
MINUTES

Meeting: **Planning Committee**

Date: Friday 16 January 2026 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, I Huddleston, K Potter, K Richardson, K Smith, M Smith
and J Wharmby

Prof J Dugdale - attended to observe and speak but not vote.

Apologies for absence: A Hart.

1/26 MINUTES OF PREVIOUS MEETING HELD ON 5 DECEMBER 2025

Prior to the commencement of the business of the meeting the Chair officially thanked Cllr Hart, who has recently resigned as a Member, for his work and dedication to the work of the Authority and in particular his work on the Planning Committee. Cllr Hart has been a Member since May 2016 and has served on the Planning Committee since then. Thanks and best wishes were extended to Cllr Hart.

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

2/26 URGENT BUSINESS

There was no urgent business.

3/26 PUBLIC PARTICIPATION

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

4/26 MEMBERS DECLARATIONS OF INTERESTS

The following declarations of interest were made:

Item 6 – Ballidon Quarry

Some members had visited the quarry the previous day and had received refreshments (tea and biscuits) during the visit.

Item 8 – Castleton Visitor Centre

All members of the Planning Committee declared an interest in the application as this was an application submitted by the Authority itself.

Item 10 – Tissington Trail Car Park

All members of the Planning Committee declared an interest in the application as this was an application submitted by the Authority itself.

5/26 FULL APPLICATION - DEWATERING PIPELINE AND NEW OUTFALL FROM BALLIDON QUARRY TO BLETCH BROOK (NP/DDD/0125/0066) RB

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

The following spoke under the public participation at meetings scheme:

- Mr A Wood – Objector
- Mr Karl Pettit – Objector – representing Leek and District Fly Fishing Association
- Mrs Sandy Potter – Objector
- Mr David Potter – Objector – speaking on behalf of Ballidon and Bradbourne Parish Council
- Mr Nick Atkins - Applicant

Some Members had visited the site the previous day.

The following points were noted:

- The specialist advice had been received by the Lead Local Flood Authority (LLFA) which is Derbyshire County Council and also the Environment Agency (EA).
- Objections raised regarding flood risk had been relayed to the LLFA and assessed and considered by them.
- The proposed monitoring and mitigation schemes have also been seen, assessed and considered by the LLFA.
- Assessments have been carried out by the EA and the LLFA who have looked at the capacity, velocity and impact of the water course.
- The EA currently conduct quarterly site visits to ensure compliance with water quality monitoring regime prior to discharge from site.
- The proposals will allow the operator to carry out real-time on site data monitoring of water levels in the Bletch Brook and water quality prior to discharge into the watercourse
- The Minerals Officer explained the mitigation measures are inherent with the proposed development and will be monitored and enforced by the Authority. The EA will ensure compliance with the site's discharge license
- A further condition could be added to request the data monitoring happens more frequently and could include additional data loggers further down stream.
- The flow rates were discussed and the meeting was adjourned to allow for data to be sourced to enable an informed discussion.

11:00am the meeting was adjourned and recommenced at 11:10am

- The Minerals Planner, using data from the applicants consultants hydrological impact assessment, explained the medium flow rates in the brook and the predicted increase in capacity.

A motion to approve the application, with the extra condition regarding the requirement for additional down stream real time water level monitoring to be agreed and implemented was moved, seconded, put to the vote and carried.

RESOLVED:

That the application be APPROVED subject to a Section 106 legal agreement. Permission is being sought for officers to agree a final schedule of conditions under the following headings:

- 1. Compliance**
- 2. Timeframes**
- 3. Approved Plans**
- 4. Pre-commencement Conditions (covering construction management plan; ecology, arboriculture and archaeology)**
- 5. Highway safety and management**
- 6. Environmental & Amenity Controls**
- 7. Ecology**
- 8. Biodiversity Net Gain, as per Schedule 7A of the Town and Country Planning Act (1990)**
- 9. Archaeology**
- 10. Water Quality and Discharge Management**
- 11. Restoration and aftercare**
- 12. Annual Site Monitoring**
- 13. Minerals Planner to agree additional down stream water level monitoring ovation and subsequent installation and operation of additional data loggers.**

6/26 FULL APPLICATION - ERECTION OF LOCAL NEEDS DWELLING (SELF-BUILD) AT LAND ADJACENT 25 HERNSTONE LANE, PEAK FOREST (NP/HPK/1025/1040) HF

The Planning Officer presented the report and outlined the reasons for refusal as detailed in the report. It was noted that this application had been discussed at the Planning Committee meeting on 5 December 2025 and that a decision on the application had been deferred in order to allow the applicant to amend the plans to alter the design of the scheme and to bring it within 97m².

