesfield

APPLICATION: 20/00185/FL

CASE OFFICER: Colin Wilson

SOURCE OF COMMENTS: Comments from DLP as Agent

DATE RECEIVED: 29.06.2020

SUMMARY:

The need for the proposal

The group was based at the Holmesfield Church Hall until 2008 when the original Church Hall was sold. The new Church Hall directly behind the Church is unsuitable because:

1. It has no outside area for scouting activities.
2. It has no storage space
3. it was not suitable for indoor scouting activities at times of inclement weather
4. it is not available any evening during the week.

At present the 3rd Holmesfield Scout Group share the Dronfield premises 4 other Scout Groups. This is unsatisfactory for the reasons set out in the scout master's letter (appendix 2 of planning statement)

Benefits of the proposal

The benefits of the proposal not offered by the shared Dronfield facility are:

1. It will enable the well-established and clearly popular scout group to return to the community it serves
2. It will provide for the safe environment to meet the needs of local children
3. It has direct access to large area for outdoor activities

4. Internal storage for outdoor equipment
5. Access to washrooms for outdoor activities
6. Better access for drop off and pick up

The Planning position

The recommendation for refusal is based on a number of planning judgements.

1. Is a scout hut inappropriate development in the green belt?

Officers conclude that the hut is primarily of indoor recreation.

This is contrary to the main reasons given by the scout group for locating back to the village which include:

1. access to the larger outdoor area
2. the ability to store outdoor equipment
3. access to washrooms from outdoors

Scouting activity is primarily an outdoor activity, including camping, hiking, and orienteering. A club house that supports such a use is not inappropriate development in the green belt.

This is a planning judgement and if your experience like mine is that scout huts are necessary to facilitate outside recreation then the proposal is not inappropriate development.

2. Do the social benefits offered by the provision of this facility represent very special circumstances?

17 letters of supporters of support have been submitted including letters from the local MP, District Councillors as well as existing and past parish councillors.

The Parish Council actually encouraged the Scout Group to submit the application – an indication as to the importance the parish places on the benefits offered by the development.

Other letters describe the scout group as being “a hugely important part of the local community” and “vitally important” in the development of local children.

3. Do the social benefits outweigh the visual impact of this development on the listed church or the conversation area

The Heritage Statement concludes that the scout hut will not cause any harm to St Swithin’s Church or the conservation area because:

1. The key elevation of the church is to the south and the application site is to the north.
2. The site will be heavily screened with existing planting and boundary treatment both within the church yard and at the application site.
3. The hut is proposed to be constructed in stone with a dark grey zinc pitched roof. The materials choice will assist in preserving the character of the Conservation.

Conclusion

The issue is whether the limited adverse impacts of the proposed development identified in the committee report is outweighed by the benefits derived from bringing the 3rd Holmesfield Scout Group back to Holmesfield.

Certainly, the Parish Council and a number of residents consider the balance to be in favour of the scheme, as do I. I respectfully ask that the committee approve this application.

Text of Speeches to the Committee

Those registering to speak have been requested to provide the text of their speech to the Committee. These will be read out on their behalf by the Clerk to the Committee if they are unable to join the meeting through the electronic conferencing call facility

APPLICATION 4(a) NED/19/00786/FL – CARTLEDGE HALL FARM, HOLMESFIELD

Councillor C D Huckerby – Ward Member

- 1- Cartledge Hall Farm is on the edge of the countryside and in the Cartledge Conservation Area, and any such development should preserve and enhance the area, using materials in keeping with the adjacent stone buildings.
- 2- Not using metal cladding - which is not inappropriate with the history of this old agriculture area.
- 3- Insufficient parking on-site, would not allow adequate overflow parking for visitors and delivery vans
- 4- The solution to the problem of footpath 26 needs to be addressed, At the moment it follows the track through The Farm causing potential hazards to both walkers and delivery van drivers.
- 5- These proposals would result in a detrimental impact on the conservation area in visual terms.
- 6- Adjacent properties are served by large vehicles and agricultural tractors. The Lane is not wide enough to allow for roadside parking and through-traffic.
- 7- The Parish Council raised concerns about the number of objections to the proposal on the basis that there is a need for development, but it needs to be in keeping with the area.
- 8 - Access to The Site is from a difficult junction, which continues to have problems with speeding motorists not negotiating the bend into Millthorpe Lane
- 9- Cartledge Lane comes to an end just past the entrance to the site, and is also the entrance to The Brindwood Gate bridle path. Walkers and horse riders meet at this point.
- 10 - Excess lighting from the development would affect the local wildlife.

