

APPENDICES

5

25/00316/FUL



Matlock Town Council
Imperial Rooms
4 Imperial Road
Matlock
Derbyshire
DE4 3NL

Please ask for:
Direct Dial No

Myles Joyce
01629 761336

My Ref.
E-mail

25/00316/FUL
planning@derbyshiredales.gov.uk

23 April 2025

Dear Sir/Madam,

REFERENCE NO : 25/00316/FUL
APPLICANT : Fountain Park Ltd
DEVELOPMENT : Erection of 203 dwellings with associated vehicle, cycle and pedestrian infrastructure
LOCATION : Former Cawdor Quarry Matlock Derbyshire

I am writing to notify you that the District Council have received an application for the development set out above. If you have any comments to make on this proposal will you please let me know, in writing before **14 May 2025**. It would be helpful to quote the above planning reference number on any correspondence.

The application and accompanying plans may be inspected online at www.derbyshiredales.gov.uk/PublicAccess.

If you wish to discuss the proposal with the case officer please contact **Myles Joyce** on .

Note: Representations submitted may be disclosed to the applicant and will be available for public inspection, with copies made available if requested, in accordance with the Local Government (Access to Information) Act 1985.

When made, the decision will be published on Council's website: www.derbyshiredales.gov.uk/PublicAccess

Yours faithfully

Shaun Robson

Development Manager



- - - - - Application Boundary
 1 Crescent Spa: Built phase
 2 Matlock Spa Road
 3 Gateway Spa: Built phase
 4 Crescent Spa: Planning application site

Existing Site Plan

2.1 Location

The site comprises 4.6 ha at the centre of the quarry and is adjacent to the as built phases of the Matlock Spa development and is just over 5 minutes' walk from Matlock Station.

It is divided into two areas by the access road known as Park Crescent.

To the north of the road are a mix of two typologies of terrace houses which are similar as those on the previous phases, complemented by new apartments with similar massing to the existing Spa Villas apartment buildings that formed the Gateway.

To the south of Park Crescent comprises terrace houses with a new apartment typology that addresses the lake and adjacent ecology park. The Lakeside Apartment buildings are based on the design language and scale of the existing buildings of Matlock Spa.

SECTION 2 SITE CONTINUED



View 1



View 2

2.2 Current site uses

Cawdor Quarry fell into disuse in the 1950's. The site is now home to the recently completed Gateway Spa and initial Crescent Spa phase of homes.

2.3 Landscape qualities

The landscape infrastructure is described in Section 5.

View 1, shows the landscaping proposal which will be a continuation of the Gateway Spa and initial Crescent Spa phases. A mix of hard and soft landscaping defines the character of the development whilst relating to the natural context of grasslands and cliffs.

View 2 shows the as built Gateway and initial Crescent Spa phases. The red ring highlights the location of the proposed next phase of Crescent Spa.

2.4 Ecology

A Preliminary Ecological Appraisal has been undertaken by Wharton Ecology to:

- Identify the likely ecological constraints associated with the Proposed Development.
- Identify any mitigation measures likely to be required, following the 'Mitigation Hierarchy';
- Identify any additional surveys that may be required to inform an Ecological Impact Assessment (EclA), and

For more detail see [Documents for reference 25/00316/FUL: Public Access](#)

To: publicaccess@derbyshiredales.gov.uk
Subject: RE: Consultee Comments for Planning Application 25/00316/FUL

From: publicaccess@derbyshiredales.gov.uk <publicaccess@derbyshiredales.gov.uk>
Sent: 16 May 2025 13:05
To: Planning <Planning@derbyshiredales.gov.uk>
Subject: Consultee Comments for Planning Application 25/00316/FUL

Consultee comments

Dear Sir/Madam,

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 16/05/2025 1:05 PM from Mr Simon Hosmer (planning@matlock.gov.uk) on behalf of Matlock Town Council.

Application Summary

Reference:	25/00316/FUL
Address:	Former Cawdor Quarry Matlock Derbyshire
Proposal:	Erection of 203 dwellings with associated vehicle, cycle and pedestrian infrastructure
Case Officer:	Myles Joyce

[Click for further information](#)

Comments Details

Comments:	No Objection
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Kind regards

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25/00199/FUL



Please ask for:
Direct Dial No
Fax No
Your Ref.
My Ref.
E-mail

Myles Joyce
01629 761336
01629 761163

25/00199/FUL
planning@derbyshiredales.gov.uk

1 May 2025

Mr Simon Hosmer
Matlock Town Council
Imperial Rooms
Imperial Road
Matlock
Derbyshire
DE4 3NL
Dear Sir,

REFERENCE NO : 25/00199/FUL
APPLICANT : Mr R Cogings
The Director Of Housing
DEVELOPMENT : Temporary change of use of part of car park to 4no. pitch traveller site
for a maximum period of 2 years
LOCATION : The Station Car Park Derwent Way Matlock Derbyshire DE4 3NA

I refer to representations you have submitted in respect of the above application and write to advise that the application is to be considered at a meeting of the Council's Planning Committee at 6.00 p.m. at Wirksworth Leisure Centre, Hannage Way, Wirksworth DE4 4JG.
It is recommended that the application be Granted with Conditions.