The Planning Officer confirmed that since the December meeting there has been a minor change and the building has been moved closer to number 25 by approximately 1.5m. The driveway and turning area have been altered and the size of the building reduced to 97m². The principals used to make the recommendation of refusal are the ones

considered for all delegated planning decisions and have been adhered to by the Planning Inspectorate when considering appeals.

The following spoke under the public participation at meetings scheme.

- Andrew Rouke – Applicant

Some Members had visited the site in December 2025.

The Head of Planning discussed the policy guidance and the requirements of the policy.

The following points were noted:

- The location of the proposed building
- Whether there was a Local Need in this area
- Whether there were material considerations in this case to support an exception to policy

Members were minded to approve the application as an exception to policy based on the following reasons:

1. The character of the street scene and a view that a small building would look incongruous in this context.
2. That a Local Need had been established and there was no other means of provision in this part of the National Park.
3. Future proofing of the building.

A motion to approve the application, contrary to officer recommendation and contrary to policy, and subject to a S106 Legal Agreement, with the conditions outlined below, was proposed and seconded, put to the vote and carried.

RESOLVED:

That the application be APPROVED subject to a Section 106 Legal Agreement and with the following conditions:

1. **Statutory time limit.**
2. **Accordance with approved plans.**
3. **Restrict PD Rights.**
4. **Stonework details and sample panel.**
5. **Slate roof details and sample.**
6. **Details of external windows and doors prior to installation.**
7. **Roof verge to be flush cement pointed.**
8. **Rainwater goods.**
9. **Pipework to be internal.**

10. Service lines to be underground.
11. Control external lighting.
12. Details of solar panels / air source heat pump.
13. Hard and soft landscaping scheme including replacement trees.
14. Foul and surface drainage installation prior to occupation and permanently maintained.

12:25pm - R Bennet left the room following consideration of this item and returned at 12:27pm

12:25pm - K Potter and J Dugdale left the meeting following consideration of this item.

7/26 FULL APPLICATION - NEW ENTRANCE PORCH, CHANGE OF USE OF FORMER MUSEUM SPACE TO CLASS E, REPLACEMENT HARDSTANDING AND INSTALLATION OF TWO ROOFLIGHTS AT CASTLETON VISITOR CENTRE, CASTLETON (NP/HPK/1225/1219) HF

The Planning Officer presented the report and outlined the reasons for approval as detailed in the report. Since the publication of the report the consultation period has ended and no representations have been submitted. A written scheme of investigation regarding archaeology has been received from the applicant and reviewed by the Authority's archaeologist who made further comments and a response has been received from Historic England who had no objections to the application.

There were updates recommended to the proposed conditions:

- Condition 3 would be amended so that details are received of refuse storage prior to Class E coming into use.
- Condition 7 amended as a written scheme of investigation has been received and therefore the application would be compliant with this document.

The following additional conditions will be added:

- A condition confirming the hours of operation of the Class E use.
- Full compliance with Flood Risk Assessment and the mitigation measures within this document.

A motion to approve the application with the amended and additional conditions outlined below was proposed and seconded, put to the vote and carried.

RESOLVED:

That the application be APPROVED for the following reasons:

1. Statutory time limit.
2. Accordance with approved plans and specifications.

3. Details for external refuse storage required prior to first use of new unit.
4. Roof-lights to be installed flush with roof-slope and in accordance with submitted details.
5. The external finish of any new door and window frames shall match the existing.
6. Green roof to be installed in accordance with the submitted details.
7. Compliance with scheme of archaeological monitoring and recording.
8. Restrict the following Class E uses within the new unit: health and educational establishments.
9. Details of extraction and ventilation prior to occupation of the new unit as a café / restaurant.
10. Details of noise and any necessary mitigation prior to occupation of the new unit as a light industrial use.
11. Control on opening hours.
12. Compliance with flood risk assessment and mitigation.

