
MINUTES

Meeting: **Planning Committee**

Date: Friday 13 February 2026 at 10.00 am

Venue: Aldern House, Baslow Road, Bakewell

Chair: P Brady

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

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

Apologies for absence: M Buckler, K Richardson and M Smith.

13/26 MINUTES OF PREVIOUS MEETING HELD ON 16 JANUARY 2026

The following amendment was made:

Minute number 7/26 was amended to read "That the application be APPROVED with the following conditions".

The minutes of the last meeting of the Planning Committee held on 16 January 2026, with the above amendment, were approved as a correct record.

14/26 URGENT BUSINESS

There was no urgent business.

15/26 PUBLIC PARTICIPATION

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

16/26 MEMBERS DECLARATIONS OF INTERESTS

The following declarations of interest were made:

Item 7 – Brewery Taproom and Shop, Meveril Road, Tideswell

- P Brady has received an email from Tideswell Parish Council in support of the planning application.

Item 9 – Meadow Barn, Bamford

- V Priestley is Chair of Bamford Parish Council, but has not taken part in any discussion regarding this application.

- The Agent for this application is a former employee of the PDNPA and is known to some of the members.

Item 10 – Interpretation Space and National Park Centre, Millers Dale

- All members of the Planning Committee declared an interest in the application as this was an application submitted by the Authority itself.
- All members have received an email from the Peak District National Park Foundation regarding this application.
- All members of the Planning Committee have received an email from the Head of Assets and Enterprise as the applicant regarding this item.
- J Dugdale declared that she is a trustee of the Peak District National Park Foundation and also a local resident in Taddington but is not a member of the Parish Council.
- R Bennett declared that she works for Derbyshire Wildlife Trust who manage an adjacent site to this application.

Item 11 – Extension to Existing Car Park at Millers Dale

- All members of the Planning Committee declared an interest in the application as this was an application submitted by the Authority itself.
- P Brady declared that he is a member of Taddington Parish Council

Item 12 – Advertising Consent – Millers Dale

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

17/26 FULL APPLICATION - PROPOSED SITING OF 35 STATIC HOLIDAY CARAVANS IN LIEU OF 60 TOURING CARAVAN PITCHES AT NEWHAVEN CARAVAN PARK, UNNAMED SECTION OF A5012 FROM A515 TO NEWHAVEN CROSSING, NEWHAVEN (NP/DDD/1225/1259) GG

The Planning Officer presented the report and outlined the reasons for approval as detailed in the report. The application seeks full planning permission for changing the use of land within the existing holiday park from touring caravan pitches to the stationing of static caravans.

The following spoke under the public participation at meetings scheme:

- David Middleton - Agent

The following points were discussed:

- The imposition of a 28-day occupancy restriction condition on the site and how this could be enforced
- The potential impact of displacing the touring caravans to elsewhere in the Peak District National Park
- The details of the design and layout of the proposal
- The policy and the background to exceptions to the policy

A motion to approve the application, with the conditions outlined below, 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. In accordance with the Tree Protection drawing prepared by Barrell Tree Consultancy (drawing number 25062-TPP-01)**
- 6. Programme of monitoring and site supervision of arboricultural measures to be approved**
- 7. Tree planting to be carried out in accordance with the Landscape Proposals (Phase 2) and retained**
- 8. All recommendations/mitigation detailed within Section 6 of the Preliminary Ecological Appraisal implemented**
- 9. Biodiversity Net Gain plan to be implemented**
- 10. Parking plan to be approved**
- 11. Travel Plan to be approved if approved parking plan includes provision of more than 35 spaces**
- 12. Electric vehicle charging facilities**

18/26 FULL PLANNING - CHANGE OF USE FROM A FORMER PRINTING WORKS/LIGHT INDUSTRIAL USE TO A BREWERY TAP ROOM AND SHOP (SUI GENERIS) AT UNIT 7A, MEVERIL ROAD, TIDESWELL (NP/DDD/1125/1195) HF

The Planning Officer presented the report and outlined the reasons for refusal as detailed in the report. The application proposes the change of use of an existing vacant industrial unit to a brewery tap room and shop (sui generis).

Since the report was published 2 further letters of representation have been received:

- 1) In support of application
- 2) A general comment which has no objections but wishes there be regard to neighbouring amenity as residential properties close to unit.

The following spoke under the public participation at meetings scheme.

- Gervais Dawson– Applicant

Some Members had been driven past the site the previous day.

