

# Public Document Pack



**North East  
Derbyshire  
District Council**

Contact: Michael Bingham - Governance and  
Scrutiny Officer  
Tel: 01246 217065  
Email: michael.bingham2@ne-  
derbyshire.gov.uk  
Date: Monday, 11 May 2026

To: **Members of the Planning Committee**

Please attend a meeting of the Planning Committee to be held on Tuesday, 19 May 2026, at 2.00 pm in Council Chamber at the District Council Offices, 2013 Mill Lane, Wingerworth, Chesterfield, S42 6NG.

The meeting will be live streamed from [The Council's YouTube Channel](#).

Yours sincerely

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

**Assistant Director of Governance and Monitoring Officer**

Any substitutions must be notified to the [Governance Manager](#) in advance by midday the working day before the meeting.

# **AGENDA**

## **Public Session**

### **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 - 6)**

To approve as a correct record and the Chair to sign the Minutes of Planning Committee held on 21 April 2026.

### **5 NED/26/00098/FLH - BRAMPTON AND WALTON (Pages 7 - 18)**

Two storey front extension and enlargement of two first floor side bedroom windows at Yew Tree Cottage, Hemming Green, Old Brampton, Chesterfield.

(Planning Manager – Development Management)

### **6 Late Representations - Summary Update Report - TO FOLLOW**

(Planning Manager – Development Management)

### **7 Planning Appeals - Lodged and Determined (Pages 19 - 22)**

(Planning Manager – Development Management)

### **8 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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**Access for All statement**

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## PLANNING COMMITTEE

### MINUTES OF MEETING HELD ON TUESDAY, 21 APRIL 2026

#### **Present:**

Councillor Lee Hartshorne (Chair) (in the Chair)

Councillor Tony Lacey (Vice-Chair)

Councillor Neil Baker

Councillor Peter Elliott

Councillor William Jones

Councillor Fran Petersen

Councillor Andrew Cooper

Councillor Christine Gare

Councillor Heather Liggett

Councillor Kathy Rouse

#### **Also Present:**

A Kirkham

A Smith

S Wigglesworth

T Fuller

M E Derbyshire

Planning Manager - Development Management

Legal Services Manager and Deputy Monitoring Officer

Senior Planning Officer

Senior Governance Officer

Members ICT & Training Officer

#### **PLA/ Apologies for Absence and Substitutions**

61/2

5-26 Apologies for absence were received from Councillor D Cheetham.

#### **PLA/ Declarations of Interest**

62/2

5-26 Regarding item NED/25/00885/FL - SHIRLAND, as the application was within Shirland Ward, which Councillor H Liggett represented, Councillor Liggett would speak as Ward Councillor then leave the room and would not participate in the Committee's consideration or determination of the application.

#### **PLA/ Declaration of Predetermination**

63/2

5-26 There were no declarations of predetermination.

#### **PLA/ Minutes of Last Meeting**

64/2

5-26 RESOLVED – That the Minutes of the meeting held on 17 March 2026 were approved as a true record.

*Having declared an interest in the next item Councillor H Liggett stated that she would speak during the public participation section and would then leave the meeting and would not participate in the consideration or determination of the application.*

#### **PLA/ NED/25/00885/FL - SHIRLAND**

65/2

5-26 The Committee considered an application that had been submitted for the demolition of existing stable block and construction of agricultural building and external hardstanding to the rear (Amended Plans) (Amended Description) at 9

Birkinstyle Lane, Shirland, Alfreton, DE55 6BS. The application had been referred to Committee by Local Ward Member, Councillor H Liggett, who had raised some concerns. An update report had been circulated which set out late representations regarding the application.

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

The report highlighted that the amended plans provided a single storey building of an acceptable height supported by an acceptable agricultural justification. It was also noted that the application addressed concerns raised by neighbours, including details of how the reduced building will be made good and details of site drainage. The report contended that, subject to conditions, the development would not have an adverse impact on the amenity of neighbouring properties or the character and appearance of the area.

Officers concluded that the development was in accordance with the policies of the development plan. They recommended, therefore, that the application be approved subject to conditions.

