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## MINUTES

Meeting: **Planning Committee**

Date: Friday 10 October 2025 at 10.00 am

Venue: Aldern House, Baslow Road, Bakewell

Chair: P Brady

Present: V Priestley, M Beer, R Bennett, M Buckler, M Chaplin, B Hanley, L Hartshorne, K Potter, K Richardson, K Smith and J Wharmby

Apologies for absence: A Hart, I Huddleston and M Smith.

### **98/25 MINUTES OF PREVIOUS MEETING HELD ON 5 SEPTEMBER 2025**

The minutes of the last meeting of the Planning Committee held on 5 September 2025 were approved as a correct record.

### **99/25 URGENT BUSINESS**

There was no urgent business.

### **100/25 PUBLIC PARTICIPATION**

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

### **101/25 MEMBERS DECLARATIONS OF INTERESTS**

The following were declared:

#### Item 7

P Brady declared an interest as a member of Taddington Parish Council who meet at the Bramwell Memorial Institute and shall leave the room when this item is discussed.

#### Item 9

All Members declared an interest as the application relates to a property owned by the Peak District National Park Authority.

**102/25 FULL APPLICATION - CHANGE OF USE AND ALTERATIONS AND EXTENSION OF EXISTING BARN TO FORM DWELLING AT BARN, CHURCH LANE, TIDESWELL (NP/DDD/0824/0896), HF)**

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

Some Members had visited the site the previous day.

The following spoke under the public participation at meetings scheme:

- Danny Hopkins- Applicant

Members had concerns over the overall size of the proposed development and also queried the consultation response provided by the Highways Authority.

Members considered whether to amend the second reason for refusal to identify the specific concerns they had with the proposal, however resolved to record in the minutes what the concerns related to. Concerns discussed during the meeting included the scale of the extensions and increase in height of the barn.

The Officer confirmed that the applicant had indicated that he did not want to further reduce the size of the development.

Following discussion, the reasons for refusal were amended to those below.

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

**RESOLVED:**

**That the application be REFUSED for the following reasons:**

- 1. The proposal does not 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 and Development Management Policy DMC10.**
- 2. The proposed development would have an unacceptable design and would result in harm to the character and appearance of the non-designated barn and Tideswell Conservation Area. The harm to the Conservation Area would be less than substantial but would not be outweighed by any public benefits, and harm to the non-designated barn is not outweighed as part of the planning balance. The development is therefore contrary to Core Strategy Policies GSP1, GSP3, L1 and L3, Development Management Policies DMC3, DMC5 and DMC8 and the NPPF.**

*10:37am K Richardson left the meeting.*

*10:38am The meeting was adjourned for a short break.*

*10:48am K Richardson returned to the meeting.*

*10:49am The meeting was resumed.*

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**103/25 FULL APPLICATION - FOR EXTERNAL ALTERATIONS TO THE BRAMWELL MEMORIAL INSTITUTE, MAIN STREET TADDINGTON (NP/DDD/0525/0507 RD)**

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.

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

Some Members had visited the site the previous day.

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 alterations fail to conserve or enhance the character and appearance of the Taddington Conservation Area. The development has introduced discordant and unsympathetic materials and detailing which harm the contribution the building makes to the streetscape and Conservation Area. The identified harm is not outweighed by the limited public benefits of the development and the proposal is therefore contrary to the National Planning Policy Framework and Policy DMC8 of the Development Management Policies.**
- 2. The Bramwell Memorial Institute is a non-designated heritage asset of local significance. The alterations have obscured historic fabric, have introduced unsympathetic detailing, and replaced traditional gritstone with modern pre-cast materials. As such, the development fails to conserve the significance of this non-designated heritage asset, contrary to policy DMC5 of the Development Management Policies.**
- 3. The works, by reason of their design, materials, and detailing, are not sympathetic to the character of the existing building or the wider landscape setting. The proposal therefore fails to achieve a high standard of design required under policies DMC3 and DMH7 of the Development Management Policies.**

**104/25 FULL APPLICATION - FOR THE PROPOSED CONVERSION OF TRADITIONAL AGRICULTURAL BUILDING TO DWELLING (SELF-BUILD) AT RAKE END FARM, RAKES LANE, MONYASH (NP/DDD/0725/0654/GG)**

P Brady returned to the meeting and retook the chair.

The Officer presented the report and outlined the reasons for refusal as detailed in the report. Since publication of this report the Agent has submitted an additional sectional drawing which is included in the presentation.

Some Members had visited the site the previous day.

The following spoke under the public participation at meetings scheme:

- Ben Brough – Applicant

Members discussed the design and said that the stepped roof lines can also be seen on other nearby properties in the Conservation Area. It was clarified that this would be an open market dwelling.

Some Members agreed that they are keen to approve this application to support a young person to remain in the local own community, and to conserve the building.

A motion to refuse the application was proposed, but not seconded.

A motion to approve the application, contrary to Officer recommendation, with conditions listed below was then proposed, seconded, put to the vote and carried.