Michael Dawson (speech sent in by Vernice Dawson)

The first thing and most important thing I want to state is that this proposed application is an overdevelopment of a conservation site. This is an overdevelopment of a site on the edge of a green belt area and an overdevelopment of an area on the edge of the National Peak District.

This patch of land was previously a livery business, looking after 10-15 horses but it is truly not designed to be a residential area with a mini housing estate. Why not you ask?

The access road is not suitable for two-way traffic. It is a lane. It is not wide enough along Cartledge Lane and sometimes is so narrow that the tractors from the working farm at the end of the lane have to go up onto the grass curb to avoid oncoming traffic or parked cars. This problem will be exasperated if more cars are travelling or parked along the lane, especially when some of the proposed houses only have an allocation of one car park space for their house.

Accidents will happen, not only on the lane but also at the junction where Cartledge Lane meets Millthorpe Lane. This is an awful junction where car drivers can't see both ways unless they pull well into the road. The corner has already caused an accident that I witnessed in the past few months. With more traffic the potential for more accidents and injury is very high.

The fact that this proposed development is also on a conservation area will certainly affect the wildlife that inhabit and use this land to live. An owl can often be seen flying around at dusk, but there is also many other species of animal, bird and insects that are present here. Walkers also use the path that goes straight through to access this beautiful countryside. This beauty would also be compromised if this went ahead because the proposed design of these new houses, is in my opinion is truly monstrous. They do not blend into the countryside and there is not another house in the village or surrounding area with this design. They do not fit in but actually stand out as an eye sore. No one could say that this would be an improvement if they were built, on the contrary they would be a blight on the landscape. This area of outstanding natural beauty would be lost forever if this overdevelopment went ahead.

Thank you for listening.

Ashley Turner – speech text

Ladies and Gentlemen of the Planning Committee,

I am speaking not only for myself and my wife but also on behalf of those listed below who have asked for their support to be added to this submission.

The crux of this submission is that this planning application was sensibly deferred at the Committee Meeting on 10th March 2020 for further review and amendment but there has been no information whatsoever published regarding any amended proposal.

The first related communication in the public domain was dated and posted on Thursday 18th June 2020. This was a notice from Richard Purcell, Head of Planning, advising that the Application was to be on the agenda of a Planning Committee meeting via video conference on 30th June. By the time the mail was opened on Monday 22nd June this allowed just EIGHT DAYS for preparation. Then by e-mail on 23rd June we were informed that the Application had been recommended for APPROVAL (conditional, but with no detail).

This development has very serious implications. It violates Green Belt and must be subject to Conservation Area compliance. Such a limited period of time allocated for interested and affected parties to catch up on and consider what has transpired behind closed doors since 10th March is blatantly undemocratic and unacceptable. As far as I can discern in the short time available, the developer has not taken the opportunity to resolve the major issues that have been plainly flagged. I therefore urge the Committee to REJECT the application out of hand.

The CPRE (Campaign to Protect Rural England) has expressed serious concern that the recent changes in the planning system, introduced as a result of COVID-19, could be abused in the short term or allowed to undermine community-led planning. Hopefully this will not be the case.

I have an immense commitment to the Cartledge hamlet and my wife's family (nee Jolley) have lived in the Cordwell valley since the 16th century. I have lived at Cartledge Hall (listed grade 2*) for 40 years, sympathetically restored Cartledge Grange (listed grade 2), perpetuated active farming at Cartledge Grange Farm and renovated the dormer bungalow at 66 Cartledge Lane. Other residents have restored the old stone built semi-detached cottages adjacent to Cartledge Hall Farm. Everything has been done to preserve, protect and enhance the historical value of the hamlet, maintaining its remarkable historic buildings and rural farming culture. We sincerely believe that any development at Cartledge Hall Farm should reflect and protect the historic nucleus of the hamlet, not only for the present day but for generations to come.

