# APPENDICES PLANNING COMMITTEE 19.10.2026

**APPENDICES**

## 6

## PLANNING COMMITTEE UPDATES

| | | | | | | |
|---|---|---|---|---|---|---|
| Planning Officer to object to application: 26/00590/FUL | Planning | P55/2026 | 15.06.2026 | 19.06.2026 | Mike | Completed 19.06.2026 |
| Write an open letter to the town with our objection to the new D-poster on Bakewell road | Planning | P57/2026 | 15.06.2026 | 19.06.2026 | Mike | Piggy backed off Derbyshire Times article which quotes our objections |

**26/00590/FUL –** Application was refused

## 7

## 26/00922/FUL

SO Collective Living GG-PS-01

### PLANNING STATEMENT

**Golding Grange**

**68 Cavendish Road, Matlock, Derbyshire DE4 3GY**

**Applicant:** So Collective Living Ltd

**Proposal:** Change of use of part of the ground floor to a chiropractic and healthcare clinic within Use Class E(e)

**1. Introduction**

This Planning Statement supports an application by So Collective Living Ltd for the change of use of part of the ground floor of Golding Grange to a chiropractic and healthcare clinic within **Use Class E(e)**.

The proposed clinic will be occupied and operated by SO Chiropractic.
The application is intentionally limited to the defined ground-floor clinic area. No permission is sought through this application for the future use of the remainder of Golding Grange.

**2. Site and Existing Use**

Golding Grange is an existing substantial building at 68 Cavendish Road, Matlock.
The property is currently vacant and has been unoccupied for approximately three years.
Prior to becoming vacant, it was operated by **EMH Care & Support Limited**.
The seller's CPSE.7 replies identify the previous use as:

**Residential accommodation for people with learning disabilities and day services for people with learning disabilities.**

The seller also confirmed that it had made no change of use during the preceding ten years and had received no notice of planning breach.

The precise historic lawful planning use class is not expressly established within the purchase documentation. The present application therefore describes the evidenced historic use without seeking to make an unsupported assertion regarding the precise former planning use class.

**3. Proposed Development**

Planning permission is sought for:

**Change of use of part of the ground floor of the former residential accommodation and day-service premises to a chiropractic and healthcare clinic (Use Class E(e)), including associated internal refurbishment, with no extension or increase in floor area. The remainder of the building is excluded from the proposed change of use.**

The application area comprises approximately **215 sqm** of existing ground-floor accommodation.

No additional floorspace will be created.

**4. Proposed Healthcare Use**

The clinic will provide chiropractic, physiotherapy, massage therapy and associated musculoskeletal healthcare services.

The clinic will operate predominantly by appointment.

The proposed hours are:

**Monday to Friday:** 09:00–18:00
**Saturday:** 09:00–13:00
**Sunday:** Closed

The maximum number of staff expected on site at any one time is **6**, comprising:

one receptionist, one practice manager, two chiropractors, one massage therapist and one physiotherapist.

**5. Physical Works**

The proposal primarily involves internal refurbishment of the existing accommodation.

Works include decoration, flooring, lighting improvements, reception improvements, minor repairs and installation or relocation of clinical equipment.

No extension is proposed.

No additional building footprint is proposed.

No external air-conditioning units or other external mechanical plant are proposed.

External works will be limited to resurfacing existing hardstanding areas using approximately **19 tonnes of Yorkshire Cream decorative gravel**.

No trees, hedgerows or other vegetation will be removed.

The existing end-of-drive sign will be replaced with non-illuminated signage.

**6. Access and Parking**

The existing vehicular and pedestrian access from Cavendish Road will continue to serve the clinic. No alteration to the highway access is proposed.

Existing parking provision comprises approximately **8 spaces**.

The proposal will increase this to **15 spaces**, including **1 designated accessible parking space**.

The clinic will operate on an appointment basis, helping to distribute vehicle movements throughout the day rather than generating concentrated arrival periods.

The proposed parking provision is considered proportionate to the scale of the clinic, the maximum staff presence and the number of treatment rooms.

