
MINUTES

Meeting: **Planning Committee**

Date: Friday 10 April 2026 at 10.00 am

Venue: Aldern House, Baslow Road, Bakewell

Chair: P Brady

Present: V Priestley, M Beer, M Chaplin, I Huddleston, K Potter, K Richardson,
K Smith and J Wharmby

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

Apologies for absence: R Bennett, M Buckler, B Hanley, L Hartshorne and C Greaves.

38/26 MINUTES OF PREVIOUS MEETING HELD ON 13 MARCH 2026

P Brady, although in attendance at the meeting, was unable to Chair the meeting due to health reasons. Therefore, the Vice-Chair of Planning (V Priestley), took the Chair for the duration of the meeting.

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

39/26 URGENT BUSINESS

There was no urgent business.

40/26 PUBLIC PARTICIPATION

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

41/26 MEMBERS DECLARATIONS OF INTERESTS

The following declarations of interest were made:

Item 9 – Sickleholme Garage, Bamford

V Priestley declared a personal interest in this item and therefore would be absent for the discussion and vote. P Brady would Chair this item.

Item 10 – Local Needs Housing, Birchover

K Potter declared that Birchover is one of the parishes which falls within her remit and therefore would be absent for the discussion and vote.

Items 11 & 12 – Churchdale Cottage, Ashford in the Water

All members have received an email from the applicant regarding the solar panels

42/26 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

The Planning Officer presented the report and outlined the reasons for refusal as detailed in the report. Further correspondence has been received from the applicant regarding the housing need and the Planning Officer updated Members on this.

The following spoke under the public participation at meetings scheme:

- David Jenner – Applicant

Some Members had visited the site the previous day.

The following points were discussed:

- The availability of suitable housing for older people and the process of downsizing
- Whether future occupancy could be limited via a condition
- The concerns of aging and the suitability of properties
- Whether it is appropriate to convert a modern building into a dwelling when it was originally approved for agricultural purpose
- There was a discussion about the Home Options report and whether it was possible to extract the priorities and needs from this report.

A motion to refuse the application was moved, seconded, put to the vote but not carried.

Members were minded to approve the application therefore a motion to approve the application was moved, seconded, put to the vote and carried.

The final determination of the application was deferred under standing orders until the next meeting so that the relevant Officers can prepare a report to consider policy implications of the decision.

RESOLVED:

DEFER final determination of the application to allow the relevant Officer to prepare a report on the policy implications of the decision to approve and the application to be brought back to a future planning committee.

43/26 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

The Planning Officer presented the report and outlined the reasons for refusal as detailed in the report. It was noted that this is a part retrospective application. Since the report was published some amended plans have been received from the applicant and the levelled area around the barn and retaining walls have been omitted from the proposals. These were explained within the presentation. The amended plans are still being consulted on (consultation period ends on 17 April 2026) and if any adverse representations are received contrary to the resolution they will be discussed with the Chair and Vice Chair of the Planning Committee before any final decision.

The following spoke under the public participation at meetings scheme:

- Ken Wainman – Agent

The following points were discussed:

- Historical access to the site and the requirement for the new access track
- The dilapidated sough
- The pond

A motion to approve the application, subject to the omission of the land levelling works around the existing barn and retaining walls, amended plans and with the conditions set out below, was proposed and seconded, put to the vote and carried. The final decision to be taken by Planning Officer.

RESOLVED:

To APPROVE the applications with the following conditions:

1. **Accordance with amended plans;**
2. **No planning permission granted for any works in purple dashed line;**
3. **Re-surfacing works to be completed in set timescale;**
4. **Detail for drainage connection off site;**
5. **Implementation of landscaping scheme;**
6. **Submission of arboricultural method statement;**
7. **Measures to exclude livestock from attenuation pond;**
8. **Details of manholes;**
9. **Trough to be constructed of local gritstone**

11:05am the meeting was adjourned and recommenced at 11:15am

44/26

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

The Planning Officer presented the report and outlined the reasons for refusal as detailed in the report. The application proposes to vary existing planning permission to enable the use of the out-building for short-term holiday accommodation. The existing conditions were clarified and it was noted that the applicant is currently in breach of one of the conditions.

The following spoke under the public participation at meetings scheme:

- Kate Pearson – Applicant

Members discussed the following points:

- Whether this variation in the existing planning permission would have been acceptable on the original application.
- It was noted that there was a condition to limit the use of outbuilding so that it was an ancillary unit to the house and a not a separate unit of occupation.
- The unit is classified as a garage however there was no vehicular access to it. Members felt this was already being used as a commercial letting property.

A motion to approve the application, with amended and additional conditions, was moved and seconded, put to the vote but not carried.

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

RESOLVED:

That the application be REFUSED for the following reason:

- 1. The development would introduce holiday accommodation into a modern outbuilding that is not a traditional building of historic or vernacular merit. The development is therefore unacceptable in principle and would be contrary to Core Strategy Policy RT2.**

45/26 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

V Priestley declared a personal interest in this item and left the room whilst the discussion and vote took place. P Brady took the Chair for the duration of this item.

