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



Our Ref: A.1142/2127

Date: 5 December 2019





NOTICE OF MEETING

Meeting: Planning Committee

Date: Friday 13 December 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 held on 08 November 2019 (Pages 5 16)
- 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 Demolition of Former Rising Sun Hotel and Erection of Hotel (Class C1) Incorporating Ground Floor Floorspace with Flexibility to be Used for Restaurant/Bar (Class A3/A4 Uses) and Function Facilities, Alterations to Existing Site Access, Car Parking, Landscaping and Other Associated Works at The Rising Sun, Hope Road, Bamford (NP/HPK/0719/0820, JK) (Pages 17 46)
 Site Plan
- 7. Full Application Demolition of the existing workshop and erection of an affordable local needs dwelling with associated works including works of hard and soft

landscaping, land at Top Lane, Tideswell NP/DDD/0819/0854, SPW) (Pages 47 - 62) Site Plan

- 8. Full Application Change of use from existing stone barn to a local needs dwelling, Holly Bank Barn, Butterton (NP/SM/0719/0747) (Pages 63 72)
 Site Plan
- 9. Full Application Demolition of existing single storey boot room and replacement with single storey oak framed orangery/boot room Nields Farm, Swythamley (NP/SM/0719/0805 TM) (Pages 73 80)
 Site Plan
- 10. Full Application Single storey rear extension at Aspindle House, Heathcote, (NP/DDD/0919/0951) (Pages 81 86)
 Site Plan
- 11. Full Application Enlargement of existing bay window seat at St Leonard's Cottage, Church Lane, Thorpe. (NP/DDD/0919/1019) (Pages 87 94)
 Site Plan
- 12. Section 73 application for the variation of conditions 2 and 3 on NP/DDD/1213/1149, Fiveways, Grindleford (NP/DDD/1019/1110 DH) (NP/DDD/1019/1110 DH) (Pages 95 102)
 Site Plan
- **13**. **Head of Law Report Planning Appeals** (*Pages 103 104*)
- 14. Annual Housing Report and Cases Contrary to the Development Plan (IF/DA) (Pages 105 128)
 Appendix 1

Appendix 2

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 362/352. 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 R Helliwell Vice Chair: Cllr D Birkinshaw

Mr P Ancell
Cllr W Armitage
Cllr P Brady
Cllr D Chapman
Cllr A Gregory
Cllr A Hart
Cllr A McCloy
Miss L Slack
Cllr W Armitage
Cllr M Chaplin
Cllr A Gregory
Cllr A Gregory
Cllr I Huddlestone
Cllr Mrs K Potter
Mr K Smith

Cllr G D Wharmby

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