**7. Amenity**

The proposed use is a healthcare use centred on individual treatment appointments.

Activity will primarily comprise normal conversational and clinical activity within treatment rooms.

No amplified entertainment, industrial processes, commercial kitchen, extraction system or external plant is proposed.

Operating hours are limited to normal daytime and early evening periods.

The proposal is therefore not expected to create material adverse impacts through noise, odour, fumes or late-night activity.

**8. Biodiversity**

The final red-line application site is **below 0.2 hectares**.

The proposal involves the reuse of an existing building and works to existing hardstanding.

No trees, hedgerows or other vegetation will be removed.

The proposal is therefore being submitted on the basis that it qualifies for the Biodiversity Net Gain exemption applicable to development sites of 0.2 hectares or below, with no negative impact on onsite priority habitat.

Supporting arboricultural information is available if required.

**9. Sustainable Reuse**

The proposal brings vacant existing accommodation back into productive use without requiring demolition, extension or additional built floorspace.

Reuse of the existing building limits construction impacts and preserves the embodied fabric of Golding Grange.

The proposal will also enable an established local healthcare business to expand its treatment capacity within Matlock.

**10. Remainder of Golding Grange**

The remainder of the building does not form part of the proposed change of use.
It will remain vacant while the owner separately considers its future use.
Nothing within this application should be interpreted as seeking permission for a separate residential, HMO or other future use of the remainder of the property.

**11. Conclusion**

The proposal represents a modest and contained reuse of approximately 215 sqm of existing ground-floor accommodation for a Class E(e) healthcare clinic.
There will be no extension or increase in floor area.

Existing access will be retained, parking will increase from 8 to 15 spaces including one accessible space, and external works will be limited to existing hardstanding.

The proposal will bring part of a currently vacant building back into beneficial healthcare use without material harm to the surrounding area.

Planning permission is therefore respectfully requested.

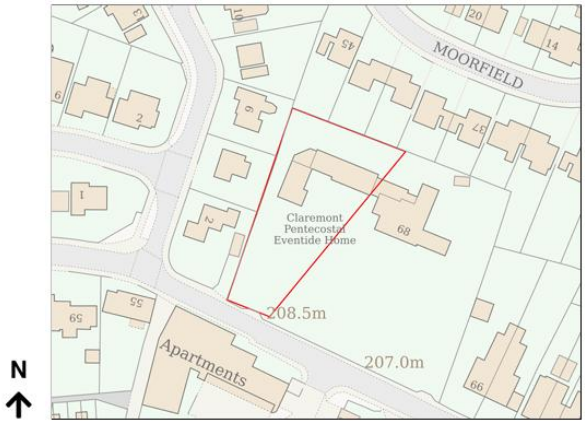
# APPENDICES PLANNING COMMITTEE 19.10.2026

**Location Plan**
Site Address: **Enable Care And Home Support Ltd, Golding Grange, 68, Cavendish Road, Matlock, DE4 3GY**

