

APPENDICES PLANNING COMMITTEE 16.02.2026

APPENDICES

6

PLANNING COMMITTEE UPDATES

Action point	Council or Committee	Meeting date	Date required	Allocated to:	Notes
25/00944/FUL reply as per minutes	Planning	20.10.2025	24.10.2025	Mike	Completed 21.10.2025
Ensure MCA comments on planning applications are relayed to relevant Councillor	Planning	20.10.2025	24.10.2025	Mike	ongoing
25/01129/FUL - No objection Comment - recommend the use of air source heat pumps & solar panels	Planning	15.12.2025	18.12.2025	Mike	Comment sent 17.12.2025
25/01129/FUL - Ask the planning authority to query the information pack which states garages are included	Planning	15.12.2025	18.12.2025	Mike	Comment sent 17.12.2025
25/01082/LBALT - No objection - Comment - request the works be completed with all due haste	Planning	15.12.2025	18.12.2025	Mike	Comment sent 17.12.2025
25/00843/ADV - Object on the grounds of unsightly and disproportionate size for ther location. It will be a distraction to raod users and is not in keeping with the character of the town	Planning	15.12.2025	18.12.2025	Mike	Comment sent 17.12.2025
24/00894/OUT - No objection	Planning	15.12.2025	18.12.2025	Mike	Comment sent 17.12.2025
Add a standing point at each meeting for 'Any Other Business (AOB)'	Planning	15.12.2025	16.02.2026	Clerk	Completed 16.12.2026

To: publicaccess@derbyshiredales.gov.uk
Subject: RE: Consultee Comments for Planning Application 25/01129/FUL

From: publicaccess@derbyshiredales.gov.uk <publicaccess@derbyshiredales.gov.uk>
Sent: 17 December 2025 13:21
To: Planning <Planning@derbyshiredales.gov.uk>
Subject: Consultee Comments for Planning Application 25/01129/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 17/12/2025 1:21 PM from Mr Simon Hosmer (planning@matlock.gov.uk) on behalf of Matlock Town Council.

Application Summary

Reference:	25/01129/FUL
Address:	Farmers Of Matlock Smedley Street Matlock Derbyshire
Proposal:	Erection of 4 new dwellinghouses and associated gardens and change of use from current commercial use to residential.
Case Officer:	Chelsea Johnston

[Click for further information](#)

Comments Details

No objection to the application in principal, however :

Comments: Matlock Town Council would like to request that air source heat pumps and solar panels are considered in the builds, & further to request clarification on parking/garages as the Taylor Holmwood information pack states that the houses have garages but they do not appear on any images or plans.

Kind regards

APPENDICES PLANNING COMMITTEE 16.02.2026

To: publicaccess@derbyshiredales.gov.uk
Subject: RE: Consultee Comments for Planning Application 25/01082/LBALT

From: publicaccess@derbyshiredales.gov.uk <publicaccess@derbyshiredales.gov.uk>
Sent: 17 December 2025 13:26
To: Planning <Planning@derbyshiredales.gov.uk>
Subject: Consultee Comments for Planning Application 25/01082/LBALT

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 17/12/2025 1:25 PM from Mr Simon Hosmer (planning@matlock.gov.uk) on behalf of Matlock Town Council.

Application Summary

Reference:	25/01082/LBALT
Address:	Churchyard Wall And Gatepiers St Giles Church Church Street Matlock Derbyshire DE4 3BY
Proposal:	Installation of ground anchors and helibar in to the retaining wall
Case Officer:	Lucy Holland

[Click for further information](#)

Comments Details

Comments:	No objection, and a request that the works to be completed with all due haste.
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Kind regards

APPENDICES PLANNING COMMITTEE 16.02.2026

To: Mike Richardson
Subject: RE: D-poster appeal - application 25/00843/ADV

From: Mike Richardson
Sent: 19 December 2025 11:18
To: Planning <Planning@derbyshiredales.gov.uk>
Subject: D-poster appeal - application 25/00843/ADV

Warning External.

Good morning.

Just passing along some comments from Matlock Town Council's Planning Committee Meeting of the 15th of December.

The Planning Committee support the refusal of this application as application 25/00842/ADV is thought to be of an unsightly and disproportionate size and location. The Committee feels it is a distraction to road users and it's not in keeping with the character of the town centre.

Thankyou.

Mike Richardson

- General office No. 01629 583042
- Follow us on twitter @MatlockCouncil
- Find us on Facebook 'Matlock Town Council.'
- Find us in Real Life on Imperial Road in Matlock

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Under the General Data Protection Regulation 2018 and the Freedom of Information Act 2000 the contents of this email may be disclosed.

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25/00897/FUL

25/00897/OUT

Outline planning consent for the erection of 6no. bungalows with approval being sought for access, landscaping, layout and scale.

66 Stantholmes Road Matlock Derbyshire DE4 3DD

Received
Mon 15 Sep 2025

Validated
Tue 16 Sep 2025

Consultation
Wed 16 Sep 2026

Recommendation and/or Committee

Decided

Track

Print

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Planning – Application Summary

DetailsCommentsConstraints (5)DocumentsRelated Cases (1)Map

Summary

Further Information

Contacts

Important Dates

Reference	25/00897/OUT
Alternative Reference	PP-12534372
Application Received	Mon 15 Sep 2025
Address	66 Stantholmes Road Matlock Derbyshire DE4 3DD
Proposal	Outline planning consent for the erection of 6no. bungalows with approval being sought for access, landscaping, layout and scale.
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.	



