

Our Ref: A.1142/1593
Date: 30 November 2017



NOTICE OF MEETING

Meeting: **Planning Committee**
Date: **Friday 8 December 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 of 10/11/2017 (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 - Variation of Conditions 2, 3, 4, 5, 6, 7, 9, 10, 13, 15, 20, 21 and 22 on application NP/DDD/0415/0339 for demolition of former mill buildings, associated structures and other buildings and full planning permission for class C1 (hotel) development incorporating ground floor floorspace with flexibility to be used for class A3 and class D2 uses, improvements to existing site access, parking, landscaping and other associated works at, Riverside Business Park, Buxton Road, Bakewell (NP/DD/1017/1068), P.4822, 421118/369156, 12/10/2017/TS) (Pages 15 - 42)**
Site Plan

Appendix 1

7. **Full Application - Conversion of redundant water treatment works into 16 apartments, conversion of stone outbuilding into a studio apartment and four new cottages at Former Treatment Works, Mill Lee Road, Low Bradfield (NP/S/0914/1007, P.7042, 22/09/14, 426261/391743, JK) (Pages 43 - 68)**
Site Plan
8. **Full Application - For alteration and extension of public house, new accommodation building, and changes to car park layout at the Old Bulls Head Inn, Little Hucklow (NP/DDD/0617/0682, P.932, 30/6/17, 416445/378568, MN) (Pages 69 - 80)**
Site Plan
9. **S.73 Application - For the removal or alteration to condition 4 (holiday occupancy condition) from planning consent NP/SM/0106/0032, Old Dains Mill, Upper Hulme (NP/SM/1017/1042, P.2315, 401278/361117 06/10/2017 TS) (Pages 81 - 90)**
Site Plan
10. **Full Application - For change of use from A1 shop to A5 hot food takeaway - Brook House, Hathersage (NP/DDD/0417/0351, P.6175, 04/04/17, 423115/381560, MN) (Pages 91 - 102)**
Site Plan
11. **Full Application - Extension and alterations, re-organisation of drive and garden area, new double garage and ancillary accommodation at Gatehouse Farm Cottage, Gatehouse Lane, Hathersage (NP/DDD/0817/0892, P.9810, 422385 / 383340, 29/08/2017/AM) (Pages 103 - 112)**
Site Plan
12. **Full Application - Erection of agricultural workers dwelling at Valley View Farm, Hayfield Road, Chinley (NP/HPK/0817/0854 404927 / 384076 P610 AM 16/08/2017) (Pages 113 - 126)**
Site Plan
13. **Full Application - Erection of re-locatable timber framed garden room for additional learning space designed around the needs of a disabled pupil at Combs Infant School, Combs County School, Lesser Lane, Combs (NP/HPK/0817/0843 404120 / 378383 P5524 AM 15/08/2017) (Pages 127 - 134)**
Site Plan
14. **Full Application - Erection of additional livestock building and extension to existing agricultural building on land off Dam Lane, Parwich (NP/DDD/0817/0911, P5642 + P5522, 31/08/2017, 418070/354106/ALN) (Pages 135 - 142)**
Site Plan
15. **Full Application - Demolition of existing agricultural building and replacement with a modern storage building, and the change of use of the existing traditional building to provide storage and office facilities for the estate ranger service of the national park at Pump Farm, School Lane, Warslow (NP/SM/1017/1043/ P6601, 408763/358552, 11/10/2017/ALN) (Pages 143 - 150)**
Site Plan
16. **Full Application - Construction of manege at Middleton Hall, Rakes Lane, Middleton by Youlgreave (NP/DDD/0917/0952, P1462, 419462/363034, 29/09/2017/ALN) (Pages 151 - 158)**
Site Plan
17. **Brownfield Land Register and Permission in Principle (SW) (Pages 159 - 172)**
Appendix 1 Site Plan - Low Bradfield

Appendix 2 Site Plan - Newburgh

Appendix 3 Site Plan - Markovitz

Appendix 4 Site Plan - Dove Dairy

18. Head of Law Report - Planning Appeals (A.1536/AMC) (Pages 173 - 174)

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.

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.

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 or on request from Democratic Services 01629 816362, email address: 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.

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 A Law	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
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Constituent Authorities
Secretary of State for the Environment
Natural England