Before the Committee considered the application it heard from local Ward Member, Councillor Heather Liggett.

Committee considered the application. It took into account the relevant Local and National Planning Policies.

Committee discussed the application. Some Members expressed concern around the relationship between the existing structure and proposed new building. Some Members suggested that the development was in keeping with policy but felt that an additional condition around working hours during the construction phase would be sensible. It was also suggested that the wording of existing conditions 4 & 5 be amended to stress that the building could only be used for agricultural purposes and to provide a clear timeframe for the restoration of the site to its original condition following the cessation of agricultural use, respectively. Committee agreed that the proposed additional condition and amended conditions were sensible.

At the conclusion of the discussion, Councillor N Baker and Councillor P Elliott moved and seconded a Motion to approve the application, in line with officer recommendation, subject to conditions, along with the additional conditions and amended conditions proposed by the Committee.

The Motion was put to a vote and approved.

**RESOLVED** – That planning permission be **conditionally approved** subject to the conditions and informatives set out in the report, along with additional & amended conditions agreed by the Committee, with the final wording of the conditions delegated to the Planning Manager (Development Manager).

**PLA/ Planning Appeals - Lodged and Determined**

**66/2  
5-26**

The Committee considered a report which set out planning appeals that had been

lodged and determined. The report set out that three appeals had been lodged, no appeals had been allowed, no 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/ Matters of Urgency**

**67/2**

**5-26** None.

**PLA/ Exclusion of Public**

**68/2**

**5-26** RESOLVED – that the public be excluded from the meeting during the discussion of the following items of business to avoid the disclosure to them of exempt information as defined in Paragraphs 3 and 5, Part 1 of Schedule 12A to the Local Government Act 1972 (as amended by the Local Government (Access to Information) (Variation) Order 2008).

**PLA/ Section 106 (Legal) Agreements Update**

**69/2**

**5-26** The Committee considered a report which provided a detailed breakdown of all live section 106 (legal) agreements. The report outlined the current position in respect of all live section 106 (legal) agreements following a grant of planning permission, the receipt of any money further to that and the spend (as appropriate) against the agreed outcomes.

RESOLVED –

1. That the information contained within Appendices A, B and C be noted.
2. That the contents of the report be noted.
3. That this matter continued to be reported to Planning Committee on a regular basis.

**PLA/ Matters of Urgency**

**70/2**

**5-26** None.

## PLANNING COMMITTEE – 19<sup>th</sup> May 2026

Reference Number: 26/00098/FLH

Application expiry: 22.05.2026

Application Type: Full

**Proposal Description:** Two storey front extension and enlargement of two first floor side bedroom windows

**At:** Yew Tree Cottage, Hemming Green, Old Brampton, Chesterfield

**For:** Mr Ian Goodwin

**Third Party Reps:** None

**Parish:** Brampton Parish

**Ward:** Brampton and Walton Ward

**Report Author:** Colin Wilson

**Date of Report:** 28<sup>th</sup> April 2026

**MAIN RECOMMENDATION:** Refuse



Figure 1: Location Plan, with site edged in red.

## **1.0 Reason for Report**

1.1 The applicant is related to a current, serving NEDDC Ward Councillor.

## **2.0 Proposal and Background**

### **Site Description**

- 2.1 The application site comprises a detached dwelling situated within a relatively spacious parcel of land located on the southern side of a public highway which is identified as Hemming Green. The site is occupied by 3 main buildings, these being: the application property, a substantially proportioned detached garage towards the western edge of the site, and an outbuilding within the north-eastern corner of the site.
- 2.2 The site is situated within countryside designated as North East Derbyshire Green Belt. The site is also located within a primary Area of Multiple Environmental Sensitivity (AMES): The site is situated within the Peak Fringe & Lower Derwent landscape character area, and the landscape character is identified as Wooded Slopes & Valleys. Trees at the site frontage, within the northern element of the application site, are situated within an area protected by a NEDDC Tree Protection Order (TPO). The area TPO which affords protection to the boundary trees is identified as feature G18 of NEDDC TPO number 22.
- 2.3 The site is adjoined to the east by a track, which comprises a designated Public Right of Way (Brampton Footpath 55). The track to the east of the site forms intervening land between the application site and existing residential development within the defined Settlement Development Limits (SDL) for Old Brampton, with the nearest residential property being a detached dwelling identified as Denacre. The site is adjoined to the south and south-west by open fields. To the west of the site is residential property known as Tudor Cottage.
- 2.4 The site benefits from an existing vehicular access from Hemming Green.