MATLOCK CIVIC ASSOCIATION

Charity Number 1161566 Website: matlockcivicassociation.org.uk

Planning Adviser: Richard Walker, 2 Paxton Court, Matlock DE4 3BT

14th October 2025

Dear Mr. Shipley

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

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 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 indication that traditional design and materials are proposed is also welcomed. The use of local stone for the fairly recent new development at nearby Pump Close is environmentally effective and this approach should be replicated.

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) do not appear to be covered by a Tree Preservation Order.

The council do not have a 5-year supply of land, and an important 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.

It seems likely that the proposed 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 current aspect from the WHS and High Tor Gardens is safeguarded during the processing of the application and covered by planning conditions, as follows :-



MATLOCK CIVIC ASSOCIATION

Charity Number 1161566 Website: matlockcivicassociation.org.uk

Planning Adviser: Richard Walker, 2 Paxton Court, Matlock DE4 3BT

- a. The planning application includes informative photographs from the west during the 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, including local stone elevations, and 6 metre maximum height from new ground levels should be established at this stage in the planning process.

Your sincerely

Richard Walker

For Matlock Civic Association

P44 Land at 66, Starkholmes Road



*Response provided under the
delegated authority of the
Executive Director for Place*

Development Manager
Derbyshire Dales District Council
Town Hall
MATLOCK
Derbyshire
DE4 3NN

Highway Officer: Robert Smith
Our ref: DDDC/2025/014000
Your ref: 25/00897/OUT
Date: 15 October 2025

Dear Daniel Shipley,

**TOWN AND COUNTRY PLANNING ACT 1990
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015
ARTICLE 18 CONSULTATION WITH HIGHWAY AUTHORITY**

PROPOSAL: Outline planning consent for the erection of 6no. bungalows with approval being sought for access, landscaping, layout and scale.

LOCATION: 66 Starkholmes Road Matlock Derbyshire DE4 3DD

Derbyshire County Council, the Highway Authority acting in its role as Statutory Consultee, has undertaken a full assessment of this planning application. Based on the appraisal of the development proposals the Highways Development Management Manager on behalf of the County Council, under Article 18 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, recommends that the application is deferred pending additional information.

Background

The application proposes the demolition of an existing dwelling, 66 Starkholmes Road, to facilitate the erection of 6 no. 3-bedroom bungalows, with approval sought for access, landscaping, layout and scale at this stage. Vehicular and pedestrian access is proposed onto Starkholmes Road, a classified road subject to a 30mph speed limit in the vicinity of the site.

Sustainable Access

Sustainable pedestrian access to local facilities is unattractive with a lack of continuous footways and/or narrow footways between the site and nearby facilities.

Transport Statement (TS)

A TS (dated 23/9/22) has been submitted in support of this application. Specific comments on the TS are summarised below.

Para 1.3 – the TS refers to a development of 11 no. dwellings. It is assumed that this has been superseded by subsequent development of the scheme layout, which now shows 6 no. dwellings. The TS pre-dates current highway authority design guidance and the December 2024 update of the National Planning Policy Framework (NPPF).

Para 2.7 – the accident data is out-of-date.

Para 3.2 – confirms that proposed development would be accessed by a new shared private driveway from Starkholmes Road as shown on Drawing ADC3055-DR-001-P1.

Para 3.3 – notes that, based on recorded 85th percentile speeds on Starkholmes Road of 26.3mph northbound and 27.13mph southbound, visibility splays have been provided in accordance with Manual for Streets (MfS) guidance. Drawing ADC3055-DR-001-P1 demonstrates a 43m visibility splay to the north of the access and a 39m visibility splay to the south, measured from a 2.4m setback. To the south, the visibility splay is shown to the centre of the approaching lane, taking account of the parallel parking bays along the western side of the carriageway. To the north, the visibility splay is shown to the carriageway edge tangent. However, the visibility splay calculations should incorporate gradient corrections and the visibility splay to the south should be taken to the nearside edge of the northbound vehicle track, in accordance with MfS para 10.5.3. Amended visibility splay details are required.

Para 3.4 – to achieve appropriate visibility to the south, the TS states that a length of approximately 29m of the parallel parking bay would need to be removed to provide unobstructed visibility. Taking the above comment on TS para 3.3 into consideration, the visibility splay to the south of the access would affect a greater length of the parking bay than 29m. This, in turn, may require more than 6 parking spaces within the site to be provided for use by affected neighbours. The splay may also affect an existing disabled parking bay on Starkholmes Road. The applicant should determine the full impact of the visibility splay on the existing parking bays and provide an appropriate number of bays within the site to mitigate that impact. The impact on the disabled bay should be addressed, with a disabled parking space being included within the site close to the site access onto Starkholmes Road, with appropriate access for disabled people (i.e. a segregated paved path with an appropriate gradient). The proposal would adversely affect the amenity of residents, due to the on-site parking provision being less convenient than the existing on-street spaces, particularly in relation to the disabled bay, which is a matter for the local planning authority to consider.

Revision to the visibility splay to the south of the access may affect existing trees within the highway, which may combine to form a more continuous barrier. The highway authority will comment further on this aspect once the applicant has provided revised details which properly identify the full extent of the visibility splay along Starkholmes Road to the south of the site access.

