
MINUTES

Meeting: **Planning Committee**

Date: Friday 5 September 2025 at 10.00 am

Venue: Aldern House, Baslow Road, Bakewell

Chair: P Brady

Present: V Priestley, M Beer, M Chaplin, B Hanley, A Hart, L Hartshorne,
I Huddleston, K Potter, K Richardson, K Smith and M Smith

Apologies for absence: R Bennett and J Wharmby.

85/25 MINUTES OF PREVIOUS MEETING HELD ON 18 JULY 2025

The minutes of the last meeting of the Planning Committee held on 18 July 2025 were approved as a correct record.

86/25 URGENT BUSINESS

There was no urgent business.

87/25 PUBLIC PARTICIPATION

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

88/25 MEMBERS DECLARATIONS OF INTERESTS

The following were declared:

Item 6

All Members of the Committee had received a letter from the Agent.

Item 7

A Hart declared an interest as he is acquainted with the Agent.

Item 8

P Brady declared an interest as he is acquainted with the applicant and shall leave the room when this item is discussed.

V Priestley and K Smith had received an email from Christine Smith.

Item 9

P Brady declared an interest as he is acquainted with the applicant and shall leave the room when this item is discussed.

89/25 FULL APPLICATION - NP/CEC/0125/0095-CONVERSION OF BARN TO DWELLING (PART RETROSPECTIVE) AT CORNFIELD BARN, LYME HANDLEY.

The Officer presented the report and reminded Members of the planning history of the site. It was noted that a decision on this application had been deferred by the Planning Committee on 11th April 2025 in order for dialogue with the applicant to take place along with a bat species survey and to consider the possibility of the dwelling meeting a local need. The Officer then outlined the reasons for refusal as detailed in the report.

Since the last meeting an updated protected species survey had been completed and the report received, consequently the absence of a protected species survey no longer formed a reason for refusal. The Officer had discussed the possibility of the dwelling meeting a local need with the agent. The application still did not comply with policies and there was no exception in the policy for a market dwelling. The Agent had confirmed that the applicant was not applying for a local needs dwelling.

Since the report was published all Members of the Planning Committee along with the Planning Officer had received a letter from the Agent. The Authority Solicitor informed Members of an incorrect statement in the letter regarding the Lawful Development Certificate decision, that had the potential to be misleading to Members. The Authority Solicitor clarified the position and advised Members that the points in issue regarding the Lawful Development Certificate were legally technical and not matters in issue for consideration in order to determine this application.

The following spoke under the public participation at meetings scheme:

- Mrs Jill Naylor, Agent
- Mrs Clare Warr, Applicant

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

K Potter voted against the motion and requested that this be recorded.

RESOLVED:

That the application be REFUSED for the following reason:

- 1. The proposed market dwelling is not acceptable in principle as it is not required to achieve the conservation and / or enhancement of a non-designated heritage asset, and it does not meet any other exception for new housing in the National Park, contrary to Core Strategy Policy HC1, Development Management Policies DMC10 and DMH6: and National Planning Policy Framework.**

90/25 FULL APPLICATION - NP/DDD/0625/0619 - CONVERSION AND ALTERATION OF FORMER AGRICULTURAL BUILDING TO FORM 1NO. DWELLING HOUSE AND ASSOCIATED WORKS AT SITTERLOW FARM, PARWICH.

The Officer presented the report and outlined the reasons for refusal as detailed in the report. Since the publication of the officer report the Authority's Conservation Officer had provided comments stating that they were in agreement with the recommendation for refusal.

The following spoke under the public participation at meetings scheme:

