



MINUTES

Meeting: **Planning Committee**

Date: Friday 7 August 2026 at 10.00 am

Venue: Aldern House, Baslow Road, Bakewell

Chair: M Chaplin

Present: P Brady, M Beer, R Bennett, J Garvey, B Hanley, L Hartshorne,
I Huddleston, V Priestley, K Potter and M Smith

Apologies for absence: T Arnold and A Nash.

82/26 MINUTES OF PREVIOUS MEETING HELD ON 17 JULY 2026

Minute number 75/26 was amended to read 'The barn has been identified as a non-designated heritage asset.'

Minute number 76/26 was amended to read 'B Hanley abstained from voting as he was from Hathersage Parish Council.'

The minutes of the last meeting of the Planning Committee held on Friday 17 July 2026, with the above amendments, were approved as a correct record.

83/26 URGENT BUSINESS

There was no urgent business.

84/26 PUBLIC PARTICIPATION

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

85/26 MEMBERS DECLARATIONS OF INTERESTS

The following declarations of interest were made:

K Potter and P Brady were acquainted with speakers on Item 6.

P Brady had received a letter from the applicant after the refusal at a previous Planning Committee Meeting for the site under discussion at Items 7 & 8.

P Brady and M Beer were acquainted with the Parish Council representatives for Item 10.

K Potter left the meeting at 10:05am

86/26 FULL APPLICATION - CHANGE OF USE OF FORMER CARE FACILITY TO FORM 7 DWELLINGS INCLUDING DEMOLITION OF THE CENTRAL COMMUNAL BLOCK, EXTERNAL ALTERATIONS, LANDSCAPING AND OTHER WORKS AT GERNON MANOR HOUSE, DAGNALL GARDENS, BAKEWELL (NP/DDD/1225/1316) ALN

The South Area Senior Planner presented the report and outlined the reasons for approval as detailed in the report. The scheme was capable of delivering two affordable local need dwellings. The main objections from the public were to retain the yew hedge on the south boundary of the site, and concern had been expressed about the retention of two pedestrian accesses from the proposal site onto the adjacent residential area on The Avenue. After further discussion with Planning Officers the yew hedge would be retained but reduced in height over a period of three years. The gated access points, although not previously used when the site had been a nursing home, could have been opened up and used at any time. The current proposed site layout meant the access points no longer provided a through route.

The following spoke under the public participation at meetings scheme:

- Judith Twigg
- Hugh Wright
- David Peck

Some Members had visited the site the previous day. For Health and Safety reasons part of the site had not been accessible.

The following points raised by speakers were addressed by the Senior Planning Officer:

- Repairs and maintenance of The Avenue were a private civil matter, not a planning consideration.
- Additional pedestrian access from The Avenue would not cause harm to amenity in the view of Planning Officers.
- 40% to 60% of Affordable Housing provision on a residential scheme did not apply to National Parks.
- The ability for people to move in and out of sites in a town environment is reasonable
- On condition 13 if Members were of the view that a native hedge would be appropriate, the preference would be for it to be backed by a post and wire fence rather than a post and rail fence.
- The Tree Conservation officer advised that the root protection area wouldn't be compromised in a way that harms the western Red Cedar tree. The assessment was based on existing development and services. A condition would be added to agree any new drainage in order to ensure that the root protection zone of the tree was not compromised.
- There was no inherent harm to amenity where proposed dwellings looked out onto car parking areas.

The following points were discussed by Members:

- Support for native hedge boundary with post and wire fence as an alternative to the dry stone wall was expressed.
- Solar panels had been considered. Most roof slopes faced east and west. The air source heat pump was considered an appropriate form of renewable energy. Modern solar panel systems would be effective on east/west direction roofing and could provide power to the air source heat pump.

