

Our Ref: A.1142/2118  
Date: 28 February 2019



### NOTICE OF MEETING

Meeting: **Planning Committee**  
Date: **Friday 8 March 2019**  
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 8 February 2019** (*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 - New building to provide Dambusters Exhibition, cafe space and shop at Fairholmes Visitor Centre, Bamford (NP/1218/1205, AM)** (*Pages 15 - 36*)  
Site Plan
- 7. Full Application - Construction of 9 no. residential units (Use Class C3), comprising 2 no. 1-bedroom Flats; 2 no. 2-bedroom dwellings and 2 no. 3-bedroom dwellings for affordable rent and 3 no. 3-bedroom dwellings for shared ownership, associated car parking, creation of new access, landscaping and associated works at land off Church Lane, Rainow (NP/CEC/1118/1125, AM)** (*Pages 37 - 60*)  
Site Plan

8. **Full Application - To provide outside eating/drinking area containing no more than 25 covers (8 table, 25 chairs) to the existing cafe at Blueberry Cafe, Castleton Visitor Centre, Buxton Road, Castleton (NP/HPK/0119/0075 DH) (Pages 61 - 70)**  
Site Plan
9. **Full Application - Remove clause limiting use of the cafe to the able bodied by use of first floor and allow other items to be sold on the ground floor to be sold on the first floor. Realign the opening times with permissions for other local businesses to 11pm. Replace the felt on board roof on part of kitchen with powder coated insulation square profile tin. Legalise the sale of food and drink for off site consumption. Fit security cameras to protect the back of property. Formalise the use of our land for the use of clients to sit and drink. This has been a feature for at least 10 years at Dollys Coffee and China Shop, The Stones, Castleton, S33 8WX (NP/HPK/1018/0917 JF) (Pages 71 - 82)**  
Site Plan
10. **Householder Application - Demolition and rebuild of western section of dwelling (retrospective); renovation and alterations to the vehicular access at Primrose Cottage, Windmill (NP/DDD/0918/0855 DH) (Pages 83 - 92)**  
Site Plan
11. **Full Application - Rebuilding of barn and conversion to a dwelling at Barn to the west of The Rake, Monyash (NP/DDD/0119/0042, TS) (Pages 93 - 104)**  
Site Plan
12. **Full Application - Two storey extension to the rear elevation, with ground floor porch to the front elevation, at 1 Woodland View, Butts Road, Bakewell (NP/DDD/1118/1123 P4826) (Pages 105 - 112)**  
Site Plan
13. **Full Application - Demolition of a small section of the existing garden wall/hedge to allow the wall to be re-built (to match existing) further back and amendments to surfacing at The Cottage, Butts Road, Bakewell (NP/DDD/1018/0950) SC) (Pages 113 - 118)**  
Site Plan
14. **Listed Building Consent Application - Demolition of a small section of the existing garden wall/hedge to allow the wall to be re-built (to match existing) further back and amendments to surfacing at The Cottage, Butts Road, Bakewell (NP/DDD/1018/0952) SC) (Pages 119 - 124)**  
Site Plan
15. **Head of Law Report - Planning Appeals (A.1536/AMC) (Pages 125 - 126)**

### **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 362/352. 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 J Atkin	Cllr P Brady
Cllr C Carr	Cllr M Chaplin
Cllr D Chapman	Cllr A Hart
Mr R Helliwell	Cllr Mrs C Howe
Cllr H Laws	Cllr A McCloy
Cllr J Macrae	Cllr Mrs K Potter
Cllr Mrs L C Roberts	Mr K Smith

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

Mr Z Hamid    Mr J W Berresford

Constituent Authorities  
Secretary of State for the Environment  
Natural England