The following points were discussed:

- The provision of car-parking for the customers
- Suitability of the industrial site
- Access roads and pavement for pedestrians
- How long the unit has been vacant
- The opportunities for local employment and benefits to the local economy
- The opening hours of the business

Members were minded to approve this application contrary to policy and officer recommendation. The application was referred back to a subsequent committee with a further report to explore the issues raised and the robustness, and policy and budget implications of such a decision in accordance with Standing Orders.

RESOLVED:

That the application be DEFERRED to a future Planning Committee in order to consider the views expressed by Members and the implications of a decision based on those views. The Planning Officer will work with the applicant to see if the issues raised can be resolved.

11:19am the meeting was adjourned and recommenced at 11:30am

19/26 FULL PLANNING - REPLACEMENT DWELLING - SELF-BUILD AT KEEPERS COTTAGE, MOORSIDE LANE, POTT SHRIGLEY (NP/CEC/1025/1086) HF

The Planning Officer presented the report and outlined the reasons for refusal as detailed in the report. The application is for a self-build replacement dwelling. Following an earlier application on the site, a conservation report from a structural engineer has been received along with a proposed scheme of work to repair the current building which is a non-designated heritage asset. Since publication of the committee report, a tree survey commissioned by the applicant has been received and accepted by the Authority's Tree Officer so this is no longer a recommended reason for refusal.

The following spoke under the public participation at meetings scheme:

- Anthea Wilkinson – Supporter
- Tom Johnson – Applicant

Some Members had visited the site in 2024 in connection with an earlier application on the site.

The following points were discussed:

- The size and design of the proposed dwelling and how it does not reflect the historic nature of the current building
- The Senior Conservation Officer was present to clarify the significance and heritage of the current building
- The viability of the current property and the repairs required
- The duration of the deterioration of the current property

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

K Potter requested that her vote against the motion to refuse this application be recorded.

RESOLVED:

That the application be REFUSED for the following reasons:

1. The proposal would result in the total loss of a non-designated heritage asset and would result in less than substantial harm to the setting of Lyme Park (Grade II* Park) and Lyme Park Conservation Area. There are no material planning considerations which outweigh the harm resulting from the loss of the building, and no public benefits which outweigh the harm to the setting of designated heritage assets. The development is therefore contrary to Policies GSP2, L3, DMC5, DMC8, DMC9, DMH9 and the National Planning Policy Framework.
2. The proposal would have an unacceptable design and would harm the character and appearance of the site, its setting and the wider landscape, contrary to Policies GSP1, GSP3, L1, DMC3 and DMH9.

20/26 FULL PLANNING - CONVERSION OF BARN TO OPEN MARKET DWELLING AT MEADOW BARN, BRENTWOOD ROAD, BAMFORD (NP/HPK/1125/1183) HF

The Planning Officer presented the report and outlined the reasons for approval as detailed in the report. The application is for the conversion of Meadow Barn, which is identified as a non-designated heritage asset, to an open market dwelling. An objection has been raised by the Parish Council on highways grounds however, the Highways Authority have confirmed there is no objection to the application. There is one final letter of neighbour consultation and the consultation period closes on Monday 16th Feb.

The following spoke under the public participation at meetings scheme:

- Jane Newman – Agent

Some Members had visited the site the previous day.

The following points were discussed:

- The removal of derelict items and structures
- Restriction of external lighting
- Whether a primary occupancy condition could be imposed to ensure that this does not become a holiday let
- The track way from the road to the property and to include a condition detailing the track design and surface.

A motion to approve the application, with the conditions outlined below and with clarification within the conditions relating to the design of the track to the property, was proposed and seconded, put to the vote and carried.

RESOLVED:

That the application be APPROVED subject to the following conditions:

- 1. Statutory time limit.**
- 2. Accordance with approved plans.**
- 3. Conversion to be carried out within the shell of the stone barn.**
- 4. Remove permitted development rights.**
- 5. Residential curtilage to be restricted to area within blue dashed line on drawing.**
- 6. Provision of enhancements including demolition works, re-profiling of roof and hard landscaping / boundary treatment works prior to occupation.**
- 7. Full details of new windows and doors submitted prior to installation.**
- 8. Hard and soft landscaping scheme to be submitted prior to occupation, to include details of hard surfacing for access track.**
- 9. Existing roof slates to be re-used where possible and sample of new slates submitted prior to installation.**
- 10. Detail of re-profiled roof verge to be mortar pointed.**
- 11. Restrict external lighting.**
- 12. Service lines to be underground.**
- 13. Rainwater goods details.**
- 14. Submission of arboricultural method statement and tree protection plan prior to commencement.**
- 15. Implementation of Statutory Biodiversity Net Gain.**
- 16. Compliance with Bat Survey Report.**
- 17. Details of nesting/roosting provision for bats and barn owls to be installed prior to first use in accordance with details first submitted for approval.**
- 18. Pre-commencement check for nesting birds including barn owls for works undertaken during nesting bird season.**