- Some of the properties would include skylights which would improve the lighting levels to them.
- Pedestrian access from 2 units onto The Avenue would create low level impact with minimal effect on the highway. The access points were in place from the previous use of the site. Residents of the new units might use The Avenue for vehicular use but could have been the case when the site was used as a nursing home
- Screening was required. The new hedge would enhance The Avenue and communal areas should be maintained.
- The proposed scheme was the best use of the site.
- Timings should be a consideration in terms of reducing the hedge tree height and the removal of trees. This should be covered in the Arboricultural Impact Assessment and the Ecological report that had been submitted.

RESOLVED with amended and additional conditions:

Conditions 5 and 8 would include more detailed wording on the final decision.

Condition 9 would be amended to refer to trees and hedges, rather than just trees.

Condition 13 to be amended to drystone wall or a boundary hedge with wire and post fencing

Condition 15 would be amended to accept the cream colour to be used on the air source heat pump.

18. An additional Condition for submitted soft landscaping plan to be implemented.

19. An additional Condition to ensure the root protection system of trees was not compromised through submission of drainage details

20. An additional Condition to request the submission and agreement of a sustainability scheme, including fitting of solar panels

RECOMMENDATION:

That the application be APPROVED subject to a section 106 agreement to restrict occupancy of Houses 5 and 6 to local needs and the following conditions:

1. 3-year implementation period.
2. Adopt amended plans.
3. Remove permitted development rights for alterations, extensions, outbuildings, gates, fences and walls, solar pv panels.
4. The development hereby approved shall not be occupied until the access, parking and turning facilities have been provided as shown on drawings.
5. Construction management plan to be submitted and approved.
6. Prior to commencement of any further demolition works or site works, or the arrival of any materials or machinery, tree protection fencing and ground protection to be installed and retained in accordance with Tree Protection Plan.
7. Prior to the commencement of any further demolition or site works - or the arrival of any materials or machinery on site - a pre-commencement meeting shall be held on site and attended by the developer's appointed arboricultural consultant and the site manager and foreman with overall responsibility for the progression of works. At this meeting the arboricultural consultant shall confirm that all tree protection measures have been installed in accordance with the approved Tree Protection Plan

and that all of the approved arboricultural measures relating to works within trees' RPAs are fully understood. The development shall thereafter be carried out in accordance with all the stated requirements of the Arboricultural Report.

8. Yew trees T020 to T028 are to be reduced to a more compact size in a staged process carried out over no less than 3 years.
9. No tree which is retained or planted under conditions of the permission shall be cut down, uprooted, destroyed, pruned, cut or damaged in any manner during the development phase and thereafter within 10 years from the date of occupation of the building for its permitted use, other than in accordance with the approved plans and particulars or as may be permitted by prior approval in writing from the National Park Authority. Any such tree which is cut down, uprooted, destroyed, pruned, cut or damaged 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 except where an alternative is approved in writing by the National Park Authority.
10. All mitigation, compensation and enhancement measures detailed in Section 6. of the Preliminary Ecological Appraisal Report (September 2025) by JM Ecology to be conditioned and adhered to.
11. All features to be provided in accordance with DSA drawing 1375 204 'Landscape Softworks: Ecological Enhancements Plan' prior to the buildings being brought into the approved use.
12. External lighting scheme to be submitted and approved.
13. Hard landscaping scheme to be submitted and approved. Boundary treatment to garden to east of House 5 (at the entrance to the site) to be a 1.2m traditional drystone (natural limestone) wall with half round natural gritstone coping stones, rather than a close boarded fence.
14. Recommendations in para 4.1 of the submitted Sustainable Drainage Options Appraisal and Strategy to be fully implemented before any of the dwellings are first occupied and the maintenance schedule at para 4.2 to be enacted throughout the life of the development.
15. Air source heat pumps to be installed and fully operational before each relevant property is first occupied. External unit to be painted out to match the colour of the adjacent stonework.
16. Timber on porch canopies and close boarded boundary fencing to be painted or stained a muted, recessive colour at the time of erection.
17. Details of final finish of all external timberwork to be submitted and approved. The finish shall be cream or a muted, recessive colour, not brown stain.