Para 3.5 – notes that a turning head will be provided within the site to allow refuse vehicles to enter, turn within, and leave the site in forward gear. Swept path plots are required to determine whether refuse vehicles can use the site access without crossing into the opposing lane on Starkholmes Road. Swept path plots should also be provided for 3.5 tonne delivery vehicles and a removal lorry, both at the access and within the site, with a turning space for delivery vehicles being provided to serve plots 5 and 6. The District Council's refuse team should be consulted on refuse access and bin storage proposals.

Paras 3.6 and 3.7 – car and cycle parking provision are addressed later in these observations.

Paras 4.1 to 4.4 and Appendix B – trip generation has been assessed using the TRICS Database for 'privately owned houses' in suburban, edge-of-town, and neighbourhood centre locations. Sites of 4 to 20 dwellings were selected, with weekend surveys excluded. The assessment forecasts that the development would generate approximately 3 and 4 two-way vehicle trips in the AM and PM peak hours respectively. This ignores the reduction in traffic flows associated with demolition of the existing dwelling but is well below the recognised threshold of 30 two-way trips at which off-site capacity assessment is normally required. Background traffic variation would be expected to absorb a change of this scale, and the LHA therefore considers that the proposed development would not give rise to material impacts on highway safety or capacity on the local highway network beyond the site access.

An updated TS should be submitted which addresses the above, and the following, issues.

Site Access

The locations of the site access shown on the site layout plan and the plan in the TS are inconsistent and should be revised accordingly.

As noted previously, whilst emerging visibility splays, based on 85th percentile speeds, are achievable in both directions, they would require a length of the parallel parking bay to the south of the access point to be removed to provide unobstructed visibility. Removal of parking spaces within that bay would reduce available parking along Starkholmes Road and adversely affect residential amenity.

The Design and Access Statement (DAS) states that 6 public parking spaces are proposed within the site to accommodate this loss. This is unlikely to be sufficient. There are also concerns how access to parking bays within the site would be maintained for their intended use, in view of the intention for the internal driveway to remain private with legal responsibilities for maintenance and safe use of such facilities falling on the applicant. The narrow footway currently demonstrated within the site would also be inadequate, particularly for disabled access. Whilst para 4.6.1 of the highway authority's Parking Guidance for New Developments (PGND) permits remote parking, the applicant should demonstrate how the proposed on-site parking spaces will be managed and made available only for those local residents on Starkholmes Road who are affected by the access scheme rather than being used by on-site residents, their visitors, or others.

It is also necessary for the applicant to submit details to show how the length of Starkholmes Road over which the existing parking spaces would be removed would be modified to deter on-street parking within the site access visibility splay area. Physical works are required as the LHA will not promote the introduction of waiting restrictions, consistent with the approach taken by the LHA in relation to other developments along Starkholmes Road.

Whilst on-site parking for disabled access should be provided, all the on-site bays should be fully accessible to people with impaired mobility. Accordingly, the access to the proposed parking bays should have a maximum gradient of 1:20 along the full length of the bays. This will have an impact on the internal layout. Revised plan, long- and cross-sectional details are required. In addition to the above, a 2m footway should be provided to serve the proposed parking bays from Starkholmes Road, together with a sufficient gap behind spaces for people to manoeuvre.

Forward visibility splays, in accordance with MfS2 para 10.3.1, should also be demonstrated to and from vehicles waiting to turn right into the site.

The site access approaches Starkholmes Road at a 90-degree angle. Requirements for swept path plots at the site access are set out earlier in these observations and may have a bearing on the geometry of the access.

In view of the development being private, the access should take the form of a dropped kerbed footway crossing, maintaining pedestrian priority along the site frontage, with the access constructed to highway authority specifications within the highway boundary, the highway boundary demarcated across the site access, and with measures to prevent the unregulated discharge of surface water onto the public highway.

Pedestrian visibility splays should also be shown. These should take the form of a 2m x 2m triangle measured from the edge of the driveway and back of the footway.

Nothing should exceed 600mm in height within these areas and the design should maintain this position.

In view of the above comments a detailed site access layout scheme is required.

Internal Layout

The internal layout is considered in the context of the highway authority's Planning, Streets, and Places (PSP) design guide. PSP para 5.8.1 states that a private driveway can serve one or more properties, up to a maximum of 10, after which the traffic generated and number of turning movements associated with the driveway is considered sufficient for the access to be considered for adoption by the Local Highway Authority.

In this instance, the proposed internal layout should accord with the PSP requirements for Private Shared Drives and Courtyard Parking Areas.

In terms of gradient, the proposed private drive should accord with the requirements set out in PSP sections 4.3 and 5.8. Currently, internal gradients appear onerous. Revised long- and cross-sectional details are required, in view of above comments.

Para 4.2 of the PGND states that at least 2 car parking spaces are required per 3-bedroom unit. PGND para 8.6.1 states that each parking space should measure a minimum of 2.4m x 4.8m, with an additional 0.9m width applied to give extra space for access by less mobile persons as suggested by Homes for Life. Whilst parking would appear to largely conform to the above requirements, several spaces appear to have restricted manoeuvring space.

In accordance with para 4.5.1 of the PGND, garages are not counted towards car parking provision but may be counted as bicycle storage subject to design and location.

