



**North East  
Derbyshire**  
District Council

Contact: Alan Maher

Tel: 01246 217391

Email: [alan.maher@ne-derbyshire.gov.uk](mailto:alan.maher@ne-derbyshire.gov.uk)

Date: Monday, 12 February 2024

To: **Members of the Planning Committee**

Please attend a meeting of the Planning Committee to be held on **Tuesday, 20 February 2024 at 1.00 pm in the Council Chamber**, District Council Offices, 2013 Mill Lane, Wingerworth, Chesterfield S42 6NG.

The meeting will also be live streamed from the Council's website on its You Tube Channel. Click on the following link if you want to view the meeting:

[North East Derbyshire District Council - YouTube](#)

Yours sincerely

A handwritten signature in black ink that reads "Sarah Steenberg".

Assistant Director of Governance and Monitoring Officer

**Members of the Committee**

Councillor David Cheetham  
Councillor Andrew Cooper  
Councillor Peter Elliot  
Councillor Mark Foster  
Councillor Christine Gare  
Councillor David Hancock

Councillor Lee Hartshorne (Chair)  
Councillor Tony Lacey  
Councillor Heather Liggett  
Councillor Fran Petersen  
Councillor Kathy Rouse

**Please notify the Governance Manager, Alan Maher by 4.00 pm on Friday 16 February 2024 of any substitutions made for the meeting.**

**For further information about this meeting please contact: Alan Maher 01246 217391**

# **AGENDA**

## **1 Apologies for Absence and Substitutions**

To receive any apologies for absence and notices of substitutions from Members.

## **2 Declarations of Interest**

Members are requested to declare the existence and nature of any disclosable pecuniary interests and/or other interests, not already on their register of interests, in any item on the agenda and withdraw from the meeting at the appropriate time.

## **3 Minutes of the Last Meeting (Pages 5 - 8)**

To approve as a correct record and the Chair to sign the Minutes of Planning Committee held on 16 January 2024.

## **4 NED/23/00609/FL - MILLTOWN (Pages 9 - 35)**

Proposed reconstruction of two storey dwelling house (private drainage system) (amended plans) at site of Former Hay Lane Cottage, Hay Lane, Milltown.

(Planning Manager – Development Management)

## **5 NED/23/00565/FL - WESSINGTON (Pages 36 - 67)**

Residential development for 9 dwellings (Amended Plans) (Departure from the Development Plan) on land opposite Wistanes Green, Matlock Road, Wessington.

(Planning Manager – Development Management)

## **6 NED/23/01013/FL - CLAY CROSS (Pages 68 - 78)**

Retrospective application for the retention of extended patio and erection of front porch (previously refused application 23/00657/FL) (Affecting a public right of way) at Tanglewood, Newmarket Lane, Clay Cross.

(Planning Manager – Development Management)

## **7 NED/23/00592/FL - HOLYMOORSIDE (Pages 79 - 94)**

Demolition of existing dwelling and erection of one replacement two storey dwelling at Woodlands, Harewood Road, Holymoorside.

(Planning Manager – Development Management)

**8**     **NED/24/00078/DISCON - CLAY CROSS** (Pages 95 - 103)

Application to discharge Condition 45 (works in highway) pursuant to planning application 23/00601/FL at Masterplan site covering land, roads and buildings to the north and west of Broadleys, Clay Cross.

(Planning Manager – Development Management)

**9**     **Tree Preservation Order (TPO) 295 /2023 - DRONFIELD** (Pages 104 - 115)

Proposed confirmation of Tree Preservation Order 295/ 2023 on trees situated to the west of Netherdene Road, Dronfield.

(Planning Policy and Environment Manager)

**10**    **Late Representations - Summary Update Report - NOW PUBLISHED** (Pages 116 - 131)

(Planning Manager – Development Management)

**11**    **Planning Appeals - Lodged and Determined** (Pages 132 - 135)

(Planning Manager – Development Management)

**12**    **Matters of Urgency**

To consider any other matter which the Chair is of the opinion should be considered as a matter of urgency.

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