PlanningPortal

Date Produced: **23-Aug-2026**

Scale: **1:1250 @A4**

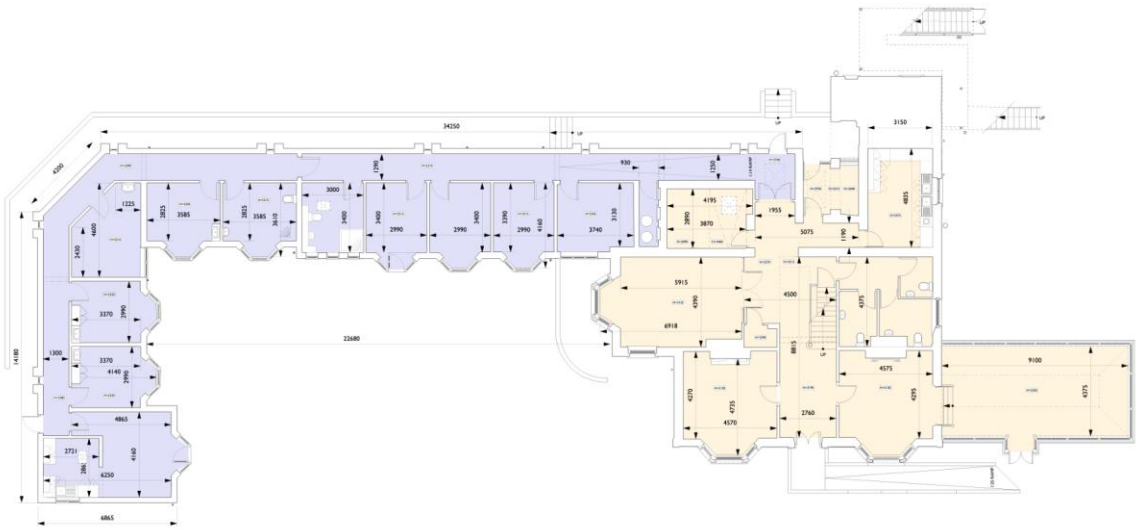



Planning Portal Reference: **PP-15173300v1**

0 50
Metres

Powered By TerraQuest

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TOTAL AREA OF HOUSE = 205sqm

TOTAL AREA OF CLINIC = 215sqm

0m 2m 4m 6m 8m 10m

GROUND FLOOR
SCALE 1:100
GOLDING GRANGE
68 CAVENDISH STREET
MATLOCK
DE4 3GY

# DESIGN AND ACCESS STATEMENT

**Golding Grange**

**68 Cavendish Road, Matlock, Derbyshire DE4 3GY**

**Applicant:** So Collective Living Ltd

**Proposal:** Change of use of part of the ground floor to a chiropractic and healthcare clinic within Use Class E(e)

**1. Introduction**

This Design and Access Statement supports an application for the change of use of part of the ground floor of Golding Grange, 68 Cavendish Road, Matlock, to a chiropractic and healthcare clinic within Use Class E(e).

The proposal is limited to the defined ground-floor clinic area. The remainder of Golding Grange does not form part of the proposed change of use and will remain vacant pending separate consideration of its future use.

The proposed clinic will be operated by SO Chiropractic and will provide chiropractic, physiotherapy, massage therapy and associated musculoskeletal healthcare services.

**2. Existing Site**

Golding Grange is an existing substantial building previously operated by EMH Care & Support Limited.

The seller's property information records the previous use as residential accommodation and day services for people with learning disabilities.

The property is currently vacant.

The application relates to approximately **215 sqm of existing ground-floor accommodation**.

No additional building floorspace is proposed.

**3. Design Approach**

The proposal makes use of the existing building and existing internal accommodation.
The clinic works are primarily internal and include refurbishment, decoration, flooring, lighting improvements, reception improvements and the installation or relocation of healthcare equipment.

No extension is proposed.

No additional building footprint is proposed.

No air-conditioning condensers or other external mechanical plant are proposed.

External works are limited to improvements to existing hardstanding and parking areas.
Approximately **19 tonnes of Yorkshire Cream decorative gravel** will be laid over existing hardstanding areas.

No trees, hedgerows or other vegetation will be removed as part of the proposal.
Existing non-illuminated signage at the end of the drive will be replaced with updated non-illuminated signage.

**4. Layout and Use**

The clinic will include:

- two chiropractic treatment rooms;
- one massage treatment room;
- one physiotherapy treatment room;

- one flexible healthcare treatment room;
- reception and circulation space;
- office accommodation;
- staff room;
- two existing bathrooms; and
- one currently unallocated room.

All treatment and associated clinical activity will take place within the existing building.

**5. Access**

The proposal will use the existing vehicular and pedestrian access from Cavendish Road.
No alteration to the public highway or existing site access is proposed.
Patients will attend predominantly by pre-booked appointment, allowing vehicle arrivals and departures to be spread through the working day.

**6. Parking and Accessibility**

The site currently provides approximately **8 parking spaces**.
The proposal will increase this to **15 parking spaces**, including **1 designated accessible parking space**.

