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## MINUTES

Meeting: **Planning Committee**

Date: Friday 16 May 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, I Huddleston, K Potter and K Smith

Apologies for absence: A Hart, K Richardson and J Wharmby.

### **46/25 MINUTES OF PREVIOUS MEETING HELD ON 11 APRIL 2025**

The minutes of the last meeting of the Planning Committee held on 11 April 2025 were approved as a correct record.

### **47/25 URGENT BUSINESS**

There was no urgent business

### **48/25 PUBLIC PARTICIPATION**

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

### **49/25 MEMBERS DECLARATIONS OF INTERESTS**

#### Item 6

The Agent for this item is a former officer of the Peak District National Park Authority and is known to some members of the committee.

#### Item 8

It was noted that this application has been submitted by the Peak District National Park Authority.

### **50/25 FULL APPLICATION - ERECTION OF STORE FOR WOODLAND MANAGEMENT EQUIPMENT AT SMALLDALE PLANTATION, BATHAM GATE ROAD, SMALLDALE (NP/HPK/0225/0144, HW)**

Some Members had visited the site the previous day.

The Planning Officer presented the report and outlined the reasons for refusal as outlined in the report. The following points were noted:-

- No concerns about the design of the building.
- All tree works have been approved by the tree officers from PDNPA.
- The key issue with this application is the policy principle.
- There is a tree preservation order on the whole woodland.

The following spoke under the public participation at meetings scheme:

- Jane Newman, Agent

It was noted that the Peak Forest Parish Council is in favour of this proposal.

Questions and Comments from Members:-

- There was concern that granting this application would set a precedent for other areas of privately owned woodland.
- The pathway to the site was discussed. There is no intention for a formal route. There is no need to fell trees to create access. Minimalist structure just for storage, no intention to install power etc. Land was sold off by PDNPA and is now with the 3<sup>rd</sup> owner, by refusing this application are the owners being deprived of the equipment to manage the woodland.
- The location plan was discussed and it was felt that it does not reflect what the Members experienced on their site visit. The topography is a significant factor in the management of this woodland. Have to get the balance correct between the policy principle and the desire to maintain and enhance the peak park. Security is also a consideration.
- Page 18 of report, paragraph 30, sets out policy DME1 and the criteria were discussed. Criteria (x) is not discussed in the officer's report. Members are making a judgement as to whether the application is meeting the criteria. Officers feel that the building is desirable but not functionally necessary. The permanency of the building was discussed and its life expectancy predicted at around 10 years.
- By not allowing storage on site we would be automatically insisting that whoever manages this wood drives to the site with a quad bike on a trailer instead of accessing the site on foot or by cycle which is contrary to some of our other policies.
- Members were in favour of a condition limiting the time span of the building to the end of the management plan plus 1 year and also a condition on not having a permanent track to the site.
- Regarding the conditions the Agent requested that the application have one more year added on to the management plan.
- It was felt that the requested building is reasonable but questioned the functionality of the quad bike being permanently on site and the impact on the soil structure by the quad bike.

A motion to approve the application, against officer recommendation, with the following conditions was moved, seconded, put to the vote and carried.

**RESOLVED:**

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

- 1. This permission shall be for a limited period, expiring on 31 May 2033. On or before that date, the building hereby permitted shall be permanently removed from the land and the site shall reinstated to its former condition, unless an application to extend the permission has been approved in writing by the National Park Authority.**
- 2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the following approved plans, subject to the following conditions or modifications:**

**Location/Block Plan (plan reference PJ/PF/P8 Edition 01)**

**Proposed Elevations (plan reference PJ/PF/P1)**

- 3. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015, (or any order revoking and re-enacting that order) the building hereby permitted shall not be used for any purpose other than for purposes related directly to forestry undertaken at Smalldale Plantation.**
- 4. There shall be no surfacing of the access or creation of tracks to the building hereby permitted.**
- 5. No services shall be laid to the building hereby permitted.**

**51/25 FULL APPLICATION - ALTERATIONS AND EXTENSION TO AN EXISTING RESIDENTIAL UNIT (USE CLASS C2) AT THE LODGE, MANCHESTER ROAD, SHEFFIELD (NP/S/1024/1162, WE)**

Some Members had visited the site the previous day.

