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**North East
Derbyshire
District Council**

Second Supplementary Agenda

This supplement includes late representations on Application 20/01137/FL (Holmesfield)

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Date: Monday, 8 March 2021

To: **Members of the Planning Committee**

Please attend a meeting of the Planning Committee to be held on **Tuesday, 16 March 2021 at 2.00 pm by Conference Call**. **Access details will be sent to Members separately**. The public parts of the meeting will be streamed from the Council's website on its YouTube Channel.

Virtual Attendance and Hybrid Meetings

I have provided the Leader and Deputy Leader with advice on the holding of "hybrid" meetings outlining the risks including to employees dealing with the Chamber and to Members. Hybrid meetings are those where some attendance is in person in the Council Chamber and some is virtual. I would encourage you all to attend virtually. Accordingly if you attend in person you will be deemed to have accepted the following disclaimer as applying.

Risk Assessment Disclaimer

When attending this meeting in person, I confirm that I have read and understood the contents of each of the following risk assessments and agree to act in line with its content.

- RA – Return to Work Mill Lane Covid 19 V13
- Mill Lane Coronavirus Control Measures V8

Both documents have been emailed to Members and are available on the Modern.Gov App library.

The same advice is given to officers who are also encouraged to participate in the meeting remotely.

Yours sincerely



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 Ross Shipman	Councillor Andrew Cooper

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

AGENDA

6 Late Representations - Summary Update Report (Pages 4 - 6)

(Planning Manager – Development Management)
TO FOLLOW



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

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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 16th March 2021

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: 20/01137/FL

CASE OFFICER: Colin Wilson

1. SOURCE OF COMMENTS: Mr Ashley Turner, Cartledge Hall, Cartledge Lane, Holmesfield, Dronfield S18 7SB

DATE RECEIVED: 14.03.2021

SUMMARY:

Dear Mr. Wilson,

I have read your comprehensive comments, recommendation, and conditions for approval for discussion at the planning meeting on Tuesday next. I am at total odds with your Conclusions and extremely disappointed that most of the major issues previously raised have not been addressed.

You openly admit that:-

- a) "the proposed development does not comply with the defined Policy exceptions to inappropriate development in the Green Belt" and
- b) that the scale and massing of the two proposed detached

dwelling is still harmful to the character and appearance of the Conservation Area.

You then claim that these contraventions to the law and violations of the environment are:-

"outweighed by the public benefits arising by saving this important historic farm group" !!!

Yet, at the planning meeting of 30th June 2020, at which you were present, it was firmly established that it was not necessary or desirable to secure this public benefit by despoiling the Green Belt with a totally inappropriate, commercial, profit led, over development scheme with unsympathetic urban connotations. As such the application was unanimously thrown out. There are other ways to achieve the objective but there there appears to be no attempt or desire by the developer to investigate.

As the developer also owns some 50 acres beyond the site, an obvious alternative is to create a package to market the historic buildings as a highly desirable equestrian residence. The package could include detailed conversion plans, planning permission, the equestrian manege where stables could be located and an amount of land for paddocks. In this way, the developer has the benefit of a profitable project and passes on the cost of the renovation of the historical buildings to someone prepared to do it for personal interest and lifestyle.

FOOTPATH 26:- Clause 8.30 states 'the applicant has indicated their intention to seek a formal diversion of the footpath'. Looking at the site plan I cannot see any alternative other than along the narrow access road with the ensuing health and safety issues. Is this acceptable?

PARKING :- Clause 8.29 admits this is 'compromised' and 'may lead to some inconvenience to residents, this would not amount to unacceptable harm from a highway safety perspective'.

The fact is that there are just 11 spaces for the 6 dwellings involved. 'Inconvenience' should be translated to 'nightmare' and 'a highway safety perspective' is totally irrelevant.

This is a rural area. Every adult resident will have at least one vehicle. There could easily be 20 vehicles to accommodate. Where do you believe they will be parked? Where will visitors park? Where will service providers park? What about delivery vehicles? What about emergency vehicles? This situation is totally untenable and I am horrified it has not been addressed.

Nothing significant has changed since 30th June 2020. I cannot understand why the planning department contrives to support such a radically flawed and unsuitable project and I implore the planning committee to repeat their decision of the last application.

2. SOURCE OF COMMENTS: Maureen Greenland, Cartledge Cottage, Cartledge Lane, Holmesfield, Dronfield S18 7SB

DATE RECEIVED: 15.03.2021

SUMMARY:

In the amended plan, the strongly disputed metal cladding remains on the roofs of the houses.

Also, it has not been emphasised that the proposed semi-detached houses would stand on a bank several feet above the level of the track.