

Our Ref: A.1142/1349  
Date: 3 December 2015



### **NOTICE OF MEETING**

Meeting: **Planning Committee**  
Date: **Friday 11 December 2015**  
Time: **10.00 am**  
Venue: **Board Room, Aldern House, Baslow Road, Bakewell**

SARAH FOWLER  
CHIEF EXECUTIVE

### **AGENDA**

1. **Apologies for Absence**
2. **Minutes of previous meeting of 13/11/2015** (*Pages 1 - 18*)
3. **Urgent Business**
4. **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.
5. **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.
6. **Outline Application: Proposed Commercial/Retail-Led Development, Mixed Use Development, Associated Works and Demolition of Existing Buildings at Riverside Business Park, Buxton Road, Bakewell (NP/DDD/0415/0340 P.4822 421111/369121 30/11/2015/KW/CF)** (*Pages 19 - 44*)  
Site Plan

7. **Full Application: Demolition of Former Mill Buildings, Associated Structures and Other Buildings and Erection of 72-Bed Hotel Development Incorporating Ground Floor Floorspace with Flexibility to be used for Class A3 and Class D2 Uses, Improvements to Existing Site Access, Parking and Landscaping and other Associated Works at, Riverside Business Park, Buxton Road, Bakewell (NP/DDD/0415/0339, P.4822, 421118/369156, 29/04/2015/KW/CF) (Pages 45 - 72)**  
Site Plan
  
8. **Assessment Under The Habitats Regulations - Ballidon Quarry (APB)- Habitat Regulations Assessment In Relation to Two Parallel Planning Applications Which Seek to Amend the Current Extraction Boundary and Provide for an Enhanced Restoration Scheme (NP/DDD/0715/0618 & NP/DDD/0715/0619) (Pages 73 - 82)**  
Appendix 1  
  
Appendix 2
  
9. **(A) Full Application for Revision to Quarry Development Scheme Within Current Planning Consent Boundary and Provision of Enhanced Restoration Scheme, Ballidon Quarry (NP/DDD/0715/0619, M3893, 31/07/2015, 420192/354944, APB) and (B) Variation of Conditions (2, 11, 38, 39) Contained in Planning Consent NP/DDD/0214/0210 Relating to Permitted Scheme of Working and Provide Enhanced Restoration Scheme, Ballidon Quarry (NP/DDD/0715/0619, M3893, 31/07/2015, 420192/354944, APB) and (NP/DDD/0715/0618, M3893, 31/07/2015, 420192/354944, APB) (Pages 83 - 126)**  
Site Plan 1  
  
Site Plan 2
  
10. **Full Application - Change of Use of Camping Barn to Agricultural Workers Dwelling at Butterlands Barn, Greenhill Lane, Alstonefield (NP/SM/0815/0806, P10789, 412565/356666, 29/11/2015/ALN/CF) (Pages 127 - 142)**  
Appendix 1  
  
Site Plan
  
11. **Full Application - Change of Use of Barn/Former Blacksmith's Workshop to Dwellinghouse, The Barn, Back Lane, Alstonefield (NP/SM/0615/0548 P.2561 412978/365506 30/11/2015/CF) (Pages 143 - 160)**  
Appendix 1  
  
Site Plan
  
12. **Full Application - Conversion of Barn to Local Needs Dwelling Adjacent to the B5056, Winster (NP/DDD/0815/0796, P.691, 424118/359436, 24/11/2015/KW/CF/BT) (Pages 161 - 182)**  
Appendix 1  
  
Site Plan
  
13. **Full Application - Retrospective Planning Application for a Lean-To Agricultural Barn for Small Beef Cattle Herd, Mixon Mines Farm, Onecote (NP/SM/0915/0896, P.663, CF/29/11/2015) (Pages 183 - 192)**  
Site Plan

14. **Full Application - Proposed Conversion of Former House to Form Accessible Holiday Let Accommodation, Smelters Cottage, Hathersage (NP/DDD/0915/0913, P6103, 424783 / 381751, 23/11/2015/AM) (Pages 193 - 204)**  
Site Plan
15. **Full Application - Demolition of Farmhouse and Erection of Replacement Dwellinghouse; Demolition and Rebuilding of Stables to Form Additional Living Accommodation; Erection of Stable Buildings and Garaging at Bleaklow Farm, Hassop (NP/DDD/1115/1053, P4718, 421762 373510, 06/11/15/KW) (Pages 205 - 218)**  
Site Plan
16. **Full Application - Erection of Steel Fabrication Workshop on Previously Developed Land, Pittlemere Lane, Tideswell Moor, Tideswell (NP/DDD/0915/0888, P.6009, 414620 / 378500, 26/11/2015/AM) (Pages 219 - 226)**  
Site Plan
17. **Full Application - Demolition of Existing Shed and Replacement with Single Storey Office Block at Main Road, Hassop Road, Calver (NP/DDD/0815/0782, P.9612, 423888 / 376403, 18/11/2015/AM) (Pages 227 - 234)**  
Site Plan
18. **Full Application - Change of Use of a Single Dwelling to Part Dwelling and Part Holiday Let Accommodation at 6 New Road, Eyam (NP/DDD/0915/0843, P.5648, 422205 / 376403, 18/11/2015/AM) (Pages 235 - 242)**  
Site Plan
19. **Head of Law Report (A.1536/AMC) (Pages 243 - 244)**
20. **Local Government Ombudsman Complaint (C.355/JRS) (Pages 245 - 246)**

### **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 Local Government Act 1972 requires that the Authority shall list any unpublished Background Papers necessarily used in the preparation of the Reports. The Background Papers referred to in each report, PART A, excluding those papers that contain Exempt or Confidential Information, PART B, can be inspected by appointment at the National Park Office, Bakewell. Contact Democratic Services on 01629 816200, ext 362/382. E-mail address: [democraticservices@peakdistrict.gov.uk](mailto:democraticservices@peakdistrict.gov.uk).

## **Public Participation and Other Representations from third parties**

Anyone wishing to participate at the 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.

## **Written Representations**

Other written representations on items on the agenda, except those from formal consultees, will not be reported to the meeting if received after 12noon on the Wednesday preceding the Friday meeting.

## **Recording of Meetings**

In accordance with the Local Audit and Accountability Act 2014 members of the public may record and report on our open meetings using sound, video, film, photograph or any other means this includes blogging or tweeting, posts on social media sites or publishing on video sharing sites. If you intend to record or report on one of our meetings you are asked to contact the Democratic and Legal Support Team in advance of the meeting so we can make sure it will not disrupt the meeting and is carried out in accordance with any published protocols and guidance.

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.

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

Aldern House is situated on the A619 Bakewell to Baslow Road, the entrance to the drive is opposite the Ambulance Station. Car parking is available. Local Bus Services from Bakewell centre and from Chesterfield and Sheffield pick up and set down near Aldern House. Further information on Public transport from surrounding areas can be obtained from Traveline on 0871 200 2233 or on the Traveline 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: Mr P Ancell  
Vice Chair: Cllr D Birkinshaw

Cllr P Brady	Cllr C Carr
Cllr D Chapman	Cllr Mrs N Hawkins
Mr R Helliwell	Cllr Mrs C Howe
Cllr H Laws	Ms S McGuire
Cllr J Macrae	Cllr Mrs K Potter
Cllr Mrs J A Twigg	Cllr G Weatherall
Vacant	

## **Other invited Members: (May speak but not vote)**

Cllr Mrs L C Roberts	Cllr A McCloy
Cllr C Furness	

Constituent Authorities  
Secretary of State for the Environment  
Natural England