**RESOLVED:**

**That the application be APPROVED with 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 Drawing Nos. 2311-01, 2311-02D and 2311-03D, subject to the following conditions.**

**3. The development is approved solely for the conversion of the building and does not grant permission for its demolition and rebuild. The building shall therefore be safeguarded from demolition/collapse and full details of any localised rebuilding works shall be submitted to and approved in writing by the Local Planning Authority prior to such works being undertaken. Unless contrary to the requirements to be approved above, the development shall thereafter be carried out in accordance with the recommendations of the submitted Structural Report (Peak Engineers) or unless otherwise previously agreed in writing by the Local Planning Authority.**

**4. Notwithstanding the details submitted with the application, prior to being provided, details of all doors and door and window frames (to include their materials, depth of recess and colour treatment) and any new/replacement lintels or cills, shall be submitted for approval in writing by the Local Planning Authority and shall only be provided in accordance with the approved details.**

**5. Notwithstanding the details on the approved drawings, and prior to being provided, details of the following shall be submitted to and approved in writing by the Local Planning Authority:**

- a sample of the additional stone required for the elevations;
- a sample of any replacement roof tiles;
- details of the rooflights (which shall be a flush fitting conservation type);
- details/samples of any replacement rainwater goods, to include colour treatment; and
- details/samples of any additional pipework, to include colour treatment.

**The development shall thereafter only be carried out in accordance with the approved details and so maintained throughout the lifetime of the development.**

**6. Notwithstanding the details on the approved drawings, and prior to being provided, details of the following shall be submitted to and approved in writing by the Local Planning Authority:**

- the extent and surfacing materials of all hardstanding areas;
- details of soft landscaping; and
- the means of demarking the curtilage of the building, to include any walls or gates.

The development shall thereafter be carried out in accordance with the approved details prior to the occupation of the dwelling and so maintained throughout the lifetime of the development.

7. Notwithstanding the details submitted with the application, a bin store and air source heat pump shall be provided prior to the occupation of the dwelling house, details of the type and location of which, and the means for their screening, having been submitted for approval in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details

8. No meter boxes shall be provided on the dwelling house hereby approved and any provision for such shall be first agreed in writing by the Local Planning Authority.

9. Prior to the occupation of the dwelling house, details for the provision of two parking spaces within the application site shall be submitted to and approved in writing by the Local Planning Authority. These shall be provided prior to the occupation of the dwelling house and shall be retained for the purposes of car parking at all times for the life of the development unless otherwise agreed in writing by the Local Planning Authority.

10. No works shall commence until either a European Protected Species (EPS) Mitigation Licence or Bat Mitigation Class License scheme (BMCL) has been obtained from Natural England and submitted with the approved method statement to the Local Planning Authority.

11. Prior to occupation of the dwelling house, a bat mitigation and enhancement plan, showing the precise location and type of feature and in accordance with the mitigation and enhancement measures detailed in Section 4.4.3, 4.4.4 and 4.4.5 of the Protected Species Survey by Dunelm Ecology shall be submitted for approval in writing by the Local Planning Authority. The bat approved mitigation and enhancement plan measures shall be implemented prior to the occupation of the dwelling house and the measures retained thereafter.

12.

a) 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 groundworks, 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/organization to undertake the works set out within the Written Scheme of Investigation.

b) No development shall take place other than in accordance with the archaeological Written Scheme of Investigation approved under condition (a).

c) 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 condition (a) and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.

13. Notwithstanding the Town and Country Planning (General Permitted Development) Order (2015) (as amended), there shall be no extensions or alterations made to the dwelling house, other than as detailed and approved in this planning permission, nor the erection of structures, gates or walls within the curtilage of the approved dwelling house, unless otherwise agreed in writing by the Local Planning Authority.

**105/25 LISTED BUILDING CONSENT - MINOR ALTERATIONS TO EXISTING OFFICE ROOM AND TEA POINT FACILITY, TO INCLUDE NEW SUBDIVIDING STUD WALL, UPGRADES TO FIXTURES AND FITTINGS, AND REDECORATION WORKS AT ALDERN HOUSE, BASLOW ROAD, BAKEWELL (NP/DDD/0725/0663), ALN**

*11:30am K Potter left the meeting.*

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

Some Members had visited the site the previous day.

The public benefits as outlined in the planning report in paragraphs 16 and 17 were discussed, and the Chair promised that he would ensure that future applications before Planning Committee would be considered in the same way.

Following discussions between the applicant and planning officers, condition 3 had been amended slightly as below.

A motion to approved the application subject to the amended conditions below was proposed, seconded, put to the vote and carried.

**RESOLVED:**

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

1. 3-year time limit for commencement.
2. In accordance with the submitted plans and specifications
3. All new paintwork applied to existing lime plaster finishes to be in breathable Earthborne Claypaint: colour 'White Clay'.

**106/25 QUARTERLY ENFORCEMENT REPORT**

The Committee considered the Quarterly Enforcement report, and viewed some before and after photographs of concluded cases.

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

**RESOLVED:**

**To note the report.**

**107/25 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 11.57 am