11:02 K Potter returned to the meeting.

87/26 FULL APPLICATION - ERECTION OF A SINGLE STOREY SIDE AND REAR EXTENSION AT THE OLD HALL, CREAMERY LANE, PARWICH (NP/DDD/0626/0578) LB

The South Area Principal Planner presented the report, with the Listed Building report considered before the Planning report, and outlined the reasons for refusal as detailed in the report. The current proposal follows on from recently refused applications for an extension to the rear of the property. This was a more lightweight structure but still had a significant impact on the rear of the Listed Building.

The following spoke under the public participation at meetings scheme.

- Jon Imber

The following points were discussed by Members:

- Potential impact on a Right of Way adjacent to the site, which was confirmed a significant distance away from the site rather than along the boundary.
- Glazed additions could be acceptable on a Listed Building in principle and in some instances were historic. The position and design on this proposal would impact the Listed Building, covering a section of the property to the height of two storeys and wrapping around different phases of its development.
- The proposed glazing would cover some of the windows on the existing building. Some were a result of the 1925 alterations and were of architectural interest. One of the windows to be removed under the proposals was original to the building.

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

RESOLVED:

RECOMMENDATION:

That the application be REFUSED for the following reasons:

1. **By virtue of the poor incongruous design, inappropriate scale and massing, and harm to and loss of historic fabric the development would fail to conserve the significance of the listed building and its setting and the arising harm would not be outweighed by public benefits, contrary to Core Strategy policies GSP1, GSP3 and L3, Development Management policies DMC3, DMC5, DMC7, DMC8, DMH7 and the NPPF.**

88/26 LISTED BUILDING CONSENT - ERECTION OF A SINGLE STOREY SIDE AND REAR EXTENSION AT THE OLD HALL, CREAMERY LANE, PARWICH (NP/DDD/0626/0579) LB

Item 8 was presented and discussed at the same time as Item 7, but the votes were taken separately, with the Listed Building application voted on first. Please see full minute details 87/26 above.

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

RESOLVED:

RECOMMENDATION:

By virtue of the poor incongruous design, inappropriate scale and massing, and harm to and loss of historic fabric the development would fail to conserve the significance of the listed building and its setting and the arising harm would not be outweighed by public benefits, contrary to Core Strategy policy L3, Development Management policies DMC5 and DMC7 and the NPPF.

11:20 the meeting was adjourned for 10 minutes

11:20 K Potter and L Hartshorne left the meeting

89/26 HOUSEHOLDER APPLICATION - PROPOSED GARAGE AND STORE BUILDING FOR PURPOSES INCIDENTAL TO A DWELLING AT THE BARN, SOUTH CHURCH STREET, BAKEWELL (NP/DDD/0326/0254) MN

The South Area Principal Planner presented the report and outlined the reasons for approval as detailed in the report. There was a correction to Para. 44 where the height was referred to twice where it was actually relating to width.

The following spoke under the public participation at meetings scheme.

- Mrs Colebrook
- Nick Marriott

Some Members had visited the site the previous day.

The following points were discussed:

- Whether the proposal was deemed as overbearing was assessed, considering the impact on neighbours with regards to scale, distance, mass and form of development.
- The use of the dwelling was residential. Lawful use of a dwelling includes holiday occupancy.
- The requirement to demonstrate a need for an extension was not required with an open market residential use.
- A previous proposal had been refused at Planning Committee. The refusal went to Appeal which was dismissed due to impact on neighbouring properties. Some Members expressed the view that the current proposal did not fully address those potential impacts, but the concerns weren't sufficient to justify refusal. The current proposal would be judged on its own merit.
- The design of the garage doors had horizontal slatted panels. The preference would be for vertical panelling.

A motion to approve the application, subject to the garage detail being conditioned, was proposed and seconded, put to the vote and carried.