The parking provision will therefore comprise:

**Existing:** 8 spaces
**Proposed:** 15 spaces
**Accessible spaces existing:** 0
**Accessible spaces proposed:** 1

The proposed parking arrangement will be shown on the submitted Site/Block Plan and Parking and Access Plan.

The clinic will use the existing building entrances and circulation arrangements, with the accessible parking space positioned to provide convenient access to the clinic.

**7. Appearance**

No material alterations to the external appearance of the building are proposed.
The existing building form, elevations, roof and principal external materials will remain unchanged.
The only external material change associated with the application is the introduction of Yorkshire Cream decorative gravel over existing hardstanding areas and replacement non-illuminated signage.

**8. Biodiversity and Landscaping**

The final application red-line site area is **below 0.2 hectares**.

The development does not involve removal of trees, hedges or vegetation.
External works are confined to existing hardstanding areas.

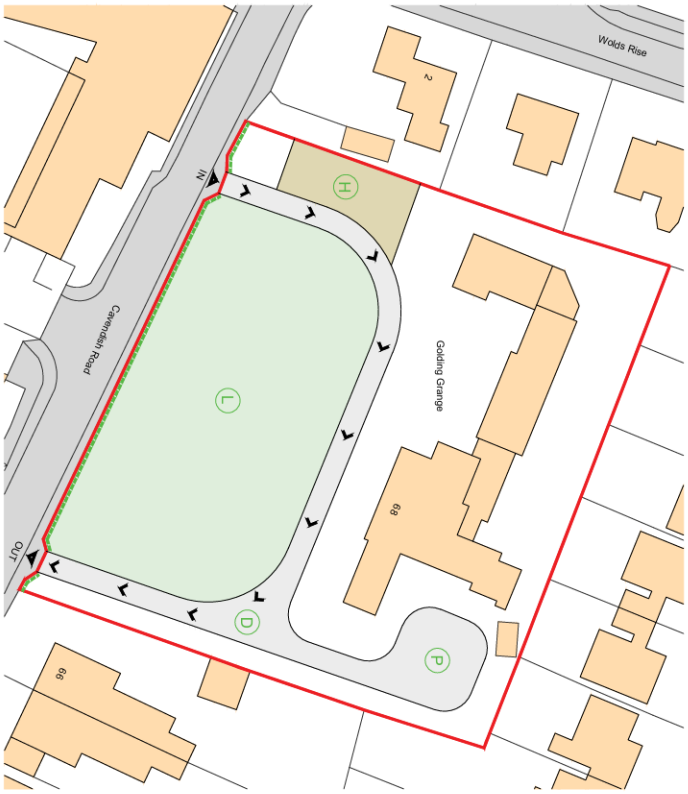
A tree surgeon has previously inspected the site and an arboricultural report is available if required.

No onsite priority habitat is intended to be affected by the proposal.

## 9. Conclusion

The proposal represents the sensitive reuse of existing accommodation within Golding Grange for healthcare purposes.

It does not involve an extension, increase in floorspace or substantial external alteration.
The existing access will be retained, parking will be improved from 8 to 15 spaces including one accessible space, and external works will remain limited to existing hardstanding areas.




KEY

Site Boundary

Existing stone wall & holly / yew planting - retained

Existing horseshoe driveway connecting entrance and exit (D)

Existing central lawn with mature trees (L)

Existing hardstanding on western side of driveway (H)

Existing additional parking on eastern side of site (P)

IN Existing western entrance from Cavendish Road

OUT Existing eastern exit from Cavendish Road

Part of planning application 26/00922/FUL

Base information: Ordnance Survey

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Licence number 100022432

N

0 1:500 25m

note: Dimensions shown are in millimeters unless stated otherwise
Levels and dimensions taken from site measurements where possible

PLANNING

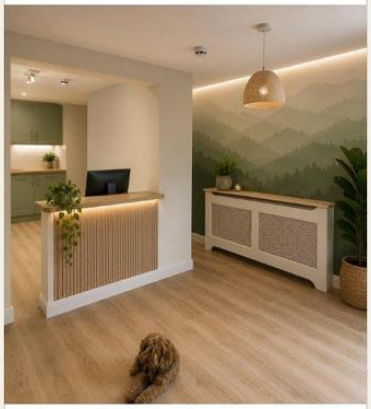
client SO Collective Living Ltd
project Golding Grange
69 Cavendish Road
Matlock, Derbyshire DE4 3GY
drawing Existing Block Plan
date 01.09.26 scale 1:500@A3 no. 432-001 rev. 00

# APPENDICES PLANNING COMMITTEE 19.10.2026

## SO Chiropractic Clinic - Interior Vision

Light oak, warm neutrals and soft sage create a calm, natural clinic environment.

