
MINUTES

Meeting: **Planning Committee**

Date: Friday 11 April 2025 at 10.00 am

Venue: Aldern House, Baslow Road, Bakewell

Chair: P Brady

Present: V Priestley, R Bennett, M Buckler, M Chaplin, B Hanley, L Hartshorne, I Huddlestone, K Potter, K Richardson and K Smith

Apologies for absence: M Beer, A Hart, D Murphy and J Wharmby.

35/25 MINUTES OF PREVIOUS MEETING HELD ON 14 MARCH 2025

The minutes of the last meeting of the Planning Committee held on 14 March 2025 were approved as a correct record.

36/25 URGENT BUSINESS

There was no urgent business.

37/25 PUBLIC PARTICIPATION

Four members of the public were present to make representations to the Committee.

38/25 MEMBERS DECLARATIONS OF INTERESTS

Item 6

M Buckler declared an interest as he was the Ward District Councillor for Elton.

Item 9

A number of Members had received an email from the applicant, but was not responded too.

39/25 POLICY REFERRAL FOR FULL APPLICATION - FOR THE PROPOSED CHANGE OF USE OF FORMER CHAPEL TO CREATE ANCILLARY LIVING ACCOMMODATION FOR LAWSON COTTAGE AND SHORT STAY HOLIDAY ACCOMMODATION USE AT ELTON METHODIST CHURCH, WEST END, ELTON (NP/DDD/0125/0071/SW)

The Policy & Communities Officer presented the report and reminded Members that the application had been referred back to the April Planning Committee, due to Members being minded to approve the original application on the 14th March, which would have

been a departure from Policies HC4 and DMS2 of the Development Management Plan, which seeks to retain where possible, community services and facilities.

The Officer informed Members that if they considered that the community needs were satisfied elsewhere within the settlement, then the granting of permission for the current application was not considered to be a significant departure from the Development Plan.

The following spoke under the public participation at meetings scheme:

- Michele Cartwright, Applicant
- Nick Marriott, Agent

Members considered that it would be better to put the former chapel to good use before it deteriorated further, and that this was an accepted exception to policy in this case, particularly due to the close proximity of the chapel to the applicants dwelling and the limited range of alternative uses which may be acceptable in this location.

A motion to approve the application was moved, seconded, put to the vote and carried.

RESOLVED:

That the application be APPROVED subject to the following conditions:-

1. The development hereby permitted shall be begun within 3 years from the date of this permission.
2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted plans, subject to the following conditions.
3. Prior to the installation of any new or replacement doors or windows, details of their construction, glazing and external finish shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.
4. Prior to the installation of the solar panels, details including their precise location, specification and external finish shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.
5. Prior to the installation of any new or replacement render, details of the render including specification, colour and finish shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.
- 6a No development shall take place until a Written Scheme of Investigation for a Level 2 Historic building recording has been submitted to and approved by the National Park Authority in writing. The scheme shall include an assessment of significance and research questions; and
 1. The programme and methodology of site investigation and recording;
 2. The programme for post investigation assessment;
 3. Provision to be made for analysis of the site investigation and recording;

4. Provision to be made for publication and dissemination of the analysis and records of the site investigation;
 5. Provision to be made for archive deposition of the analysis and records of the site investigation;
 6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
- 6b No development shall take place until any pre-start element of the approved scheme has been completed to the written satisfaction of the National Park Authority and thereafter shall only take place in accordance with the archaeological Written Scheme of Investigation approved under part (a).
- 6c The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the archaeological Written Scheme of Investigation approved under part (a) and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.
7. Prior to the first occupation of the development hereby permitted, biodiversity enhancement measures (for example, bat features, swift bricks and nest boxes) shall be installed in accordance with details which shall have first been submitted to and approved in writing by the Local Planning Authority.
 8. This permission relates to the use of the building hereby approved for ancillary residential accommodation or short-let holiday accommodation ancillary to Lawson Cottage, Elton. The development hereby permitted shall be retained with Lawson Cottage in a single dwelling unit and shall not be occupied as an independent dwelling at any time.
- In the case use as short-let holiday accommodation, the development hereby permitted shall not be occupied by any one person for a period exceeding 28 days in any calendar year. The owner shall maintain a register of occupants for each calendar year, which shall be made available for inspection by the National Park Authority on request.
9. Notwithstanding the approved plans, no planning permission is granted for the alterations to the boundary wall or the creation of a parking space.
 10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order), no extensions or alterations shall be carried out to former chapel, the subject of this application, other than in accordance with a planning application, which shall have first been submitted to and approved in writing by the National Park Authority.

40/25 POLICY REFERRAL FOR FULL APPLICATION - PROPOSED SITING OF 24 STATIC HOLIDAY CARAVANS WITH ADDITIONAL LANDSCAPING IN LIEU OF 28 TOURING CARAVANS AND TWO TENTED CAMPING AREAS AT NEWHAVEN HOLIDAY PARK, NEWHAVEN (NP/DDD/1024/1137, AM)

The Policy & Communities Officer presented the report and reminded Members that the application had been referred back to the April Planning Committee, due to Members

being minded to approve the original application on the 14th March, which would have been a departure from Policy RT3B of the Core Strategy.

