

APPENDICES

6

MCA RICHARD & TONY

PLANNING APPLICATIONS

RECENT EXAMPLES OF REPORTS TO MATLOCK CIVIC ASSOCIATION

1. [25/00897/OUT. Application for outline planning consent for the erection of 6no. bungalows with approval being sought for access, landscaping, layout and scale. 66 Starkholmes Road, Matlock DE4 3DD](#)

Press Expiry date 16th October 2025

Proposal

The proposal is to demolish the detached house, 66, Starkholmes Road to enable an access through the 20m. wide plot into the land to the west which is to the rear of 52 - 64 Starkholmes Road. The proposed access road, rising at a gradients of 1 in 10 and 1 in 8, will be approximately half way between Maple View and Pump Close but on the other, western side of Starkholmes Road.

The proposed single storey dwellings would not exceed 6 m in height and would be confined to the lower, eastern part of the site so that the majority of existing tree planting at the western end can remain.

The following links are to key plans submitted with the application :

Location Plan

https://plandocs.derbyshiredales.gov.uk/PublicAccess_LIVE/Document/ViewDocument?id=4EB2FEE0D62544EB809023B34713DA63

Existing Layout

https://plandocs.derbyshiredales.gov.uk/PublicAccess_LIVE/Document/ViewDocument?id=4EB2FEE0D62544EB809023B34713DA65

Proposed layout

https://plandocs.derbyshiredales.gov.uk/PublicAccess_LIVE/Document/ViewDocument?id=ED3D634D12B746A1A26E2237444D5151

The new access road is proposed to serve 6 single storey dwellings resulting in a net increase of 5 dwellings. The new access would result in the loss of on-street car

APPENDICES PLANNING COMMITTEE 20.10.2025

parking spaces in front of 70-82 Starkholmes Road, and the proposal includes compensatory replacement parking adjoining the proposed access road.

Assessment

Planning Policy Designations

66 Starkholmes Road and its curtilage are located within the settlement boundary of Matlock but the majority of the site to the west is located outside of the settlement boundary. The site is also located within the Derwent Valley Mills World Heritage Site (DVMWHS) buffer zone. Further to the west is High Tor and the High Tor Gardens which are a significant public amenity.

The important trees at the western part of the site (and also to the north and south on land in other ownerships) are not covered by a Tree Preservation Order.

Land Supply

The council do not have a 5-year supply of land. They are only able to demonstrate 1.36 years supply, as stated in the Annual Monitoring Report. In these circumstances National Planning Guidance (the NPPF) indicates that permission should be granted unless there are strong reasons for refusal.

Ecology

With regard to biodiversity net gain, the post-development enhancement will be 0.51 habitat units (10.23%) and 0.06 hedgerow units (30.92%). Both habitat and hedgerow units will exceed the statutory 10% requirement, as detailed in the Environment Act 2021.

Environmental Impact

Consequently, the main issue appears to be whether the impact of the proposal on the World Heritage Site, and the aspect from High Tor Gardens, is sufficiently averse to outweigh the benefits of housing provision.

My site inspection indicates that the dwellings will be lower than the trees to be retained at the western end of the site when viewed from the High Tor Gardens registered park, but there might be a filtered view of the new development in the winter months.

The wellbeing of a World Heritage site (WHS) is an extremely important planning consideration but, subject to safeguards referred to below, it is unlikely that the objectives of WHS or the public aspect from the High Tor Gardens will be adversely affected by the proposal.

Conclusion

This leads to the conclusion that the principle of the proposal is acceptable if the following safeguards are established during the processing of the application and covered by planning conditions.

Safeguarding the WHS and High Tor Gardens

It is considered that the District Council should not grant permission unless :

- a. The planning application includes informative photographs from the west during winter to enable the council to assess year -round impact of the proposed development.
- b The treed area in the western part of the site and to the north and south be covered by a Tree Preservation Order.
- c Detailed tree retention and planting proposals be covered by conditions of permission.
- d The traditional design and materials, and 6 metre maximum height from new ground levels (all of which are indicated in this outline application) should be established at this stage in the planning process.

Recommendation

The assessment in the above report forms the basis of MCA's response subject to members' consideration at the October meeting.

B 25/00316/FUL Erection of 203 dwellings with associated vehicle, cycle and pedestrian infrastructure, Former Cawdor Quarry Matlock.

Press expiry period ends 22nd May 2025.

In view of the importance of this application and the likelihood that it will not be determined in the near future a response will be issued soon after consideration by MCA on 9th June.