12:26 pm The meeting was adjourned and recommenced at 12:33pm

12:26pm J Wharmby and K Potter left the meeting

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

21/26 FULL PLANNING - CHANGE OF USE FROM INTERPRETATION SPACE TO INTERPRETATION SPACE AND NATIONAL PARK CENTRE (INCORPORATING CYCLE HIRE) AT STATION CAR PARK, UNNAMED ROAD FROM GLEBE FARM TO B6049, MILLERS DALE (NP/HPK/1125/1163) WE

Agenda Items 10, 11 and 12 were discussed together however the decisions were taken separately. Item 11 was voted on first, followed by 10 and 12.

The Planning Officer presented the report and outlined the reasons for approval as detailed in the report. The application proposes the change of use of the former goods shed from an interpretation space to a space comprised of interpretation, visitor information and limited small-scale retail (National Park Centre), and cycle hire.

The following spoke under the public participation in meetings scheme:

- Hannah Turner – Applicant, Head of Assets and Enterprise, Peak District National Park Authority

Some Members had visited the site the previous day.

The following points were discussed:

- That there would be no external alterations to the building but there would be the loss of 2 parking bays and the impact on the existing car park and on-street parking
- There would be a slight intensification of use but there were no concerns on the impact of the amenity
- The cycle hire outlet and national park centre are accessible by public transport
- The operation of the cycle hire centre would be seasonal and for set times each day
- The activities of the national park centre and whether conditions were required to control the use of building
- The ecological impact on the wider landscape around the development and whether the proposed measures were sufficient to mitigate this.
- The current cost to the Authority of maintaining the trail each year (circa £400,000) and how other businesses are benefitting from the trail without paying for any upkeep of the trail

13:20pm R Bennett left the meeting

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

RESOLVED:

That the application be APPROVED subject to the following conditions:

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

3. The cycle hire shall not be brought into use until the additional car parking provision approved through permission NP/HPK/1125/1164 has been completed and made available for use.
4. Restrict opening hours to between 09:00 and 17:00.

22/26 FULL PLANNING - EXTENSION OF THE EXISTING CAR PARK TO THE WEST ALONG THE LINE OF THE MONSAL TRAIL AT STATION CAR PARK, UNNAMED ROAD FROM GLEBE FARM TO B6049, MILLERS DALE (NP/HPK/1125/1164) WE

The Planning Officer presented the report and outlined the reasons for approval as detailed in the report. The application proposes the extension of the existing car park at Miller's Dale to the west, providing an additional 49 car parking bays.

The following spoke under the public participation in meetings scheme:

- Dr Sue Mayer – Objector
- Matt Freestone – Applicant – Corporate Property Team Manager, Peak District National Park Authority

Some Members had visited the site the previous day.

The following points were discussed:

- The policy principal for this application was detailed and discussion over whether the development was acceptable without controls to on-street parking
- There is no reduction in on-street parking proposed as part of the application, there are double yellow lines outside of this proposal
- There is no capacity for pop-up car parks in the immediate area
- The site currently serves 130,000 visitors per year, money from the car park is invested directly back into the upkeep of the Monsal Trail
- The busiest part of the trail is at Hassop and there are opportunities to provide additional capacity at this end of the trail
- The provision for horse boxes and vehicles with trailers and mini-buses in the car park and the possibility of increasing the provision of larger parking bays from 4 to 6
- The supporting evidence including the monitoring information as part of the justification for development

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

RESOLVED:

That the application be APPROVED subject to the following conditions:

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

3. **No development shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the LPA. This strategy will include the following components:**
 1. Up to date Preliminary Risk Assessment (PRA) and conceptual model following the results of an exploratory investigation.
 2. A detailed site investigation scheme, based on the results from (1) to provide information for a detailed risk assessment to all receptors that may be affected, including those off-site.
 3. A tiered risk assessment using the results of the site investigation referred to in (2).
 4. An options appraisal including sustainability and treatability studies of the remediation measures required and how they are to be undertaken.
 5. A remediation strategy and verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy are complete and identifying any requirements for longer-term monitoring of pollutant linkages, mitigation, maintenance and arrangements for contingency action.

Any changes to these components require the written consent of the LPA. The scheme shall be implemented as approved.