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

It was noted that some of the previously agreed landscaping has not been completed. Could there be a condition stating that landscaping scheme should be completed and enforced prior to any work commencing on this build? This would will require monitoring by Officers and would need to be carried out this autumn/winter season. It would not prejudice the work of the extension in anyway.

Questions & Comments from Members:-

- Could there be an additional condition which defines the use to the building and additional curtilage only, no creeping or change of use in the future?
- Need to be very clear about the landscaping with a 3 year implementation time and the extension would need to be up prior to the planting season (Nov-March).

- More trees being planted what have better BNG and would screen the site. It was felt that a hedge is not a deterrent for future development whereas trees are more permanent. Officers feel there are sufficient trees in proportion to the development proposed.
- The track is a limestone chipping track which is unattractive and not part of the local landscape, could there be a condition regarding the track.
- The open car park at the top would also need landscaping.
- It was acknowledged that there is a need to monitor and enforce the previous conditions.
- The previous application was not subject to BNG uplift. The baseline used for BNG is the existing site and not the previous application with the proposed planting that has not been implemented. This application consolidates the landscaping and the delivery of the landscaping shall be enforced.
- There was concern regarding possible future development on the west of the site.

A motion to approve the application with additional conditions 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 amended plan 'P300-4', subject to the following conditions and/or modifications.**
- 3. 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 the completion or first occupation of the development hereby permitted.**
- 4. Prior to any demolition or construction or any associated ground works or the arrival of any materials or machinery to the site, an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) shall be submitted to and approved in writing by the National Park Authority and any specified physical tree protection measures shall be installed. The AMS and TPP shall be prepared in accordance with British Standard BS 5837:2012. All measures described in the AMS and TPP shall be implemented in full and any specified physical tree protection measures shall remain in place until the completion of the approved building works.**
- 5. Notwithstanding the submitted plans, in the first planting season following commencement of the development, new tree and hedgerow planting shall be carried in complete accordance with a revised Landscaping Strategy and Maintenance Plan which shall**

first have been submitted to and approved in writing by the National Park Authority. The landscaping strategy shall include additional tree planting across the site and the inclusion of mixed hedgerow which shall span the height of the site along the access track.

6. Any retained tree or new tree proposed by the revised Landscaping Strategy (approved under condition 5) shall not be uprooted, destroyed, pruned, cut or damaged in any manner during the development phase and thereafter within 5 years from the date of first occupation of the building, other than in accordance with the revised Maintenance Plan. Any such tree which is cut down, uprooted or destroyed 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 or in accordance with alternative details which shall have first been submitted to and approved in writing by the National Park Authority.
7. There shall be no external lighting installed on the extension or the patio area other than in accordance with a scheme which shall have first been submitted to and approved in writing by the National Park Authority.
8. The approved residential use (Use Class C2) shall be restricted to the approved extension, car parking and paved area immediately surrounding the building as shown on plan 'P300-4'. No planning permission is granted for the change of use of any other land within the site.

Members requested that this development be carefully monitored so that the landscaping is installed at the correct time and to the agreed specifications.

**52/25 FULL APPLICATION - CREATION OF 3 ADDITIONAL CAMPERVAN SPACES AND 11 ADDITIONAL PARKING SPACES AT NORTH LEES CAMPSITE, BIRLEY LANE, HATHERSAGE (NP/DDD/0325/0221, HF)**

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

The Parish Council had raised concerns regarding vehicles to and from the site so some advisory signs on site are recommended to advise customers to proceed with caution.

There were no comments from Members.

A motion to approve the applications 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 following plans: 001 P02 Location Plan; 003 P04 Proposed Site Plan.
3. The new car parking and campervan spaces shall be surfaced with a grow through material such as grass mesh or similar, prior to their first use, unless an alternative surfacing is otherwise agreed in writing by the National Park Authority.
4. The proposed landscaping shown on drawing '003 P04 Proposed Site Plan' shall be carried out in the first planting season following substantial completion or first use of the development, whichever is the sooner.
5. Any trees or hedges which die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species or in accordance with an alternative scheme previously agreed in writing by the National Park Authority
6. All new service lines associated with the approved development, and on land with the applicant's ownership and control, shall be placed underground and the ground restored to its original condition thereafter.
7. There shall be no external lighting associated with the new car parking or campervan spaces other than in complete accordance with a detailed scheme which shall have first been submitted to and approved in writing by the National Park Authority.
8. The surfacing of the widened access track shall match the materials and appearance of the existing track.
9. 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.
10. No caravan or campervan shall be occupied other than short stay holiday accommodation and no caravan or campervan shall be occupied by any one person for a period exceeding 28 days in any calendar year.
11. The owner shall maintain a register of occupants for each calendar year which shall be made available for inspection by the National Park Authority on request.
12. Works (including vegetation clearance) should avoid taking place during the main breeding bird season, between March to August

