

Peak District National Park Authority
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Aldern House, Baslow Road, Bakewell, Derbyshire. DE45 1AE



Our Ref: A.1142/5182
Date: 2 April 2026



NOTICE OF MEETING

Meeting: **Planning Committee**
Date: **Friday 10 April 2026**
Time: **10.00 am**
Venue: **Aldern House, Baslow Road, Bakewell**

PHILIP MULLIGAN
CHIEF EXECUTIVE

AGENDA

1. **Apologies for Absence**
2. **Minutes of previous meeting held on 13 March 2026** *(Pages 7 - 16)*
3. **Urgent Business**
4. **Public Participation**
To note any questions or to receive any statements, representations, deputations and petitions which relate to the published reports on Part A of the Agenda.
5. **Members Declarations of Interests**
Members are asked to declare any disclosable pecuniary, personal or prejudicial interests they may have in relation to items on the agenda for this meeting.
6. **Full Planning - Conversion and Extension of Existing Building to a Two Bedroom (Intermediate) Dwelling, Including Remodelled Access, Hard and Soft Landscaping, and Associated Infrastructure at Padley Mill Cottage, Unnamed Road From Station Road Westwards To Track Leading To A6187, Upper Padley, Grindleford (NP/DD/0126/0079) HF** *(Pages 17 - 28)*
Site Plan
7. **Retrospective Application for Construction of a Field Track, Temporary Removal and Stockpiling of Topsoil and Subsoil, the Partial Installation of a 300-Millimetre Land Drain, Installation of a Concrete Trough, Stone Wall and Base, Raising of Ground Levels to Feed Water into the Trough, Shale Excavation for Agricultural Purposes and Application for the Completion of the Land Drain, Installation of Three Manholes, Replacement of the Topsoil and the Subsoil, the Construction of Two Retaining Walls, and the Creation of Attenuation Pond at Land off Blaze Hill, Rainow, Macclesfield, SK10 5UT, The site lies to the east of Blaze Hill, Rainow (NP/CEC/0126/0024) HF** *(Pages 29 - 40)*
Site Plan
8. **S.73 Application for the Variation of Conditions 2 and 4 on NP/HPK/0223/0165 - Allow Short Term Rental of the Property at Top Croft, Aston Lane, Hope (NP/HPK/0226/0221) WE** *(Pages 41 - 48)*
9. **Full Application - Redevelopment of the Disused Former Car Sales Area of the Sickleholme Garage Building, Which is to be Transformed into a Bakery Outlet, Extending the Existing Retail Space at Sickleholme Service Station, Sickleholme Garage, Hathersage Road, Bamford (NP/HPK/0825/0855) HW** *(Pages 49 - 62)*
Site Plan
10. **Full Application - 4 Local Needs Dwellings at South East of Wynngate, The Miers, Birchover (NP/DDD/0525/0460) JS** *(Pages 63 - 80)*
Site Plan
11. **Full Application - The Installation of Solar Panels on the South Facing**

Aspect of Garage Roof, Air Source Heat Pumps to the House and Partial Secondary Glazing at Churchdale Cottage Baslow Road Ashford in the Water (NP/DDD/0126/0102) RD *(Pages 81 - 88)*

12. **Listed Building Consent - The Installation of Solar Panels on the South Facing Aspect of Garage Roof, Air Source Heat Pumps to the House and Partial Secondary Glazing at Churchdale Cottage Baslow Road Ashford in the Water (NP/DDD/0126/0105) RD** *(Pages 89 - 96)*
13. **Full Application - Change of Use From a Guest House (Use Class C1), Adjoining Residential Flat and Adjoining Guest Annexe to 3 No. Holiday Lets (Use Class C3), and Demolition of Garage at Bank House Guest House, Market Place, Hartington (NP/DDD/1225/1308) PM** *(Pages 97 - 108)*
Site Plan
14. **Listed Building Consent - Change of Use From a Guest House (Use Class C1), Adjoining Residential Flat and Adjoining Guest Annexe to 3 No. Holiday Lets (Use Class C3), and Demolition of Garage and for Associated Internal and External Alterations at Bank House Guest House, Market Place, Hartington (NP/DDD/1225/1309) PM** *(Pages 109 - 118)*
Site Plan
15. **Planning Appeals Monthly Report (A.1536/BT)** *(Pages 119 - 120)*
16. **Annual Enforcement Report** *(Pages 121 - 134)*

Duration of Meeting

In the event of not completing its business within 3 hours of the start of the meeting, in accordance with the Authority's Standing Orders, the Committee will decide whether or not to continue the meeting. If the Authority decides not to continue the meeting it will be adjourned and the remaining business considered at the next scheduled meeting.