8/26 FULL APPLICATION - EXTENSION TO DWELLING AT SWEET BRIAR COTTAGE, YOULGRAVE (NP/DDD/0825/0825) LB

The Planning Officer presented the report and outlined the reasons for refusal as detailed in the report. This application was previously discussed at the November 2025 Planning Committee when it was deferred to allow for further consideration of the amended plans.

The following spoke under the public participation at meetings scheme:

- Mr Joe Oldfield– Agent

The following points were noted:

- The fenestration of the proposed development

A motion for refusal was proposed and seconded, put to the vote and lost.

A motion to approve the application, contrary to the Officer recommendation, subject to the fenestration being re-designed in consultation with Planning Officers and the decision delegated to the Planning Officers, was proposed and seconded, put to the vote and carried. If agreement cannot be made regarding the fenestration then the decision to be referred back to committee.

RESOLVED:

That the application be APPROVED subject to the following conditions:

1. **Statutory 3 years time limit**
2. **In accordance with approved plans (to include amended plans showing amended fenestration)**
3. **All stone work to match existing**
4. **Roof tiles to match existing**
5. **Material, specification and colour of frames for any new windows and doors to be agreed with the National Park Authority**
6. **Any rainwater goods shall be black**

A motion to continue the meeting past 1pm was moved, seconded, voted on and carried.

9/26 FULL APPLICATION - RESURFACING EXISTING CAR PARK WITH A MACADAM FINISH, INSTALLATION OF NEW DRAINAGE CHANNELS, INSTALLATION OF NEW BOLLARDS, INSTALLATION OF NEW KERBS BETWEEN CAR PARK AND TRAIL AT TISSINGTON TRAIL CAR PARK, TISSINGTON (NP/DDD/1125/1130) SC

The Planning Officer presented the report and outlined the reasons for approval as detailed in the report. Following further discussion between the Officers and the Applicant it is considered reasonable to remove Condition 3 requiring the surfacing of the carpark to be permeable. In order to ensure that the drainage from the site would be adequate the following condition would be added:

- *Prior to any works commencing a surface water drainage strategy would be submitted to and agreed in writing by the National Park Authority. Once approved the work should be carried out in full accordance with the full details/specification.*

The following points were noted:

- The style of the bollards
- The detail of the surface
- Bike racks would be provided
- An EV charging point would not put in due to there being no supply capacity on site
- The increase in the carpark capacity

A motion to approve the application with the amended condition regarding drainage and for the design of the bollards to be delegated to officers for future approval, 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/details, these include: Location Plan dated 10-Nov-2025, drawing numbers PM09742-25-SP01 Rev: R01, PM09742-25-DT01 Rev: R03 & the 'Materials & Features Palette' Document and subject to the following conditions or modifications.
3. Prior to any works commencing, a Surface Water Drainage Strategy shall be submitted to and agreed in writing by the National Park Authority. Once approved, the works shall be carried out in full accordance with the approved details/specifications'.
4. The construction works shall be restricted to the following times of operation: 08:00 - 18:00 hours (Monday to Friday); 08:00 - 13:00 hours (Saturday), No working permitted on Sundays or Bank Holidays, unless otherwise agreed in writing with the National Park Authority.
5. Should during development, contamination not previously identified is found to be present at the site, then no further development shall be carried out until further investigation and a Remediation Strategy detailing how this contamination would be dealt with has been submitted to and approved in writing by the National Park Authority. Thereafter the Remediation Strategy shall be implemented in accordance with the approved details.
6. Notwithstanding the approved plans, final details of the proposed bollards shall be submitted to and agreed in writing by the National Park Authority. Once approved, the bollards to be installed shall be in accordance with the approved details and retained thereafter.

10/26 HARTINGTON TOWN QUARTER PARISH NEIGHBOURHOOD PLAN - ITEM POSTPONED

This item has been postponed and shall be brought to a future Planning Committee meeting.

11/26 MONITORING AND ENFORCEMENT QUARTERLY REVIEW - JANUARY 2026 (A.1533/AM)

The Committee considered the Quarterly Enforcement report covering the quarter October- December 2025, and viewed some before and after photographs of concluded cases.

Members passed on their congratulations to Officers for reducing the list of cases.

The motion to receive the report was moved, seconded, put to the vote and carried.

RESOLVED:

- To note the report.

12/26 PLANNING APPEALS MONTHLY REPORT (A.1536/BT)

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

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

RESOLVED:

To note the report.

The meeting ended at 1.33 pm