**inclusive. If works occur during this period a check for breeding birds shall take place by a suitably experienced ecologist, no more than 48 hours prior to works commencing. If nesting birds are present, works shall be postponed until after the breeding season or a suitable buffer put in place as advised by the supervising ecologist.**

**53/25 FULL APPLICATION - FOR RETROSPECTIVE CHANGE OF USE OF A TRACTOR SHED/WORKSHOP TO A COMMERCIAL GARAGE AND USE OF SOME OF THE CONCRETE FARMYARD FOR PARKING AT BROADHAM FARM, REAPSMOOR, LONGNOR (NP/SM/1224/1409, GG)**

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.

It was established that this is not a working farm.

The following spoke under the public participation at meetings scheme:

- Mark Longson, Applicant – Statement read out by Democratic Services

Questions and Comments from Members:-

- There was concern that approval of this development could lead to the development of a mini industrial estate.
- Looking at the sustainability of the proposal it seems reasonable to provide a local service otherwise locals may have to travel some distance to access a garage.
- If permission were granted are there conditions on advertising? – advertising consent is a separate process however the business would be able to display adverts of a certain size but this could be constrained to the site boundary.
- This seems like a good opportunity to support a local resident to make use of a redundant building. The use would be tied to the occupants of the house.
- Would additional screening be possible so that it is not so visible from the road.
- Concern regarding the vehicles awaiting scrap being left on the yard.
- Is it possible to limit the number of cars on site and to restrict the number of vehicles being parked there? There could be a condition to restrict the number of cars however this would be hard to enforce. Cars should not be parked at the front of the building.

The Head of Planning confirmed that an element of this application was contrary to strategic policy E2 in relation to new employment uses in the open countryside. The existing modern buildings were to be retained and reused therefore no enhancement could be demonstrated. However, the low-key nature of the use allowed the landscape to be essentially conserved, plus there was very little harm (e.g. from noise, light etc.) and the impacts were capable of being mitigated through further landscaping. Noting that the use was also a beneficial business use and service to the area this would also contribute to other

development plan aims. As such the aims of the development plan would not be significantly harmed or undermined. On this basis the Head of Planning confirmed there was no reason to refer the item under standing orders.

A motion to approve the application, contrary to the Officer recommendation, and pending consultation with the Officer and subject to the following conditions, was moved, seconded, put to the vote and carried.

**RESOLVED:**

**That delegated power be granted to the Head of Planning and Development and Enforcement Manager to APPROVE the application subject to seeking amendments in regard to parking and subject to the following conditions:**

- 1. The development hereby permitted shall not be carried out other than in complete accordance with the submitted plans, except as amended by the site location plan received 27 June 2025, subject to the following conditions.**
- 2. The premises hereby permitted shall not be occupied other than ancillary to Broadham Farm and the garage, parking and existing farmstead shall be retained within a single planning unit.**
- 3. The premises hereby permitted shall be used for a commercial garage (repair, testing and servicing) and associated parking only and for no other purpose (including any other purpose in Class B2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).**
- 4. The use hereby permitted shall not take place other than between the hours of 07:00 to 18:00 Monday to Friday, 08:00 to 13:00 on Saturdays and at no time on Sundays or Bank Holidays.**
- 5. No deliveries shall be taken at or despatched from the site other than between the hours of 07:00 to 18:00 Monday to Friday, 08:00 to 13:00 on Saturdays and at no time on Sundays or Bank Holidays.**
- 6. No power tools or machinery shall be used outside the building at any time.**
- 7. No external lighting shall be provided on the site other than in accordance with details which shall have first been submitted to and approved in writing by the Local Planning Authority.**
- 8. No scrap, waste or other materials shall be stored outside of the application building other than in accordance with details which shall have first been submitted to and approved in writing by the Local Planning Authority.**
- 9. Visibility splays of 2.4m x 50m to the north and south shall be maintained throughout the lifetime of the development. The visibility splay shall be kept free of all obstructions to visibility over a height of 900mm above the adjacent carriageway level.**
- 10. Within 6 months of the date of this permission, a landscaping scheme (including tree and hedge planting to soften views of the application site) shall be submitted to and approved in writing by the Local**



