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**North East
Derbyshire**
District Council

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Date: Monday, 10 February 2025

To: **Members of the Planning Committee**

Please attend a meeting of the Planning Committee to be held on **Tuesday, 18 February 2025 at 2.00 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



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 Lee Hartshorne (Chair)

Councillor William Jones
Councillor Tony Lacey
Councillor Heather Liggett
Councillor Fran Petersen
Councillor Kathy Rouse

Please notify the Governance Manager, Amy Bryan by 4.00 pm on Friday 14 February 2025 of any substitutions made for the meeting.

For further information about this meeting please contact: Amy Bryan 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 Declaration of Predetermination

Any Member who cannot determine an Application solely on the information presented to Committee at the meeting today is asked declare that they are 'Predetermined' on that item on the agenda and to withdraw from the meeting at the appropriate time.

4 Minutes of Last Meeting (Pages 4 - 7)

To approve as a correct record and the Chair to sign the Minutes of Planning Committee held on 14 January 2025.

5 NED/22/00387/OL (Pages 8 - 20)

Hotel, public house, wedding venue and early years nursery at Land North East of Allotments, Williamthorpe Road, North Wingfield.

(Planning Manager – Development Management)

6 NED/24/00933/FLH (Pages 21 - 31)

Garden landscaping scheme including two outbuildings on land at 7 Hornbeam Way, Stretton, Alfreton, DE55 6PAA.

(Planning Manager – Development Management)

7 Late Representations - Summary Update Report - TO FOLLOW

(Planning Manager – Development Management)

8 Planning Appeals - Lodged and Determined (Pages 32 - 35)

(Planning Manager – Development Management)

9 Matters of Urgency

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



**North East
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PLANNING COMMITTEE

MINUTES OF MEETING HELD ON TUESDAY, 14 JANUARY 2025

Present:

Councillor Lee Hartshorne (Chair) (in the Chair)

Councillor Tony Lacey (Vice-Chair)

Councillor Andrew Cooper

Councillor Christine Gare

Councillor William Jones

Councillor Kathy Rouse

Councillor Mark Foster

Councillor David Hancock

Councillor Fran Petersen

Also Present:

D Thompson

A Kirkham

K Huckle

A Jafri

D Cunningham

A Bryan

T Fuller

M E Derbyshire

Assistant Director of Planning

Planning Manager - Development Management

Planning Officer

Planning Solicitor

Principal Arboricultural Officer

Governance Manager

Governance Officer

Members ICT & Training Officer

PLA/43 Apologies for Absence and Substitutions

/24-25

Apologies for absence were received by Councillors D Cheetham and P Elliot.

PLA/44 Declarations of Interest

/24-25

None.

PLA/45 Declaration of Predetermination

/24-25

Councillor T Lacey declared a predetermination in item 5 on the agenda, NED/24/00303/FLH – Killamarsh, as his spouse was the Local Ward Member and would be speaking in objection to the application. He indicated that he would leave the room at the appropriate time and would not participate in the Committee's consideration or determination of the application.

PLA/46 Minutes of Last Meeting

/24-25

RESOLVED – That the minutes of the meeting held on 3 December 2024 were approved as a true record.

Having previously declared a predetermination in the next item, Councillor T Lacey left the meeting room.

The Committee considered an application that had been submitted for amendments to raising of ridge height and reduction in size of rear extension and atrium approved under planning application 19/00591/FLH, at 41 Rose Way, Killamarsh. The application had been referred to Committee by Local Ward Member, Councillor C Lacey, who had raised some concerns about it. An update report had been circulated which set out a late representation regarding the application.

The recommendation by officers was to approve the application. The report to Committee explained the reasons for this.

Officers accepted that the proposal resulted in an increase in the ridge heights of both the dwelling and garage over those in the previously approved schemes. However, the report contended that the impact of these changes was acceptable in respect of the overall design and impact on the surrounding street scene. Furthermore, officers suggested that the revised dimensions of the buildings, would not result in an unacceptable impact on the privacy and amenity of any neighbouring occupiers.

Officers had concluded that the proposal was in accordance with local and national planning policy. They recommended, therefore, that the application be approved subject to conditions.

Before the Committee considered the application it heard from Local Ward Member, Councillor C Lacey, and Ms L Morton who spoke against the application.

Committee considered the application. It took into account the relevant Local and National Planning Policies. These included Local Plan Policies LC5, concerning residential extensions, and SDC12, concerning high quality design and placemaking. Committee also considered guidance set out in "Successful Places".

Committee discussed the application. Members considered the schemes effect on the privacy and amenity of neighbouring properties. Some Members felt that the size and scale of the proposal represented a significant loss. Committee were reminded that the application being considered represented a smaller footprint that previously approved plans. In this context, some Members suggested that approving the proposal represented the best option available for protecting the amenity of neighbouring properties. Committee further considered the impact on the privacy of the nearby residents overlooked by the property. Members felt that the privacy of neighbours could be suitably protected through a condition stipulating that obscure glazing and non-opening windows were used in the roof of the property, as well as no window being fitted in the gable end of the garage.

At the conclusion of the discussion Councillor D Hancock and Councillor W Jones moved and seconded a Motion to approve the application, subject to a condition prohibiting a window in the gable end of the garage and requiring windows in the roof of the property be non-opening and obscurely glazed. The Motion was put to a vote and approved.

RESOLVED –

That the application be approved, in line with officer recommendations.

That the final wording of the conditions and legal agreement be delegated to the Planning Manager (Development Management).

No	Condition	Reason
1.	The development hereby approved shall be carried out in accordance with the details shown on drawing number XXXX	For clarity and avoidance of doubt
2.	Notwithstanding the provisions of Article 3(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any Order revoking and re-enacting that Order), no additional window openings other than those shown on the approved plans, shall be installed within the northern or southern roof planes of the dwelling, as extended, or the eastern or western roof slope of the garage.	In the interests of the amenity of neighbours to the property.
3.	That windows fitted in the roof will be non-opening and have obscure glazing, and that no window will be fitted in the gable end of the garage.	

Councillor T Lacey returned to the meeting.

PLA/48 /24-25 TPO 302/2024 - Shirland

The Committee considered an application for a Tree Preservation Order (TPO) in respect of the trees on land south of Hallfieldgate Lane, Shirland.

Committee were informed that the Council was required to take into account all duly made objections and representations which had not been withdrawn, before confirming the Provisional Order. The report explained that one duly made objection had been received.

Members considered the report and the assessment of the Council's Principal Arboricultural Officer that there was a foreseeable threat to the trees situated on land south of Hallfieldgate Lane if the TPO was not confirmed.

Councillor D Hancock and Councillor L Hartshorne moved and seconded a Motion to approve the TPO. The Motion was put to a vote and approved.

RESOLVED –

That TPO 302/2024 in respect of trees on land south of Hallfieldgate Lane, Shirland be confirmed, without modification.