The Officer informed Members that the risk was low so the application was not considered to be a major departure from the Development Plan, due to there being exceptional reasons for approval in this case.

Members reminded the Planning Officer that the provision of EV Charging Points be added to the list of conditions as this was omitted from the original list of conditions.

A motion to approve the application was moved, seconded, put to the vote and carried.

RESOLVED:-

That the application be APPROVED subject to the following conditions:

- 1. Statutory 3 year time limit for implementation**
- 2. In accordance with submitted and amended plans**
- 3. 28-day holiday occupancy restriction**
- 4. Colour range of units to be approved and implemented**
- 5. Biodiversity Net Gain plan to be implemented**
- 6. Habitat creation and management plan to be approved and implemented**
- 7. In accordance with the recommendations of the protected species report**
- 8. In accordance with the recommendations of the tree report**
- 9. Programme of monitoring and site supervision of arboricultural measures to be approved**
- 10. Final Tree Protection Plan (TPP) and Arboricultural Method Statement (AMS) to be approved and implemented**
- 11. Planting to be carried out as approved**
- 12. Woodland management plan to be approved and implemented**
- 13. Parking plan to be approved**
- 14. Travel Plan to be approved if approved parking plan includes provision of more than 28 spaces**
- 15. Installation of EV Charging Points**

**41/25 FULL APPLICATION - REAR/SIDE EXTENSION AND INTERNAL ALTERATIONS.
NEW GLASSHOUSE AT OLD HALL, CREAMERY LANE, PARWICH
(NP/DDD/0125/0057, LB)**

Some Members had visited the site the previous day.

The Officer presented the report and outlined the reasons for refusal as set out in the report. Members were informed that on the site visit the previous day the applicant had suggested the external boiler element of the proposal would be withdrawn, but as yet it had not been formally removed from the application, so it did still form part of the proposal.

The Officer informed Members that although the Authority had no objections to the greenhouse element of the application, they did have concerns on the extension and external boiler as well as the form and position and arrangement of the extension.

The Officer also informed Members that to fully understand the impacts on the heritage significance of the building, a heritage assessment was needed so the application could be fully assessed. The accompanying Listed Building Consent application was withdrawn during the course of the application, so it was considered it would be prejudicial to grant planning permission without this consent, as the Authority had to consider the significance of the Listed Building in all of the planning decisions.

The following spoke under the public participation at meetings scheme:

- Mr & Mrs Harvey, Applicant – Statement read out by Democratic Services

Members were concerned that no Heritage Impact Assessment had been submitted, and that the applicant was advised 2 years ago that a detailed heritage assessment was required to fully assess the proposal, but none was submitted so previous applications had been withdrawn.

Members resolved to add a further reason for refusal, being that the design of the extension was inappropriate.

A motion to refuse the application was proposed, seconded, put to the vote and carried.

RESOLVED:

That the application be REFUSED for the following reasons:

- 1. The application fails to provide adequate heritage assessment to allow an understanding of the significance of the listed building to be reached, or for the impacts of the development on the significance, architectural or historic interest of the listed building or conservation area to be understood, contrary to Development Management policies DMC5 and DMC7 and the NPPF.**
- 2. The application fails to demonstrate that the development would conserve the significance of the listed building and conservation area, or that arising harm would be outweighed by public benefits, contrary to policies Core Strategy policy L3, Development Management policies DMC5 and DMC7, DMC8, and the NPPF.**

3. **The proposals would require and facilitate internal alterations to the building which would require listed building consent. No such consent has been granted at this time. Approval of the application could be deemed prejudicial to the consideration of any future listed building consent application. It would also not be appropriate to grant a planning permission that would not be capable of implementation.**
4. **The design of the proposed extension would fail to conserve the character and appearance of the dwelling, contrary to adopted planning policy.**

42/25 FULL APPLICATION - CONVERSION OF BARN TO A DWELLING (PART RETROSPECTIVE) AT CORNFIELD BARN, CORNFIELD ROAD, LYME HANDLEY (NP/CEC/0125/0095,HF)

Some Members had visited the site the previous day.

The Officer presented the report and informed Members that since the report was written, a further letter of support had been received, but it did not raise any new issues to what was already in the report, but it did bring the total number of letters of support now to 17.

The Officer also updated Members on the planning history of the site, when permission was granted in 2009 to convert the barn to a holiday let with a condition to restrict the occupancy to the dwelling, but the building was now being used as a dwelling, so the current application seeks permission for that use.

The Officer then went onto outline the reasons for refusal as set out in the report.

The following spoke under the public participation at meetings scheme:

- Mrs Clare Warr, Applicant

Members considered that the application be deferred to allow for further dialogue with the applicant as well as for a bat species survey to be completed and other options to be explored including the possibility of the dwelling meeting a local need.

A motion to defer the application was moved, seconded, put to the vote and carried.

RESOLVED:

That the application be DEFERRED to allow for further bat surveys to be completed and further discussions between the applicant and the Planning Officer to explore the possibility of the dwelling meeting a local need.