I am therefore absolutely horrified that this development at Cartledge Hall Farm has been surreptitiously recommended for approval without proper consultation or regard for its special environment. You will probably know that I was not against a sympathetic development to return this sad looking site to its former status within the historic hamlet, but I am bitterly disappointed that the developer has declined to properly address the issues which have been strongly raised and that the planning officers are recommending approval without due consultation.

To start off with, the architecture of the new build houses is monstrous within its surroundings. To suggest that they emulate rural dutch barns is plain fantasy. The style might look trendy to some at the moment but it will never stand the test of time.

Next is the problem of parking arrangements. There are 13 parking spaces for a total of 23 bedrooms. This is under specification even to cater for the residents. What about visitors, cleaners, gardeners, decorators, maintenance people, van deliveries, etc., etc? Then there is the unknown factor of the restoration of two other existing stone buildings. There is no specified use for these. Could they end up as additional accommodation for the new houses or holiday lets? If so, the parking problem gets even worse. It therefore seems very clear that it cannot be resolved within the current proposal. For this reason and in the interests of more suitable environmental compliance, the number of units needs to be reduced. It is simply an over-development within a valuable conservation area.

What cannot be allowed to happen is for car parking to spill out onto the Cartledge Lane cul-de-sac. It is just too narrow and there is already enough of a problem. As I have said, Cartledge Grange Farm is active. Large agricultural machinery and delivery wagons are a daily occurrence. They cannot pass parked vehicles without mounting the verges.

There is also the further traffic problem with the road exit at the junction with Millthorpe Lane. The sightline to the left is barely 10 metres and my information is that it should be at least 43 metres for the type of development proposed. You literally need to drive out into middle of the main road to check for oncoming traffic. There have been several accidents on this corner in recent years.

In conclusion, I would earnestly urge the committee to reject this scheme, return it to the drawing board and recommend that the developer reconsiders design, density and parking issues and seeks local input.

Another thing to remember is that there may well be other redundant farmyards in the Cordwell Valley looking for redevelopment in the future. This one needs to set the standard.

Ashley and Maureen Turner

The following have asked to be mentioned in support of this submission

Sam Illingworth, Horsleygate Lane, Holmesfield, S18 7WD

Richard Coggin, 8 Mill Street, Barlow, S18

Peter Wood, 3 Summerfield Road, Dronfield, s18 6sz

Paul Williams and Connor Williams, The Towers, Keepers Lane Barlow, S18 7SX

Mr & Mrs S. Sharpe, 38 Cartledge Lane , Holmesfield, S18 7SB

Dr. M & Mrs J Bull, Gooseberry Cottage, The Common, Holmesfield, S18 7WD

Mr D Vickers MSc & Mrs A Vickers, 9 Norton Hall Stables, Sheffield, S8 8JQ

Mr C J Turner BSc, Cartledge Hall, Holmesfield, Dronfield S18 7SB

Miss g b Turner BA, Cartlexdge Hall, Holmesfield, Dronfield S18 7SB

Thomas R Greetham – speech

I am chairman of Holmesfield Footpaths and Bridleways Society. The society was formed about 45 years ago and has been very active over many years. We liaise with the Parish Council and also with the Rights of Way department at Matlock. The planning application in question is bisected by a very busy footpath in our parish, consequently from the Health and Safety point of view it would be a major hazard especially in the construction phase which would be prolonged as it is probably the largest development in the Parish for many years. Furthermore on the Health and Safety issue the junction of Cartledge Lane cul-de-sac with Millthorpe Lane is another major hazard with at least 2 accidents there to my knowledge in the last few years. Our committee believes it would be foolhardy to approve this application, so I plead on behalf of our society, the people of Holmesfield and many others who walk this footpath to turn down this application. We have to bear in mind especially in the Summer months this footpath is used by families with young children, heaven forbid if an accident should happen the planners would have this on their conscience for years to come, so please, please don't approve this application.