RESOLVED:

RECOMMENDATION:

That the application be APPROVED subject to the following conditions:

- 1. Standard 3-year time limit.**
- 2. Compliance with amended plans and details.**
- 3. Design details & materials.**

4. Garage to remain for garaging of private domestic vehicles only.

5. Workshop/store to remain ancillary to use of the dwelling.

**90/26 FULL APPLICATION - USE OF GARAGE FOR INCIDENTAL RESIDENTIAL USE
AND PARKING OF VEHICLES AT 26 SWIFT CLOSE, BRADWELL
(NP/DDD/0226/0202) KF**

The North Area Principal Planner presented the report and outlined the reasons for approval as detailed in the report. Parking standards in the Peak District National Park Development Management Plan policies stated that a parking space should be 5m long and 2.5m wide. A 3-bedroomed house should have provision for a minimum of 2 parking spaces with a maximum of 3 parking spaces. The property currently had space for 1 car in the garage and 2 on the driveway, although 300mm short of the parking standard and would be located on a modern housing development constructed to modern highway standards. Bradwell Neighbourhood Plan, made in 2015, had Policy T2 that stated the removal of any car parking facilities both public and private would be strongly opposed. This application would result in the loss of a car parking space. The Peak District Development Management Plan, adopted in 2019, had policy DMT8B to protect off street parking where there was evidence it would result in traffic circulation issues. When there was a conflict between different parts of the Development Plan this must be resolved in favour of the latest document that had been adopted as part of the Development Plan, which in this case is the 2019 policy DMT8.

The following spoke under the public participation at meetings scheme.

- Paul Downing

The following points were discussed:

- The garages at Bradwell Springs could be used for alternative purposes with consent from the Peak District National Park Authority.
- There was no distinction between a house being used as a dwelling or as a holiday let. If the deeds included restrictions on the use of properties as holiday lets, that was not a planning matter, as the property would remain in use as a dwelling albeit on a short-term occupancy basis.
- The garage had already been partitioned. That did not constitute development but was contrary to the relevant planning condition.
- Under the Development Plan parking standard policies were binary and the space on the drive way did not constitute 2 parking spaces as it would be under 10m in length.
- The garage space left after the partition work did not meet parking standards of 5m x 2.5m.
- The remaining parking area could be used for motorbikes, trailers and smaller vehicles.
- Two vehicles parking on the driveway could result in a car encroaching onto the footpath.
- The Neighbourhood Plan was clear on preserving parking spaces on the property as oppose to on the road side. Approving the application would not help achieve this.
- The parking and traffic circulation issues in Bradwell are material planning considerations which were considered in the planning assessment.
- The Neighbourhood Plan forms part of the Development Plan for the National Park.

- The recommendation for approval was based on the location being a redeveloped site with modern parking standards. The Neighbourhood Plan policies had been a material consideration.
- The final decision taken should consider the impact of this proposal on this area of Bradwell. Any subsequent appeal on a refusal would be hard to defend by Officers unless harm could be evidenced.
- Two larger vehicles parked on the driveway would result in an overhang onto the pavement to the detriment of pedestrian, wheelchair and pram users.
- Section 36 (5) of the Planning and Compulsory Purchase Act 2004 stated that precedence must be given to the newer Development Management Plan as opposed to the Neighbourhood Plan

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

RESOLVED:

RECOMMENDATION:

That the application be REFUSED for the following reasons:

The proposed development would reduce the number of car parking spaces serving the property to below the specified minimum outlined in Appendix 9 of the Development Management Policies Plan and would impede pedestrian and vehicular access on Swift Close to the detriment of local traffic circulation. The proposal development is therefore in conflict with Neighbourhood Plan policy T2 and Development Management Policy DMT8.

91/26 PLANNING APPEALS MONTHLY REPORT (A.1536/BT)

The Committee considered the monthly report on planning appeals lodged, withdrawn and decided.

The Members congratulated Officers on their work on the appeal responses resulting in dismissals in each case over the last month.

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

RESOLVED:

To note the report.

The meeting ended at 12.42 pm