Due to the internal gradients, and the mention of retaining walls in the DAS, there are concerns that several of the parking spaces may have restricted visibility. Appropriate visibility splays should be provided based on anticipated vehicle speeds. The applicant should ensure adequate clearance between vehicles and any retaining structures.

6 no. additional unallocated car parking spaces are shown within the site. Such spaces should be provided with additional width, in line with comments above.

Secure, covered cycle parking should be provided at a rate of 1 space per bedroom and should be demonstrated for all plots.

An amended site layout plan is required to show details which accord with PSP and the PGND.

Conclusion

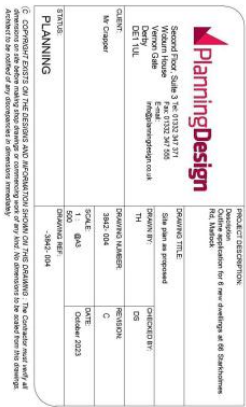
In conclusion LHA does not consider that the application as submitted fully assesses the highway impact of the proposed development and further information is required as set out in this response. Without this information the LHA is unable to provide full highway advice on this application.

The LHA recommends that this planning application should not be determined until the applicant has submitted further details which satisfactorily address the above issues. The LHA will comment again following receipt of further information.

Yours sincerely,

Robert Smith
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
17 September 2025	Robert Smith	SD	15 October 2025



8
26/00071/FUL

Planning – Application Summary

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26/00071/FUL

First floor extension and balcony to rear of property

11 Far Green Matlock Derbyshire DE4 3JF

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- Details
- Comments
- Constraints (3)
- Documents
- Related Cases (1)
- Map

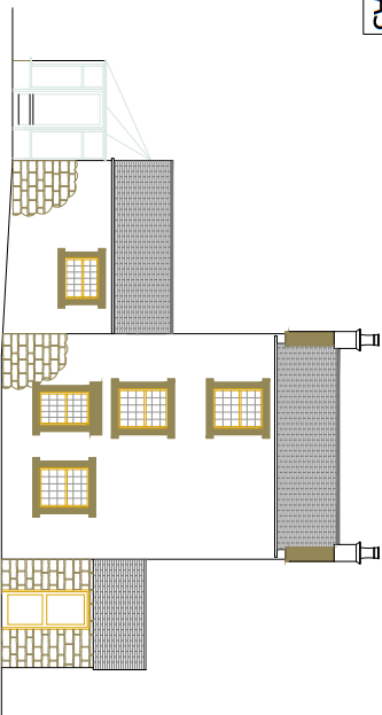
- Summary
- Further Information
- Contacts
- Important Dates

Reference	26/00071/FUL
Alternative Reference	PP-14641651
Application Received	Thu 22 Jan 2026
Address	11 Far Green Matlock Derbyshire DE4 3JF
Proposal	First floor extension and balcony to rear of property
Status	Awaiting decision
Appeal Status	Not Available
Appeal Decision	Not Available

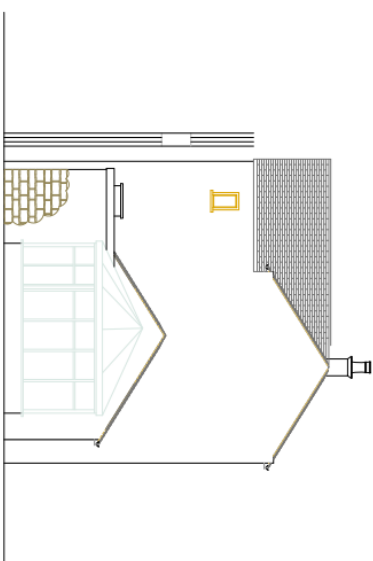
There are 0 cases associated with this application.

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

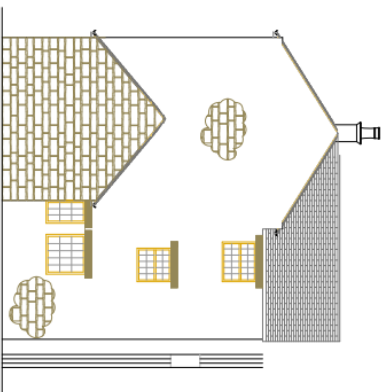
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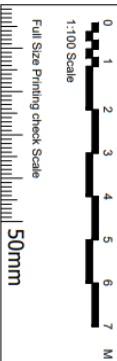
Existing Side Elevation