PLA/49 **Planning Appeals - Lodged and Determined**
/24-25

The Committee considered a report which set out planning appeals that had been lodged and determined. The report set out that five appeals had been lodged, three appeals had been allowed, four appeals had been dismissed, and no appeals had been withdrawn. The relevant applications the appeals were in respect of was set out in the report.

PLA/50 **Matters of Urgency**
/24-25

None.

PLANNING COMMITTEE – 18 FEBRUARY 2025

Reference Number: 22/00387/OL

Application expiry: 20/2/2025

Application Type: Outline (all matters reserved).

Proposal Description: Hotel, public house, wedding venue and early years nursery (Major Development)

At: Land North East of Allotments, Williamthorpe Road, North Wingfield.

For: Williamthorpe Regeneration

Third Party Reps: Objection (1no.)

Parish: North Wingfield

Ward: North Wingfield Central

Report Author: Susan Wraith (4PD)

Date of Report: 07/02/2025

MAIN RECOMMENDATION: Refuse



Figure 1: Location Plan (Application site edged red)

1.0 Reason for Report

- 1.1 The application has been called in by Councillor Stone for Planning Committee consideration. The reason given for the “call-in” is as follows:

The venue would be a huge boost to the local economy and employment opportunities and would provide needed hospitality services in an area where there has been much new housing.

2.0 Site and Surroundings

- 2.1 The application site is part of the wider Williamthorpe Fields housing development which was granted outline planning permission in 2016 (14/01290/OL) with a s73 variation permission granted in 2019 (17/00269/FL).
- 2.2 The application site covers much of the land parcel known as “Plot 7” of Williamthorpe Fields. Under conditions 2 and 26 of the planning permission, Plot 7 (the application site) should be laid out as a football pitch with ancillary changing facilities (see figure 2 below), and with a management and maintenance plan in place, before 95% of the dwellings (on the wider site) are first occupied. Had on-site provision not been proposed, a s106 contribution towards sports and open space provision would have otherwise been required.



Figure 2: Showing plot 7 as a football pitch as should be provided under planning permission 17/00269/FL.

- 2.3 Williamthorpe Fields is an allocated housing site [allocation HO1] in the North East Derbyshire Local Plan [Local Plan]. The Local Plan expected that the allocation would deliver approximately 220 new dwellings within the plan period with an expected total capacity of up to 540 new dwellings. The explanatory text to HO1, at para 5.36 of the Local Plan, states that the design and layout should facilitate intermittent long-distance views across the development to the countryside and also states:

The design and layout should also protect the perceived sense of separation between the two historically separate settlements of Holmewood and North Wingfield and not give rise to further coalescence.

- 2.4 Much of Williamthorpe Fields has now been built out delivering some 425 new dwellings in total, including specialist and affordable housing, together with retail units. This is beyond the number predicted for the plan period but less than the expected total capacity.
- 2.5 The football pitch to be provided as part of the Williamthorpe Fields development was accounted for in the Council's Playing Pitch Strategy 2017 and, until such time as any update shows otherwise, is considered to be part of the supply that is required to meet playing pitch needs within the district.
- 2.6 As well as meeting the "sport" requirement for the development and the playing pitch need in the district, the "on site" football pitch would also serve the purpose of maintaining a distinct gap between the settlements of Holmewood and North Wingfield as was intended, and is explained, in the Local Plan text (para 5.36) that supports the allocation.
- 2.7 The site is within the settlement development limit of Holmewood where it adjoins allotments and countryside, and the settlement development limit of North Wingfield which just encompasses the frontage ribbon of properties, as shown in the extract from the Local Plan proposals map below.

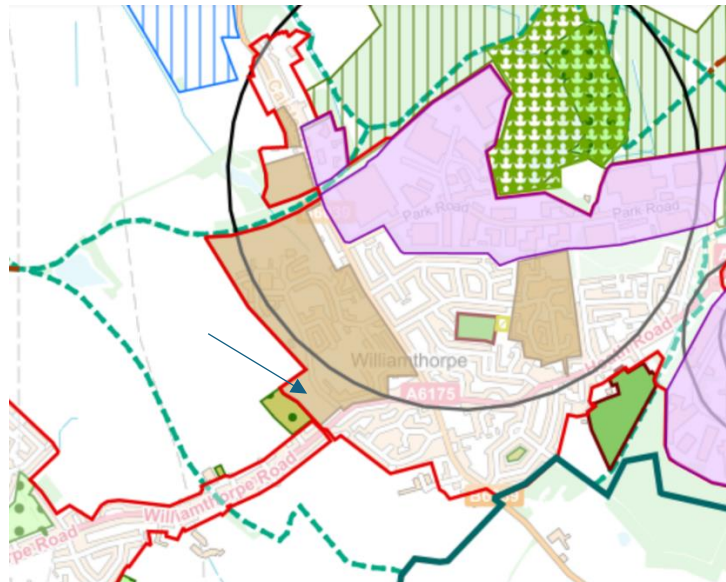


Figure 3: Extract from Local Plan Proposals Map.

- 2.8 The landscape character type is that of Coalfield Village Farmlands within the Nottinghamshire, Derbyshire and Yorkshire Coalfield character area. The immediate landscape and setting is typical of the landscape character type, it being a settled landscape with the settlements of Holmewood and North Wingfield being on ridge lines surrounded by farmland and expanded by

terraced housing to road frontages in the form of ribbon development.

- 2.9 Plot 7 (of which the application site forms part) presently remains in an undeveloped condition having the appearance of a serviced development plot. It was formerly part of an agricultural field and therefore does not have the status of previously developed land.

3.0 Proposal

- 3.1 Outline planning permission (all matters reserved) is sought. It is proposed to develop the site (part of plot 7) as a hotel, wedding venue, public house, restaurant, car parking for 100 cars and early years nursery. The layout is indicatively shown in Figure 4 below.



Figure 4: Indicative Site Layout (red land) also showing MUGAs on land outside the application site (blue land)

- 3.2 The application plan showed 2no. multi-use games areas [MUGAs] on land at the frontage (outside of the application site but within land owned/controlled by the applicant edged blue). The MUGAs, in themselves, would have required planning permission but are no longer being pursued.
- 3.3 Later in the application process another plan was provided which replaced the MUGAs with a junior football pitch (see figure 5 below). The plan, which encompassed the junior pitch within the red line and purported to seek permission for it, could not be dealt with as a revised plan under the application

without the necessary additional application fee being paid to cover the enlarged site area and the additional component of the development being applied for. It would then have been necessary to undertake full publicity and consultation, as though starting the application again from scratch, to ensure due process was followed. The plan did not overcome officers' concerns about the original submission and has not been accepted as an amended application plan at this stage. It is therefore, **not** for consideration here.



Figure 5: Informal plan covering the whole of plot 7 and including a junior football pitch.