CONCEPT STORYBOAR



Reception - mural wall



Kitchen



Treatment room

## SO Chiropractic Clinic - External Vision

A simple, budget-conscious landscape treatment retaining existing hard surfaces where practical.

CONCEPT STORYBOAR



Drive & parking



Courtyard



Woodland path

# 8

## 23/00184/FUL

Derbyshire DALES District Council

| | |
|---|---|
| **Please ask for:** | Daniel Shipley |
| **Direct Dial No:** | 01629 761336 |
| **My Ref:** | 26/00238/VCOND |
| **E-mail:** | planning@derbyshiredales.gov.uk |

25th September 2026

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990**

| | |
|---|---|
| **SITE ADDRESS:** | **189 Chesterfield Road, Matlock, Derbyshire, DE4 3GA** |
| **DESCRIPTION OF DEVELOPMENT:** | **Proposed variation of condition no. 2 of planning application number: 23/00184/FUL - Erection of dwellinghouse** |
| **APPLICATION REFERENCE:** | **26/00238/VCOND – 26/00018/WREP** |
| **APPELLANTS NAME:** | **Mr David Needham** |
| **APPEAL REFERENCE:** | **6016691** |
| **APPEAL START DATE:** | **24th September 2026** |

I refer to the above details. An appeal has been made to the Secretary of State against the decision of Derbyshire Dales District Council to refuse to grant Planning Permission.

The appeal will be determined on the basis of written representations. The procedure to be followed is set out in Part 2 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009.

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to make comments, or modify/withdraw your previous representations, you can do so on the Planning Inspectorate website at www.gov.uk/appeal-planning-inspectorate. If you do not have access to the internet, you can send **three** copies to: The Planning Inspectorate, Temple Quay House, 2 The Square, Bristol, BS1 6PN.

All representations must be received by **29th October 2026**. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. **All representations must quote the appeal reference 6016691.**

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

The appeal documentation, including copies of representations received, will be published on the Derbyshire Dales District Council website. Information provided in your representations will be published. This may include your name and address, but personal telephone numbers, email addresses and signatures of individuals will be removed.

The Council's statement will be available for inspection in the near future. If you wish to inspect any of the appeal documentation you should telephone in advance; particularly to avoid a wasted journey in event of the Council's statement not being complete.

You can get a copy of one of the Planning Inspectorate's "Guide to taking part in enforcement appeals" booklets free of charge at www.gov.uk/appeal-planning-inspectorate or from us.

When made, the decision will be published on the Planning Inspectorate website

Yours faithfully

Chris Dale
Development Manager

[redacted]

**From:** Planning
**To:** publicaccess@derbyshiredales.gov.uk
**Subject:** RE: Consultee Comments for Planning Application 26/00238/VCOND

**From:** publicaccess@derbyshiredales.gov.uk <publicaccess@derbyshiredales.gov.uk>
**Sent:** 02 April 2026 14:44
**To:** Planning <planning@derbyshiredales.gov.uk>
**Subject:** Consultee Comments for Planning Application 26/00238/VCOND

## 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 02/04/2026 2:44 PM from Mr Simon Hosmer (planning@matlock.gov.uk) on behalf of Matlock Town Council.