Maureen Greenland speech text

Cartledge Hall Farm (19/00786/FL

I'm also speaking on behalf of three other couples who support my opinions, whose names and addresses have been submitted.

Everybody loves the Cartledge Hall Farm area - local people, visitors and walkers appreciate the history in the ancient buildings, and the tranquil setting of the old farm, with beautiful countryside stretching below it. The proposed plan for a mini suburb of big ugly modern houses is outrageous. Not only would it spoil the character of the farm and its surroundings, but it would also contravene the principles of the Conservation Area.

There are many serious issues. The popular footpath leading through the farm would become a hard-surfaced road with street lighting, with potential dangers for pedestrians and drivers. Additional lights from the new housing would be seen from near and far, flooding the dark countryside with light. There would be hedges, gravel paths and all the trappings of suburbia. The plan is for a barn conversion and four new houses, close together, with insufficient parking space and no extra provision for visitors or delivery lorries.

The approach to the farm is by way of a dangerous junction and narrow roadways; there is no through road, so vehicles have to go in and out of the farm on the same route. Traffic on Cartledge Lane would be doubled, creating more road noise and pollution, and difficulties with manoeuvring, especially if extra cars were parked on the road.

Natural green space would be reduced, affecting the animals and birds (including barn owls) that frequent the rural environment. Three years ago, an application for a carport on this same site was proposed, and this committee rejected the scheme on environmental grounds and the planned use of unsympathetic building materials. How can you possibly let this new proposal go through?

The whole project needs to be rethought. If some kind of development is really necessary, a better use of the existing buildings should be considered, which might not have such a devastating impact.

We are asking you to reject this planning application because it is totally inappropriate for this peaceful, settled and much-loved area.

Barbara Wood – speech text

OBJECTION SPEECH TO PLANNING APPLICATION 19/00786/FL

I am a resident of Cartledge Lane.

I have viewed the plans for these new properties and the renovation of the existing barn and outbuildings and I am very concerned about the number of new residences replacing one bungalow, resulting in an over occupancy of the area.

The proposal to build properties with a large proportion of metal cladding does not fit in, nor will not merge into the surrounding vernacular.

Presently there is a metal barn on this land. This barn has deteriorated over the years and has become quite an eyesore.

Are the thoughts of the architect to base his material choices on the ruin of a barn?

Let us remember that the proposed planning is for domestic residences and not farm buildings.

A majority of the surrounding houses, cottages and several buildings of local interest at Cartledge Hall are made of beautiful stone. The farm outbuildings within these plans are made of stone also, some dating back to the 15th century. All of which are of historical interest to many walkers using the public footpath.

How can the proposer justify the erection of four houses with metal cladding?

In addition to all this is the safety of road users and walkers. There are 11 parking spaces designated for these properties with 19 bedrooms, where would visitors park? Would this result in them parking down Cartledge Lane, where the road is narrow and is the regular access for a farmer with his tractor?

As you approach and leave the proposed development area, there is junction with a bridal path which is used regularly by horses and people walking their dogs, many off lead.

There will be an increase in traffic down Cartledge Lane towards the dangerous junction with Millthorpe Lane, many of the residents have to approach the junction on the opposite side of the lane to view traffic approaching.

May I bring to your attention that there have been several accidents at this junction and residents of number 62 and 66 have had their roadside walls demolished several times, costing thousands of pounds. Two of the recent accidents have resulted in vehicles being wedged in the stone walls, completely destroying them.

Daily, we have to seriously contemplate getting in and out of our driveway because of the blind corner at this junction.

Finally....

Is it not also the intension that a conservation area should be enhanced by any new development? I fear these certainly would not add anything but only take away from this idyllic location of a local beauty spot.

I ask the council to consider our beautiful village.

Thank you.

Matthew Jacques – speech text on following page.

My name is Matthew Jacques I am the applicant at Cartledge Hall Farm. I wanted to make a short statement today to express what I felt was important in the consideration of this application.