4. **No development shall take place until a Construction Environmental Management Plan (CEMP) has been submitted to the National Park Authority for approval in writing. The CEMP shall include detailed construction phase impact avoidance and mitigation measures summarised within the Appropriate Assessment of the submitted 'shadow' HRA document, in addition to environmental control measures, including but not limited to: the implementation of strict protection measures for the root protection areas of retained trees, in accordance with BS5837:2012; details of appropriate fencing to restrict access into key ecological areas; information on any timing restrictions; and measures to prevent damage to sensitive ecological habitats and protected species, an ecological watching brief for works taking place during bird breeding season. Thereafter, the development shall only be carried out in accordance with the Construction Environmental Management Plan.**
5. **No development shall take place until an Ash Dieback Management Plan has been submitted to and approved in writing by the National Park Authority. Thereafter, the development shall be carried out and maintained in accordance with the Ash Dieback Management Plan.**
6. **The development shall not be brought into use until a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the LPA. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.**

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7. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the LPA) shall be carried out until further investigation and a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the LPA. The remediation strategy shall be implemented as approved.
 8. No drainage systems for the infiltration of surface water to the ground are permitted other than with the written permission of the LPA. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved details.
 9. The piling or other foundation designs using penetrative method hereby permitted by the Local Planning Authority may not commence until such time as a scheme has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be based on the information submitted as part of the application and, where necessary, supported by:
 - Foundation Works Risk Assessment
 - A conceptual site model
 - Specification of the type, number and depth of proposed piles/ foundations/ dimensions of shaft/tunnel/ design of heating and cooling system
 - A detailed groundwater monitoring programme including a schedule for submission of interim and final monitoring reports
 - A contingency action plan including the list of potential mitigation measures that will be implemented, should unexpected changes in groundwater quality be noted as a result of decommissioning piling or other foundation design works.
 - Timing/phasing arrangements.The scheme shall be fully implemented and subsequently maintained, in accordance with the timing/phasing arrangements contained in the scheme, or any details as may subsequently be agreed, in writing, by the Local Planning Authority.
 10. Prior to the commencement of any site works - or the arrival of any construction materials or machinery on site - the specified Tree Protection Fencing shall be installed. This to be installed as shown on the Tree Protection Plan at Appendix 5 of the Arboricultural Method Statement AWA7133 prepared by AWA Tree Consultants and dated November 2025.
 11. The development shall not be brought into use until a method for the mitigation and monitoring of increase recreational pressure has been submitted to the National Park Authority for approval in writing. Thereafter, the development shall be carried out and monitored in accordance with the approved details.
 12. The development hereby permitted shall be carried out in accordance with the approved biodiversity gain plan (approved under general condition imposed by paragraph 13(1), Schedule 7A of the Town and Country Planning Act (1990)) and the approved biodiversity gain plan shall be implemented before first use of the development hereby permitted.

13. The first planting season following first use of the development, tree and shrub planting shall be carried out in accordance with a detailed landscaping and planting strategy that shall be first submitted to the National Park Authority for approval in writing. The landscaping and planting strategy shall be based upon Outline Planting Plan Drawing no. WP-996-DR-L-002 but shall provide provision for the compensation of all trees lost, in addition to substituting the use of seed mix EM6 with specified bespoke seed mix.
14. The development shall be carried out in accordance with all Reasonable Avoidance Measures (RAMS) and Precautionary Methods as detailed in Section 5.0 of the Preliminary Ecological Appraisal.
15. Prior to the development being brought into use, the ecological enhancement measures as outlined Section 5.37 and 5.39 in the Preliminary Ecology Appraisal shall be carried out and maintained for the lifetime of the development.
16. No lighting shall be installed on site except in accordance with a specification which shall be first submitted to the approved in writing by the National Park Authority.
17. The development shall be implemented in full accordance with the stated requirements of the Arboricultural Method Statement AWA7133 prepared by AWA Tree Consultants and dated November 2025.
18. No tree which is retained or planted under conditions of the permission shall be cut down, uprooted, destroyed or damaged in any manner during the development phase and thereafter within 5 years from the date of completion of the development, other than in accordance with the approved plans and particulars or as may be permitted by prior approval in writing from the National Park Authority. Any such tree which is cut down, uprooted, destroyed, pruned, cut or damaged within that period shall be replaced with another of the same species at the same location and of minimum height 2.5 metres above ground level except where an alternative is approved in writing by the National Park Authority.
19. Statutory biodiversity net gain condition

23/26

ADVERTISEMENT CONSENT - INSTALLATION OF EXTERNAL SIGNAGE TO PROMOTE NATIONAL PARK CENTRE AT STATION CAR PARK, UNNAMED ROAD FROM GLEBE FARM TO B6049, MILLERS DALE (NP/HPK/1125/1166) LC

The Planning Officer presented the report and outlined the reasons for approval as detailed in the report. The application seeks advertisement consent for the installation of 4 signs on a building at Millers Dale Station advertising a proposed National Park Centre and Bike Hire.