- Mr Rob Duncan – Agent

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 proposed conversion to a market dwelling is not considered to be acceptable in principle and is contrary to Core Strategy policy HC1 and Development Management policy DMC10. The building has recently been substantially re-built and is significantly different to the barn which stood prior to 2005. The existing building therefore is not considered to be a heritage asset. Furthermore, due to the condition of the building there is not a requirement for conversion to a market dwelling to secure its conservation or enhancement.**
2. **The proposed character and appearance of the building as converted would not conserve or enhance the agricultural character of the building and as such would be contrary to Development Management policies DMC3 and DMC10 and the Authority's SPDs relating to Design and the Conversion of Traditional Buildings.**
3. **The proposal would harm to the established landscape character of the area and as such would be contrary to Core Strategy policy L1 and Development Management policies DMC3 and DMC10.**
4. **A Flood Risk Assessment (FRA) has not been submitted with the application. As such it has not been possible to determine the risk of flooding to the development and the impact this may have on flood risk elsewhere. An FRA is also required to set out measures to reduce and manage the risk of flooding. Therefore, the submitted proposal is contrary to Core Strategy policy CC5, Development Management policy DMC3 and paragraph 181 of the NPPF.**

91/25 FULL APPLICATION - NP/DDD/0125/0011 - CHANGE OF USE OF THE GROUND AND LOWER FLOORS OF BARN TO CREATE DWELLING WITH ANCILLARY ACCOMMODATION/HOLIDAY LET, INTERNAL AND EXTERNAL WORKS, CREATION OF PARKING, WORKS OF HARD AND SOFT LANDSCAPING AND ACCESS ALONG WITH ASSOCIATED INSTALLATION OF A BAT LOFT AT TADDINGTON HALL, TADDINGTON.

P Brady left the room whilst this item was discussed and V Priestley, the Vice Chair of Planning Committee took the Chair for the duration of this item and item 9.

Item 8 was presented and discussed at the same time as item 9 but the votes were taken separately with the vote for Item 9 being taken first. The decisions for both Items 8 & 9 had been deferred by the Planning Committee on 18 July 2025 to allow for an improved design and discussion regarding glazing, parking arrangements and the installation of bat slates.

Some Members had previously visited the site.

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

The following spoke under the public participation at meetings scheme.

- Caroline McIntyre, Agent

Officers and the Applicant were congratulated on working together to find an achievable solution.

It was noted that there was no condition proposed for any kind of heritage recording, neither architectural nor archaeological, and Members expressed that they would like to see an additional condition to include this.

A motion to approve the application subject to the conditions below with an additional condition to include heritage recording (see condition 14), was proposed, 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. Development to be carried out in accordance with amended plans.**
- 3. Submit and agree window and door details, including include any new/replacement heads and sills.**
- 4. Submit details of the excavated areas to the front of the lower ground floor windows and measures for draining those areas, replacement rainwater goods and additional pipework.**
- 5. Submit details of the surfacing of all hard-standing areas, the means of demarking the curtilage of the building with that of the Hall in the yard area without physical barriers and details of railings and gates.**
- 6. Submit details of the screening of the bin store/air source heat pump area.**
- 7. Provision of the parking spaces prior to occupation.**
- 8. Vegetation removal and dismantling of any structures to be outside bird nesting season.**

9. Bat habitat mitigation.

- 10. Development carried out in accordance with the Ecology Report recommendations.**
- 11. Development carried out in accordance with reasonable avoidance measures with respect to Great Crested Newts.**
- 12. Submit details of the wildflower meadow and that this does not form part of the approved domestic curtilage.**
- 13. The holiday let shall remain ancillary to the approved dwelling house.**
- 14. No works to the building or development shall take place until a Written Scheme of Investigation for a programme of archaeological work, to include level 2/3 historic building recording and archaeological monitoring of ground works, has been submitted to and approved by the National Park Authority in writing.**

92/25 LISTED BUILDING CONSENT -NP/DDD/0125/0012 - CHANGE OF USE OF THE GROUND AND LOWER FLOORS OF BARN TO CREATE DWELLING WITH ANCILLARY ACCOMMODATION/HOLIDAY LET, INTERNAL AND EXTERNAL WORKS, CREATION OF PARKING, WORKS OF HARD AND SOFT LANDSCAPING AND ACCESS ALONG WITH ASSOCIATED INSTALLATION OF A BAT LOFT AT TADDINGTON HALL, TADDINGTON.

P Brady left the room whilst this item was discussed and V Priestley, the Vice Chair of Planning Committee, took the Chair.

Item 9 was discussed at the same time as Item 8 but the votes were taken separately. Please see full minute details 92/25 above.

The following spoke under the public participation at meetings scheme.