3.4 The application is otherwise accompanied by the following supporting information:

- Design and Access Statement
- Planning Statement
- Transport Statement
- Geotechnical Site Investigation Report
- Coal Mining Risk Assessment and Land Stability Report
- Technical Note – Drainage Strategy (submitted July 2022)
- Technical Note – Landscape Review (submitted July 2024)
- Development Needs Assessment (submitted July 2024)
- Biodiversity Net Gain Summary Report and calculation (submitted October 2024).

4.0 Other Background

4.1 A main issue throughout this application process has concerned the loss of an intended football pitch that is required under the conditions of the Williamthorpe Fields permission to meet the sport and recreation needs of the housing development. Failure to provide the football pitch would breach planning conditions 2 and 26 of 17/00269/FL. A s73 application would be needed to address the variation of conditions directly although, to date, one has not been

submitted.

- 4.2 This current application cannot, itself, vary the conditions. Nevertheless, a main consideration in its determination is around this issue. To accord with policy and guidance, it should be shown that alternative sports provision can be made to meet the needs of the Williamthorpe Fields development that is (at least) equivalent to that being lost in terms of quality and quantity.
- 4.3 A junior pitch is proposed as an alternative facility. Notwithstanding that, the proposal, at this point, is only “informal”, but consultation with Sport England¹ has been undertaken. Sport England consider that the evidence for a junior pitch is insufficiently robust and that loss of the full size pitch is unjustified. Sport England maintain their objection to the proposal.
- 4.4 Another main issue relates to the erosion of the gap between the settlements of Holmewood and North Wingfield which the Local Plan intends should be protected. The Council’s landscape consultant has advised that there would be adverse landscape and visual harm arising from the proposal.
- 4.5 The proposal (in its latest “informal” form) has also been considered by an independent urban design specialist². In addition to issues concerning the principle of major development in this gap, the advice raises a number of other design concerns (set out in para 5.14 below).
- 4.6 The applicant has been offered opportunity to provide further evidence to support the application. However, the applicant has declined to provide any further information and has asked that a decision is made on the basis of what has been submitted so far.

5.0 Consultations

- 5.1 Ward Councillor – Councillor Stone (Heath and Holmewood Councillor) commented that the venue would be a huge boost to the local economy and employment opportunities and would provide needed hospitality services in an area where there has been much new housing.
- 5.2 Holmewood Parish Council – No comments received.
- 5.3 North Wingfield Parish Council – Supports the application.
- 5.4 NEDDC Environmental Health – No objections subject to a sound assessment and scheme for mitigating sound emissions.

¹ Sport England is a statutory consultee on any development proposal that is “likely to prejudice the use of land being used as a playing field” [Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) Schedule 4].

² Design Surgeries, facilitated by Design Midlands Ltd, are held periodically with the Council’s planning officers. The surgeries provide an opportunity for planning officers to discuss with, and seek advice from, independent design experts on applications and proposals that present design issues and challenges.

- 5.5 NEDDC Streetscene – A waste management scheme is encouraged.
- 5.6 DCC Highways Authority – Requests conditions to cover construction method statement, details of access, visibility splays, sight lines etc, provision of parking, passenger pick up/drop off, loading/unloading, manoeuvring, arrangements, cycle parking and travel plan.
- 5.7 DCC Flood Team – Holding objection, further information is needed on the surface water drainage strategy.
- 5.8 Sport England (SE) – Objects - commented that no justification had been provided for replacement of the football pitch with 2no. MUGAs. On consideration of the applicant's informal "junior pitch" proposal and Development Needs Assessment [DNA] commented that no sports turf agrimony or ball trajectory risk assessment has been provided to show how the pitch would be delivered, that the DNA does not follow Sport England guidance as set out in the National Planning Practice Guidance and that no consultation with the National Governing Body had been undertaken. SE also comment that the DNA falls short in a number of other respects. The information submitted is insufficient to justify the reduction in space for sports provision. A robust DNA should be prepared in line with guidance.
- 5.9 Coal Authority – At first objected but, on receipt of further information, withdrew its objection and is now satisfied that the site is stable and safe for development subject to foundation design which is a Building Regulations matter.
- 5.10 Police – No objections. Will comment further when detailed plans are received.
- 5.11 Yorkshire Water – Requests conditions to require details of surface and foul water drainage.
- 5.12 Derbyshire Wildlife Trust – Advise retention and protection of hedgerow that borders the allotments. A biodiverse planting scheme and bat and bird boxes should be incorporated in the design.
- 5.13 Landscape Consultant – Advised that the development would be likely to have moderate adverse effects upon landscape character and visual amenity.
- 5.14 Independent expert design advice – Acknowledges that, in principle, development within the gap may not be acceptable. If development is to proceed consideration should be given to the following:
- 1) In the proposed layout, buildings are dispersed rather than sitting well together and present a collection of unrelated buildings/structures (function before form);
 - 2) Consider re-locating built development to the Williamthorpe Road frontage;

- 3) Consider a more consolidated form, taller and less dispersed. This would help maintain the gap;
- 4) The hotel as proposed would present a hard countryside edge;
- 5) The hotel/wedding venue entrance will appear incongruous and prominent;
- 6) The nursery building appears not to present an active frontage to the road;
- 7) Consider whether there will be sufficient car parking;
- 8) The hotel/restaurant design is highway/road entrance led and is not design led;
- 9) There is no outdoor play space for the nursery;
- 10) How will any football activity be contained on the pitch? Will fencing be needed?
- 11) There is poor pedestrian access to the site.

6.0 Public Comments

- 6.1 1no. objection has been received commenting that there is no need for any more nursery facilities in the area.

7.0 Planning Policy Considerations

- 7.1 The following policies of the **Local Plan** are considered relevant to the application:

SS1: Sustainable Development

SS2: Spatial Strategy and the Distribution of Development

LC1: Housing Allocations

SDC3: Landscape Character

SDC4: Biodiversity and Geodiversity

SDC12: High Quality Design and Place-Making

SDC14: Land potentially affected by Contamination or Instability

WC5: Visitor and Tourism Development

ID1: Infrastructure

ID3: Sustainable Travel

ID10: Open Space, Sports and Recreation Facilities

- 7.2 The **National Planning Policy Framework (NPPF)** is also material to the determination of this application, in particular:

Chapter 6: Promoting healthy and safe communities

Chapter 12: Achieving well-designed places

Chapter 15: Conserving and enhancing the natural environment

8.0 Planning Issues

Main Issues

- 8.1 The main issues for consideration in this application are:

- 1) Whether the proposal is in accordance with the spatial strategy;
- 2) Effect upon meeting the needs for sports provision;
- 3) Effect upon landscape character and appearance and maintaining a settlement gap.

Spatial Strategy

- 8.2 The site is located within the Williamthorpe Fields housing allocation HO1. Local Plan policy LC1 seeks to safeguard the housing allocation sites for housing development in order to deliver the housing requirements set out in the spatial strategy and the infrastructure that supports them.
- 8.3 The proposed commercial development does not serve the purpose of safeguarding the land for housing and its related infrastructure. In fact, it uses land that is intended for green infrastructure as a needed part of the housing development. Therefore, it does not accord with policy LC1 or the spatial strategy.