I carefully chose the design team who worked in collaboration with NEDCC planning to achieve what I believe is a very considered high quality housing scheme, part of which is the renovation and preservation of the Threshing barn and ancillary buildings.

The development of the scheme has been on going for a long period of time as to get the support of all of the parties involved and deliver a well developed design.

The viability of the project has been made harder by the intent to deliver such a high-quality scheme, with the considerable renovation of valuable buildings in the conservation area.

These are to be used as family homes, now and for future generations. I could not think of a more perfect place to grow up as a child or retire in old age. This project will be of value and benefit to the community both in bringing people and families into the area as well as providing work locally in the building of this scheme.

There is a opportunity here to improve the character of this area by allowing us to bring back to life the 17th century Threshing barn stripping away all the 20th century additions that have been added over the years as well as building contemporary housing which will sit at a juxtaposition to the original group of earlier buildings while retaining the rural feeling through the site layout.

I thank you for your consideration of this application and hope that you give us the approval we need to move forward with this project.

Mel Morris – speech text.

Mel Morris Conservation

67 Brookfields Road / Ipstones
Staffordshire / ST10 2LY

tel: 01538 266516
www.melmorrisconservation.co.uk



**Cartledge Hall Farm
Planning application no. 19/00786/FUL**

**Statement for Planning Committee on 30th June 2020 Submitted by
Melanie Lloyd Morris of Mel Morris Conservation**

I am a heritage / conservation consultant and I know North East Derbyshire very well, having advised the authority on conservation matters and contextual design, before the authority appointed its own in-house conservation officer in the 1990s. I know the topography, the building materials and the character of settlements. I managed the Eckington Town Scheme and then the Conservation Area Partnership for several years.

My involvement with this site started in November 2018 when I was appointed to advise on both the historic buildings on the site and the layout and location of new development at the beginning of the project. I was also involved in the discussion over the design of the new build element.

As with all development where an architect is involved, I do not interfere unless there is good cause. However, I do at the outset provide parameters and identify heritage constraints. The framework for good design is now The National Design Guide which came out in September 2019. Although the design was developed before that guidance came out, the same principles of good design were adopted.

The two main parameters and constraints for new development which I identified were as follows:

1. To respect the important views within and of the conservation area, and how it is appreciated (these were accepted by the planning authority's conservation adviser); and
2. To enable the original cluster of historic buildings to stand out as a distinct group, not to ape them or copy their details or create confusion by adding extensions and

diluting their character; these are sound conservation principles, accepted by the conservation adviser, and have been carefully observed by the architect.

The development aspires to the highest standards of design. There are key areas where the planning consultant and myself have had an input into the design, including the orientation of buildings, the clustering and massing of the development, the proportion of stone to metal cladding, the colour of the cladding (I advised on a softer grey so that this would read better than black against the sky), the use of natural surfacing materials, which in colour reflect the local sandstone, and the softening of roadways with grass verges.

The result is a very-well considered and thoughtful development which has responded to its local context. Yes, the new development is contemporary but I believe that is a good thing. The use of metal cladding is appropriate. It is a material which can already be found on site in the form of a Dutch barn, which is a form of late 19th century traditional farm building, so it is appropriate for its context.

The scheme should be considered as a whole – it offers exemplary conservation practice, the rescue of a 17th century threshing barn, and it is sensitive to its context.

Thank you for your time.

Alex Cesarsky – speech text

Company registration number: 11538162

Registered address: 131 Station Road,
Chapelton, Sheffield, S35 2XG

Cartledge Hall Farm, Cartledge

Application Ref : 19/00786/FL Statement prepared for Planning Committee on 30th June 2020 Introduction

The proposals for Cartledge Hall Farm have been carefully developed through collaboration with the Heritage Consultant, Mel Morris Conservation in response to a range of considerations associated with the location and topography of the site, historic context, the character, materials and appearance of the surrounding context.

The brief for the redevelopment of Cartledge Hall Farm is centred around prolonging the life of the existing threshing barn and historic context, through a programme of repair, restoration and conversion.