The Proposal and Representations

The proposal is to commence the third phase at the centre of the former Cawdor Quarry. This is adjacent to, and west of the built phases of Matlock Spa including Matlock Gateway Spa and Crescent Spa initial phase. The applicant's agent claims (incorrectly in my view) that the proposals fall within the site, extent and design concept of the scheme which was approved for Outline Planning consent in 2019 (Reference 16/00923/OUT).

The proposed development comprises: - 144 apartments and 59 houses. - Parking for 289 cars comprising residents' parking 251, accessible 14, visitors 24. - secure storage for cycles at the apartment blocks, or at the back gardens for the houses.

APPENDICES PLANNING COMMITTEE 20.10.2025

The summary of proposed housing mix is:

1 Bed	2 Bed	3 Bed	4+ Bed
6	120	62	15
3%	59%	31%	7%

The submitted scheme is at a significantly higher density than initially approved. The proposed 203 dwellings replace the 108 dwellings approved on this phase at outline stage. The current application includes nine blocks of four storey flats, whereas no tower blocks were proposed on Phase 3 at outline stage.

The applicants claim that the proposal is consistent with pre application advice from the District Council. Furthermore, the Peak District National Park considers that the proposed development will be unlikely to harm the valued characteristics of the National Park, or its setting, and therefore, raises no objection to the application.

Derbyshire County Council as the Lead Local Flood Authority (LLFA) recommend objection *“as it is not possible to provide an informed comment until such a time that the applicant has submitted further information”*

Assessment

The current application includes nine blocks of four storey flats, Six of the proposed tower blocks are similar in scale to those constructed to the east towards Sainsbury's supermarket, whereas the remaining 3 blocks proposed have footprints which double those of the other 6.

Therefore, the development will be effectively dominated by 12 substantial 4 storey flat-roofed housing blocks. The overpowering impact of tower blocks will create an unpleasant environment for the 400 plus occupants of the site and their visitors, including trades people.

The construction of flat-roofed tower blocks of this nature is contrary to the overall built form and character of Matlock, and it will be entirely at odds with the character of its surroundings. The existence of 3 such blocks to the east does not entitle a 4 -fold repetition on the application site.

The development will be seen from a number of public viewpoints including from the A 6 in the vicinity of Lonsdale Grove, and from parts of Megdale. It will also be clearly in view from dwellings on the other side of the Derwent Valley, that is Matlock Bank, Megdale Estate, Hackney and Farley. The considerable extent to which it is visible from private residences is so great that it constitutes an untoward public impact.

The visual impact has been assessed when the surrounding landscape provides maximum filter to the development during the summer months. The development will be even more prominent from its wide surroundings in the winter months.

APPENDICES PLANNING COMMITTEE 20.10.2025

The development is only 600m from the National Park boundary and should not be accepted due to the potential impact on the National Park

Affordable Housing

The accompanying planning statement is unclear on the proportion of housing which will be affordable. The proposal increases housing provision by 95 (203 - 108) dwellings compared with the outline permission which did not commit the applicant to any form of affordable housing provision. Consequently, and without prejudice to the above comments on the principle of the proposal, 28 (95 x30%) affordable houses should be provided in the event of permission to the current proposal.

Ecology

Local residents have expressed concern that the area close to Snitterton and referred to as Snitterton Fields, should have been transferred to Derbyshire Wildlife Trust by now for its care and maintenance, but they believe this has not taken place. It seems reasonable that ecological provisions of the outline permission should be firmly established before further development takes place.

Recommendation A response to the LPA by MCA should be along the lines of the assessment in this report

Compiled 10.10.25

RMW

7

25/00944/FUL

Planning – Application Summary

[? Help with this page](#)

25/00944/FUL

First floor extension

Low Lees Barn Low Leas Riber Matlock Derbyshire DE4 5JR

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Reference	25/00944/FUL
Alternative Reference	PP-14375985
Application Received	Thu 02 Oct 2025
Address	Low Lees Barn Low Leas Riber Matlock Derbyshire DE4 5JR
Proposal	First floor extension
Status	Awaiting decision
Appeal Status	Not Available
Appeal Decision	Not Available

There are 0 cases associated with this application.

There is [1 property](#) associated with this application.

APPENDICES PLANNING COMMITTEE 20.10.2025



https://plandocs.derbyshiredales.gov.uk/PublicAccess_LIVE/SearchResult/RunThirdPartySearch?FileSystemId=PD&FOLDER1_REF=25/00944/FUL