### Application Summary

| | |
|---|---|
| Reference: | 26/00238/VCOND |
| Address: | 189 Chesterfield Road Matlock Derbyshire DE4 3GA |
| Proposal: | Proposed variation of condition no. 2 of planning application number: 23/00184/FUL - Erection of dwellinghouse |
| Case Officer: | Daniel Shipley |

Click for further information

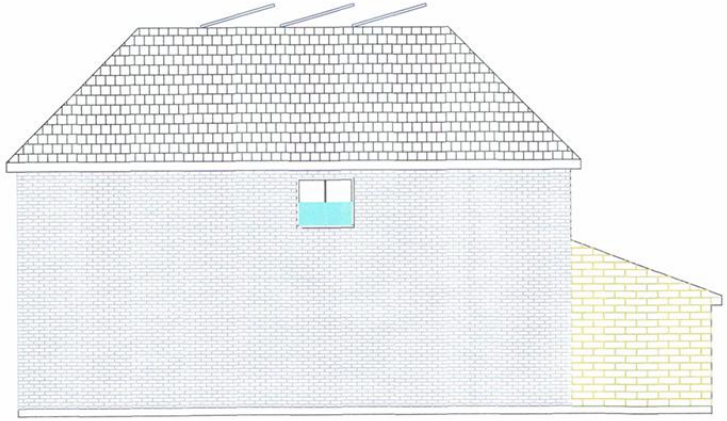
### Comments Details

| | |
|---|---|
| Comments: | The variation appears to be alterations to the roof space, including an additional room with a window and balcony. Apparently, work is well under way with this build, and it is suggested that there may be a contravention of the plan already approved. In particular, a neighbour has raised an objection to the proposed window and balcony which, he claims, would overlook his and other properties. This objection seems reasonable, so DDDC should perhaps take this into account prior to approval. |

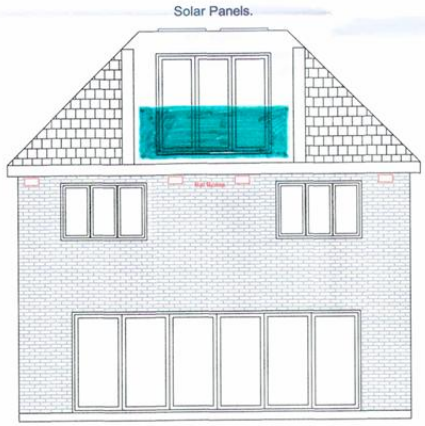
Kind regards



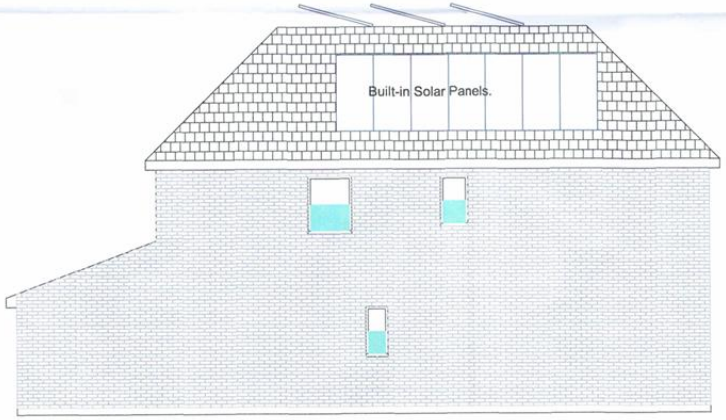
Front Elevation.



Side Elevation Facing No 33.