Sports Needs

- 8.4 The development would result in the loss of a football pitch required to be provided under the Williamthorpe Fields planning permission. The sports needs of the occupants of Williamthorpe Fields would not be met. The Council's Playing Pitch Strategy and Action Plan (May 2017) [PPS] plans for the delivery of this pitch as part of the strategy for meeting future demands for adult pitches in the eastern sub area and District as a whole. However, the PPS relies on evidence gathered some circa 8 years ago. Circumstances could have changed in the meantime and the PPS is due to be reviewed and updated in the near future. It is therefore acknowledged that alternative proposals could be considered if justified by up-to-date evidence. During the application process discussions with the applicant have touched upon the possibility of improvements or works to other pitches in the locality secured through s106³. However, such suggestions have not been pursued and, instead, a proposal for a junior pitch (of size suitable for u10s and u9s) has been put forward for the remainder of the plot 7 land.
- 8.5 The alternative proposal for a junior pitch cannot be fully considered as it is not comprised in this, or any other, planning application and has not been subject to full publicity and consultation. The applicant's Development Needs Assessment says that, based on the 2017 position, there was need for further junior pitches. However, no up-to-date Sports Needs evidence has been provided and neither is there any evidence of any up-to-date consultation with football's governing body. Nor has it been explained how the pitch would be brought into use, managed and maintained going forward. The replacement of a full size pitch with a junior pitch, in terms of quantity, is a deficit of sport provision and Sport England maintain an objection.
- 8.6 Even if a junior pitch was considered to be acceptable in principle, without a

³ The closest existing adult pitches include Old Colliery Lane (2no), Searston Avenue (1no.), King George's Playing Fields (2no) and Station Road (1no.).

planning application for it there would be no mechanism to secure its delivery and the matter of the variation of conditions 2 and 26 of 17/00269/FL would still need to be addressed.

- 8.7 In all these circumstances it is considered that the proposal for a junior pitch cannot be relied upon and, in any event, is inadequate. In the absence of any reliable, deliverable and equivalent alternative, the development would be harmful to the interests of securing adequate sport and recreation provision within the district as it would be inconsistent with the provision of a full-size pitch that is already required under conditions of an earlier planning permission. This consideration weighs against the proposal.

Effect upon Landscape Character and Appearance and Settlement Gap

- 8.8 Plot 7 is the only remaining parcel of land that separates Holmewood and North Wingfield. The Council has considered the retention of the gap to be important, as recognised in the Local Plan text. The development would be seen as an extension of the built form resulting in a sense of coalescence of the settlements and would dilute their identity.
- 8.9 The applicant's landscape report argues that the two settlements have already merged by the ribbon of development along Williamthorpe Road, and that the development site is an "infill plot". However, the gap is of some width and depth (not an infill plot) across which there are a range of long-distance valued views to the north and north west. The development would be of elongated form, being a combination of pavilion buildings, complex roof formations and outdoor areas, that would spread across the localised ridge and which would curtail/foreshorten the existing long distance views to the detriment of landscape character and local distinctiveness.
- 8.10 The Council commissioned a report from a landscape consultant which has examined the landscape and visual effects from a number of viewpoints. The report concluded that the development would result in moderate adverse effects upon landscape character and visual amenity and that it is desirable that the long-distance views be preserved and that the gap be retained.
- 8.11 On this issue, therefore, it is considered that the development would erode the gap between the settlements which it is important to retain and would result in landscape and visual harm. These considerations weigh against the development.
- 8.12 Whilst the urban design advice may have been to continue the ribbon form of development by positioning buildings on the site frontage, this would have caused tension with the landscape impact and was therefore not considered a viable option when balancing the competing considerations.

Other Issues

- 8.13 The development would have some economic and social benefits, claimed by the applicant to be "significant". There is no financial quantification provided

of the financial benefits, but it can reasonably be assumed that there could be some job opportunities for local people and that the wider local economy could benefit through some secondary spend. There would be local social benefit from the nursery facility. The PH/restaurant would provide an eating, drinking and meeting place for local people as well as being a venue for destination visitors coming from outside the area. These are considerations that can carry weight in favour of the proposal.

- 8.14 The development would, in part, be a visitor and tourism development. Whilst policy WC5 is generally supportive of developments that enhance the district's tourism offer it expects that proposals will (amongst other things) respect local landscape character and the site's location. On both these counts, in the professional opinion of officers and the relevant technical consultees, the development fails. WC5 does not indicate in the development's favour in these circumstances.
- 8.15 There is no statutory requirement for Biodiversity Net Gain [BNG] as the application was submitted prior to the provisions coming into force. Notwithstanding this, a BNG metric has been provided which indicates net gain can be achieved through on-site planting and other measures.
- 8.16 The Transport Statement found no highway safety issues or severe residual cumulative impacts. Any technical issues relating to flood risk and drainage could likely be overcome. These matters together with the requirements for landscaping, habitat measures, and for the handling of waste/recycling could be covered by planning conditions. They are not main issues for the decision and so neutral in the balance.
- 8.17 The site is some distance from neighbouring residential properties, separated from the residential parts of Williamthorpe Fields by the distributor road and a landscaped strip. Residential properties to the south side of Williamthorpe Road are set well back and are some distance from the proposed development site. To the north side of Williamthorpe Road a row of properties are positioned to the frontage but also some distance from where the development is proposed to take place. The site abuts countryside to the north west and allotments to the south west. The Environmental Health Officer has not objected in principle to the development on amenity grounds and has suggested a noise mitigation condition. In all these circumstances it is considered that there would be no unreasonable effects upon the living conditions of neighbours arising from the development and that any effects upon amenity could be reasonably controlled through the imposition of planning conditions.
- 8.18 The original planning permission for Williamthorpe Fields (14/01290/OL) had "public house/restaurant" in its title together with housing, commercial units and leisure space. The facility was indicatively shown centrally positioned within the housing development and not within the open space area. In the event, the PH/restaurant was not pursued and was replaced by housing. The earlier decision, which permitted a PH/restaurant, was made under different local and national planning policies. The planning permission is now time

expired. In all these circumstances this earlier permission carries no weight in favour of, and is of no relevance to, the current proposal.

- 8.19 There is no evidence of a sequential approach to site selection although “town centre uses” are being proposed. However, Clay Cross town centre is of some distance away and the development is of limited scale. The development is unlikely to affect the retail hierarchy or the vibrancy and economic health of Clay Cross at this distance. This is a neutral consideration in the planning balance.