11:39am V Priestley left the meeting

The Planning Officer presented the report and outlined the reasons for approval as detailed in the report. The key concerns relating to noise and additional traffic/parking issues arising from use of the bakery were explained to Members. The noise level is expected to be low level but there may be some noise from the ventilation of the bakery room. An amended noise report and the fitting of a silencer have allayed these concerns from the Environmental Officer. A detailed parking plan has been submitted and was explained by the Planning Officer.

The following spoke under the public participation in meetings scheme:

- Matthew Jones – Agent

Some Members had visited the site the previous day.

Members discussed the following:

- The hours of operation and how this would be accommodated in the detailed conditions

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

RESOLVED:

To APPROVE the application subject to the following conditions:

1. Commence development within 3 years
2. Carry out in accordance with specified amended plans and reports
3. Define use of premises to a bakery within Class E (a)
4. Hours of operation to be 6am to 6pm Monday-Friday and 7am to 6pm weekends and bank holidays.
5. Noise from external extract vent and plant not to exceed levels set out in the amended Environmental Noise Report and all plant to be installed and serviced in full accordance with manufacturers recommendations.
6. Highway Authority requirements:
 - i) Submit for written agreement a signage/lane marking plan to control no egress from access point 3 (Closest to traffic light junction)
 - ii) Submit for written agreement a Traffic and Pedestrian Management Drawing illustrating allocated car parking spaces and delivery details for existing and proposed development by signage and walkways.
7. Submit for written agreement a scheme setting out the measures for incorporating flood resilience materials and measures into the conversion works in accordance with Construction Industry Research and Information Association (CIRIA) Code of Practice for Property Flood Resilience.
8. Footnote re protected species – bats and the law.

11:55am V Priestley returned to the meeting and retook the Chair.

46/26 FULL APPLICATION - 4 LOCAL NEEDS DWELLINGS AT SOUTH EAST OF WYNNGATE, THE MIERS, BIRCHOVER (NP/DDD/0525/0460) JS

12:07pm K Potter left the meeting

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:

- Paul Tozer Objector
- Macy Edwards Objector – statement read out by Senior Adviser
- Martin Pickford Objector
- Linda Neale Objector – Birchover Parish Council
- Laura Mellstrom Supporter – DDDC Member for Youlgrave Ward
- James Prince Supporter

Some Members had visited the site the previous day.

Members discussed the following:

- The possibility of improving the design of the frontage of the development to make it a more green street scene as the current design was more urban in concept and was there scope to soften the frontage so it was more in keeping with the character of the road.
- The local needs requirements for these properties and if there was sufficient demand
- The obligation to address the needs of communities over and above the personal impact needs. By supporting this application would be supporting the less benefitted members of the local community.

A motion to approve the application in principal, subject to delegated powers to planning officers to resolve the concerns about the frontage, and subject to prior entry into a legal agreement and the conditions outline below, 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 affordable housing 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 surface water drainage scheme**
4. **Submission, approval and implementation of Construction Management Plan (to include details of noise/dust management and hours of operation)**
5. **Submission, approval and implementation of finished ground and floor levels**
6. **Submission, approval and implementation of scheme of enhancement measures for bats, birds and hedgehogs**
7. **Submission, approval and implementation of scheme of measures to mitigate the effects of and adapt to climate change**
8. **Submission, approval and implementation of detailed hard and soft landscaping scheme**
9. **Submission, approval and implementation of secure bicycle parking and bin storage areas including detail of bin collection point**
10. **Implementation of biodiversity gain plan**
11. **Submission, approval and implementation of tree protection measures**
12. **Implementation of mitigation measures detailed in Section 4.3 of the Ecological Report**
13. **Implementation of access, parking and turning facilities prior to occupation**
14. **Front boundary wall shall be rebuilt as shown on submitted plan prior to occupation and visibility splays retained in perpetuity**
15. **Approve samples of external materials**
16. **Approve sample panels of gritstone walling**
17. **Approve details of windows and doors**
18. **Approve details of any external meter boxes**
19. **Approve details of solar panels**
20. **Rainwater goods and verge details**

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

12:47pm The meeting was adjourned and recommenced at 13:30pm

47/26 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

This item and Listed Building Consent application for the same property (item 12 on the agenda) were discussed at the same time however the decisions were taken separately.

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

There was an update and the Planning Officer explained that it has been established that the installation of the solar panels on the garage roof does not require Listed Building Consent. Listed Building Consent is only required for the air source heat pumps and the secondary double glazing to the cottage. These two elements are not considered to be harmful and provide public benefits by enhancing the sustainability of Churchdale Cottage. The recommendation for the application for Listed Building Consent was therefore amended to approval subject to conditions.

All Members had received a letter from the applicants. The secondary glazing only relates to the Cottage and not the garage as stated in the planning report. Officers do not accept that policy CC2 should be removed from the recommended refusal reason as it is the case that the scheme does partly comply with CC2 in that the use of the solar panels will represent a form of local carbon and energy renewal however this must be achieved without harming cultural heritage assets.

