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Aldern House, Baslow Road, Bakewell, Derbyshire, DE45 1AE

Our Ref: RC/DW/A.1143

Date: 5 December 2013



### NOTICE OF MEETING

Meeting: **Planning Committee**  
Date: Friday 13 December 2013  
Time: 10.00 am  
Venue: Board Room, Aldern House, Baslow Road, Bakewell

JIM DIXON  
CHIEF EXECUTIVE

### AGENDA

#### PART A

1. **Apologies for absence.**
2. **Minutes of the meeting held on 15 November 2013** – approve as a correct record.
3. **Urgent Business.**
4. **Public Participation.**  
To note any questions or to receive any statements, representations, deputations and petitions which relate to the published reports on Part A of the Agenda.
5. **Members Declarations of Interest.**  
Members are asked to declare any disclosable pecuniary, personal or prejudicial interests they may have in relation to items on the agenda for this meeting.
6. Full Application – Conversion and Change of Use From Disused Agricultural Barn To Open Market Dwelling, Lane End Farm, Abney (NP/DDD/0213/0097, P1660, 07.02.2013, 419924 379933/KW)  
Appendix 1  
Site Plan
7. Full Application – Re-Development of Business Park to Create Heritage Centre With Craft Shop/Café With Associated Retailing, Two Tied Worker Accommodation Units, Tourist Accommodation Space, Training Room/ Community Facility, Café And Office Space at Rockmill Business Park, The Dale, Stoney Middleton (NP/DDD/0713/0582, P.3289, 16.08.2013, 422427 375647/KW)  
Site Plan
8. Full Application – Change of Use to Hold 12 Residential Functions a Year at Upper House, Kinder Road, Hayfield (NP/HPK/0813/0714, P.10925, 406221 / 387843, 26/11/2013/AM)  
Site Plan

9. Full Application – Change of Use of Cattle Barn to Camping Barn, Without Section 106 Obligation, Stoke Farm, Grindleford (NP/DDD/0413/0248, P.1655, 09/04/2013, 423972 /376873/KW)  
Site Plan
10. Full Application - Erection of 2 Local Needs Houses on The Former Car Park of The Staffordshire Knott Inn, Sheen (NP/SM/1011/1100 P.9008 411089/361086 26/11/2013/CF)  
Site Plan
11. Full Application – Addition of a Second Storey to an Existing Single Storey Extension, to Create Additional Bedrooms and En-Suite, at Heybarn Farm, Glossop Road, Little Hayfield. (NP/HPK/0712/0773. P.3255. 3.8.2012, 403045 / 389799/SC  
Appendix 1  
Site Plan
12. Full Application - Demolition and Replacement of Existing Extension; Heighten Property to Create First Floor Living Space; Introduction of Photo Voltaic and Heating Panels and Rooflights; Replacement of Lean-To Porch; and the Conversion of Outbuildings to Additional Living Accommodation at Netherfield, Conksbury Lane, Youlgrave. (NP/DDD/0913/0805 P1353 421093/364608 2/12/2013 CF/SPW)  
Site Plan
13. Approval of Draft Detailed Design Documents for Shop Fronts and Alterations and Extensions Prior to Consultation (A.6101/BJT)  
Appendix 1  
Appendix 2
14. Planning Appeals (A.1536/AMC)
15. **Exempt Information S100 (A) Local Government Act 1972**

**The Committee is asked to consider, in respect of the exempt item, whether the public should be excluded from the meeting to avoid the disclosure of Exempt Information.**

**Draft Motion:**

**That the public be excluded from the meeting during consideration of the following Agenda Item to avoid the disclosure of Exempt Information under S100 (A) (4) Local Government Act 1972, Schedule 12A, Item No 16 under Paragraph 3 “Information relating to the business affairs of any particular person (including the Authority holding that information), Paragraph 5 “Information in respect of which a claim to legal professional privilege could be maintained in legal proceedings” and Paragraph 6 “Information which reveals that the Authority proposes — a) to give under any enactment a notice under or by virtue of which requirements are imposed on a person; or (b) to make an order or direction under any enactment”.**

## **PART B**

16. **Exempt Minutes of the meeting of the Planning Committee held on 15 November 2013:** approve as a correct record.

## **Site Visits**

Please note that any of the above planning applications may be subject to an informal site visit by Members of the Committee. The site visits will normally take place on the Thursday preceding the Friday Committee meeting.

Applicants will all be aware that a site visit may occur but they will only be specifically notified of the site visit if it is necessary for Members to gain entry to the land involved.

