



Mayor 2025-2026 - Councillor Marilyn Franks
Town Clerk – Simon Hosmer

PLANNING COMMITTEE:

Cllr Len Best (Chair) (LB), Cllr Diane Fletcher (DF), Cllr Pat Wildgoose (PW), Cllr Jason Knighton (JK)

Also present:

Simon Hosmer - Town Clerk (SH)

Michael Richardson - Planning Officer (MR)

Minutes of a meeting of Matlock Town Council Planning Committee held on Monday 30 June 2025 at 6.30pm in the Imperial Rooms, Matlock

Minutes

Meeting commenced at 18:30

As the Chair is absent Cllr Knighton sits in

P01/2025 APOLOGIES FOR ABSENCE

Cllr Len Best

Cllr Marilyn Franks

P02/2025 VARIATION OF ORDER OF BUSINESS AND DECLARATION OF MEMBERS INTERESTS

None was given

P03/2025 REQUEST FOR DISPENSATION

None was given

P04/2025 PUBLIC PARTICIPATION - MEMBERS OF THE PUBLIC, POLICE, COUNTY COUNCIL OR DISTRICT COUNCIL REPRESENTATIVES

No members of the public were present

P05/2025 PLANNING APPLICATION 25/00316/FUL

SH: This is the Cawdor quarry application for an additional 203 houses.

DF: What is there already is nice, well done and seems successful. I would be interested to know how many local residents live there and if there is any social housing.

PW: I thought the other end of the quarry which is of a specific natural area. How close does this get to that?

SH: The nature area?

PW: Yes.

SH: The initial Cawdor quarry application included many more houses than were actually built.

DF: This is an old industrial area isn't it?

JK: It is and we should try and ensure that the ecology doesn't get disturbed.

MF: They may not listen to us but shouldn't there be solar panels?

SH: The plans do include solar panels. They are of a new style where the roof tiles themselves are the panels.

MR: Yes it's this one.

DF: The document with material objections on it is really handy.

MR: And only to objections listed can be used as material objections by us or anyone objecting to an application.

DF: If we are largely in favour but want to ask for certain things. Are we able to do that?

MR: Yes we can say what we want in the body of a statement about any application.

JK: We need to be careful on the wording. There are councillors who don't like when an application has a 'no objection' from Matlock Town Council on it.

MR: Yes and there is another councillor who doesn't like 'no comment'. In this case we would be commenting but not objecting which I think would satisfy both parties.

SH: The default is 'no objection'. That decision was made before I was Clerk and to be changed will need a debate and vote at Council. If we 'approve' then we should say that as it would placate other councillors.

DF: what if we put in more detail? We should say we would like it to be ecologically sound.

Proposed: Cllr Diane Fletcher, seconded Cllr Pat Wildgoose

Resolution: To comment 'Matlock Town Council supports this application but would urge the developer to include the right amount of affordable housing and to use ecologically friendly strategies when building on the development'.

Agreed unanimously

P06/2025 PLANNING APPLICATION 25/00199/FUL

SH: This application has already been approved by the planning authority but we are looking at it now to get the Committee used to scrutinising applications. We didn't make an objection to this application and it was felt by another Councillor that this committee should understand that when attending the planning committee at the District Council a list of consultees is in the agenda papers and that it states 'Matlock Town Council – No objection'. If you could comment on this now, what would we say?

DF: I would not object to it.

PW: I feel it has to be no objection but so many people in the town did object to it.

DF: Balancing legal requirements against this. I don't think you could object to it.

JK: There has been some talk about them being trouble but I haven't seen it. We need to find them a permanent site. That's the real solution here.

Proposed: Cllr Jason Knighton, seconded Cllr Pat Wildgoose

Resolution: To support this application on a temporary basis for the two years agreed

Agreed unanimously

P07/2025 PLANNING APPLICATION 25/00508/FUL

SH: This one we can comment on as we are in time for it.

JK: I see this in two parts. The original old building stays and will be modernised to become flats and then the 1970's prefab building will be demolished and a new, more in keeping, building will be put in its place. Feels like a good use of the land.

PW: They did a good job on Rockside.

JK: Good bus routes and plenty of parking.

DF: The wording we are using in item 5 seems to fit the same here.

SH: My understanding is these will be similar to the apartments in Riber Castle and will be luxurious.

JK: We need more affordable housing not top end homes.

DF: The building next to the football club is a prime example of a developer struggling to sell both accommodation and retail units.

JK: Yes that's a prime example of a waste of a building.

DF: Young couples starting out need places to live.

JK: What about drains?

MR: That is not a material objection unfortunately.

SH: The planning authority have recommended to the builder how many, as a percentage of the total flats being built should be affordable. The developer has not stated its position.

DF: We are supporting the application for local residents. We don't want buy to lets.

SH: There is a minimum guarantee from the developer of 7 affordable units but they won't guarantee to reach the 30% requirement if their costs increase during the works. Cllr Best states that he objects to the application on the following grounds: the affordable housing issue, susceptibility to flooding, traffic and transport issues, specifically that the site is 350ft above the level of the town and impractical to travel to and from on a bike or on foot. Cars and bus routes may increase traffic. Sewerage issues of overspill as there have already been incidents this development can only make more frequent without mitigation. School places and other facilities such as dentist and GP surgery places.

Proposed: Cllr Diane Fletcher, seconded Cllr Pat Wildgoose

Resolution: To comment 'Matlock Town Council supports this application but would urge the developer to include the right amount of affordable housing and to use ecologically friendly strategies when building on the development and to urge the developer to guarantee the 30% of affordable housing as per the recommendation'

Agreed unanimously

P08/2025 COUNCIL PUBLICITY: Website, Social Media, Newsletters and news releases

None was agreed

Meeting ended 19:15



Simon Hosmer
Town Clerk

CHAIRMAN:

DATED: