



MINUTES

Meeting:	Planning Committee
Date:	Friday 13 June 2025 at 10.00 am
Venue:	Aldern House, Baslow Road, Bakewell
Chair:	P Brady
Present:	M Beer, B Hanley, A Hart, L Hartshorne, I Huddleston, K Potter and K Smith
Apologies for absence:	V Priestley, R Bennett, M Buckler, M Chaplin, K Richardson and J Wharmby.

57/25 MINUTES OF PREVIOUS MEETING HELD ON 16 MAY 2025

The minutes of the last meeting of the Planning Committee held on 16 May 2025 were approved as a correct record.

58/25 URGENT BUSINESS

There was no urgent business.

59/25 PUBLIC PARTICIPATION

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

60/25 MEMBERS DECLARATIONS OF INTERESTS

The following declarations of interest were declared by Members:-

Item 6

The Agent for this item is a former staff member and is known to all Members of the committee.

Item 7

The Agent for this item is a former staff member and is known to all Members of the committee.

Item 8

The Agent for this item is a former staff member and is known to all Members of the committee.

There were no other Declarations of Interest.

61/25 FULL PLANNING APPLICATION - THE REDEVELOPMENT OF THE FORMER BROOKLANDS CHRISTIAN CARE HOME SITE ON COOMBS ROAD, AND THE CREATION OF 4 DWELLING HOUSES ON THE SITE AT THE BROOKLANDS, COOMBS ROAD, BAKEWELL (NP/DDD/0523/0494) MN

Item 6 was presented and discussed at the same time as item 7 but the votes were taken separately.

Some Members had visited the site the previous day.

The Planning Officer presented the report and outlined the reasons for approval subject to resolution of matters of surface water drainage as outlined in the report.

The following spoke under the public participation at meetings scheme:

- Sarah Foster, Agent

A motion to approve the application as proposed, delegating authority to officers to issue the decision subject to resolution of drainage matters and with additional conditions to address the cladding material to plot 4 and to secure building recording, tree protection during works and longer term tree retention, was moved, seconded, put to the vote and carried.

RESOLVED:

That the application be APPROVED subject to the following conditions:

That delegated power be granted to the Head of Planning, Development and Enforcement Manager and Area Team Manager to APPROVE the application subject to agreement of drainage matters and relevant conditions with the Lead Local Flood Authority and subject to the following conditions:

- 1. 3-year time limit**
- 2. In accordance with amended plans and details**
- 3. Phasing of development to secure the conservation works to the principal listed building prior to the commencement of other parts of the development**
- 4. Scheme of archaeological recording and monitoring**
- 5. Scheme of landscaping**
- 6. Implement tree protection measures during construction.**
- 7. Remove permitted development rights for alterations, extensions, outbuildings, and boundaries**
- 8. Conversion of buildings only with no demolition other than shown on plans**
- 9. Design and repair details, to include amongst other things window retention, works to floors, and roof alterations**

- 10. Scheme of external lighting**
- 11. Climate change mitigation measures to be implemented**
- 12. Recommendations of the ecological assessment to be implemented**
- 13. Agree construction compound**
- 14. Provision and maintenance of modified access through lifetime of the development.**
- 15. Retain garages for the parking of domestic vehicles.**
- 16. Materials to first floor cladding of Plot 4 dwelling to be amended**
- 17. Scheme of tree protection measures to be secured**
- 18. Existing mature trees to be retained for 5 years**

62/25 LISTED BUILDING CONSENT APPLICATION - THE REDEVELOPMENT OF THE FORMER BROOKLANDS CHRISTIAN CARE HOME SITE ON COOMBS ROAD, AND THE CREATION OF 4 DWELLING HOUSES ON THE SITE AT THE BROOKLANDS, COOMBS ROAD, BAKEWELL (NP/DDD/0523/0495) MN

Item 7 was presented and discussed at the same time as Item 6, but the votes were taken separately. Please see full minute details 61/25 above.

A motion to approve the application, with the following conditions including an amendment to condition 3 to include Architectural recording and monitoring was moved, seconded, put to the vote and carried.

RESOLVED:

That the application be APPROVED subject to the following conditions:

- 1) 3-year time limit**
- 2) In accordance with amended plans and details**
- 3) Scheme of archaeological and architectural recording and monitoring**
- 4) Conversion of buildings only with no demolition other than shown on plans**
- 5) Design and repair details, to include amongst other things window retention, works to floors, and roof alterations**
- 6) Recommendations of the ecological assessment to be implemented.**

63/25 FULL APPLICATION - SIDE AND REAR EXTENSIONS TO DWELLING AT THATCHERS COTTAGE, REDFERN LANE, HOLLINSCLOUGH (NP/SM/0325/0272) RD

Some Members had visited the site the previous day.

The Planning Officer presented the report and outlined the reasons for refusal as set out in the report.

The following spoke under the public participation at meetings scheme:

- Hannah Gordon – Supporter
- Cllr Richard Slack - Supporter

A motion to defer the application to allow officers to work with the applicant to consider an amended scheme that meets the requirements of the applicant and the requirements of the S106, was proposed, seconded, put to the vote and carried.

RESOLVED:

That the application be DEFERRED in order to negotiate scale and design improvements.

64/25 FULL APPLICATION - CHANGE OF USE OF LAND TO ALLOW THE STATIONING OF A SHEPHERD'S HUT, AND THE CREATION OF A SURFACED ACCESS TRACK (RETROSPECTIVE) AT LAND TO THE SOUTH EAST OF THE GLEN, HOLLINSCLOUGH RAKE (NP/SM/0325/0233) PM

Some Members had visited the site the previous day.

The Planning Officer presented the report and outlined the reasons for refusal as detailed in the report.

The following spoke under the public participation at meetings scheme:

- Leanne Sharratt, Applicant

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

RESOLVED:

That the application be REFUSED for the following reasons:

- 1. The siting of a single shepherd's hut for holiday accommodation in this location fails to accord with the Authority's Local Plan policies RT3, DMR1 and DME2 because it does not support farm diversification and is not located close to the facilities of a farmstead.**
- 2. The development, by reason of its isolated location in open countryside, results in significant visual harm to the landscape, its character and the wider scenic beauty of the National Park. The development is therefore contrary to the landscape conservation objectives set out in the NPPF and the Authority's Local Plan policies GSP1, GSP3, L1 and DMC3.**

65/25 PLANNING APPEALS MONTHLY REPORT (A.1536/BT)

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

The recommendation to note the report was moved, seconded, put to the vote and carried.

RESOLVED:

To note the report.

The meeting ended at 11.35 am