Members of the Committee will be undertaking a site visit and it is anticipated that Committee Members will arrive at the site at approximately 12:40 on the day prior to the meeting. Please note that site visit times are approximate, therefore, it is advisable to arrive in good time. The purpose of the site visit is to enable Members to familiarise themselves with the site. Under the Council's procedures, interested parties may attend the site meeting, however, no further representations can be made other than in response to factual questions posed by Members through the Chairman.

The District Council offers an opportunity for any interested parties to make representations in person to the Members of the Planning Committee before the matter is debated. If you wish to take advantage of this facility you should make your application before 12 noon on the working day prior to the relevant meeting. Contact details are on the enclosed procedure for public participation. Please arrive at the meeting venue at least 15 minutes prior to the commencement of the meeting. It is imperative on arrival that you notify the Committee Administrator of your presence.

For your information, I enclose a note setting out the procedure governing public participation at meetings of the Planning Committee. A copy of the Planning Officer's report can be inspected beforehand at the Council's Offices or, alternatively, on the Council's website at www.derbyshiredales.gov.uk/PublicAccess

The District Council values the contributions made by Parish/ Town Council's and I would like to take the opportunity to thank you for submitting representations. Your representations will be

Paul Wilson, MCD, Dip TP, Dip Mgmt, MRTPI
Chief Executive

Town Hall, Bank Road, MATLOCK, Derbyshire DE4 3NN
For general enquiries telephone 01629 761100 or visit www.derbyshiredales.gov.uk

Information communicated to the District Council may be disclosed to the public under the Freedom of Information Act 2000

drawn to the attention of the Committee, irrespective of whether or not your representative decides to attend the meeting in person. . If the case goes to appeal, your comments will be sent to the appellant and the Planning Inspectorate. The Inspectorate may publish details of your comments, on the internet (on the Appeals area of the Planning Portal), including any contact information that you have provided. A copy of the decision notice will be made available online at www.derbyshiredales.gov.uk/PublicAccess following the determination of the application.

Yours faithfully

Shaun Robson
Development Manager

Paul Wilson, MCD, Dip TP, Dip Mgmt, MRTPI
Chief Executive
Town Hall, Bank Road, MATLOCK, Derbyshire DE4 3NN
For general enquiries telephone 01629 761100 or visit www.derbyshiredales.gov.uk

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Procedure for Public Participation at Planning Meetings

At Planning Committees and meetings of the Local Plan Advisory Committee members of the public may make a statement, petition or ask questions relating to planning applications or other agenda items in the non-exempt section of an agenda at the meeting where those matters are to be considered, and where the Council is the Local Planning Authority

At Planning Committees and meetings of the Local Plan Advisory Committee

- a) Where it has been decided by the Council that a planning application will be dealt with by the Planning Committee, the applicant (or agent) and anyone who has made representations will be notified of the time and date of the Committee meeting.
- b) An agenda listing the items to be discussed at meetings of the Planning Committee and the Local Plan Advisory Group will be posted on the District Council's web site and at the offices of the Town hall, Matlock, 5 clear days before the meeting. **The agenda will show the venue for the meeting.**
- c) Public Participation will be limited to one hour per meeting, with the discretion to extend exercised by the Committee Chairman (in consultation) in advance of the meeting. On line information points will make that clear in advance of registration to speak.
- d) Anyone wishing to make representations at these meetings must notify the Committee Section by –
 - Making an online application at www.derbyshiredales.gov.uk/speakplanningcommittee
 - emailing committee@derbyshiredales.gov.uk
 - calling 01629 761133**before 12 noon on the working day prior to the relevant meeting.** At this time you will be asked to which item of business your representation relates, whether you are supporting or opposing the proposal and whether you are representing a town or parish council, a local resident or interested party.
- e) Those who indicate that they wish to make representations will be advised of the time that they need to arrive at the meeting venue so that the Committee Clerk can organise the representations and explain the procedure.
- f) Where more than 2 people are making similar representations, the Committee Administrator will seek to minimise duplication, for instance, by establishing if those present are willing to nominate a single spokesperson or otherwise co-operate in the presentation of their representations.
- g) Representations will only be allowed in respect of applications or items which are scheduled for debate at the relevant Committee meeting,
- h) Those making representations will be invited to do so in the following order, after the case officer has introduced any new information received following publication of the agenda and immediately before the relevant item of business is discussed. The following time limits will apply:

Town and Parish Councils	3 minutes
Objectors	3 minutes
Ward Members	5 minutes
Supporters	3 minutes
Agent or Applicant	5 minutes

Paul Wilson, MCD, Dip TP, Dip Mgmt, MRTPI
Chief Executive

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- i) After the presentation it will be for the Chairman to decide whether any points need further elaboration or whether any questions which have been raised need to be dealt with by Officers
- j) The relevant Committee Chairman shall exercise discretion during the meeting to rule out immediately any comments by participants that are not directed to genuine planning considerations.