The following spoke under the public participation in meetings scheme:

- John Mordue – Supporter
- Simon Daniell – Applicant

Some Members had visited the site the previous day.

The following points were discussed:

- The reflectivity of the roof mounted solar panels on the garage roof
- Whether there would be over-shadowing of the solar panels from Churchdale Cottage and the impact on the electricity which could be generated
- The impact of the solar panels and whether it enhances or harms the character of the area and the public benefit.
- How to minimise the carbon footprint and minimize the impact of the array of solar panels.
- The public benefits of the proposal for the solar panels on the garage roof are not considered to outweigh the significant harm to the setting and significance of the building.
- Members were sympathetic with the concept of solar generation but were not comfortable with the current garage solar panel proposal.

A motion to DEFER the planning application to allow for further negotiations to take place between the officers and applicant, in order to negotiate a solution which will minimise the visual impact of the solar panels, was proposed and seconded, put to the vote and carried.

RESOLVED:

To DEFER the application to allow for further negotiations regarding the placement of solar panels.

48/26 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

This item and planning application for the same property (item 10 on the agenda) were discussed at the same time, however the decisions were taken separately. Please see minute number 47/26 for full discussion.

The Planning Officer presented the report and outlined the reasons for refusal as detailed in the report. There was an update regarding the application and the Planning Officer explained that it has been established that the installation of the solar panels on the garage roof does not require Listed Building Consent.

The air source heat pumps and the secondary double glazing to the cottage are not harmful and provide public benefits by enhancing the sustainability of Churchdale Cottage, therefore the application is recommended for approval subject to conditions.

A motion to approve the application for Listed Building Consent for the air source heat pumps and secondary double glazing to Churchdale Cottage was moved and seconded, put to the vote and carried.

RESOLVED:

The LBC application is APPROVED subject to the following conditions:

- 1. The works hereby permitted shall be begun within 3 years from the date of this consent.**
- 2. The works hereby approved shall not be carried out otherwise than in complete accordance with the submitted plans.**
- 3. No development relating to the installation of the air source heat pumps shall commence until full details of their siting, method of mounting, and connection to the existing heating system have been submitted to and approved in writing by the Peak District National Park Authority. The development shall thereafter be carried out in accordance with the approved details and retained as such thereafter.**

49/26 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

This item and the Listed Building Consent application for the same property, (Item 14 on the agenda) were discussed at the same time however the decisions were taken separately.

The Planning Officer presented the report and outlined the reasons for refusal as detailed in the report. There was an update to the report in that the trustees of Hartington Village Hall have stated that their comments in paragraph 26 of the report should not be considered as an objection but was just a concern about the vehicle access across the land – this element of the application has now been removed and there is no proposed parking space to the rear of the property and the trustees of the hall are satisfied with this change.

The following spoke under the public participation at meetings scheme:

- Lizzie Duffield - Agent

There were no comments or questions from Members.

A motion to approve the application, subject to the following conditions, was moved and seconded, put to the vote and carried.

RESOLVED:

The application be APPROVED subject to the following conditions:

- 1. Statutory time limit**
- 2. Accordance with approved plans**
- 3. Permission relates solely to the use of the property for short-let holiday residential use. The holiday accommodation hereby permitted shall not be occupied as permanent dwellings and shall not be occupied by any one person for a period exceeding 28 days in any calendar year. 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.**
- 4. Method statement for demolition of 3 No.outbuildings**
- 5. Details of soft and hard landscaping treatment to footprint of demolished outbuildings.**

50/26 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

This item and the planning application for the same property, (Item 13 on the agenda) were discussed at the same time however the decisions were taken separately. Please see minute number 49/26 for details of the application and discussion.

A motion to approve the application, subject to the following conditions, was moved and seconded, put to the vote and carried.

RESOLVED:

The application is APPROVED subject to the following conditions:

- 1. Statutory time limit**
- 2. Accordance with approved plans**
- 3. Submission of details of colour / finish of timber to be used in staircase partition**

4. **Submission of details of precise fixing method for fixing base timber into stair stringer**
5. **Submission of section drawing showing how the external air vent grill would be installed and affixed within the stonework**
6. **Submission of precise details including means of attachment for proposed internal and external lighting to be affixed to the listed building.**

51/26 PLANNING APPEALS MONTHLY REPORT (A.1536/BT)

The Committee considered the monthly report on planning appeals lodged, withdrawn and decided. In the last month there have been no appeals withdrawn and no appeals have been decided.

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

RESOLVED:

To note the report.

52/26 ANNUAL ENFORCEMENT REPORT

The Committee considered the Annual Enforcement Report which provides a summary of the work carried out over the last year (April 2025-March 2026) as well as information about the breaches of planning control that have been resolved in the latest quarter (January-March 2026) and a report on planning appeals lodged, withdrawn and decided.

Members congratulated officers in achieving the levels of resolution.

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

RESOLVED:

To note the report.

The meeting ended at 2.15 pm