Some Members had visited the site the previous day.

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

RESOLVED:

That the application be APPROVED subject to the following conditions:

- 1. Any advertisement displayed and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.**
- 2. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.**
- 3 Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority.**
- 4 No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.**
- 5 No advertisement shall be sited or displayed so as to obscure or hinder the ready interpretation of, any road traffic sign, railway signal and to navigation by water or air, or so as otherwise to render hazardous the use of any highway railway, waterway or aerodrome (civil or military).**
- 6 The advertisements hereby permitted shall not be displayed other than in accordance with the following approved plans:**

**Site Plan P10804/2025/CHC02
Proposed signage P10804/2025/CH03 Rev 03**

13:55pm L Hartshorne left the meeting.

24/26 FULL PLANNING - S.73 APPLICATION FOR THE REMOVAL OR VARIATION OF CONDITIONS 2 AND 5 ON NP/HPK/1015/0996 AT CARBOLITE LTD, PARSONS LANE, HOPE (NP/HPK/1125/1140) WE

The Planning Officer presented the report and outlined the reasons for conditional approval as detailed in the report. The application proposes amendments to planning permission NP/HPK/1015/0996. The proposed amendment is an infill extension between the existing two buildings on site which is currently an open yard.

Some Members had driven passed the site the previous day.

The following points were discussed:

- The current gate and how this can be retained
- Vehicular access to the car park and pedestrian access from the car park to the premises.

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

RESOLVED:

That the application be APPROVED subject to the following conditions:

- 1. Development to be carried out in accordance with amended plans**
- 2. The new car park shall be constructed and made available for use prior to commencement of construction of the eastern extension of the factory building. Thereafter it shall remain available for use throughout the lifetime of the development.**
- 4. The walls and roof of the building shall be clad to match the existing in terms of materials. Upon installation, the cladding shall be finished in Vandyke Brown (RAL 8014).**
- 5. The rating level of sound emitted from the development site shall not exceed background day or night time levels (as determined within Hilson Moran, "Noise Impact Assessment (ref: 37705-HML-XX-XX-RP-O-500001 ISSUE P02 FINAL), dated 8 September 2025) for the lifetime of the development.**
- 6. Prior to the installation of any external lighting, precise details of the intensity, direction, spread of luminance and shielding of light sources, has been submitted to and approved in writing by the National Park Authority and thereafter maintained in accordance with the approved scheme.**
- 7. The car park barrier shall only be installed with the details approved through discharge application NP/DIS/1018/0980.**
- 8. Before any other operations are commenced (excluding demolition/ site clearance), space shall be provided within the site curtilage for storage of plant and materials, site accommodation, loading, unloading and manoeuvring of goods vehicles, and parking and manoeuvring of site operatives and visitors' vehicles, laid out and constructed in accordance with the details approved through NP/DIS/1018/0980.**
- 9. The development shall be carried out in accordance with the Construction Management Plan approved through NP/DIS/1018/0980.**
- 10. Prior to the eastern extension being taken in to use a surface water attenuation tank with flow control shall be installed in accordance with the recommendations of the submitted Flood Risk Assessment.**
- 11. The infill extension shall be carried out and managed in accordance with the conclusions made in Chapter 7 of the Flood Risk Assessment and SuDs Strategy (Hilson Moran, Issue P05, November 2025).**
- 12. The landscaping shall be carried out in accordance with drawing number 9015-024/101 as approved through NP/DIS/1018/0980. All planting shall be carried out the first planting season following commencement of the approved car park and eastern extension.**

13. The first planting season following commencement of the infill extension, additional tree planting shall be carried out on the southern boundary in front of the extension in accordance with a landscaping plan which shall be first submitted to the National Park Authority for approval in writing.
14. The two swift boxes and two bat boxes approved as part of the landscape works shall be installed prior to the extending factory building being taken in to use.
15. No removal of vegetation that may be used by breeding birds shall take place between 1st March and 31st August.
16. The construction of the car park shall be carried out in accordance with specification approved through NP/DIS/1018/0980.

25/26 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 2.04 pm