The proposals aim to preserve the historical and cultural value of the existing historic context through sensitive repair and reuse, which will help to prevent further losses of the historic building fabric. To facilitate this programme of restoration it is intended to provide new high-quality housing as part of the proposed scheme.

The Historic Context

During the design stages a number of design options were appraised through collaboration with the Heritage Consultant and the Local Planning Authority to address the considerations identified in the Heritage Impact Assessment. These included the preservation of key views, the retention of the existing footpath network and retention of the existing historic group of buildings. Each proposal was tested and reviewed with the Heritage Consultant and wider team to assess their appropriateness to the site.

The architectural response has evolved by working closely with the Heritage Consultant to ensure that the historic context forms the centrepiece within the proposed scheme and is the anchor around which the new dwellings are arranged.

The Heritage Impact Assessment identified a range of considerations that have underpinned the architectural response and has driven the evolution of the informal clustered arrangement that forms the basis of the proposed scheme.

The Proposal

The proposal is formed of a mix of 4 new three, four and five - bedroomed houses, which are arranged around a new courtyard that continues the north-east to southwest axis defined by the existing threshing barn and historic context.

The historic context has informed the architectural response throughout all stages of the project. The new dwellings have been carefully designed through collaboration with the Heritage Consultant and wider team to reflect the key features and characteristics of the historic context, including a slim verge profile, recessed apertures and an asymmetrical window arrangement.

To reflect the collaborative approach with the Heritage Consultant and the Local Planning Authority, the informal clustered arrangement of the new dwellings is broken up through their scale and massing, which allows the key views to be preserved and the existing footpath to be retained.

This has been achieved in part through the design of a contemporary dormer roof structure that has been developed with a low eaves height to provide additional headroom within the internal spaces, to minimise their visual impact on the surrounding buildings and landscape setting and to preserve the views of the historic context from in and around the site.

The new dwellings have been developed carefully through regular discussions with the Heritage Consultant and are formed of a pitch faced stonework plinth, which grounds the buildings in a local material that emerges from the local sandstone bedrock. The upper floor levels are designed using contemporary detailing and proposed with a grey metal cladding system, to reflect the local vernacular found in the surrounding equestrian structures while ensuring that the historic group of buildings remain clear and distinct.

The natural hues of the course pitch faced stonework and the recessed apertures at street level help to ground the new dwellings within the site and complement the historic context and the surrounding rural character. The subtle shades of stonework and metal cladding and the warm tones of the timber window surrounds establish a clear design rationale that anchors the new proposals to the development site and surrounding historic context.

It is intended that the redevelopment of Cartledge Hall Farm will establish a clear distinction between the old and new construction. The variety and gently stepping of the pitched roof design have been developed carefully to help the proposals to sit comfortably within the historic setting of the site.

APPLICATION 4(b) NED/20/00185/FL – SCOUT HUT, HOLMESFIELD

Barry Wheat – speech text

Development of land owned by Holmesfield Chapel Lands Trust for a new scout headquarters for the 3rd Holmesfield Scout Group

My name is Barry Wheat and I have been chairman of Holmesfield Parish Council for the last 40 years.

As a former cub and King scout myself, and like so many parishioners who have supported this application, including our local district councillor, Carol Carol Huckerby and MP Lee Rowley, all know of the benefits from being a member of the 3rd Holmesfield scouts, which was formed by the vicar of our church in 1957 and who became the first scout leader.

Holmesfield has a small primary school, Penny Acres, which is very important serving our local young people. To complement this it would be ideal to welcome back our village scout group.

The scout group has continued to thrive with over 110 members with a current waiting list.

In 2008 their accommodation was sold by the village church to fund their new modern church hall.

In order to retain the scout group they were forced to seek a temporary move out of the village and share with five other scout groups at Wreakes Lane in Dronfield some 2 1/2 miles outside our village. These premises have a limited life span with no disabled access or toilets. All internal and external equipment is currently housed in a metal containers.

The Parish Council have for the last 12 years been looking for a suitable site to build a new scout hut in the village which can enjoy an adjacent field for outside sport and recreation, which in today's world is of great importance.