Planning balance and conclusion

- 8.20 The development would result in harm to the interests of sports provision for the residents of Williamthorpe Fields and wider area and would use land that is safeguarded for the needs of the housing development, specifically for sports provision needs. Additionally, being major development in the gap between Holmewood and North Wingfield, it would erode the gap, dilute the separate identities of the settlements and result in visual and landscape harm. These considerations, in the view of officers, weigh heavily against the proposal which is a proposal that is contrary to the development plan.
- 8.21 On the other side of the balance, there would be some economic and social benefits. However, there is no evidence of actual need for this type of commercial development in this location and neither are the benefits quantified. Officers consider that no more than limited weight should be afforded and that these benefits would not outweigh the harm to sports provision and landscape harm that carry the full force of the development plan.
- 8.22 The development would be contrary to the development plan read as a whole. There are no considerations that indicate a decision that does not accord with the development plan.
- 8.23 It is therefore concluded that the application should be refused.

9.0 Recommendation

- 9.1 It is recommended that the application be REFUSED for the following reasons:
- 1) The development would result in the loss of a football pitch facility required under the conditions of planning permission 17/00269/FL to meet the needs for sports provision arising from the Williamthorpe Fields housing development. There is no alternative proposal put forward that is of equivalent sporting benefit or for which there is a mechanism in place for its delivery and on-going management. The development therefore fails to accord with Local Plan policies SS1, LC1, ID1 and ID10. It is considered that there are no other material considerations of sufficient weight to outweigh this conflict with the Development Plan.
 - 2) The proposal would result in a major development of urban character and appearance within a gap between the settlements of North Wingfield

and Holmewood. It would erode the gap, dilute the identity of each settlement and result in visual and landscape harm. As such it would fail to accord with Local Plan policies SS1, LC1, WC5, SDC3 and SDC12. It is considered that there are no other material considerations of sufficient weight to outweigh this conflict with the Development Plan..

PLANNING COMMITTEE – 18th February 2025

Reference Number: 24/00933/FLH

Application expiry: 21.02.2025

Application Type: HOUSEHOLDER

Proposal Description: Garden landscaping scheme including two outbuildings (Amended Plans)

At: 7 Hornbeam Way, Stretton, Alferton, DE55 6PA

For: M. Ward

Third Party Reps: 2 objections & 3 supporting comments

Parish: Stretton

Ward: Pilsley and Morton

Report Author: Curtis Rouse

Date of Report: February 2025

MAIN RECOMMENDATION: Grant permission, subject to conditions



Figure 1: Location plan, with site edged in red

1.0 Reason for Report

1.1 Cllr Cooper requested that the application be considered at planning committee to determine the proposal in line with Local Plan Policy SDC2 (Trees, Woodland and Hedgerows) to test this policy against the decision.

2.0 Proposal and Background

Site Description

2.1 The application site includes a semi-detached dwelling. The front of the property is set back from the road with parking to the side. There is garden space to the rear of the property.

2.2 The dwelling is a newbuild and is located on a row which includes a mix of detached and semidetached properties. This property and 6 others back onto a number of protected trees within the grounds of Prospect House.

2.3 The existing rear garden includes a raised patio to the rear of the dwelling with steps leading down to a grassed lawn area.

Proposal

2.4 This application seeks permission for a garden landscaping scheme including two outbuildings as is illustrated in Figure 2 below.

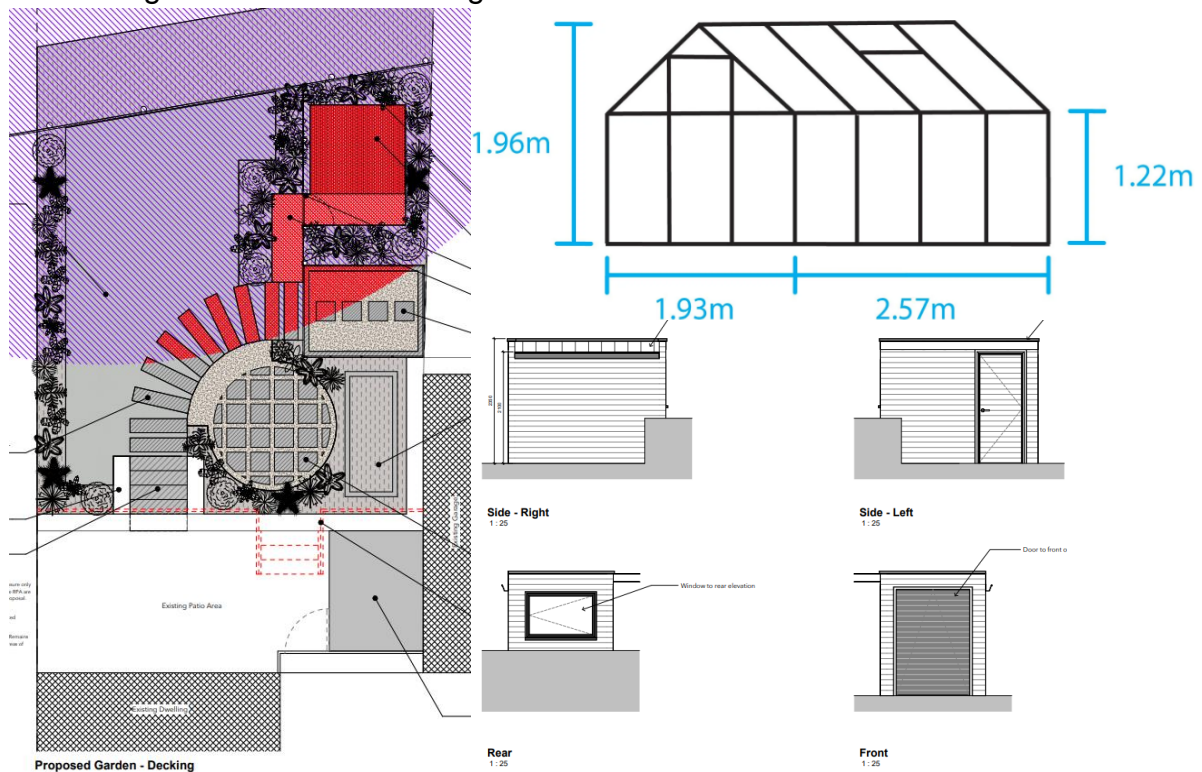


Figure 2: Proposed layout plan, greenhouse and shed details

- 2.5 The landscaping works include the formation of a low-profile sleeper pathway leading from an existing patio to a raised deck pathway. These pathways lead to a raised sleeper area for a new greenhouse and to a raised raked gravel area. Also included in the plans are a circular patch paved seating area and raised planter flower bed. An existing area of hardstanding on the patio will also accommodate a new shed. The submitted plans indicate the level of below ground works required to accommodate the proposed development.
- 2.6 The proposed greenhouse will be constructed from glazing and measure 1.93m wide, 2.57m in length, with a height to eaves of 1.22m and be a max height of 1.96m.
- 2.7 The proposed shed will have a mono pitched roof, be constructed from timber and measure 3m long, 2m wide and 2.35m high.