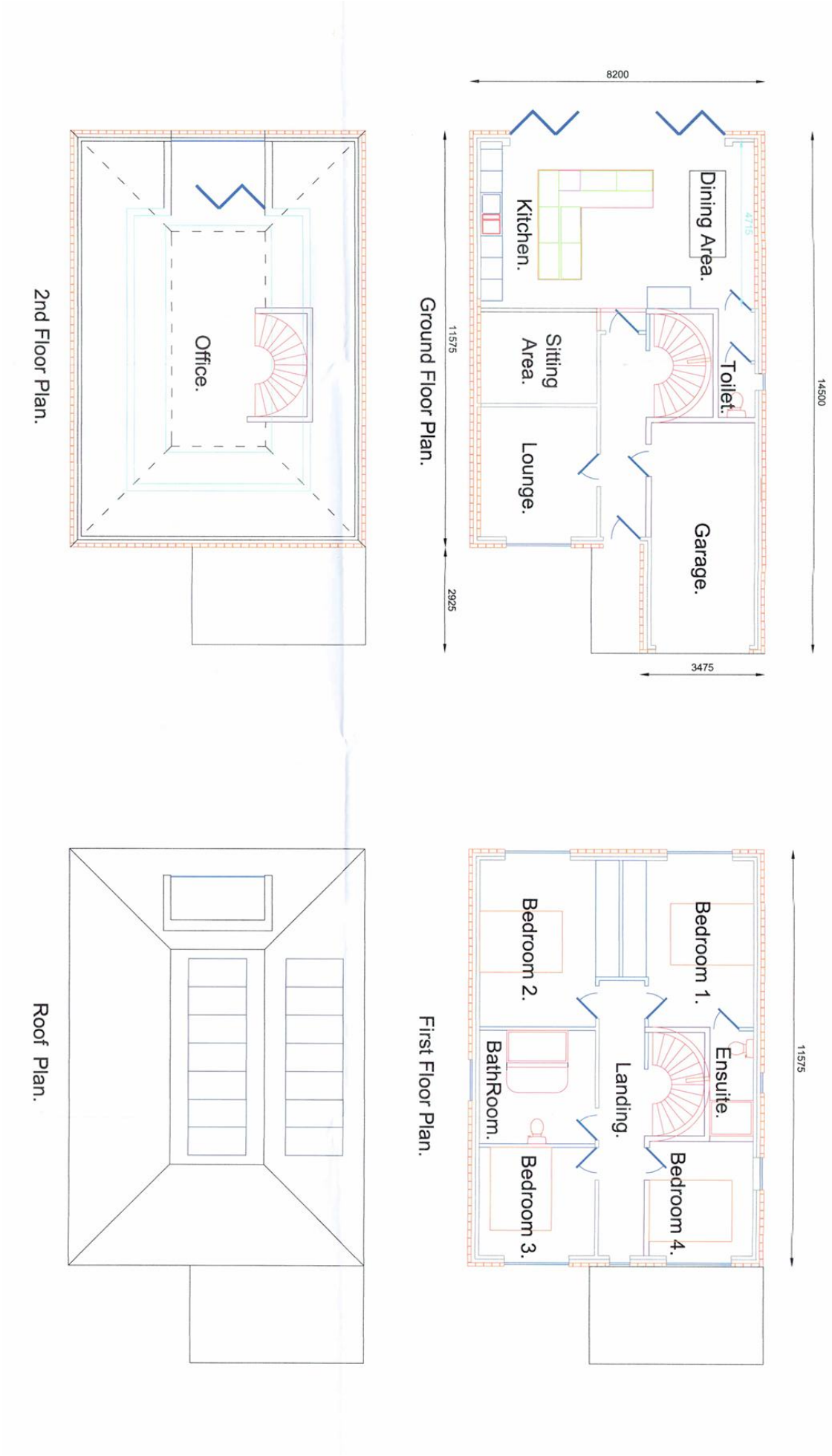



Rear Elevation.




Side Elevation Facing No 37.

# APPENDICES PLANNING COMMITTEE 19.10.2026



Chris Dale
Development Manager
Town Hall, Bank Road,
Matlock
Derbyshire DE4 3NN

Tel: 01629 761336

Application No: 26/00238/VCOND

Date Valid: 10.03.2026

Date Decn.: 01.06.2026

**Section 73 Application - Town and Country Planning Act 1990**

APPLICATION FOR **Variation of Condition**

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

Proposed variation of condition no. 2 of planning application number: 23/00184/FUL - Erection of dwellinghouse - 189 Chesterfield Road, Matlock, Derbyshire, DE4 3GA for Mr David Needham.

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

1. The design of the proposed roof is incompatible with the character and appearance of the application site and the wider street scene, contrary to the requirements of Policies S3 and PD1 of the Adopted Derbyshire Dales Local Plan (2017).
2. The proposed windows to the rear of the roof will result in an unacceptable level of overlooking to residences along Chesterfield Road, contrary to the requirements of Policy PD1 of the Adopted Derbyshire Dales Local Plan (2017).