**Planning Authority. The planting within the approved landscaping scheme shall then be completed out within the planting season (October 2025 to March 2026) or an alternative timescale first approved in writing by the Local Planning Authority. Any plants dying, being severely damaged or diseased shall be replaced within the next planting season with plants of an equivalent size and species or in accordance with an alternative scheme first agreed in writing by the National Park Authority before any trees are removed.**

- 11. Notwithstanding the provisions of Schedule 2, Part 7 the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order), no extensions or alterations to the building, the subject of this application, shall be carried out other than in accordance with a planning application which shall have first been submitted to and approved in writing by the Local Planning Authority.**

**54/25 HOUSEHOLDER APPLICATION - PROPOSED GARAGE AND STORE BUILDING FOR PURPOSES INCIDENTAL TO A DWELLING AT THE BARN, SOUTH CHURCH STREET, BAKEWELL (NP/DDD/1024/1145, SC)**

Some Members had visited the site the previous day.

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

The following spoke under the public participation at meetings scheme:

- John Colebrook, Objector
- Nick Marriott, Agent

Questions and Comments from Members:-

- It was noted that the site is within a conservation area. Will this building have an unacceptable impact on both of the neighbouring properties? - Officers are satisfied that the building will not be over-bearing on neighbouring properties.
- It is important to respect the objections. Unusual site as it is an open site in a dense town area and quite a large ancillary building. Are there better ways of achieving something similar, one of the issues being the height of the proposed building.
- The location of the proposed building was discussed and if it was possible to locate it do another area.
- Is it necessary for a pitched roof when the space above is not being used, could it be a lower angle on the pitch or a flat roof. What other options have been considered?
- It was noted that Bakewell Town Council had objected to this application.

A motion to refuse the application against Officer recommendation was moved, seconded, put to the vote and carried.

**RESOLVED:**

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

- 1. The development would have an unacceptable overbearing impact and result in a significant loss of light to neighbouring properties. The development would therefore harm the residential amenity of occupants of neighbouring properties contrary to Core Strategy policy GSP3, Development Management policies DMC3 and DMH7 and the Authority's Supplementary Planning Document on Alterations & Extensions.**

**55/25 PLANNING PERFORMANCE UPDATE (BJT)**

The Head of Planning presented the report and updated the committee on the current performance of the Authority's Development Management function.

- There has been growth in the team with 4 new apprenticeships and an enhanced career structure now in place.
- Work was also progressing on a career graded conservation officer post.
- There shall be a report to the Planning Committee once or twice a year to keep Members informed.
- A range of other improvement initiatives are also progressing such as the review and adoption of the local validation list, standard conditions, and a review of consultation input to the planning process from specialist areas such as heritage (archaeology and historic buildings advice to improve officer capacity and speed up determination periods).

Questions and Comments from Members:-

- How do the Ministry of Housing judge the quality of decisions taken? - they take total number of applications that are determined divided by the total number of appeals that we lose.
- Support and congratulations were given from the Members all members of team to get to this place and to maintain this position.
- There was a discussion regarding the uptake of the Pre-Application Service. The Pre-App service achieved 2/3<sup>rd</sup> of budget in the first year, this year seem to be busier with pre apps and seem to be busier and better engagement, end of this financial year have a better idea of statistics.
- Will there be a forum for agents this year? - An invite to agents has been sent out for a meeting next month, focus being on design and already started a review of design guide, inviting agents to discuss.

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

**RESOLVED:**

**To note the report.**

A proposal to congratulate the Head of Planning and all members of team was moved, seconded, put to the vote and carried.

**RESOLVED:**

**To extend congratulations to the Head of Planning and all members of the team.**

**56/25      MONTHLY APPEALS REPORT (BJT)**

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 12.10 pm