COMMITTEE SITE MEETING PROCEDURE

You have been invited to attend a site meeting of the Council's Planning Committee. The purpose of the meeting is to enable members to appraise the application site. The site visit is not a public meeting. No drawings, letters of representation or other documents may be presented at the site meeting.

The procedure will be as follows:-

1. Members of the Planning Committee will arrive at the site using their own transport and will be organised into groups of no more than 6, maintaining social distancing throughout.
2. A representative of the Town/Parish Council and the applicant (or representative) can attend.
3. The Chairman will ascertain who is present and address them to explain the purpose of the meeting and sequence of events.
4. The Planning Officer will give reasons for the site visit and point out site features.
5. Those present will be allowed to point out site features.
6. Those present will be allowed to give factual responses to questions from members on site features.
7. The site meeting will be made with all those attending remaining together in their separate groups at all times.
8. The Chairman will terminate the meeting and members will depart.

Please note: All persons are requested to refrain from smoking during the site meeting.

Paul Wilson, MCD, Dip TP, Dip Mgmt, MRTPI
Chief Executive

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Planning Committee 13th May 2025

APPLICATION NUMBER		25/00199/OUT	
SITE ADDRESS:		The Station Car Park Derwent Way Matlock Derbyshire DE4 3NA	
DESCRIPTION OF DEVELOPMENT		Temporary change of use of part of car park to 4no. pitch traveller site for a maximum period of 2 years (part retrospective)	
CASE OFFICER	Myles Joyce	APPLICANT	R Cogings, DDDC
PARISH/TOWN	Matlock	AGENT	Pelham Architects
WARD MEMBER(S)	Cllrs Wain, S Burfoot and M Burfoot	DETERMINATION TARGET	7.5.25
REASON FOR DETERMINATION BY COMMITTEE	DDDC application	REASON FOR SITE VISIT (IF APPLICABLE)	View site and surroundings

MATERIAL PLANNING ISSUES
• Policy Context • Principle of Development • Trees, Tree protection and planting: • Impact on Ecology • Biodiversity Net Gain • Flood Risk and Drainage • Highway Safety / Public Rights of Way • Other Matters: EQIA

RECOMMENDATION
RECOMMENDATION: Members are recommended to APPROVE the application subject to conditions as set out below with delegated authority to the Director of Place and Economy to approve any amendments to those conditions as deemed necessary;

1.0 THE SITE AND SURROUNDINGS

- 1.1 The proposed site is located to the North West section of the existing Matlock Railway Station Car Park Situated on Derwent Way, Matlock, Derbyshire. The site uses part of the existing carpark space. To the North of the site lies the Derwent Way dual carriageway access road. Further North lies the River Derwent and Matlock Town Centre. To the South and West lie both the Peak Rail Railway lines and a local Supermarket. There are also areas of natural landscaping along these boundaries. To the East is the remaining carpark area, and the local coach/bus station. The site is currently accessed from Derwent Way and across the existing carpark area. The application site occupies a stated 1185 square metres.

2.0 DETAILS OF THE APPLICATION

- 2.1 The site is currently in use as a temporary traveller's site, and retrospective planning permission is being sought for temporary change of use to the area indicated to reflect this for a maximum period of 2 years.
- 2.2 The site is to be provided with a temporary, approx. 1.8m high "heras style", fence system to its perimeter to provide increased safety, security and privacy. Sections of the fence are to be provided with acoustic lining. The fence will be provided with secondary openings to allow continuous use and free movement of vehicles to the remaining public carpark area.
- 2.3 The site is to be set out to formalise and provide 4no. designate caravan pitch points and 6 no. parking spaces.

3.0 PLANNING POLICY AND LEGISLATIVE FRAMEWORK

- 3.1 Adopted Derbyshire Dales Local Plan (2017)
- S1: Sustainable Development Principles
 - S2: Settlement Hierarchy
 - S3: Development Within defined Settlement Boundaries
 - PD1: Design and Place Making
 - PD3: Biodiversity and the Natural Environment
 - PD6: Trees, Hedgerows and Woodlands
 - PD8: Flood Risk Management and Water Quality
 - HC6: Gypsy and Traveller Provision
 - HC19: Accessibility and Transport
 - HC21: Car Parking Standards
- 3.2 National Planning Policy Framework 2024

4.0 RELEVANT PLANNING HISTORY:

- 4.1 There is no relevant planning history.