## **Delegated Items**

Delegated decisions on planning applications can be viewed on the Authority's website at [www.peakdistrict.gov.uk/index/living-in/planning/planning-search/delegated-items](http://www.peakdistrict.gov.uk/index/living-in/planning/planning-search/delegated-items)

## **Viewing Application Plans on the Website**

The detailed plans relating to applications can be viewed on the Authority's website at [www.peakdistrict.gov.uk/index/living-in/planning/planning-search](http://www.peakdistrict.gov.uk/index/living-in/planning/planning-search)

## **Duration of Meeting**

In the event of not completing its business within 3 hours of the start of the meeting, in accordance with the Authority's Standing Orders, the Authority will decide whether or not to continue the meeting. If the Authority decides not to continue the meeting it will be adjourned and the remaining business considered at the next scheduled meeting.

If the Authority has not completed its business by 1.00pm and decides to continue the meeting the Chair will exercise discretion to adjourn the meeting at a suitable point for a 30 minute lunch break after which the committee will re-convene.

## **ACCESS TO INFORMATION - LOCAL GOVERNMENT ACT 1972 (as amended)**

### **Agendas and reports**

Copies of the Agenda and Part A reports are available for members of the public before and during the meeting. These are also available on the website [www.peakdistrict.gov.uk](http://www.peakdistrict.gov.uk).

### **Background Papers**

The Background Papers referred to in each report are divided into PART A and PART B. PART A papers are available for inspection by the Public, by appointment. PART B papers contain 'Exempt or Confidential Information' and are not available for Public inspection. An appointment can be made to inspect the PART A background papers at the National Park Office, Bakewell by contacting Mrs K Zubertowski on 01629 816336.

### **Public Participation**

Anyone wishing to participate at the Committee meeting under the Authority's Public Participation Scheme is required to give notice to the Director of Corporate Resources to be received not later than 12.00 noon on the Wednesday preceding the Friday meeting. The Scheme is available on the website [www.peakdistrict.gov.uk](http://www.peakdistrict.gov.uk) or on request from Democratic Services 01629 816362, email address: [democraticservices@peakdistrict.gov.uk](mailto:democraticservices@peakdistrict.gov.uk), fax number 01629 816310.

Speakers at the Committee meeting should ensure that their comments are restricted to material planning considerations. Speakers may wish to endorse points made by other speakers but should avoid repeating detail. The Chair has the discretion to intervene if statements are repetitive.

### **Recording of Meetings**

The Local Government Act 1972 does not require the Authority to permit the recording of meetings by sound, video, film, photograph or any other means.

However, the Authority permits a handwritten record being taken at meetings and in addition, requests in advance for recording Authority meetings and committee meetings will be allowed if it is in the interests of helping the wider public observe and understand Authority decision-making.

The Authority uses an audio sound system to make it easier to hear public speakers and discussions during the meeting and to make a digital sound recording available after the meeting. The recordings will usually be retained only until the minutes of this meeting have been confirmed.

### **Submission of Information**

The public and applicants/agents should not circulate information at the Committee meeting. In exceptional cases this may be allowed at the discretion of the Chair.

### **Written Representations**

Written representations received on items are summarised in the published report. Except for statutory consultees, all representations including those from applicants received after 12 noon on the Wednesday before the Friday meeting will not be reported unless exceptionally, in the case of factual information received from applicants, it is the officer view that this information needs to be reported in the interests of proper decision making.

Where representations are received after the publication of the Committee report and prior to the Wednesday 12 noon deadline and the representee wishes to speak at the Committee meeting, officers will not summarise the contents of the representation.

### **General Information for Members of the Public Attending Committee Meetings**

Information on Public transport from surrounding areas can be obtained from Traveline on 0871 200 2233 or on the website at [www.travelineeastmidlands.co.uk](http://www.travelineeastmidlands.co.uk).

Please note that there is no catering provision for members of the public during meal breaks. However, there are cafes, pubs and shops in Bakewell town centre, approximately 15 minutes walk away.

### **To: Members of Planning Committee:**

Chair: Clr Mrs L Roberts  
Vice Chair: Mr P Ancell

|                   |                  |
|-------------------|------------------|
| Miss P Beswick    | Clr H Laws       |
| Clr D Birkinshaw  | Mr G D Nickolds  |
| Clr P Brady       | Mr C Pennell     |
| Clr C Carr        | Clr Mrs K Potter |
| Clr D Chapman     | Clr P Rippon     |
| Clr A Favell      | Clr Mrs J Twigg  |
| Clr Mrs H Gaddum  | Clr Ms E Wilcox  |
| Clr Mrs N Hawkins |                  |

### **Part A Copies for information to:**

Constituent Authorities  
Natural England  
Secretary of State for the Environment