- Caroline McIntyre, Agent

A motion to approve the application subject to the conditions below with an additional condition to include heritage recording (see condition 11), was proposed, 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. Works to be carried out in accordance with amended plans.**
- 3. Submit and agree window and door details, including any new/replacement heads and cills.**
- 4. Submit details of the excavated areas to the front of the lower ground floor windows and measures for draining those areas, replacement rainwater goods and additional pipework.**

5. Submit details of the surfacing of all hard standing areas, the means of demarking the curtilage of the building with that of the Hall in the yard area without physical barriers and details of railings and gates.
6. Submit details of the screening of the bin store/air source heat pump area.
7. Vegetation removal and dismantling of any structures to be outside bird nesting season.
8. Bat habitat mitigation.
9. Works carried out in accordance with the Ecology Report recommendations.
10. Works carried out in accordance with reasonable avoidance measures with respect to Great Crested Newts.
11. No works to the building or development shall take place until a Written Scheme of Investigation for a programme of archaeological work, to include level 2/3 historic building recording and archaeological monitoring of ground works, has been submitted to and approved by the National Park Authority in writing.

**93/25 GREAT LONGSTONE NEIGHBOURHOOD PLAN - POLICY REPORT ON REG 6
(DESIGNATING AN AREA)**

P Brady returned to the meeting and retook the Chair.

The Community Policy Officer presented the report and outlined the reasons for approval as detailed in the report.

A motion to approve the designation of Longstone Area Neighbourhood Plan Area was proposed, seconded, put to the vote and carried.

RESOLVED:

1. To designate that part of Great Longstone and Little Longstone parish that is within the National Park as part of the Longstone Area Neighbourhood Area (as shown on the map in Appendix 1), under the Localism Act 2011 Schedule 9, section 61G

**94/25 HARTINGTON NEIGHBOURHOOD PLAN - POLICY REPORT ON REG 18 (LPA
DECISION ON WHETHER TO ACCEPT THE PLAN)**

The Community Policy Officer presented the report and outlined the reasons for approval as detailed in the report the purpose being to consider the recommendations set out in the report by the independent examiner of Hartington Town Quarter Parish Neighbourhood Plan and to decide how to proceed.

Congratulations were extended to those involved in putting this plan together and for getting this far with the plan.

A motion to approve the recommendations as detailed in the report was proposed, seconded, put to the vote and carried.

RESOLVED:

That members, in accordance with Schedule 4B, para 12 of the 1990 Town and Country Planning Act:

- (i) Considered and accepted the examiner's recommendations to make modifications to Hartington Town Quarter Parish Neighbourhood Plan (submission draft), as set out in the examiner's report (Appendix 1),**
- (ii) Determined that Hartington Town Quarter Parish Neighbourhood Plan, as modified, would meet the basic conditions, be compatible with Convention rights, and comply with the definition of, and the provisions that can be made by, a neighbourhood plan.**
- (iii) Approved that Hartington Town Quarter Parish Neighbourhood Plan (submission draft) is modified in accordance with the examiner's report and as set out in the Schedule of Proposed Modifications (Appendix 2).**
- (iv) Determined that the modified plan go forward to referendum.**

95/25 PLANNING APPEALS MONTHLY REPORT (A.1536/BT)

The Committee considered the monthly report on planning appeals lodged, withdrawn and decided. There was a discussion about the number of appeals which had been allowed in the last month.

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

RESOLVED:

To note the report

96/25 PART B

The Committee is asked to consider, in respect of the exempt item, whether the public should be excluded from the meeting to avoid the disclosure of Exempt Information.

Draft Motion:

That the public be excluded from the meeting during consideration of Agenda Item No. 21 to avoid the disclosure of Exempt Information under S100 (A) (4) Local Government Act 1972, Schedule 12A, Paragraph 6 "Information which reveals that the Authority proposes —

a) to give under any enactment a notice under or by virtue of which requirements are imposed on a person; or (b) to make an order or direction under any enactment".

97/25 EXEMPT MINUTES FROM 18 JULY 2025

The exempt minutes from the Planning meeting of 18 July 2025 were approved as a correct record.

The meeting ended at 11.20 am