### **Proposal**

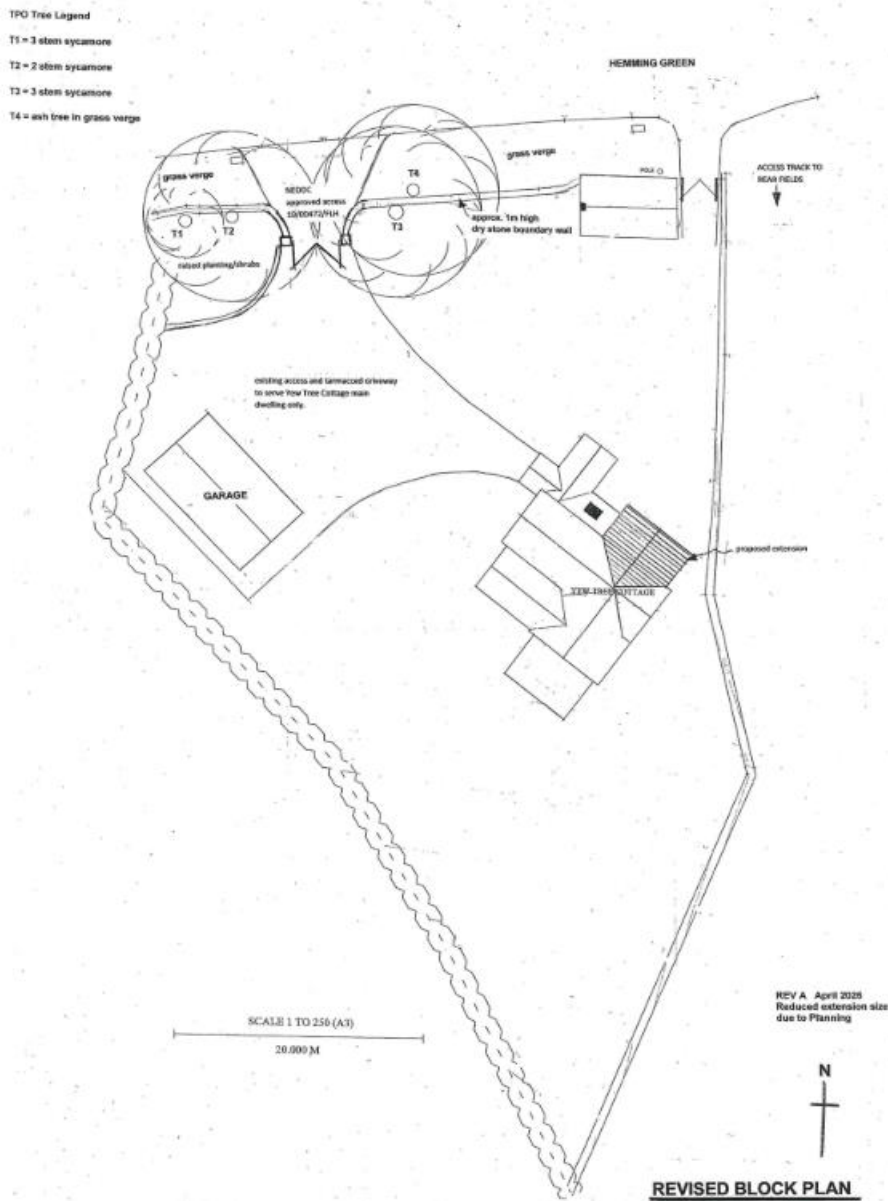
- 2.5 Full planning permission is sought for a two-storey front extension and enlargement of two first floor side bedroom windows. The proposed development has been amended during the processing of the application. The revisions can be described as a reduction in the overall projection of the proposed two-storey front extension.
- 2.6 For clarity and the avoidance of doubt, the application has been assessed on the basis of the following revised drawings, which were uploaded to the Council's website on 23<sup>rd</sup> April 2026:
- Proposed Elevations (Drawing Number 5A)
  - Proposed Elevations (Drawing Number 6A)
  - Proposed Ground Floor Layout (Drawing Number 7A)