You can understand how excited we were to agree a lease to the scout group on the proposed site in the centre of the village.

The site is accessible by foot from the adjacent housing estate and enjoys use of the existing village hall and church car parking. The site is also adjacent to existing electric, gas and drainage services, and is of course close to the church for the traditional parades.

The building is sited well away from all historic buildings and a detailed professional survey and report by Anderson Tree Care has established that the existing mature hedge and trees are retained clear of any root protection to give an established screening to the proposed building.

It is noted that consent has been recently granted on appeal for the adjacent site for three new dwellings accessed from Park Avenue.

OFFICIAL-[SENSITIVE]

If we in Holmesfield can again provide a scout hut and recreational field that will allow children to lead active community spirited happy lives filled with fun, friendship and adventure, this surely will be a positive influence and something we must strive to achieve.

In light of the present push for children to be engaged in positive pursuits and the consequence of the closing of youth clubs, we respectfully request that this worthy village amenity will meet with government objectives for many years to come.

Barry Wheat
Chairman, Holmesfield Parish Council

OFFICIAL-[SENSITIVE]

Roland Bolton – speech text

BRIEFING NOTE

Re: 3rd Holmesfield Scout Group

Date: 29/06/20

Subject: Briefing Note for Planning Committee

Ref: D5281P

The need for the proposal

The 3rd Holmesfield Scout Group was based at the Holmesfield Church Hall until 2008 when the original Church Hall was sold. The new Church Hall directly between the church and the application site is unsuitable because:

1. It has no outside area for scouting activities.
2. It has no storage space
3. it was not suitable for indoor scouting activities at times of inclement weather
4. most importantly it is not available any evening during the week.

At present the Group share the Dronfield premises 4 other Scout Groups. This is unsatisfactory for the reasons set out in the scout master's letter (appendix 2 of planning statement)

Benefits of the proposal

The benefits of the proposal not offered by the shared Dronfield facility are:

1. It will enable the well-established and clearly popular scout group to return to the community it serves
2. It will provide for the safe environment to meet the needs of local children
3. It has direct access to large area for outdoor activities
4. Internal storage for outdoor equipment
5. Access to washrooms for outdoor activities
6. Safe access for drop off and pick up compared to the present position

BRIEFING NOTE

The Planning position

1. Is a scout hut inappropriate development in the green belt?

Officers recommend refusal based on the conclusion that the hut is primarily of indoor recreation and hence inappropriate development in the Green Belt.

This is a planning judgement and if your experience like mine is that scout huts are necessary to facilitate outdoor recreation then the proposal is not inappropriate development.

The officers conclusion runs contrary to the reasons given by the scout group for locating back to the village which include:

1. access to the larger outdoor area
2. the ability to store outdoor equipment
3. access to washrooms from outdoors

A club house that supports outdoor recreation is not inappropriate development in the green belt.

2. Do the social benefits offered by the provision of this facility represent very special circumstances?

17 letters of support have been submitted including those from the local MP, District Councillors as well as existing and past parish councillors.

The Parish Council have actively pushed for the Scout Group to submit the application and you have heard the importance this to the parish.

In the 17 letters of support the scout group described as being “a hugely important part of the local community” and “vitally important” in the development of local children.

3. Do the social benefits outweigh the visual impact of this development on the listed church or the conversation area

Turning to the impact on Heritage - the Heritage Statement concludes that there will be no significant harm to St Swithin’s Church or the conservation area because:

1. The key elevation of the church is to the south and the application site is to the north.
2. The site will be heavily screened with existing planting.
3. The use of stone and a dark grey pitched roof are suitable materials for the Conservation Area.

Conclusion

It is for you to determine if the proposal is necessary to support outdoor recreation, if it is then it is appropriate development and should be granted.

If it is not you have to balance the limited adverse impacts of the proposed development against the obvious benefits derived from bringing the Scout Group back to Holmesfield.

This balance was decided in favour of a similar case in Wakefield which unfortunately had to go to appeal to get approval. Planning Statement (appendix 3)

I respectfully ask that the committee approve this application.