5.0 CONSULTATION RESPONSES

APPENDICES PLANNING COMMITTEE 30.06.2025

Consultee Name	Position	Date	Comments
Matlock Town Council	No Objection	28.3.25	None
Local Highway Authority (Derbyshire County Council)	No Objection	2.4.25	Sufficient space to accommodate within private car park
DDDC Trees and Landscape Officer	No objection	18.3.25	None
Derbyshire Wildlife Trust	No objection	2.4.25	No ecological impacts anticipated
DCC Strategic Planning	Objects	11.4.25	Whilst the County Council accepts there is an evidenced need for new Traveller site provision within the District, as set out in the GTAA, it is considered that in planning and land use terms, the application site is in a wholly unsuitable location for such use
Consultee Name	Position	Date	Comments
Environment Agency	No Comments	14.3.25	Flood Zone 1 low flood risk
Network Rail	Comments	24.4.25	Informatives
Matlock Civic Association	Comments	15.4.25	It is noted that the proposed layout is different to the current distribution of vans and vehicles on the site and if the council consider that the balance of advantage is to grant a temporary permission MCA request that it should be subject to Enforcement action be taken immediately to keep the site in a tidy condition in accordance with the plan submitted with the planning application and the use of the land as a site for travellers should not exceed the 2 year period envisaged
Gypsy Liaison Officer	Support	2.4.25 15.4.25	The family are willing to reside at Rowsley for the summer again and to reiterate that they would prefer site in south of Derbyshire dales. The family on the Matlock train station carpark also confirm with me that they are happy for the application to go ahead

- 5.1 In summary officers note the above comments and factor them into the appraisal of this proposal later in the report

6.0 REPRESENTATIONS RECEIVED

- 6.1 Two representations have been received objecting with regard to the development being an eyesore, security and behavioural concern as well as concerns that the use may become permanent
- 6.2 County Councillor Susan Hobson referred to this DDDC reference number for this site but the comments were for a different proposal based in Rowsley.
- 6.3 Officers will deal with the points raised above in the appraisal of the scheme later in this report.

7.0 OFFICER APPRAISAL

- 7.1 The following material planning issues are relevant to this application:

Policy Context

- Principle of Development
- Design and Impact on Character and Appearance
- Impact on Amenity
- Impact on Landscaping, Trees and Tree Planting
- Impact on Ecology
- Flood Risk and Drainage
- Highway Safety, Access and Car Parking
- Planning Balance and Conclusions

Principle of development

- 7.2 Turning to the Local Plan, Policy S1 requires all developments to make a positive contribution towards the achievement of sustainable development. Policy S3 supports development within the defined settlement boundaries where scale density layout and design is compatible with the character appearance design and amenity of the settlement as well as surface access onto the highway network which can accommodate the said development.
- 7.3 The proposal is located within the settlement boundary of Matlock and the proposed retention of part of the car park for accommodating up to 4 Traveller pitches and associated car parking reflects the identified need for pitches set out in Policy HC6 of the adopted Local Plan. Policy HC6 supports such pitches subject to certain caveats inter alia:
- There would be no significant detrimental impact on the neighbouring residential amenity and other land uses
 - The site has sufficient vehicular and pedestrian access and would not result in unacceptable traffic generation
 - The site is well located in terms of access to local amenities services and employment opportunities etc.
 - There are adequate on-site water, electricity waste management and recycling services
 - The site is not situated in a site at high risk of flooding
 - The site is capable of providing high levels of privacy and residential amenity to site occupiers.