Amendments

- 2.8 The application was amended 07.05.2025 to include a revised Root Protection Area (RPA) impact plan, as well as removing the raised platform inside of the RPA to replace it with a permeable membrane. Additional changes were made to the layout of the gravel pathway, and the trellis panel fence was removed.
- 2.9 Clarifying plans illustrating the scale and appearance of the shed and greenhouse have been submitted.

3.0 Relevant Planning History

- 3.1 22/00884/RM | S73 application to vary condition 1 (Approved Plans) of planning approval 18/00812/RM to vary the layout and landscaping details (Major Development) (Conditionally Approved) [*Officer note: This application was granted permission and included condition 3 which removed permitted development rights for extensions, outbuildings, hard surfacing and other means of enclosure for plots abutting the trees covered by NEDDC TPO 266, in the interest of controlling development and any potential impact on these trees.*]

4.0 Consultation Responses

- 4.1 **Ward member:** Cllr Cooper called this item into committee for the reasons set out above.
- 4.2 **Parish Council:** Raised no comments.
- 4.3 **Planning Policy & Environment Team – Tree Officer:** Notes that the application site abuts 9 mature trees covered by NEDDC TPO 269 (T1-T9). The nominally calculated Root Protection Area (RPA) of the trees encroaches into the gardens of properties on Hornbeam Way.

- 4.4 The application is supported by a detailed Garden Landscaping Scheme, revision B. The Garden Landscaping Scheme includes an estimate of the extent of the nominal root protection area of adjacent trees where it encroaches into the rear garden of 7 Hornbeam Way. The Garden Landscaping Scheme describes the laying of a path using imitation low-profile sleepers, and part of this path will encroach into the nominal root protection area of protected trees. The scheme also includes the siting of a greenhouse partially within the nominal RPA, although this appears to be built using a low impact washed gravel base.
- 4.5 BS5837 (2012) is the British Standard for trees in relation to design, demolition and construction and it takes the form of guidance and recommendations. BS5837 recommends that any new permanent hard surface within the RPA should not exceed 20% of any existing unsurfaced ground within the RPA. The proposed path using imitation low-profile sleepers and proposed greenhouse positioned on raised sleepers with low impact gravel base appears well below this maximum recommended threshold of 20%. The proposed gravel paths and detail of the proposed raked gravel garden appears of suitable design and appropriate material to retain surface porosity and reduce the impact of the proposal on the nominal RPA of neighbouring trees.
- 4.6 Overall, the Tree Officer has no arboricultural concerns or objections to the scheme, subject to consideration being given to specifying a polypropylene or high-tenacity polyester geosynthetic material in place of the permeable membrane beneath the gravel base of the greenhouse. Consideration could also be given to using a cellular confinement system, such as geocell, to create a composite material when combined with the geosynthetic. This will provide better load-bearing properties than the gravel base alone. The Tree Officer notes that these are recommendations and not a requirement of any approval.
- 4.7 Officers consulted with the Tree Officer and considered that a further condition relating to specification of the greenhouse foundations be submitted before development commences in the interest of the trees to be retained will not be damaged during demolition or construction.

5.0 Representations

- 5.1 The application was publicised by way of neighbour letters and the display of a site notice. A site notice was placed adjacent to the application site in the window of the dwelling which expires on 17/02/2025.
- 5.2 3 local residents have made representations raising the following comments supporting the proposed development:
- As an adjoined neighbour, the plans proposed are aesthetically pleasing and considered to enhance the natural habitats of both flora, fauna and the wonderful

trees we are fortunate to enjoy. As someone directly affected by any changes to this garden, I have no objections.

- We urge the committees to approve this application as we do not believe this will in no way affect the tree preservation order already in place. What is proposed will in fact allow the applicant to improve both the appearance of the area & help with the wellbeing of the residents & adjoining property owners. I am totally in favour of this application being approved by committee to improve the area and surrounding residents.
- As a close neighbour, my wife and I can both say this will have no impact on us or our property. We regard the plans as an aesthetic home improvement to their garden which we support.

5.3 1 neighbouring resident has made representations raising the following objections to the proposed development. A summary of the material planning objections is found below:

- The RPA of trees is sacrosanct. *[Officer note: the RPA is a theoretical design tool to describe the nominal RPA of a given tree, cannot be considered sacrosanct, this has been confirmed by the Councils Tree Officer].*
- No works should be undertaken within the RPA. This proposal has buildings constructed and significant works within the RPA. There is space outside the RPA. *[Officer note: SDC2 does not prevent development from taking place within the RPA. Development that results in unacceptable damage to, or loss of, or threaten the continued wellbeing of trees, woodlands, orchards, or hedgerows is not permitted under policy SDC2.]*
- Decisions must be based on the impact on the protected trees and safety of residents
- NEDDC tree officer should be consulted to give consistency as his opinion on protecting the RPA should not have changed from when he recommended the permitted development rights be removed to protect the trees. *[Officer note: Tree Officer has been consulted and provided comments on the proposal].*
- There are no details on the RPA calculation or location of the protected trees in reference to the proposed buildings. If Meadowview Homes drawings have been utilised, we are fully aware that these had incorrect diameters of the trees, inaccurate tree locations and therefore inaccurate RPA's.
- Tree types and TPO nomenclature represented for clarity and consistency, trees should be measured, tree locations plotted RPA depicted accurately with full details and drawings including the trees should be submitted to ensure works are outside the RPA.
- No control measures are stated to protect damage to the roots whilst construction takes place. Most construction works near an RPA require Herras fencing to be erected to prevent damage to the RPA.
- It is noted the wildlife corridor between the 2 properties is maintained. For officers' information this was a request of Derbyshire Wildlife Trust in previous Meadowview applications and now forms part of a Boundary Agreement. Whilst this is a civil legal matter it is better planning officers are informed so as not to

encroach on a civil matter if it was amended in future applications. [*Officer note: this is immaterial to the determination of this application and is a civil matter*]

- There are no details on the location of the protected trees in reference to the proposed buildings. [*Officer note: This is not required because the trees are not in the applicant's garden and the outbuildings do not impact the trees*].
- The RPA shown is wrong and too small. NEDCC tree officer has information to prove this. [*Officer Comments. The RPA accuracy has been dealt with in the design and impact section of the report, the plan is however an earlier superseded plan and not the approved plan submitted in relation to 22/00884/RM.*]
- NEDCC tree officer survey is over 2 years old so whilst proves the information submitted is inaccurate as trees do not reduce in size it is not relevant for the present status or health of the trees. No updated survey has been undertaken as access to Prospect House would be required to complete this accurately.
- Changing some construction methods do detract from the fact the RPA is affected and trees will be damaged.

6.0 Relevant Policy and Strategic Context

North East Derbyshire Local Plan 2014-2034 (LP)

6.1 The following policies of the LP are material to the determination of this application:

LC5 Residential Extensions
SDC2 Trees, Woodlands, and Hedgerows
SDC3 Landscape Character
SDC12 High Quality Design and Place Making

National Planning Policy Framework (NPPF)

6.2 The overarching aims of the National Planning Policy Framework (NPPF) have been considered in the assessment of this application.