If the Committee has not completed its business by 1.00pm and decides to continue the meeting the Chair will exercise discretion to adjourn the meeting at a suitable point for a 30 minute lunch break after which the committee will re-convene.

ACCESS TO INFORMATION - LOCAL GOVERNMENT ACT 1972 (as amended)

Agendas and reports

Copies of the Agenda and Part A reports are available for members of the public before and during the meeting on the website <http://democracy.peakdistrict.gov.uk>

Background Papers

The Local Government Act 1972 requires that the Authority shall list any unpublished Background Papers necessarily used in the preparation of the Reports. The Background Papers referred to in each report, PART A, excluding those papers that contain Exempt or Confidential Information, PART B, can be inspected on the Authority's website.

Public Participation and Other Representations from third parties

Please note that meetings of the Authority and its Committees may take place at venues other than its offices at Aldern House, Bakewell when necessary. Anyone wishing to participate at the meeting

under the Authority's Public Participation Scheme is required to give notice to the Customer and Democratic Support Team to be received not later than 12.00 noon on the Wednesday preceding the Friday meeting. The Scheme is available on the website <http://www.peakdistrict.gov.uk/looking-after/about-us/have-your-say> or on request from the Customer and Democratic Support Team 01629 816352, email address: democraticandlegalsupport@peakdistrict.gov.uk.

Written Representations

Other written representations on items on the agenda, except those from formal consultees, will not be reported to the meeting if received after 12 noon on the Wednesday preceding the Friday meeting.

Recording of Meetings

In accordance with the Local Audit and Accountability Act 2014 members of the public may record and report on our open meetings using sound, video, film, photograph or any other means this includes blogging or tweeting, posts on social media sites or publishing on video sharing sites. If you intend to record or report on one of our meetings you are asked to contact the Customer and Democratic Support Team in advance of the meeting so we can make sure it will not disrupt the meeting and is carried out in accordance with any published protocols and guidance.

The Authority uses an audio sound system to make it easier to hear public speakers and discussions during the meeting and makes a live audio visual broadcast a recording of which is available after the meeting. From 3 February 2017 these recordings will be retained for three years after the date of the meeting.

General Information for Members of the Public Attending Meetings

Please note meetings of the Authority and its Committees may take place at venues other than its offices at Aldern House, Bakewell when necessary, the venue for a meeting will be specified on the agenda. There may be limited spaces available for the public at meetings and priority will be given to those who are participating in the meeting. It is intended that the meetings will be either visually broadcast via YouTube or audio broadcast and the broadcast will be available live on the Authority's website.

This meeting will take place at Aldern House, Baslow Road, Bakewell, DE45 1AE.

Aldern House is situated on the A619 Bakewell to Baslow Road. Car parking is available. Local Bus services from Bakewell centre and from Chesterfield and Sheffield pick up and set down near Aldern House. Further information on Public transport from surrounding areas can be obtained from Traveline on 0871 200 2233 or on the Traveline website at www.travelineeastmidlands.co.uk Please note that there is no refreshment provision for members of the public before the meeting or during meeting breaks. However, there are cafes, pubs and shops in Bakewell town centre, approximately 15 minutes walk away.

To: Members of Planning Committee:

Chair: P Brady
Vice Chair: V Priestley

M Beer	R Bennett
M Buckler	M Chaplin
B Hanley	L Hartshorne
I Huddleston	K Potter
K Richardson	K Smith
M Smith	J Wharmby

Other invited Members: (May speak but not vote)

Prof J Dugdale
A Nash

C Greaves

Constituent Authorities
Secretary of State for the Environment
Natural England