Existing Rear Elevation



Existing and Proposed Front Elevation



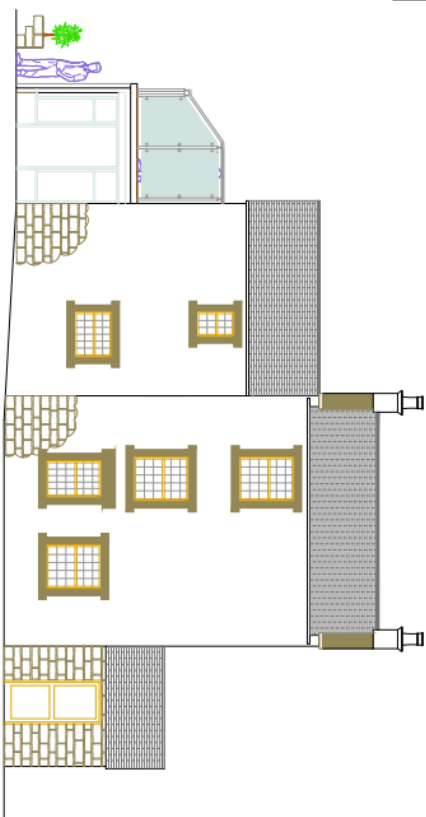
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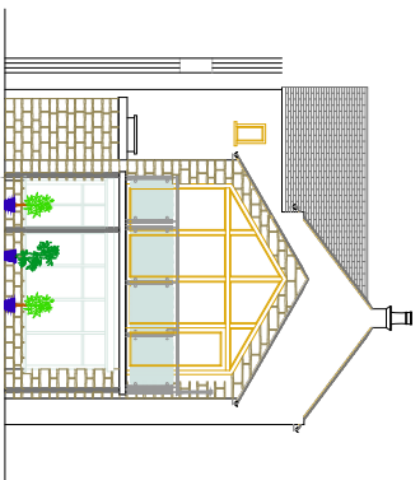
Client
Richard McManus
11 Far Green
Mallock DE4 3JF
Project
Extension & Refurbishment

Title		Date	
Existing Elevations		21/01/26	
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H25-867	Scale	1:100@A3	
867-08		D	

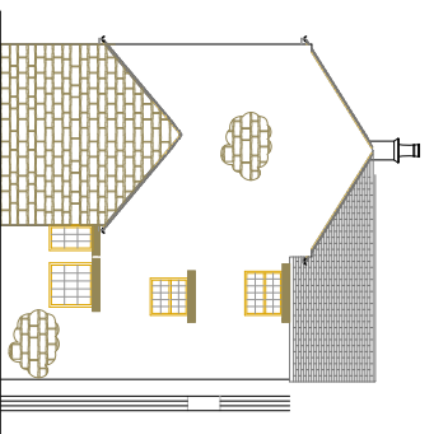
A3



Proposed Side Elevation



Proposed Rear Elevation



Existing and Proposed Front Elevation



Full Size Printing check Scale

50mm

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Client
Richard McManus
11 Far Green
Matlock DE4 3JF
Project
Extension & Refurbishment

Title		Date
Proposed Elevations		21/01/26
Job No	Drawn by	
H25-867	DJH	
Drawing No	Scale	
867-02	1:100@A3	
	Revision	
	D	

9

26/00014/FUL

**PROPOSED SIDE/REAR EXTENSIONS AT:
4 WEST CRESCENT MATLOCK DERBYS DE4 3LB**

Design and Access Statement

This Statement has been prepared in support of a planning application for the erection of single storey extensions at the above address, to explain how the proposals have taken into account the impact of the proposed development on the character and appearance of the area, having regard to the relevant national and local planning policies.

1. Why did you choose to site the extensions in the location shown on the plans? To provide additional living space required by the new ownership. The previous side addition is to be demolished as part of these proposals.
2. Site Appraisal The host dwelling is a c1970s built bungalow within a development of single storey homes of similar styles and appearance along West Crescent
3. How did you decide on the overall size of the extension/outbuilding? The Extensions will be large enough to give the additional space required without over developing the site. .
4. Have you discussed your proposals with your neighbours, and have any changes been made as a result? No.
5. Describe any other measures you have taken to reduce the impact of your proposals on your neighbours: The proposed west elevation gabled addition will have the same eaves height as the existing building, with the ridge height being kept below the existing. There are no windows on the east elevation of No.6 West Crescent serving habitable rooms. Consequently, there should be no issues relating to overshadowing or overlooking. The proposed replacement east elevation addition will have no additional impact on elevated No.2 West Crescent. The boundary conditions will not change as a result of the proposed development.
6. How did you decide on the overall style/look of your extensions? The western proposal will have a gabled roof, giving consistency in appearance and will be contained within the built depth of the original property. The eastern side/rear extension will have gabled roofs – consistent with the main building.
7. Describe the materials (reclaimed brick/natural slate etc) that the extension/outbuilding is to be built from, and why you chose them: It is proposed to use facing bricks and concrete roof tiles of existing type, colour and size used for the original dwelling.
8. Have you considered how your proposal will fit into the surrounding area e.g. when seen from roads, footpaths or other public places? Please describe: The proposals will not project forward of the existing building line and will be consistent in appearance with the gabled properties along West Crescent.
9. Are you proposing to carry out landscaping/tree planting around your proposals? It is proposed to relocate the paved area following completion of the work.

10. What recycling/energy/water conservation measures are you proposing to take to reduce the impact of your proposal on the environment?

High performance doors and cavity walls in terms of energy efficiency will be used.

11. What security measures (such as lights, fencing, alarms) are you proposing to incorporate in or around the building, and have you taken the impact of these on your neighbours into account?

As existing

12. Does your proposal include any changes to the way in which you and others gain access to your property- for example, are you putting in a new driveway or path, or are you changing ground levels around the building such that steps are required?

No

13. Describe any measures you have taken to make your property accessible to people with restricted mobility:

The new floor level will be set at the existing main level.



LOCATION OF PROPOSAL SHOWING EASTERN ELEVATION OF NO.6

All steelwork seated on min. 250 x 100 x 150mm deep conc. padstones and to receive 2 layers plasterboard on timber cradles.

SITTING

Giulam beams
to valleys

HALL

BATHROOM

MASTER BEDROOM

KITCHEN DESIGN BY OTHERS

DRESSING/BEDROOM

40mm sink waste fitted with 75mm bottle trap and to discharge into a back inlet gully.