- 7.4 The County Strategic Planning Team notes that joint working with the District Council on the Adopted Derbyshire Dales Local Plan and emerging Local Plan Review; and the Derby, Derbyshire, Peak District National Park and East Staffordshire Gypsy and Traveller Accommodation Assessments (GTAA), Derbyshire County Council is aware that the District Council has been seeking to identify a permanent site or number of permanent sites for Gypsies and Travellers for many years and a number of sites have previously been proposed by the District Council but have not been taken forward through the planning application process.
- 7.5 The District Council published a consultation in August 2024, identifying 6 sites in its ownership, which the District Council considered had potential to accommodate Traveller families on a temporary basis, pending identification of a permanent site. The County Council strongly objected to the use of any of the proposed sites as temporary sites for Travellers, as they were each considered to be unsuitable for such a proposed use. Specific reasons for each site were included in the response
- 7.6 The County notes that it is evident from the GTAA, therefore, that there is a clearly identified need in the District for permanent Traveller site provision and for the District Council to seek to identify suitable sites, however, it is recognised that this proposal for 4 pitches on a temporary basis will not satisfy the identified need. The adopted Derbyshire Dales Local Plan is currently being reviewed by the District Council that will, in due course, set out new and updated pitch requirements for the District for Gypsies and Travellers for the new Local Plan period. It is considered, therefore, that the Local Plan Review should be the most appropriate means by which the District Council identifies any new proposed sites for Travellers in the District to meet current and future identified needs.
- 7.7 The County is positive with regard to the site being located close to heart of Matlock town centre, adjacent to the town centre relief road and the town's main railway and bus stations. The site is, therefore, very well located for the families occupying the site to be able to gain easy access by foot, cycle, public transport or vehicle to shops and commercial services; leisure and cultural facilities; health facilities including GPs, dentists and hospitals; and local primary and secondary schools in Matlock town centre and the surrounding area.
- 7.8 Concerns are retained with regard to the prominence of the site, the perception of segregation from the rest of the site and the living conditions. Travellers are recognised as having a protected characteristic under the Equality Act 2010. In accordance with its public sector
- 7.9 Under section 149 of the Equality Act 2010, the Government has had due regard to the needs of these protected groups in formulating the new traveller site policy (and decision making). In addition the Government recognises the duty to facilitate the traveller way of life and protect this without discrimination.
- 7.10 Officers would note the above comments from the County Strategic Planning Team and would note that the Local Plan is under review and the concerns of using a private car park as a place to accommodate Traveller Pitches. Officer would also note that the site whilst very sustainable in terms of location and adequately provided with essential facilities lacks green space and nearby leisure opportunities. However set against this is the identified need which is not being met elsewhere for Traveller pitches and the time horizons involved in terms of review of the Local Plan and the related identification of suitable sites.
- 7.11 In addition, the gypsy liaison officer supports the proposal and reports that an incumbent family wishes to stay recognises that the temporary nature of the proposal until more permanent sites are found. Officers therefore would argue that the location caters to many of the needs of the Travellers and that in terms of balance this outweighs the disadvantages of the site especially given the temporary nature of the proposal and the consequence of

lack of provision through discontinuing this use. Officers therefore consider that the needs of the Travellers have been suitably considered along with the planning merits of what is a temporary planning permission

- 7.12 Officers consider that the location and amenities provided on site along with the identified need for Traveller sites renders this proposal as acceptable in principle subject to other material planning policies and guidance. The two year period also provides an opportunity to assess the impact of the use in itself whilst providing traveller pitches whilst more permanent sites are sought elsewhere within the borough.

Design Layout and Impact on Character and Appearance of the Area

- 7.13 The plans show the site laid out in the north-west corner of the car park. This allows for circulation and ease of access and ingress from both private car park users and the those living in the Traveller site. There is some fencing around the site at present and it is proposed to erect Heras fencing panels with acoustic cladding secured to 1.5 x 0.6 x 0.6m concrete block panel covers.
- 7.14 Officers consider that the visual impact is relatively minor and the proposed fencing will further mitigate in terms of this stage which can be conditioned. As such the proposal complied with Policy PD1.

Impact on amenity of occupiers of nearby residential property and surrounding uses

- 7.15 The site is far away from any residential property and has little impact on the nearby retail, railway bus and car parking uses and their customers/patrons. AS such the proposal accords with Policy PD1 and HC6

Landscaping Trees and Tree Planting

- 7.16 The sites utilises part of a large car park and proposed no planting. Whilst for a permanent use this would be a concern and allows for the use of the property to revert to its current car park use on expiry of the temporary planning permission sought. As such there is no material departure from Policy PD6.

Impact on Ecology

- 7.17 The DWT note that there are no nature conservation interest associated with the site. It is also considered that the proposals will have no ecological impact and there will not be any ecological constraints to the development. AS a temporary retrospective planning application the proposal is exempt from BNG requirements. Officers therefore consider there to be no issues with regard to Policy PD3 of the approved Local Plan.

Flood Risk and Drainage Management

- 7.18 The site lies within Flood Risk Zone 1 and therefore is not situated within an area at risk of flooding. The proposed development is minor development and is for the same use as existing and therefore no FRA is required. Accordingly, flood risk is not seen as an issue for this proposal.
- 7.19 It is proposed to dispose of surface water drainage via existing sewer. The sanitary needs will be within the caravan units with an external WC and accessible WC. Given the temporary nature of the use this is considered a satisfactory arrangement.

Highway Safety / Public Rights of Way/Car Parking

7.20 The proposed development will result in a net loss of 18 car parking spaces a reduction from 185 to 167 car parking spaces. The County Highway Authority note that Derwent Way car park is a 'pay and display' DDDC car park and the main concern that must be considered in highway terms is the ability for the existing car park as a whole to contain the current operational demands of car parking without exceeding capacity with the traveller site allocation that would lead to on street parking in the area.

7.21 They have undertaken several site visits and observations have been carried out during the weekdays and Saturday afternoon which carefully considered the site conditions regarding the inclusion of the traveller site within the car park which indicate that for the most part the car park generally has spare capacity and no increase in on street parking arises

7.22 Officers agree that there are no highway access or car parking concerns and that the proposal accords with Policies HC19 and HC21 of the adopted local plan.

Other Matters

7.23 With regard to services waste storage and collection, Trade refuse bins for both domestic and recycling waste are provided and shall be conditioned to be retained

The Planning Balance

7.24 The proposed development will provide the continuation for two years of 4 traveller pitches and associated facilities in a very sustainable location. This will continue to provide traveller pitches helping to meet an identified need and provide an opportunities to identify and confirm suitable permanent sites for the purposes of the review of the Local Plan. The proposal is considered on balance to be acceptable and will allow for review given its temporary nature. As such temporary planning permission is recommended

8.0 RECOMMENDATION

That temporary planning permission be granted subject to the following conditions.

1. The site must only be utilised for a maximum period of 24 months from the site if this planning permission for residential caravans. At the expiry of this time limit site shall be cleared of all residential caravans, vehicles and other ancillary structures related to the use.

Reason:

To define the permission and prevent longer term occupation in accordance with Policy HC6 of the local plan.

2. There shall be no more than 4 caravans, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 stationed within the site at anytime.

Reason:

To reflect the temporary needs of Travellers to whom the provision of this permission is intended to benefit.

3.No commercial activities shall take place on the land.

Reason:

To prevent any potential for adverse impact on amenity.

4.. That all the details submitted in 2879/MCP/P 102 Rev B shall be implemented within 2 months of the date of this planning permission and retained thereafter.

Reason:

To clearly demarcate the site boundary in the interests of safety and amenity.

5.Notwithstanding the details submitted with this planning permission hereby, full details of the arrangements for the toilets, the disposal of foul water and the removal of domestic waste shall be submitted to and agreed in writing by the Local Planning Authority within 2 months of the date of this permission. The approved details shall then be shall then be carried out in accordance with the approved details within 1 month of this approval.

Reason:

To ensure that waste is appropriately handled and to protect the environment.

9.0 NOTES TO APPLICANT:

1. The Town and Country Planning (Fees for Applications and Deemed Applications, Requests and Site Visits) (England) Regulations 2012 (SI 2012/2920) stipulate that a fee will henceforth be payable where a written request is received in accordance with Article 30 of the Town and Country Planning (Development Management Procedure) Order 2010. Where written confirmation is required that one or more Conditions imposed on the same permission have been complied with, the fee chargeable by the Authority is £97 per request. The fee must be paid when the request is made and cannot be required retrospectively. Further advice in regard to these provisions is contained in DCLG Circular 04/2008.

This decision notice relates to the following plans and documents:

2. The development hereby permitted shall be carried out in accordance with the following plans and documents received on 6th March 2025:

- Proposed Site and Location Plans
- Design and Access Statement
- Planning Application Form

3. Railway Access

Network Rail has a reserved right of access through the site which will need to be maintained throughout the occupation. The proposed scheme must not obstruct or restrict access in any way either during construction or subsequent site use. It is incumbent upon the applicant to investigate all the covenants and understand any restrictions relating to the site which may take precedence over planning conditions.

Railway Noise Mitigation

The Developer should be aware that any development for residential or noise sensitive use adjacent to an operational railway may result in neighbour issues arising. Consequently, every endeavour should be made by the developer to provide adequate

soundproofing for each dwelling. Please note that in a worst-case scenario there could be trains running 24 hours a day and the soundproofing should take this into account.

derbyshiredales.gov.uk - To exit full screen, press

Esc

To: publicaccess@derbyshiredales.gov.uk
Subject: RE: Consultee Comments for Planning Application 25/00199/FUL

From: publicaccess@derbyshiredales.gov.uk <publicaccess@derbyshiredales.gov.uk>
Sent: 28 March 2025 14:41
To: Planning <Planning@derbyshiredales.gov.uk>
Subject: Consultee Comments for Planning Application 25/00199/FUL

Consultee comments

Dear Sir/Madam,

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 28/03/2025 2:41 PM from Mr Simon Hosmer (planning@matlock.gov.uk) on behalf of Matlock Town Council.

