



MINUTES

Meeting: **Planning Committee**

Date: Friday 13 March 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 and M Smith

Apologies for absence: J Wharmby

26/26 MINUTES OF PREVIOUS MEETING HELD ON 13 FEBRUARY 2026

The following amendments were made:

Minute Number 16/26 Item 10 – Interpretation Space and National Park Centre Millers Dale was amended to include “P Brady declared that he is a member of Taddington Parish Council”.

Minute Number 16/26 Item 12 – Advertising Consent – Millers Dale was amended to include “P Brady declared that he is a member of Taddington Parish Council”.

The minutes of the last meeting of the Planning Committee held on 13 February 2026, with the above amendments, were approved as a correct record.

27/26 URGENT BUSINESS

There was no urgent business.

28/26 PUBLIC PARTICIPATION

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

29/26 MEMBERS DECLARATIONS OF INTERESTS

The following declarations of interest were made:

Item 6 – M Beer, V Priestley, M Buckler, K Richardson, K Smith and P Brady were members of the National Trust.

Item 7 – M Beer, V Priestley, M Buckler, K Richardson, K Smith and P Brady were members of the National Trust.

Item 8 – All members had received an email from Hartington Upper Quarter Parish Council. P Brady and V Priestley had also had an email from the applicant Mr Pilmoor.

Item 9 – V Priestley was the applicant on this application.

Item 10 – All members had received had an email from the agent Caroline McIntyre.

30/26

FULL PLANNING APPLICATION - CHANGE OF USE FROM RESIDENTIAL (USE CLASS C3) TO A WELCOME AND VISITOR RECEPTION HUB (USE CLASS F1) AND ASSOCIATED WORKS AT ILAM HALL COTTAGE, ILAM MOOR LANE, ILAM (NP/SM/1225/1294) ALN

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

There was an update since the report was published that Historic England had no advice to give on this proposal.

A motion to approve the application with an extra condition to those set out below requesting removal of the fence before the accommodation is first brought into use, was moved, seconded, put to the vote and carried.

RESOLVED:

RECOMMENDATION:

That the application be APPROVED subject to the following conditions:

1. **Statutory time limit**
2. **In accordance with amended plans**
3. **No development shall take place until a Written Scheme of Investigation for a programme of archaeological monitoring is submitted to an approved by the National Park Authority.**
4. **No development shall commence on the approved external works (including demolition works, excavations, construction works, or storage of materials or equipment or machinery within the application area) until the protective fencing measures specified on the Tree Protection Plan [Drawing Number J6878 TPP] have been implemented in full. Thereafter all of the detailed requirements indicated on the Tree Protection Plan [Drawing Number J6878 TPP] shall be adhered to in full and the protective fencing shall be retained with no construction or storage activities within the Construction Exclusion Zone throughout the construction period.**

5. Prior to any demolition works, excavations, construction works, or storage of materials or equipment or machinery within the application area a pre-commencement meeting shall be held and attended by the developer's appointed arboricultural consultant, the site manager/foreman and a representative from the National Park Authority to discuss details of the working procedures and to agree those stages at which arboricultural supervision is required in order to meet the purpose of the Tree Protection Plan [Drawing Number J6878 TPP]. Prior to commencement of any works a brief written report of the successful completion of the pre-commencement meeting shall be submitted to the National Park Authority. A further written report of site supervision measures shall be submitted for approval in writing by the National Park Authority within 28 days from completion of all of the works for which the supervision measures are specified.
6. The recommendations set out in the letter by Skyline Ecology dated 18th December 2025 shall be strictly adhered to.
7. The design, lux levels and operation of the ground mounted bollard lights to be submitted and approved.
8. The close boarded timber fence that runs along the northern boundary of the site shall be completely removed before the visitor reception hub hereby approved is first brought into use.

31/26 LISTED BUILDING CONSENT - WORKS IN ASSOCIATION WITH CHANGE OF USE FROM RESIDENTIAL (USE CLASS C3) TO A WELCOME AND VISITOR RECEPTION HUB (USE CLASS F1) AND ASSOCIATED WORKS AT ILAM HALL COTTAGE, ILAM MOOR LANE, ILAM (NP/SM/1225/1295) ALN

Item 7 was presented and discussed at the same time as Item 6 but the votes were taken separately with the vote for Item 6 being taken first. See minute number 30/26 for details of the discussion.

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

RESOLVED:

RECOMMENDATION:

That the application be APPROVED subject to the following conditions:

1. Statutory time limit
2. In accordance with amended plans
3. The recommendations set out in the letter by Skyline Ecology dated 18th December 2025 shall be strictly adhered to.
4. Bathroom door at ground floor to be retained and repaired unless otherwise approved in writing by the National Park Authority.

