

Our Ref: A.1142/1586

Date: 8 June 2017



## NOTICE OF MEETING

Meeting: **Planning Committee**

Date: **Friday 16 June 2017**

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 12 May 2017** (*Pages 5 - 14*)
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. **Full Application - Conversion of redundant water treatments works into 16 apartments, conversion of stone outbuilding into a studio apartment and 4 new cottages at Former Treatment Works, Mill Lee Road, Low Bradfield (NP/S/0914/1007, P.7042, 22/09/14, 426261/391743, JK)** (*Pages 15 - 38*)  
Site Plan

7. **Full Application - Proposed change of use of existing buildings, extensions to existing buildings and provision of new access to the site at Bradfield Brewery, Watt House Farm, Loxley Road, Sheffield, Bradfield (NP/S/0317/0267 426948/392265 P2483 SPW 16/03/2017) (Pages 39 - 52)**  
Site Plan
8. **Full Application - Change of use of ancillary accommodation (to Rock View Cottage) to a separate B1 office use at Rock View Cottage, East Bank, Winster (NP/DDD/0317/0250, 424044/360366, P5817 + P1225, 10/04/2017/ALN) (Pages 53 - 60)**  
Site Plan
9. **Full Application - Change of use of ancillary accommodation to a separate holiday let at Rock View Cottage, East Bank, Winster (NP/DDD/0317/0251, 424044/360366, P5817 + P1225, 10/04/2017/ALN) (Pages 61 - 68)**  
Site Plan
10. **Full Application - Erection of agricultural building on land adjacent to New Road Farm, New Road, Longnor (NP/SM/0317/0274, 408985/361252, P2370, 18/05/2017/ALN) (Pages 69 - 76)**  
Site Plan
11. **Householder Application - Conversion of bungalow to one-and-a-half storey dwellinghouse - Glenhaven, 12 White Edge Drive, Baslow (NP/DDD/ 0217/0171, P.5726/55, 22/2/2017, 425164 / 372164, MN) (Pages 77 - 86)**  
Site Plan
12. **Full Application - Classroom extension with associated servicing at Combs County School, Lesser Lane, Combs (NP/HPK/0217/0193 404120 / 378383 P5524 SPW 28/02/2017) (Pages 87 - 92)**  
Site Plan
13. **Head of Law Report - Planning Appeals (A.1536/AMC) (Pages 93 - 94)**

### **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 Strategy and Development 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).

## **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. From 3 February 2017 the recordings will be retained for three years after the date of the meeting.

## **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 A Hart
Mr R Helliwell	Cllr Mrs C Howe
Cllr H Laws	Cllr J Macrae
Cllr Mrs K Potter	Cllr Mrs L C Roberts
Cllr Mrs J A Twigg	

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

Cllr A McCloy Cllr F J Walton

Constituent Authorities  
Secretary of State for the Environment  
Natural England