Chris Dale
Development Manager

# PLANNING APPEAL STATEMENT

## For Application Ref:
## 26/00238/VCOND..

Background details:
Original Planning Application:-189 CHESTERFIELD ROAD, MATLOCK, DERBYSHIRE DE4 3GA. ,
Original Planning Reference Number :- 23/00184/FUL
Planning Granted :- 25 April 2023.
Variation of Conditions Application Number :- 26/00238/VCOND.
Application Date :- 24 February 2026.
Validated Date :- 10 March 2026.
Refusal Date :- 02 June 2026.

The Proposal: - The proposal seeks to redesign the dwelling within the dimensions and parameters of the original approved scheme, whilst incorporating improvements to energy efficiency, ventilation and overheating mitigation and be more in keeping with the direct neighbouring properties.

The local council's reasons for refusal: -
1. The design of the proposed roof is incompatible with the character and appearance of the application site and the wider street scene, contrary to the requirements of Policies S3 and PD1 of the Adopted Derbyshire Dales Local Plan (2017).
2. The proposed windows to the rear of the roof will result in an unacceptable level of overlooking to residences along Chesterfield Road, contrary to the requirements of Policy PD1 of the Adopted Derbyshire Dales Local Plan (2017).

Planning context / Existing permission.

The principle of the dwelling and its overall scale and parameters have already been established through planning permission 23/00184/FUL, granted on 25 April 2023. The current proposal therefore relates to amendments to the approved design rather than the principle of the development. The appeal should therefore consider whether the proposed amendments result in any

unacceptable additional planning harm when compared with the approved scheme.

Grounds of appeal: -

1. Character and appearance.

The proposed roof form is consistent with the established range of roof forms found along Gritstone Road and with the hipped-roof character identified by the Council in its assessment of the original application. The proposed materials and colour palette are also compatible with the established character of the street.

Importantly, the proposed dwelling remains within the dimensions and parameters of the original approved scheme. (Planning Reference 23/00184/FUL), and the amendments do not result in a materially greater scale or massing. The revised design is therefore considered to respect the character and appearance of the surrounding area and does not introduce an incongruous form of development. (Photographs and Drawings in the accompanying documents)

2. Residential amenity – Overlooking.

The Council's second reason for refusal relates to the alleged unacceptable level of overlooking arising from the proposed rear roof windows. However, the privacy impact of the revised proposal should be considered as a whole and in comparison, with the original approved scheme.

Although one of the proposed windows was not included within the original scheme, the revised proposal also removes the ground-floor window which previously faced towards the conservatory of No. 37. In addition, a frosted screen is proposed to the roof bifold doors. The relevant separation distance to the properties to the rear is approximately 26 metres, between rear elevations, of the proposed on Gritstone Road and the complainant at Number 187 Chesterfield Road. (Substantiating documents included in attached documents).

Taking these measures together, the revised proposal does not result in an unacceptable or materially greater loss of privacy to neighbouring residents. The location, orientation, separation distance and proposed screening should all be taken into account when assessing the actual impact of the development.

For these reasons, the proposal is considered to accord with the relevant requirements of Policy PD1 of the Derbyshire Dales Local Plan (2017), as it would not result in unacceptable harm to the privacy or living conditions of neighbouring residents.

Conclusion:

The revised proposal has been developed following consideration of the concerns raised during the planning process and seeks to retain the scale and overall form of the original design whilst incorporating improvements to energy efficiency, ventilation, overheating mitigation and renewable energy provision.

I respectfully submit that the proposal would not result in significant harm to the character and appearance of the area or to the living conditions or privacy of neighbouring residents. The proposal is therefore considered to accord with Policies S3 and PD1 of the Derbyshire Dales Local Plan (2017).

I would therefore ask the Inspector to allow the appeal and grant planning permission.

Yours respectfully, David Needham.

# APPENDICES PLANNING COMMITTEE 19.10.2026