

Public Document Pack

SUPPLEMENTARY AGENDA - ADDENDUM



**North East
Derbyshire**
District Council

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.

Yours sincerely

A handwritten signature in blue ink that reads "Sarah Steenberg".

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

Other Members 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 - Addendum (Pages 4 - 9)



***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 ADDITIONAL LATE COMMENTS

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: Mrs Rachel Ludlam, The Beeches, Crow Hole, Barlow, Dronfield

DATE RECEIVED: 29.06.2020

SUMMARY:

I am writing to object to this application, there are numerous footpaths and bridle paths from which the development will can be seen and this will have a huge and negative impact on the green belt and the surrounding area, the metal clad properties are also not in keeping with other properties in the surrounding area and the general consensus of local opinion is that the design is unflattering and that of an 'eyesore', to compound the problem, the junction of Cartledge lane and Milthorpe lane is a very dangerous one and there have been some very bad car accidents over the years, suffice to say that more traffic will increase the chances of more accidents,

CASE OFFICER COMMENTS:

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

2. SOURCE OF COMMENTS: Dr.Greetham (address unknown)

DATE RECEIVED: 28.06.2020

SUMMARY:

Regarding the above application and the meeting on Tuesday. I think the meeting should be postponed for the following reasons:

1. The exact position of the footpath has not been determined, the footpath officer for our area (Mr Mountain based at Matlock) says there is an anomaly with this public right of way.
2. Members of the public who are not on "Zoom" and would like to be involved can't be and that's just not fair.
3. I don't seem to have seen any notices been erected locally.
4. Has everyone who should be informed been informed ? I was only aware of the meeting because Maureen Greenland let me know.

CASE OFFICER COMMENTS:

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

In addition, the public are not excluded from the meeting and may participate I the meeting as appropriate, the proper publicity has been carried out and all those who should have been involved and notified have been.

3. SOURCE OF COMMENTS: Mr Alistair Fearnough, Cowley Kroft, Cowley Lane, Holmesfield, Dronfield

DATE RECEIVED: 29.06.2020

SUMMARY:

I apologise for the lateness of the comment. I have only been made fully aware the scope and scale of the application yesterday. There are now over 114 documents and comments to read on the website!

The normally good parish communications in relation to local planning matters has been inhibited to Covid-19 safeguards. There has been no real opportunity to discuss this in group gatherings and limited notice in the parish magazine.

Given the current exceptional circumstances I would urge an extension of the decision date. This will give the local authority/ residents and developer the opportunity to balance concerns.

Failure to defer could lead to allegations/ rumours against the council and developer of using the current Covid crisis to circumvent an effective notice and consultation period on what is a significant development for our village.

My objection at this time is based on an ineffective consultation period due to current circumstances, not within the control of the local authority of the developer.

Issues that I feel need amendment/ clarification/ reassurance from developer;

How will an approximate 50% increase in dwellings impact on direct and indirect traffic on a narrow lane? What is Impact on the junction to Millthorpe lane.

Movement of vehicles on the development itself. Is 4m wide enough?.

Clarification of future use of retained existing buildings (not demolished on site).

What is the future "ancillary use" - Holiday let? Dependent annex? Garage etc?

Diversion of footpath? It is unclear where this is.

Issue of over spill parking on narrow lane with soft verges?

CASE OFFICER COMMENTS:

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

4. SOURCE OF COMMENTS: N D Todd Cartledge Hall Farm, Cartilage Lane
Holmsfield

DATE RECEIVED: 26.06.2020

SUMMARY:

I have examined plans for the proposed development and wish to object to the proposals on two grounds.

Firstly the additional traffic generated by this number of new dwellings would appear to be excessive for a small single track rural lane where passing is restricted. As a resident in the village I am also acutely aware of how dangerous the sharp bend is at the junction with Millthorpe Lane where there have recently been a number of accidents and many more unrecorded near misses.

Secondly the number of parking spaces on the site would seem to be limited. These are not going to be cheap properties, with being in a rural location it is very likely that the car ownership will be well above average and it is unrealistic to expect people to rely on public transport which is limited in both in the frequency of service and destinations. Furthermore I know from experience of living in the area that virtually all visitors to my home and business come by car, as far as I can see there is no provision for visitor car parking on site and there is no safe parking space on the public highway.

I fully support the conversion of these rural buildings which are of some historical interest and define the historical hamlet. I would therefore request that the council consider the present application as being unacceptable on the basis that it is overdevelopment of the site.

A development which gives the original buildings space to be appreciated , additional off street circulation and parking and reduces the traffic entering Millthorpe Lane on a very sharp bend would be more acceptable .

CASE OFFICER COMMENTS:

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

5. SOURCE OF COMMENTS: Mr Norman Farmer, Woodview, Cordwell Lane, Millthorpe Holmesfield, Dronfield

DATE RECEIVED: 29.06.2020

SUMMARY:

The area and local facilities are unable to cope with such an influx of population in a constricted space, including schools, recreation opportunities, public transport and road traffic. The entrance on to Cartledge/Millthorpe lane is on a very dangerous bend with little visibility in both directions. It will have a detrimental effect on an historic area in the vicinity of listed buildings. The change of use from agricultural usage to urban usage undermines opportunity for local employment and increases pollution in the area. There is no genuine attempt in the application to provide affordable housing in an area where house prices for the young in particular are beyond an ordinary persons reach..

CASE OFFICER COMMENTS:

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

6. SOURCE OF COMMENTS: Mr Gordon Simmonite, Yarrow House, Millthorpe Lane, Holmesfield, Dronfield

DATE RECEIVED: 29.06.2020

SUMMARY:

I wish to object to the application.

1. From an environmental point of view the development would bring many lorries into the area in order to deliver the required building materials. The narrow width of Cartledge Lane would mean that it would be impossible to have these vehicles passing side by side without causing damage to grass verges of the residents of the Lane. One could quite easily consider at least two vehicles pre new build house hold which again causes heavy traffic on Cartledge Lane.

2. How does metal cladding construction be congruous with the natural stone build properties of this area? Indeed a beautiful stone built hall sits opposite this proposed site

3. How can it not affect the many walkers who use the bridle path that runs through the development site?

CASE OFFICER COMMENTS:

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

7. SOURCE OF COMMENTS: Mr Paul Stubbs, Rayfield, Cartledge Lane, Holmesfield, Dronfield

DATE RECEIVED: 29.06.2020

SUMMARY:

I live on Cartledge lane I object to this development taking place for the following reasons:

- No public notices
- Part of the development in on green belt land
- Not enough space for the development
- Could set a precedent for futures developments
- Entrance to the lane is dangerous without more properties and cars going down it.

CASE OFFICER COMMENTS:

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