

**Peak District National Park Authority**  
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Web: [www.peakdistrict.gov.uk](http://www.peakdistrict.gov.uk)  
Aldern House, Baslow Road, Bakewell, Derbyshire. DE45 1AE



**Our Values: Care – Enjoy – Pioneer**

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Our Ref: A.1142/3382

Date: 31 August 2023



### **NOTICE OF MEETING**

Meeting: **Planning Committee**

Date: **Friday 8 September 2023**

Time: **10.00 am**

Venue: **Aldern House, Baslow Road, Bakewell**

PHILIP MULLIGAN  
CHIEF EXECUTIVE

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## AGENDA

1. **Apologies for Absence, Roll Call of Members Present and Members Declarations of Interest**
2. **Minutes of previous meeting of the 14 July 2023** *(Pages 7 - 18)*
3. **Urgent Business**
4. **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.
5. **Conservation of habitats and species regulations 2019 - to repair Magdalen Road (private carriage road and bridleway). To replace a collapsed stone culvert with plastic pipe and repair the track using locally sourced sandstone. The final covering will be 20mm to dust. The wheel marks made during the work will be filled separately, leaving grass in the centre. Public bridleway Meltham/50, Magdalen Road, Meltham Moor, Meltham (NP/K0121/0026, JRS)** *(Pages 19 - 26)*  
Site Plan
6. **Full Application - To repair Magdalen Road (private carriage road and bridleway). To replace a collapsed stone culvert with plastic pipe and repair the track using locally sourced sandstone. The final covering will be 20mm to dust. The wheel marks made during the work will be filled separately, leaving grass in the centre. Public bridleway Meltham/50, Magdalen Road, Meltham Moor, Meltham (NP/K/0121/0026, JRS)** *(Pages 27 - 44)*  
Site Plan
7. **Full Application - Creation of vehicular access from Woodhead Road. Parking for one vehicle when required and new dry-stone boundary wall. Removal of barb wire fencing and levelling of ground at the Mistal Barn, 343 Woodhead Road, Holme. NP/K/0421/0383 - JK)** *(Pages 45 - 56)*  
Site Plan
8. **Full Application - Proposed forestry building at land off the A625 Froggatt Bridge, Calver (NP/DDD/0623/0604, SC) - ITEM DEFERRED** *(Pages 57 - 66)*  
Site Plan
9. **Full Application - Proposed agricultural building to house livestock and isolation unit on land north of Litton Dale Road, Litton Dale. (NP/DDD/1222/1583, SC)** *(Pages 67 - 74)*  
Site Plan
10. **Full Application - S.73 application for the removal and variation of condition 2 and 7 ON NP/DDD/1222/1562 at Newby House, Over Lane, Baslow NP/DDD/0623/0639, WE)** *(Pages 75 - 84)*  
Site Plan

11. **Full Application - Change of use from domestic garden to camping pod site at Top Riley, Riley Lane, Eyam (NP/DDD/1121/1299, AM)** (Pages 85 - 96)  
Appendix 1  
  
Site Plan
12. **Full Application - Retrospective application for the erection of timber structures and platforms for use as holiday accommodation at Rocking Stone Farm, Rowter Lane, Birchover. (NP/DDD/0523/0521)** (Pages 97 - 106)  
Site Plan
13. **Full Application - Change of use of land (area 10) from touring/camping plots to stationing of holiday lodges and static caravans at Ashbourne Heights Caravan Park, Ashbourne Road, Fenny Bentley (NP/DDD/0523/0520, JS)** (Pages 107 - 122)  
Site Plan
14. **Full Application - Proposed agricultural 'I' shaped building to house livestock and store fodder and access track - land south of B5056 Fenny Bentley - (NP/DDD/1222/1557 GB/MN)** (Pages 123 - 132)  
Site Plan
15. **Listed Building Consent Application - Conversion of traditional, curtilage listed farm buildings to 6 no. dwellings, Greencroft Farm, Middleton by Youlgrave (NP/DDD/1122/1464, JRS) - ITEM WITHDRAWN** (Pages 133 - 142)  
Site Plan
16. **16. 1Full Application - Conversion of traditional, curtilage listed farm buildings to 6 no. dwellings, Greencroft Farm, Middleton by Youlgrave (NP/DDD/1122/1463, JRS) - ITEM WITHDRAWN** (Pages 143 - 158)  
Site Plan
17. **Statement of Community Involvement (CW)** (Pages 159 - 206)  
Appendix 1  
  
Appendix 2
18. **Planning Appeals Report (A.1536)** (Pages 207 - 208)

### **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 Committee 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 Committee 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 on the website <http://democracy.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 on the Authority's website.

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

Since the Coronavirus restrictions have eased the Authority has returned to physical meetings. However, meetings of the Authority and its Committees may still take place at venues other than its offices at Aldern House, Bakewell when necessary. Public participation is still available and anyone wishing to participate at the meeting under the Authority's Public Participation Scheme is required to give notice to the Head of Law to be received not later than 12.00 noon on the Wednesday preceding the Friday meeting. The Scheme is available on the website <http://www.peakdistrict.gov.uk/looking-after/about-us/have-your-say> or on request from the Democratic and Legal Support Team 01629 816352, email address: [democraticandlegalsupport@peakdistrict.gov.uk](mailto:democraticandlegalsupport@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 12 noon 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 will make either a visual recording or a digital sound recording of the meeting which will be available after the meeting and this will be retained for three years after the date of the meeting. During the period May 2020 to April 2021, due to the Covid-19 pandemic situation, Planning Committee meetings were broadcast via Youtube and these meetings are also retained for three years after the date of the meeting.

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

Since the Coronavirus restrictions have eased the Authority has returned to physical meetings. However, meetings of the Authority and its Committees may still take place at venues other than its offices at Aldern House, Bakewell when necessary, the venue for a meeting will be specified on the agenda. There may be limited spaces available for the public at meetings and priority will be given to those who are participating in the meeting. It is intended that the meetings will be either visually broadcast via YouTube or audio broadcast and the broadcast will be available live on the Authority's website.

This meeting will take place at Aldern House, Baslow Road, Bakewell, DE45 1AE.

Aldern House is situated on the A619 Bakewell to Baslow Road. 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 refreshment provision for members of the public before the meeting or during meeting breaks. However, there are cafes, pubs and shops in Bakewell town centre, approximately 15 minutes walk away.

**To: Members of Planning Committee:**

Chair: Cllr P Brady  
Vice Chair: Cllr V Priestley

Cllr M Beer	Cllr M Buckler
Cllr M Chaplin	Cllr B Hanley
Cllr A Hart	Cllr L Hartshorne
Cllr I Huddleston	Cllr D Murphy
Cllr C O'Leary	Cllr Mrs K Potter
Cllr K Richardson	Miss L Slack
Mr K Smith	

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

Prof J Haddock-Fraser                      Cllr C Greaves

Constituent Authorities  
Secretary of State for the Environment  
Natural England