Application Summary

Reference:	25/00199/FUL
Address:	The Station Car Park Derwent Way Matlock Derbyshire DE4 3NA
Proposal:	Temporary change of use of part of car park to 4no. pitch traveller site for a maximum period of 2 years
Case Officer:	Shaun Robson

[Click for further information](#)

Comments Details

Comments:	No Objection
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Kind regards



Mark Simmonds
Development Manager
Town Hall, Bank
Road, Matlock
Derbyshire DE4
3NN

Tel: 01629 761336

Mr Mike Price
Pelham Architects
Clifton Place
9 Fairham Brook Drive
Clifton
Nottingham
NG11 8PY
United Kingdom

Application No: 25/00199/FUL

Date Valid: 12.03.2025

Date Decn.: 15.05.2025

Town and Country Planning Act 1990

APPLICATION FOR Full Planning Permission

With reference to your application for Full Planning Permission, under the above legislation notice is hereby given that Derbyshire Dales District Council as the Local Planning Authority have **Granted Temporary** Full Planning Permission for:-

Temporary change of use of part of car park to 4no. pitch traveller site for a maximum period of 2 years at The Station Car Park, Derwent Way, Matlock, Derbyshire for Mr R Cogings

as described on the application form and shown on the accompanying documents and subject to the following condition(s): -

1. The site must only be utilised for a maximum period of 24 months from the approved use from the date of this planning permission for residential caravans. At the expiry of this time limit site shall be cleared of all residential caravans, vehicles and other ancillary structures related to the use.

Reason:

To define the permission and prevent longer term occupation in accordance with Policy HC6 of the local plan.

2. The use shall be restricted to named travellers for whom the Council has a homelessness obligation through their local connection.

Reason:

To reflect the temporary needs of Travellers to whom the provision of this permission is intended to benefit.

3. There shall be no more than 4 caravans, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 stationed within the site at anytime.

Reason:

To reflect the temporary needs of Travellers to whom the provision of this permission is intended to benefit.

4. No commercial activities shall take place on the land.

Reason:

To prevent any potential for adverse impact on amenity.

5. That all the details submitted in 2879/MCP/P 102 Rev B shall be implemented within 2 months of the date of this planning permission and retained thereafter.

Reason:

To clearly demarcate the site boundary in the interests of safety and amenity.

6. Notwithstanding the details submitted with this planning permission hereby, full details of the arrangements for the toilets, the disposal of foul water and the removal of domestic waste shall be submitted to and agreed in writing by the Local Planning Authority within 2 months of the date of this permission. The approved details shall then be carried out in accordance with the approved details within 1 month of this approval.

Reason:

To ensure that waste is appropriately handled and to protect the environment.

7. A management plan containing full details of the arrangements for site operations over the entirety of the planning permission shall be submitted to and agreed in writing by the Local Planning Authority within 2 months of the date of this permission. The approved details shall then be carried out in accordance with the approved details within 1 month of this date of their approval.

Reason:

To ensure that the site is appropriately managed to protect the environment.

Mark Simmonds

Mark Simmonds
Development Manager

NOTES TO APPLICANT

1. The Town and Country Planning (Fees for Applications and Deemed Applications, Requests and Site Visits) (England) Regulations 2012 (SI 2012/2920) stipulate that a fee will henceforth be payable where a written request is received in accordance with Article 30 of the Town and Country Planning (Development Management Procedure) Order 2010. Where written confirmation is required that one or more Conditions imposed on the same permission have been complied with, the fee chargeable by the Authority is £97 per request. The fee must be paid when the request is made and cannot be required retrospectively. Further advice in regard to these provisions is contained in DCLG Circular 04/2008.

This decision notice relates to the following plans and documents received on 6th March 2025:

- o Proposed Site and Location Plans
- o Design and Access Statement
- o Planning Application Form

3. Railway Access

Network Rail has a reserved right of access through the site which will need to be maintained throughout the occupation. The proposed scheme must not obstruct or restrict access in any way either during construction or subsequent site use. It is incumbent upon the applicant to investigate all the covenants and understand any restrictions relating to the site which may take precedence over planning conditions.

Railway Noise Mitigation

The Developer should be aware that any development for residential or noise sensitive use adjacent to an operational railway may result in neighbour issues arising. Consequently, every endeavour should be made by the developer to provide adequate soundproofing for each dwelling. Please note that in a worst-case scenario there could be trains running 24 hours a day and the soundproofing should take this into account.

ATTENTION IS CALLED TO THE ATTACHED NOTES

DERBYSHIRE DALES BUILDING CONTROL SERVICES ARE NOW PROVIDED VIA DERBYSHIRE BUILDING CONTROL PARTNERSHIP

Building Regulation approval may be required for the works that are proposed under the terms of this decision notice. Derbyshire Building Control Partnership is able to provide a comprehensive, efficient and effective service at competitive cost to individuals involved in development schemes of all types and sizes, including plan checking and site inspection services. For further information of the range of services that are available, please contact the Derbyshire Building Control Partnership office on 03338802000, email them at info@dbcp.co.uk or alternatively visit <https://dbcp.co.uk/>