32/26 FULL PLANNING APPLICATION - RETROSPECTIVE CONSENT FOR LAND ADJACENT TO THE PARISH HALL TO BE USED AS A CAMPSITE ON A NUMBER OF DAYS EACH YEAR AT BRANDSIDE VILLAGE HALL, BRANDSIDE - (NP/HPK/1025/0985) SC

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

A letter has been received from the Parish Council since the publication of the committee report seeking to clarify a few details as follows:

Para 33 – the Parish Council do not have vehicular access to the site when it is in use as a campsite, and therefore only have access when maintaining the Village Hall.

Para 34 – pedestrian access to the site is through the pedestrian gate next to the hall's front door.

Paras 37 to 42 – although contested by the Parish Council, Planning Officers are of the view that the report is a fair assessment of parking and highways impact at the site, and do not feel it necessary to offer any corrections or updates.

The following spoke under the public participation at meetings scheme:

Matthew Pilmoor – Objector
Cllr Suzanne Oliver - Supporter

Some Members had visited the site the previous day.

The following points were discussed:

- The Parish Council had been unable to provide details of the dates when camping would take place or how many people would be on the site at each camping event.

- The Parish Hall was used for showering and toilets by people staying at the camp site.

- The ownership of the land subject to the planning application proposal was split between the Parish Council and the site neighbour. The neighbour was not willing for their part of the land to be used for camping.

- There had been insufficient details provided by the Parish Council on parking, layout, refuse collection and access to the site to determine the application other than to refuse it.

- The site wasn't suitable for camping set in an exposed area with no parking provision.

- The site wasn't supervised.

-The Parish Hall had inadequate facilities for the potential number of camp site visitors.

-The 60 day permitted use would remain on the site if the application was refused. The Authority could seek to remove permitted development rights through an Article 4 direction.

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

RESOLVED:

That the application be REFUSED for the following reasons:

- 1. The development would appear visually intrusive, having an unacceptable adverse visual impact on the character and appearance of the surrounding open landscape and the tranquil amenity of the area, harming the valued characteristics of the National Park. Contrary to Core Strategy policies GSP1, GSP3, L1 and RT3, Development Plan Policies DMC3, DMR1 & DMR2 and the National Planning Policy Framework.**
- 2. The development would materially harm the living conditions of occupants of neighbouring residential property contrary to Core Strategy Policy GSP3 and Development Management Policy DMC3.**
- 3. Insufficient information has been submitted to properly assess the impact of the development on highway safety, contrary to policies GSP3, DMC3 and DMT3.**

11:45am the meeting was adjourned and recommenced at 11:55am

33/26 FULL PLANNING APPLICATION - CHANGE FROM AGRICULTURAL ENTRANCE AND TRACK TO DUAL PURPOSE DOMESTIC AND AGRICULTURAL ENTRANCE AND TRACK INTO FIELD AT FIELD AT THE SIDE OF LYDGATE BUNGALOW, BAMFORD (NP/HPK/0725/0702) HF

11:00am V Priestley left the meeting

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

The red line on the Site Plan had been subject to a change to include Biodiversity Net Gain uplifts within the application boundary, and to include a tree removal. Updated biodiversity net gain information received and accepted by ecologist.

The following points were discussed:

The access point is set back 9m from the Highway, and would be conditioned to be inward opening.

A motion to approve the application with further conditions on lighting and the track access to those outlined below, was moved, seconded, put to the vote and carried.

RESOLVED:

That the application be APPROVED subject to the following conditions:

RECOMMENDATION:

That the application be APPROVED subject to the following conditions and subject to no contrary views being received following the committee meeting, with delegated power granted to the Head of Planning, Development and Enforcement Manager and Area Manager to issue the decision in consultation with Chair of Planning Committee to consider any representations that are received:

- 1. Statutory time limit.**
- 2. Accordance with approved plans.**
- 3. Whitebeam tree to be removed prior to first domestic use of the access.**
- 4. Access and track to be hard surfaced prior to first domestic use.**
- 5. Statutory pre-commencement condition for submission of biodiversity gain plan.**
- 6. Implementation of biodiversity gain plan and landscaping within first available planting season following substantial completion or first domestic use.**
- 7. Check for nesting birds prior to development during nesting bird season.**
- 8. No external lighting other than in accordance with details to be submitted and approved.**
- 9. Track to be constructed as dual track along entire length.**

11:09am V Priestley returned to the meeting

34/26

FULL PLANNING APPLICATION - DEMOLITION OF EXISTING BUILDING, ERECTION OF AN AFFORDABLE LOCAL NEEDS DWELLING, WORKS OF HARD AND SOFT LANDSCAPING AND OTHER ASSOCIATED WORKS AT LAND SOUTH OF BOUNDARY FARM, LYDGATE, EYAM (NP/DDD/1125/1191) HF

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

There was a correction to make to the report at Para 8 where it was stated that the kitchen and living space was at ground floor, with bedrooms to the upper floor, where it was in fact the other way round.