BUILDING REGULATIONS
/PLANNING DRAWING

HEATING INSTALLATION
All work to be carried out and tested by a person who is GAS SAFE registered and in accordance with building regulations approved documents L + J. Use condensing gas fired boiler with balanced flue - Min. SEDBUK = 90.0%

PROPOSED GROUND FLOOR PLAN

Proposed Extension/Alterations at:
4 West Crescent Matlock Derbys DE4 3LB
for Mr J Fleetwood

Excavate for and expose existing drain run prior to commencement of new work. Lay 100mm stiffened drainage or polypropylene pipes and fittings (flexibly jointed) on 150mm pea gravel bed & surround - min. fall 1:40. Form insp. chambers out of 215mm class B eng. brickwork with 150mm concrete base. Provide zinc. Inlets over any drains passing through building.

Final drainage layout to be agreed on site.

Final drainage layout to be agreed with inspector.

Surface water drain to soakaway, min. 5m from dwelling. 1m deep soakaway, filled with broken stone, cistern or clean gravel 20-50mm to finish 150mm above crown of pipe. Polythene sheet to be laid on top of soakaway material prior to backfilling (use of soakaway to be agreed on site with inspector)

Final drainage layout to be agreed on site with approved building inspector.

prior to backfilling. (Use of soakaway to be agreed on site with inspector)

SCALE 1:50@A3	DATE Nov 2025	REF. 291025/2
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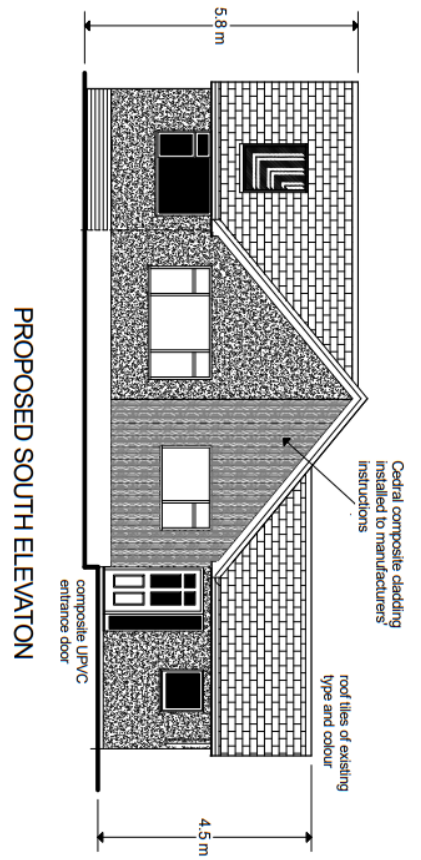
REF. 291025/2

 design
conexions

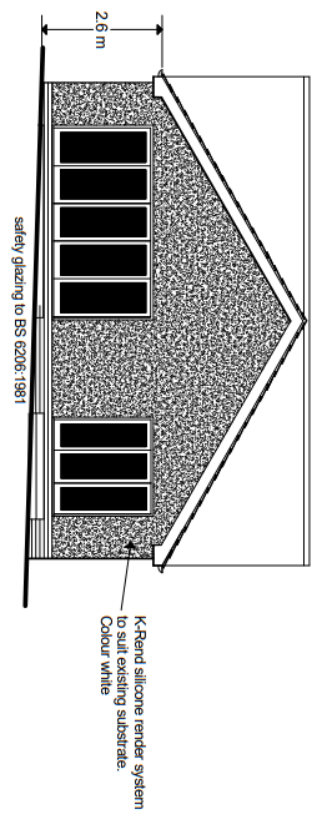
Architectural Services

25 Unslade Gardens Geddling
Nottingham NG4 4GY
e-mail: designconexions@gmail.com

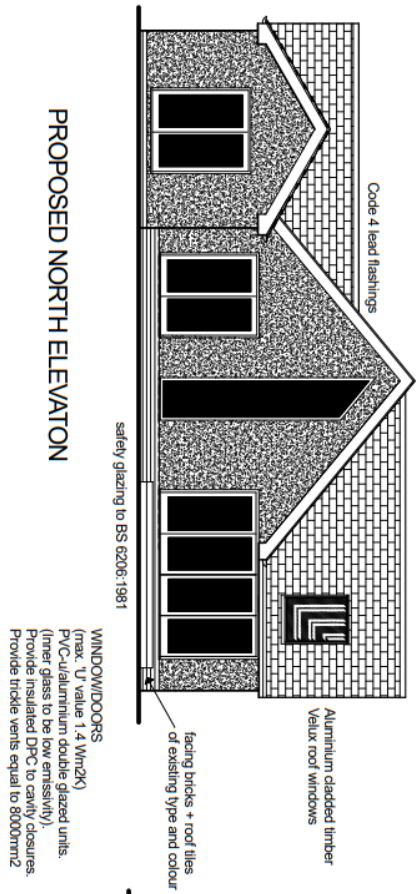
Tel. 017760 215478
www.designconexions.co.uk