PLANNING RIGHTS OF APPEAL

1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission/consent or to grant permission/consent or approval subject to conditions, or its failure to determine an application within the statutory period or any longer period which

the applicant has agreed to, an appeal may be made to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

2. An appeal must be lodged within the following time periods:

- Householder applications or minor commercial applications* - 12 weeks from the date of the notice of the decision (excluding appeals against conditions).
- Advertisement applications – 8 weeks from the date of notice of decision.
- Appeals against any non-householder refusal of planning permission, listed building consent, conservation area consent or approval which is granted subject to conditions, or failure to determine any application within the prescribed period – 6 months from the date of the notice of decision or the expiry date of the statutory period.
- Planning applications relating to the same or substantially the same land and development as is already the subject of an Enforcement Notice – 28 days date of the decision.
- If an Enforcement Notice is served relating to the same or substantially the same land and development to which this decision relates – 28 days from the date of service of the Enforcement Notice or within 6 months (12 weeks in the case of a Householder appeal) from the date of this notice, whichever period expires earlier.

The Secretary of State can allow a longer period for giving notice of an appeal, but he/she will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him/her that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him/her.

3. If you wish to appeal against the Council's decision you will need to obtain a form from the Planning Inspectorate in Bristol, the executive agency which administers appeals on behalf of the Ministry of Housing, Communities and Local Government (MHCLG). When lodging the appeal please send one copy to the Council and one to the Inspectorate:

The Planning Inspectorate
Customer Support Unit
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
Telephone: 0303 444 5000

Development Management
Derbyshire Dales District Council
Town Hall
Bank Road
Matlock
Derbyshire DE4 3NN
Telephone: 01629 761336

Alternatively, you can use the online appeals service at the Planning Portal – see www.planningportal.co.uk/making_an_appeal.

The Inspectorate will publish details of your appeal on the internet. This may include a copy of the original application form and relevant supporting documents supplied to the Council by you or your agent, together with the completed appeal form and information

submitted by you to the Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so.

Before lodging an appeal you may wish to discuss the issues with an officer of the Development Management team in order to identify any amendments to your scheme that could make it acceptable. The Council welcomes this discussion prior to the lodging of any appeal.

4. If permission/consent to develop land is refused or granted subject to conditions, whether by the Local Authority or by the MHCLG, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, a Purchase Notice may be served on that Council requiring that it purchase his interest in the land in accordance with the provisions of s137 of the Town and Country Planning Act 1990/s32 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
5. In certain circumstances a claim may be made against the Local Planning Authority for compensation, where a permission is refused or granted subject to conditions by the MHCLG on appeal or on a reference of the application to that office. The circumstances in which such compensation is payable are set out in s114 s137 of the Town and Country Planning Act 1990/s27 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
6. The decision notice relates to planning controls only. Any other statutory consent necessary must be obtained from the appropriate authority before development may commence.

* Notes:-

a) "householder application" means;

An application for planning permission for development of an existing dwelling house, or within the curtilage of such a dwelling house for any purpose incidental to the enjoyment of the dwelling house, or an application for any consent, agreement or approval required by or under a planning permission, development order or local development order in relation to such a development, but does not include –

- i. an application for change of use;
- ii. an application to change the number of dwellings within a building.

b) "minor commercial application" means;

An application for minor ground floor development of an existing building or part of a building for any purpose set out in Schedule 1A of the Town and Country Planning (Use Classes) Order 1987 (as amended).

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25/00508/FUL



Cllr Susan Burfoot

Please ask for:
Direct Dial No

Edward Vaudin
01629 761336

My Ref.
E-mail

25/00508/FUL
planning@derbyshiredales.gov.uk

12 June 2025

Dear Sir/Madam,

REFERENCE NO : 25/00508/FUL

APPLICANT : - -

Sterling Property Assets Limited

DEVELOPMENT : Demolition of existing buildings and the construction of a residential apartment block (Class C3), mixed use building including residential apartments (C3) and ground floor commercial units (Class E).

LOCATION : Block B Chatsworth Hall Wellington Street Matlock Derbyshire

I am writing to notify you that the District Council have received an application for the development set out above. If you have any comments to make on this proposal will you please let me know, in writing before **3 July 2025**. It would be helpful to quote the above planning reference number on any correspondence.

The application and accompanying plans may be inspected online at www.derbyshiredales.gov.uk/PublicAccess.

If you wish to discuss the proposal with the case officer please contact **Edward Vaudin** on

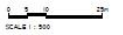
Note: Representations submitted may be disclosed to the applicant and will be available for public inspection, with copies made available if requested, in accordance with the Local Government (Access to Information) Act 1985.

When made, the decision will be published on Council's website: www.derbyshiredales.gov.uk/PublicAccess

Yours faithfully

Mark Simmonds

Development Manager



[Documents for reference 25/00508/FUL: Public Access](#)