Other Material Planning Considerations

6.3 BS5837 (2012) British Standard for trees in relation to design, demolition and construction.

7.0 Planning Issues

Principle of Development

7.1 Local Plan policy LC5 supports extensions and alterations, including outbuildings which are ancillary to the main residential use, providing that they Respect the scale, proportions, materials and overall design and character of the existing property; do not harm the street scene or local area, including the loss of characteristic boundary

features and landscaping; avoid significant loss of privacy and amenity for the residents of neighbouring properties; and do not significantly and demonstrably harm highway safety. Outside any settlement development limit proposals which either individually or cumulatively involve a significant change in the scale and character of the original dwelling will be assessed as a proposal for a new dwelling

- 7.2 In view of the above, the principle of development is considered acceptable in this case, subject to an assessment against the various strands of planning policy as outlined above.

Street Scene, Landscape and Design Considerations

- 7.3 The application site is located the countryside where Local Plan policy LC5 states that extensions and alterations to dwellings or outbuildings which are ancillary to the main residential use will be permitted provided the proposal respects the scale, proportions, materials and overall design and character of the existing property and does not harm the street scene or local area, including the loss of characteristic boundary features of landscaping.
- 7.4 The application site also sits within a secondary area of multiple environmental sensitivity (AMES). Here Local Plan Policy SDC3 supports development in AMES where it will not cause significant harm to the character, quality, distinctiveness, or sensitivity of the landscape, or to important features or views, or other perceptual qualities such as tranquillity.
- 7.5 Local Plan Policy SDC12 supports high-quality design. Development should respond positively to local character and context to preserve and, where possible, enhance the quality and local identity of existing communities and their surroundings
- 7.6 The applicants rear garden currently consists of hardstanding adjacent to the dwelling and steps up to a lawned garden area. The garden also has fencing on both sides of the garden, with the rear having an open view of the protected trees.
- 7.7 The proposed development includes a new garden landscaping scheme, including a glazed greenhouse and flat roof timber shed. The landscaping includes new pathways, gravelled area and raised planting area.
- 7.8 Only the upper section of the proposed shed is likely visible from Hornbeam Way to the east over an existing boundary fence. Other features proposed will not be visible from public viewpoints. The proposed works are of a scale, proportion, materials and overall design and character of what you would expect to see in a domestic garden setting, as such Officers consider the proposed development acceptable in terms of its impact on the surrounding street scene and landscape character.

Impact on Protected Trees

- 7.9 Local plan policy SDC2 supports development where it protects and integrates existing trees, woodlands, and hedgerows for their wildlife, landscape, and/or amenity value. Development that results in unacceptable damage to, or loss of, or threaten the continued wellbeing of trees, woodlands, orchards, or hedgerows is not permitted.
- 7.10 The rear garden of 7 Hornbeam Way backs onto the east boundary of Prospect House, where a narrow strip of land separates the two gardens. NEDDC TPO 269 protects nine mature trees (T1-T9) of different species within the curtilage and along the east boundary of Prospect House. As the trees are located along the east boundary of Prospect House, the nominally calculated root protection areas of these trees will encroach into the rear gardens of properties along Hornbeam Way.
- 7.11 The Councils Tree Officer has been consulted on the proposed development and notes that the proposed works within the nominal RPA are limited to low profile, low impact. The Officer concludes that the proposed works are of a suitable design and materials to retain porosity and reduce the impact on the nominal RPA of neighbouring protected trees.
- 7.12 In view of the above, the Tree Officer has no objection to the proposed works, subject to consideration being given to specifying a polypropylene or high-tenacity polyester geosynthetic material in place of the permeable membrane beneath the gravel base of the greenhouse. Consideration could also be given to using a cellular confinement system, such as geocell, to create a composite material when combined with the geosynthetic. The Tree Officer considers that this form of foundation will provide better load-bearing properties than the gravel base alone and Officers agree that these recommendations be incorporated into an appropriately worded condition which can be included in any decision.
- 7.13 Officers therefore conclude that the proposed works are acceptable, will maintain the health and amenity of the protected trees; and will therefore be in accordance with Policy SDC2 of the Local Plan.

Privacy and Amenity Considerations

- 7.14 Local Plan Policy LC5 states that development should avoid a significant loss of privacy and amenity for the residents of neighbouring properties.
- 7.15 The properties most likely impacted by the proposed development are 9 Hornbeam Way (located North), 5 Hornbeam Way (located South), Stretton, and Prospect House, Highstairs Lane.
- 7.16 Regarding No 9, the shed will be situated on the hardstanding located near the host dwelling. This is stepped down from the garden and the shed is mitigated from view by the existing boundary features. Owing to the shed not being in view and not being

a habitable space, Officers take the view it generates no overlooking or overshadowing on this neighbour. The proposed landscaping scheme affords no additional overlooking or overshadowing on this neighbour.

- 7.17 Finally, regarding the proposed green house, although it is sat on the garden, it is a non-habitable space consisting of a transparent structure which will not provide any additional overshadowing or significantly harmful overlooking to this neighbour. As such, Officers have no concerns regarding privacy or amenity.
- 7.18 Regarding No 5, the shed will be situated on the hardstanding located near the host dwelling. This is stepped down from the garden and the shed is partially mitigated from view by the existing boundary features. Owing to the limited views of the shed and it not being a habitable space, Officers take the view it generates no overlooking or overshadowing on this neighbour. The proposed landscaping scheme affords no additional overlooking or overshadowing on this neighbour.
- 7.19 Finally, regarding the proposed greenhouse, although it is located within the applicant's garden, it is a non-habitable space consisting of a transparent structure which will not result in any additional overshadowing or significantly harmful overlooking to this neighbour. As such, Officers have no concerns regarding privacy or amenity.
- 7.20 Regarding Prospect House, the proposal sits approx. 55m away from this neighbour and is obscured from view by the existing trees that sit between the host dwelling and this neighbour. Given the boundary features and the separation distance, Officers conclude the shed, green house, and garden landscaping proposals will have no privacy or amenity impacts on this neighbour.
- 7.21 Officers consider that the proposed development will avoid any significant loss of privacy and amenity for the residents of neighbouring properties.

Highway Safety Considerations

- 7.22 Given this development at the rear of the property, it's clear that it does not impact any accessibility to the public highway, result in the loss of any off-street parking spaces or highway safety.
- 7.23 As such, Officers consider that the proposed development would not lead to an unacceptable impact on highway safety.

8.0 Summary and Conclusion

- 8.1 It is considered the proposed development is acceptable and in accord with Development Plan policies. Officers therefore recommend this application be approved, subject to the following conditions.