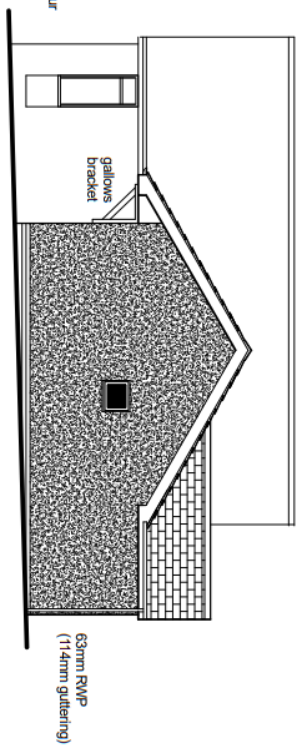
PROPOSED SOUTH ELEVATION



PROPOSED WEST ELEVATION

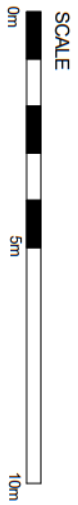


PROPOSED NORTH ELEVATION



PROPOSED EAST ELEVATION

BUILDING REGULATIONS
PLANNING DRAWING
All dimensions to be confirmed on site



Proposed Extension/Alterations at:
4 West Crescent Matlock Derbys DE4 3LB
for Mr J Fleetwood

Rev A - updated for planning

SCALE 1:100@A3 DATE Nov 2025 REF: 291025/4A

design
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25 Linsdale Gardens Gedling
Nottingham NG4 4GY
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Tel: 07760 215478
www.designconnexions.co.uk

Architectural Services

APPENDICES PLANNING COMMITTEE 16.02.2026

To: Sue Parkes
Subject: RE: Comment on planning application

-----Original Message-----

From: Sue Parkes [REDACTED]
Sent: 21 January 2026 09:02
To: Planning <Planning@derbyshiredales.gov.uk>
Subject: Comment on planning application

Warning External.

Good morning

I have been unable to submit a comment online so am emailing a comment instead. I hope that is ok. Comments with respect to impact on 6 West Crescent.

Application 26/00014/FUL
4 West Crescent

The application states that "there are no windows on the East elevation of No. 6 West Crescent serving habitable rooms". There are windows on that side and the proposed extension will be very close to those windows particularly at the rear. Whilst they currently serve a bathroom - the windows are present and it does not mean that room will always be a bathroom.

From the plan it appears that the very rear windows on the West Elevation will overlook the back of our property potentially and there is another window at that point. Currently a bathroom window but may not always be.

We would ask that part of the conditions be that a fence between the two properties be set at a minimum of 2.6m along the West elevation of the new extension so that privacy is maintained with so many windows in that elevation. We believe that the responsibility for this fence lies with number 4. The fence is currently lower than that and the very rear windows on the West elevation would potentially overlook out garden and the rear of our property.

Thank you

Sue Parkes

Sent from my iPhone

10

26/00039/AGR

PP-14624377

**Derbyshire Dales District Council**

Town Hall, Bank Road, Matlock, DE4 3NN

www.derbyshiredales.gov.uk planning@derbyshiredales.gov.uk 01629 761336

Application to determine if prior approval is required for a proposed: Erection, Extension or
Alteration of a Building for Agricultural or Forestry use

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as
amended) - Schedule 2, Part 6

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Wayside Bungalow

Address Line 1

Chesterfield Road

Address Line 2

Address Line 3

Derbyshire

Town/city

Matlock

Postcode

DE4 5LZ

Description of site location must be completed if postcode is not known:

Easting (x)

432315

Northing (y)

362018

Applicant Details

Name/Company

Title

mrs

First name

sarah

Surname

mather

Company Name

Address

Address line 1

wayside bungalow

Address line 2

matlock moor

Address line 3

Town/City

Matlock

County

Country

United Kingdom

Postcode

DE4 5LZ

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

The Proposed Building

Please indicate which of the following are involved in your proposal

- ☒ A new building
☐ An extension
☐ An alteration

Please describe the type of building

agricultural barn

Please state the dimensions of the building

Length

18

metres

Height to eaves

4.6

metres

Breadth

9

metres

Height to ridge

6

metres

Please describe the walls and the roof materials and colours**Walls**

Materials

yorkshire boarding 3 sides, 1 open end

External colour

tanalised timber

Roof

Materials

fibre cement

External colour

grey

APPENDICES PLANNING COMMITTEE 16.02.2026

Has an agricultural building been constructed on this unit within the last two years?

- ☐ Yes
☒ No

Would the proposed building be used to house livestock, slurry or sewage sludge?

- ☐ Yes
☒ No

Would the ground area covered by the proposed building exceed:

- 1,000 square metres (if relying on the temporary provision to use the permitted development rights as they stood prior to 21 May 2024)
- 1,250 square metres (where the agricultural unit is under 5 hectares)
- 1,500 square metres (where the agricultural unit is 5 hectares or more)

- ☐ Yes
☒ No

NOTE: If the ground area covered exceeds the square metre limit it will not qualify as Permitted Development and an application for Planning Permission will be required.

Has any building, works, pond, plant/machinery, or fishtank been erected within 90 metres of the proposed development within the last two years?

- ☐ Yes
☒ No

Would the erection, extension, or alteration be carried out on land or a building that is, or is within the curtilage of, a scheduled monument?

- ☐ Yes
☒ No

The Site

What is the total area of the entire agricultural unit? (1 hectare = 10,000 square metres)

24.0

Scale

Hectares

What is the area of the parcel of land where the development is to be located?