The meeting was adjourned from 10:55 until 11:05 following consideration of this item.

43/25 S.73 APPLICATION - FOR THE VARIATION OF CONDITIONS 2 AND 4 ON NP/HPK/0921/1048 AT NEWFOLD FARM, COOPERS CARAVAN SITE AND CAFE, UNNAMED ROAD FROM STONECROFT TO GRINDSLOW HOUSE, GRINDSBROOK BOOTH, EDALE (NP/HPK/1123/1343, HF)

The Officer informed Members that since the report was written, a further 5 representations had been received, 4 were from previous existing objectors and 1 was from a new objector.

The Officer then presented the report and outlined the reasons for approval as set out in the report.

Members asked if a BNG assessment had been done? The Officer reported that as this was an application under S73, a BNG was not required and also the application was partly retrospective and therefore would also be exempt.

Members asked if extra conditions could be added regarding signage along the public rights of way and a condition regarding EV charging points. The Officer agreed that this could be done.

A motion to approve the application was moved, seconded, put to the vote and carried, subject to an additional condition regarding EV charging spaces to be provided within 6 months and a condition regarding signage along the public rights of way to warn drivers accessing the car park.

RESOLVED:

That the application be APPROVED subject to the following conditions:

- 1. Accordance with amended plans**
- 2. Development carried out in accordance with tree report.**
- 3. Development to be carried out in accordance with amended landscape plans, to be carried out in first available planting season following completion or substantial completion of the development.**
- 4. Details of any new lighting being installed to be approved prior to installation.**
- 5. Details of any new entrance gates to be approved prior to installation.**
- 6. New parking spaces within the fields to be surfaced with a grow through material such as 'grasscrete' prior to their first use.**
- 7. Development to accord with the details contained in the document 'Measures to Combat Climate Change', including the details of the Travel Plan.**
- 8. Revised parking arrangement and surfacing for field 3 and directional signage to be installed within specified timescale.**
- 9. EV charging spaces to be provided within 6 months.**
- 10. Warning signs to be placed along the public rights of way.**

44/25 MONITORING & ENFORCEMENT ANNUAL REVIEW - APRIL 2025 (A1533/ (AJC)

The Principal Enforcement Planner introduced the report which provided a summary of the work carried out from April 2024 to March 2025, as well as information about the breaches of planning control that had been resolved in the last quarter, January – March 2025.

The Officer informed Members of the changes that have come into effect from April 2024 regarding planning enforcement legislation, in particular the changes in the periods after which enforcement action cannot be taken, otherwise known as immunity periods. Previously there were 2 periods, 4 years for operational development and change of use of a building to a single dwelling house, and 10 years for all other changes of use and breaches of conditions. The period now is 10 years for all breaches but there is a transitional period, where buildings completed or substantially completed prior to April 2024 would still be subject to the 4 year period.

The Officer reported that over the period 2024/25, 7 Enforcement Notices were served, 2 of which went to appeal, and 1 Temporary Stop Notice. 3 Appeals were dealt with in the same period, 2 of which were allowed and 1 was dismissed by the Planning Inspectorate. The Officer reported that the overall number of enforcement cases had dropped from 528 to 414, and that the number of breaches resolved over this time was 181.

The Officer then shared before and after photographs of some of the cases that had been resolved in the latest quarter.

K Potter left the meeting at 11:40 during consideration of this item.

Members asked the Officer what would happen if an enforcement notice compliance period ended and there was still no evidence that anything was happening? The Officer reported that if an Enforcement Notice had not been complied with, then an offence had been committed so the Authority could look at potential prosecution proceedings or take direct action.

Members were then updated regarding the appeal at Rocking Stone Farm, Birchover where the Planning Inspectorate had allowed the appeal. Officers had written to the Planning Inspectorate raising concerns about this and other cases where officers felt insufficient regard had been paid to the harm to the National Park and to limited exceptions set out in policy in order to further National Park purposes. The Head of Planning explained that the Authority is still awaiting a reply to the concerns raised.

Members asked whether the use of drones could help monitor compliance, particularly as it was likely that the Authority could have less resources in the future. Members were aware that the Moors for the Future Team used drones for monitoring purposes but felt there could be a reputational risk if they were used for enforcement purposes. The Officer stated that he was aware of their use by some local planning authorities and they may be of benefit in certain circumstances.

Members thanked the team for the progress made over the last period.

RESOLVED:

That the report be noted.

45/25 PLANNING APPEALS MONTHLY REPORT (A.1536/BT)

The Committee considered the monthly report on planning appeals lodged, withdrawn and decided.

The Officer informed Members that over the last month 7 decisions had been received, 5 appeals were dismissed and 2 allowed, of which 1 related to an historic planning permission which had applied two agricultural occupancy conditions, one placed on an

existing house as well as a new build agricultural worker dwelling. The Inspector found that the house was beyond affordability of any agricultural worker and therefore the occupancy condition no longer served a useful purpose, did not meet the test of necessity and could be removed.

Members noted that overall there was good successes regarding planning appeals.

RESOLVED:

To note the report.

The meeting ended at 11.55 am