9.0 Recommendation

9.1 That planning permission is **CONDITIONALLY APPROVED subject to the following conditions**, with the final wording delegated to the Planning Manager (Development Management):-

Conditions

No	Condition	Reason
1.	The development hereby permitted shall be started within three years from the date of this permission.	To comply with the provision of Section 91 (as amended) of the Town and Country Planning Act 1990.
2.	<p>The development hereby approved shall be carried out in accordance with the details shown on the following drawing numbers</p> <ul style="list-style-type: none"> • 2003 Rev A (Shed Design Detail) • Greenhouse Image: date scanned 31.01.25 • Greenhouse Dimensions: date scanned 31.01.25 • Greenhouse Details/Spec: date scanned 31.01.25 • 2002 Rev A (RPA Impact Plan) • 2001 Rev C (Existing and Proposed Garden Layout) <p>unless otherwise subsequently agreed through a formal submission under the Non Material Amendment procedures.</p>	For Clarity and avoidance of doubt.
3.	<p>Prior to the commencement of the development hereby approved (including demolition and all preparatory work), a specification for the foundation of the greenhouse, shall be submitted to and approved in writing by the Local Planning Authority. The specification is to comprise of planar reinforcement and 3-dimensional reinforcement combined, and to include:</p> <p>a) Base geotextile made from polypropylene or high-tenacity polyester geosynthetic material (planar reinforcement)</p>	Required prior to commencement of development to satisfy the Local Planning Authority that the trees to be retained will not be damaged during demolition or construction and to protect and enhance the appearance and character of the site and locality, in accordance

	<p>b) Cellular confinement system made of high-density polyethylene to create a 3-dimensional matrix that can be filled with aggregate (3-dimensional reinforcement)</p> <p>The development thereafter shall be implemented in strict accordance with the approved details.</p>	<p>with NEDDC Local Policy SDC2 and pursuant to section 197 of the Town and Country Planning Act 1990.</p>
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Informatives

- a) NMA
- b) High Coal Risk
- c) BNG note 2

North East Derbyshire District Council

Planning Committee

18 February 2025

Planning Appeals – Lodged and Determined

Report of the Planning Manager – Development Management

Classification: This report is public

Report By: Joanne Edwards

Contact Officer: Joanne Edwards 01246 217163

PURPOSE / SUMMARY

To inform the Committee of the appeals lodged and determined.

RECOMMENDATIONS

None.

IMPLICATIONS

Finance and Risk: Yes No

Details:

On Behalf of the Section 151 Officer

Legal (including Data Protection): Yes No

Details:

On Behalf of the Solicitor to the Council

Staffing: Yes No

Details:

On behalf of the Head of Paid Service

DECISION INFORMATION

Decision Information	
<p>Is the decision a Key Decision? A Key Decision is an executive decision which has a significant impact on two or more District wards or which results in income or expenditure to the Council above the following thresholds:</p> <p>NEDDC: Revenue - £125,000 <input type="checkbox"/> Capital - £310,000 <input type="checkbox"/> <input checked="" type="checkbox"/> <i>Please indicate which threshold applies</i></p>	No
<p>Is the decision subject to Call-In? (Only Key Decisions are subject to Call-In)</p>	No
<p>District Wards Significantly Affected</p>	None
Equality Impact Assessment (EIA) details:	
<p>Stage 1 screening undertaken</p> <ul style="list-style-type: none"> Completed EIA stage 1 to be appended if not required to do a stage 2 	Not required as the report is for information only.
<p>Stage 2 full assessment undertaken</p> <ul style="list-style-type: none"> Completed EIA stage 2 needs to be appended to the report 	No, not applicable
<p>Consultation: Leader / Deputy Leader <input type="checkbox"/> Cabinet <input type="checkbox"/> SMT <input type="checkbox"/> Relevant Service Manager <input type="checkbox"/> Members <input type="checkbox"/> Public <input type="checkbox"/> Other <input type="checkbox"/></p>	Yes Details:

Links to Council Plan priorities, including Climate Change, Economic and Health implications.

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REPORT DETAILS

1 Background

1.1 To inform the Committee of the appeals lodged and determined.

2. Details of Proposal or Information

2.1 Appeals Lodged

The following appeals have been lodged: -

Ms Amanda Strong - Construction of a Single Storey Rear Extension (Affecting the setting of a Listed Building) (Amended Plans) at Bluebell Woods Cottage, Barlow Lees Lane, Barlow (24/00347/LB)

Planning Officer – Ken Huckle kenneth.huckle@ne-derbyshire.gov.uk

Ms Amanda Strong - Single storey rear extension (Revised scheme of 21/00128/FLH) (Affecting the setting of a Listed Building) (Additional information) (Amended Plans) Bluebell Woods Cottage, Barlow Lees Lane, Barlow (23/00832/FLH)

Planning Officer – Ken Huckle kenneth.huckle@ne-derbyshire.gov.uk

2.2 Enforcement Appeal Lodged

The following appeal has been lodged: -

Mr Denton - Without planning permission, the demolition of an agricultural barn and the construction of a new building used as a dwellinghouse causing a material change of use of the Land from agriculture to residential use at The Long Barn, Barlow Lees Lane, Barlow (24/00099/OD)

Planning Officer – Julian Hawley julian.hawley@ne-derbyshire.gov.uk

2.2 Appeals Allowed

The following appeals have been allowed:

Donna Stoker - Application to regularise stables, new manege and access track (revised scheme of 22/00948/FL) at Land To The Rear Of Fox And Hounds, Main Road, Marsh Lane (23/00842/FL)

Planning Officer – Colin Wilson colin.wilson@ne-derbyshire.gov.uk

Daniel Smedley - Demolition of single storey extension to the north east and south west, plus demolition of rear garage outbuilding. Erection of x 2 two storey side extensions, new glazed entrance feature, Orangey to rear, roof raised 900mm and rear dormer added plus erection of new rear garage at Orchard House, Lower Alley, Calow (24/00300/FLH)

Planning Officer – Curtis Rouse curtis.rouse@ne-derbyshire.gov.uk

2.3 Appeals Dismissed

The following appeal has been dismissed: -

Ms Jane Taylor - Proposed conversion of buildings to form two dwellings and demolition of adjacent buildings (Private Drainage System) (Conservation Area) (Affecting a public right of way) at Land Between 5 And 13 Ridgeway Moor, Ridgeway (23/00644/FL)

Planning Officer – Colin Wilson colin.wilson@ne-derbyshire.gov.uk

2.4 **Appeals Withdrawn**

No appeals have been withdrawn.

3 **Reasons for Recommendation**

3.1 The report is to inform the Planning Committee of appeals lodged and determined.

4 **Alternative Options and Reasons for Rejection**

4.1 There are no alternative options as this report is for information only.

DOCUMENT INFORMATION

Appendix No	Title
Background Papers (These are unpublished works which have been relied on to a material extent when preparing the report. They must be listed in the section below. If the report is going to Cabinet you must provide copies of the background papers)	