Less than 0.4

Hectares

How long has the land on which the proposed development would be located been in use for agriculture for the purposes of a trade or business?

Years

300

Months

0

Is the proposed development reasonably necessary for the purposes of agriculture?

- ☒ Yes
☐ No

If yes, please explain why

taking on extra land 12 acres, so need to store fodder and also to cut down on plastic for bales that will be stored outside

APPENDICES PLANNING COMMITTEE 16.02.2026

Is the proposed development designed for the purposes of agriculture?

- ☒ Yes
☐ No

If yes, please explain why

As of above

Does the proposed development involve any alteration to a dwelling?

- ☐ Yes
☒ No

Is the proposed development more than 25 metres from a metalled part of a trunk or classified road?

- ☐ Yes
☒ No

What is the height of the proposed development?

6.0

Metres

Is the proposed development within 3 kilometres of an aerodrome?

- ☐ Yes
☒ No

Would the proposed development affect an ancient monument, archaeological site or listed building or would it be within a Site of Special Scientific Interest or a local nature reserve?

- ☐ Yes
☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Declaration

I/We hereby apply for Prior Approval: Building for agricultural/forestry use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Planning Portal Reference: PP-14624377

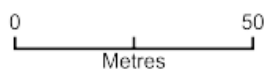
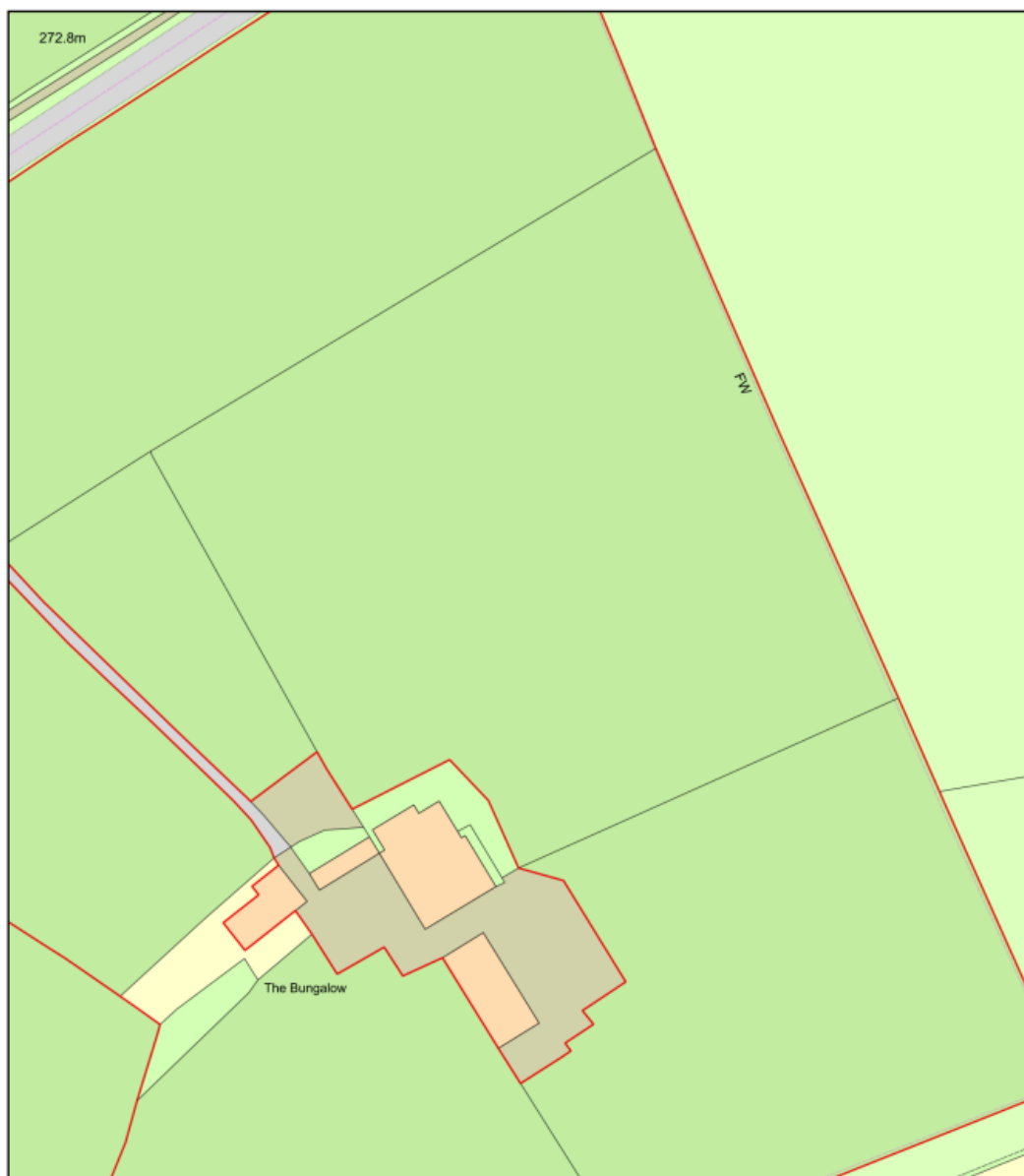
Signed

sarah mather

Date

14/01/2026

wayside bungalow



Plan Produced for: sarah mather

Date Produced: 14 Jan 2026

Plan Reference Number: TQRQM26014202656076

Scale: 1:1250 @ A4