Clarification was given on the last bullet point under representations at Para 19 to confirm that the response states no objection but that the matters raised were concerns for members to consider.

The following spoke under the public participation at meetings scheme:

Caroline McIntyre - Agent

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 points were discussed:

- The size of the proposed new dwelling was above the threshold under current policy and guidance for single person occupancy.
- The proposal would create a future proof affordable house, with the applicant covering the cost of the new build.
- New build provided an opportunity to create a climate efficient house.
- The National Park Management Plan included an objective to support sustainable communities by improving opportunities for affordable housing and connection to services.
- The proposed site was on the family farm where the applicant would be able to support the farm business.
- An overhead electric wire was thought to run over the boundary site.

A motion to approve the application subject to a S106 agreement with the conditions outlined below was proposed and seconded, put to the vote and carried.

RESOLVED:

RECOMMENDATION:

That the application be APPROVED subject to the following:

1. **Time limit**
2. **In accordance with plans**
3. **PD rights**
4. **Stone detail and sample panel for walls.**
5. **Detail and sample for roof material.**
6. **Details of external windows and doors prior to installation.**
7. **Details of construction of boundary and retaining walls.**
8. **Extent of residential curtilage to be restricted to within green line shown on approved plans.**
9. **Roof verge to be flush pointed.**

10. **Rainwater goods.**
11. **Pipework to be internal.**
12. **Service lines to be underground.**
13. **Control on external lighting.**
14. **Details of solar panels and air source heat pump and to be installed prior to first occupation.**
15. **Hard and soft landscaping plan including levels and track detail.**
16. **Foul and surface water drainage measures to be installed prior to first occupation.**
17. **Pre-commencement condition for Construction Environmental Management Plan.**
18. **Scheme for ecological enhancement measures to be submitted for approval.**

35/26

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

The Planning Officer presented the report and outlined the reasons for refusal as detailed in the report. This item had been deferred from the previous Planning Committee in order to allow for the Policy Referral on the application. The application was also deferred to allow for further discussions around car parking and the Planning Officer provided an update accordingly.

Amended plans had been subject to a re-consultation which closes on Monday 16 March 2026 and the committee decision was subject to no further responses being received contrary to that decision.

There had been further representations since the report with two in support of the scheme, and one general comment requesting consideration of potential noise disruption.

Updated information to deal with access and parking received and a further response had been received from the Highways Authority on the amended plans, who have no objection to the proposal with sufficient parking provided at the site. The Planning Officer is satisfied that parking provision and measures to manage access are sufficient.

The following spoke under the public participation at meetings scheme:

Natalie Wilde – Supporter
Mr Gervais Dawson - Applicant

Some Members had been driven past the Eyam Brewery site at Great Hucklow the day before.

The following points were discussed:

- The Tap Room could be established elsewhere.

- Accepting the proposal would take the allocation of this site away from its stated use.
- The purpose of the applied policy is to support the local economy.
- Strategic need for safeguarding employment sites and no evidence site not needed for employment uses.
- Concern about character of site for use intended.
- If temporary use was granted, or given as a personal consent, Members would need to justify why that was necessary, and condition to protect the long term policy.

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

RECOMMENDATION:

That the application be APPROVED subject to the following conditions:

1. **Statutory time limit.**
2. **Accordance with approved plans.**
3. **Car park to remain available for use of taproom.**
4. **Restrict opening hours of drinking establishment to weekday evenings and weekends.**
5. **Compliance with access management plan and records of car parking to be made available to Authority on request.**
6. **No food extraction on south elevation.**
7. **No outdoor food or drink around unit.**
8. **Control of openings on south elevation of unit.**
9. **Personal consent condition.**

36/26 POLICY REFERRAL - NP/DDD/1125/1195: UNIT 7A, WHITECROSS INDUSTRIAL ESTATE, TIDESWELL

The Planning Policy Officer set out the Policy Referral Report on the impact on adopted Planning Policies E1 and DME3, which was heard in conjunction with the Full Planning Application NP/DDD/1125/1195.

RESOLVED:

To note the report.

37/26 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 12.26 pm