



MINUTES

Meeting: **Planning Committee**

Date: Friday 7 November 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, K Richardson, K Smith and M Smith

Apologies for absence: A Hart and J Wharmby.

108/25 MINUTES OF PREVIOUS MEETING HELD ON 10 OCTOBER 2025

The minutes of the last meeting of the Planning Committee held on 10 October 2025 were approved as a correct record.

109/25 URGENT BUSINESS

Since the Planning Committee papers were published there has been a request from the applicant of Items 7 and 8 to postpone the discussion of these applications until the December 2025 Planning Committee.

There was no urgent business.

110/25 PUBLIC PARTICIPATION

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

111/25 MEMBERS DECLARATIONS OF INTERESTS

There were no declarations of interest from Members.

112/25 FULL PLANNING APPLICATION - 42 DWELLINGS AND ASSOCIATED INFRASTRUCTURE AT LAND OFF YELD CLOSE, BAKEWELL (NP/DDD/0225/0128)

The 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:

- Jon Bradbury – Agent

- Claudine Edwards – Nottingham Community Housing Association

The housing mix on the application reflects the results of the housing needs survey for Bakewell undertaken by the Local Housing Authority.

Some Members had visited the site the previous day.

- Members asked if there was any public open space for a recreation/play area included in the development and requested the pond be fenced and life-preservers provided.
- Bin storage access was discussed and whether the storage proposed was sufficient.
- Derbyshire Constabulary had expressed a concern regarding one of the footpath links/connections which was discussed.
- The area around the attenuation pond is devoted to the BNG for this project.
- The S106 planning obligation and the request to amend it was discussed by Members and this relates to the Mortgage in Possession Clause to be altered to match the National Housing Federation Standard for this Clause.

Members were keen to ensure that occupants of the development had access to the wildlife area without undermining the biodiversity enhancement. Members asked Officers to discuss this with the applicant to secure this.

Members requested that amended plans be sought to remove one of the footpaths and an additional planning condition be added regarding the provision of life-preservers around the pond area.

A motion to approve the application with amended conditions as discussed above was moved, seconded, put to the vote and carried.

RESOLVED:

That the application be APPROVED subject to prior entry into a S.106 planning obligation to secure the affordable housing and monitoring fees for BNG and subject to the following conditions:

1. **Statutory time limit for implementation**
2. **In accordance with specified approved amended plans**
3. **Submission, approval and implementation of Archaeological Written Scheme of Investigation**
4. **Submission, approval and implementation of scheme to deal with ground contamination**
5. **Submission, approval and implementation of scheme for mitigation and control of noise during construction period**
6. **Submission, approval and implementation of surface water drainage scheme**
7. **Submission, approval and implementation of surface water drainage scheme during construction period**
8. **Submission, approval and implementation of Arboricultural Method Statement**

and Tree Protection Plan

- 9. Submission, approval and implementation of monitoring and site supervision of Arboricultural measures**
- 10. Submission, approval and implementation of Construction Management Plan**
- 11. Submission, approval and implementation of Construction Environment Management Plan**
- 12. Submission, approval and implementation of Habitat Management and Monitoring Plan**
- 13. Submission, approval and implementation of finished ground and floor levels**
- 14. Submission, approval and implementation of scheme of enhancement measures for bats, birds and hedgehogs**
- 15. Submission, approval and implementation of scheme of measures to mitigate the effects of and adapt to climate change**
- 16. Submission, approval and implementation of detailed landscaping scheme**
- 17. Submission, approval and implementation of Travel Plan and residential welcome pack.**
- 18. Submission, approval and implementation of secure bicycle parking and bin storage areas**
- 19. Submission, approval and implementation of life preserver for pond**
- 20. Implementation of access, parking and turning facilities**
- 21. Approve samples of external materials**
- 22. Approve sample panels of limestone, gritstone and render walling**
- 23. Approve details of windows and doors**
- 24. Approve details of any external meter boxes**
- 25. Rainwater goods and verge details**
- 26. Window to north elevation of plot 1 to be obscure glazed at time of installation and permanently so maintained.**
- 27. Specify hours of operation for machinery, plant and deliveries during the construction period.**
- 28. No external lighting (either during construction or occupation) other than in accordance with approved Environmental Impact Assessment (EclA) or in accordance with alternative approved details.**
- 29. Remove permitted development rights for alterations, extensions, hard surfaces, means of enclosure and solar panels.**

113/25 FULL PLANNING APPLICATION - CONSERVATION REPAIRS AND ALTERATIONS TO CHURCH FARM. NEW ATTACHED GREENHOUSE ON THE EAST ELEVATION TO REPLACE MODERN OUTBUILDINGS. INTEGRATION OF SOLAR PANELS AND AIR SOURCE HEAT PUMP, NEW OUTBUILDINGS AND ALTERATIONS TO EXISTING SEPARATE GARAGE - (NP/DDD/1124/1291)

This application along with the corresponding Listed Building Application (Item 8 on the agenda) has been postponed until the December Planning Committee at the request of the Applicant.

114/25 LISTED BUILDING CONSENT - CONSERVATION REPAIRS AND ALTERATIONS TO CHURCH FARM. NEW ATTACHED GREENHOUSE ON THE EAST ELEVATION TO REPLACE MODERN OUTBUILDINGS. INTEGRATION OF SOLAR PANELS AND AIR SOURCE HEAT PUMP, NEW OUTBUILDINGS AND ALTERATIONS TO EXISTING SEPARATE GARAGE - (NP/DDD/1124/1292)

This Listed Building Application along with the corresponding Full Planning Application (Item 7 on the agenda) has been postponed until the December Planning Committee at the request of the Applicant.

115/25 FULL PLANNING APPLICATION - EXTENSION TO DWELLING AT SWEET BRIAR COTTAGE, CONKSURRY LANE, YOULGRAVE (NP/DDD/0825/0825), LB

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

The following spoke under the public participation at meetings scheme:

- Joe Oldfield – Agent

Some Members had visited the site the previous day.

It was noted that an amended design had been submitted after the publication of the report and this had been made available to the Members who had been on the site visit.

The original plans and application were discussed. Members were not in-principle against an extension but had a number of concerns about the original design, specifically the positioning of the extension and it being a parallel gable extension and the amount of glazing proposed.

A motion to defer the application to allow consideration of a revised proposal was proposed, seconded, put to the vote and carried.

RESOLVED:

That the application be DEFERRED to allow for further consideration of the amended plans.

116/25 AUTHORITY SOLICITOR REPORT - PLANNING APPEALS (A.1536/AE)

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 11.41 am