- Proposed First Floor Layout (Drawing Number 8A)
- Revised Block Plan (Rev A)

2.7 As amended, the proposed development seeks planning permission to construct a two-storey front extension and enlarge two existing first floor side bedroom windows. The proposed extension would comprise a two-storey gable fronted addition, which would project approximately 3.4m from the north-east facing elevation of the existing dwelling. From ground level, the proposed extension would measure approximately 5.1m and 7.2m to eaves and ridge heights respectively. The extension would be constructed from Hardrow roof tiles, natural stone walling materials and UPVC windows, all to match existing.

2.8 The amended proposed Block Plan is included below to illustrate the position and footprint of the proposed extension, the subject of this application:

Revised Block Plan (Rev A)



2.9 In addition to the proposed extension, the application seeks planning permission to enlarge 2 first floor, side facing windows. The windows in question comprise a first-floor window at the north-west facing side elevation of the property and a first-floor window at the south-east facing side elevation of the property.

### 3.0 Relevant Planning History

3.1 The planning history for the site of application can be summarised as follows:

Reference	Status	Decision Date	Description
75/00815/OL	R	25.12.1998	Land West of Yew Tree Cottage Residential Development (outline).
76/00913/FL	CA	13.04.1976	Renovations and alterations to cottage.
76/00914/FL	CA	06.07.1976	Extension to kitchen.
77/00956/FL	CA	01.03.1977	Demolition of existing cottage and rebuild one dwelling.
89/01018/OL	R	25.12.1998	Outline Application for a bungalow
19/00012/TPO	CA	14.02.2019	Application for works to trees covered by NEDDC TPO number 22 (G18)
19/00032/FLH	CAPD	22.02.2019	Construction of a single-storey front extension, two-storey side extension and single-storey rear extension with balcony above
19/00408/AMEND	A	03.05.2019	Non-material amendment pursuant of 19/00032/FLH for addition window in lounge, hall and w/c, Bi fold door resiting in breakfast kitchen, window resizing in dressing room
19/00472/FLH	CA	31.07.2019	Proposed additional gated vehicular access
20/01158/FL	CAPD	23.08.2021	Conversion and Extension of domestic outbuilding to provide a holiday let

### 4.0 Consultation Responses

4.1 The **Ward Member** was consulted on the application – no comments were received.

4.2 The **Parish Council** were consulted on the application – no comments were received.

4.3 **Derbyshire County Council (DCC) Highways Officers** were consulted on the application, raising no objections to the proposed development from a highway safety perspective.

## **5.0 Representations**

5.1 The application was publicised by way of neighbour letters and the display of a site notice.

5.2 No representations were received.

## **6.0 Relevant Policy and Strategic Context**

### **National Planning Policy Framework (NPPF)**

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

### **North East Derbyshire Local Plan 2014-2034 (LP)**

6.2 The North East Derbyshire Local Plan forms the Development Plan for the District. The following policies of the LP are material to the determination of this application:

- SS1 Sustainable Development
- SS2 Spatial Strategy and the Distribution of Development
- SS9 Development in the Countryside
- SS10 North East Derbyshire Green Belt
- LC5 Residential Extensions
- SDC2 Trees, Woodlands and Hedgerows
- SDC3 Landscape Character
- SDC4 Biodiversity and Geodiversity
- ID3 Sustainable Travel

### **Brampton Neighbourhood Plan 2017-34**

6.3 The adopted Brampton Neighbourhood Plan forms part of the Development Plan for the Area. Policies of relevance in the assessment of this application can be summarised as follows:

- Policy B3: Nature Conservation and Biodiversity
- Policy B8: Promoting High Quality and Distinctive Design
- Policy B12: Highway and Pedestrian Safety Development

## 7.0 Planning Issues

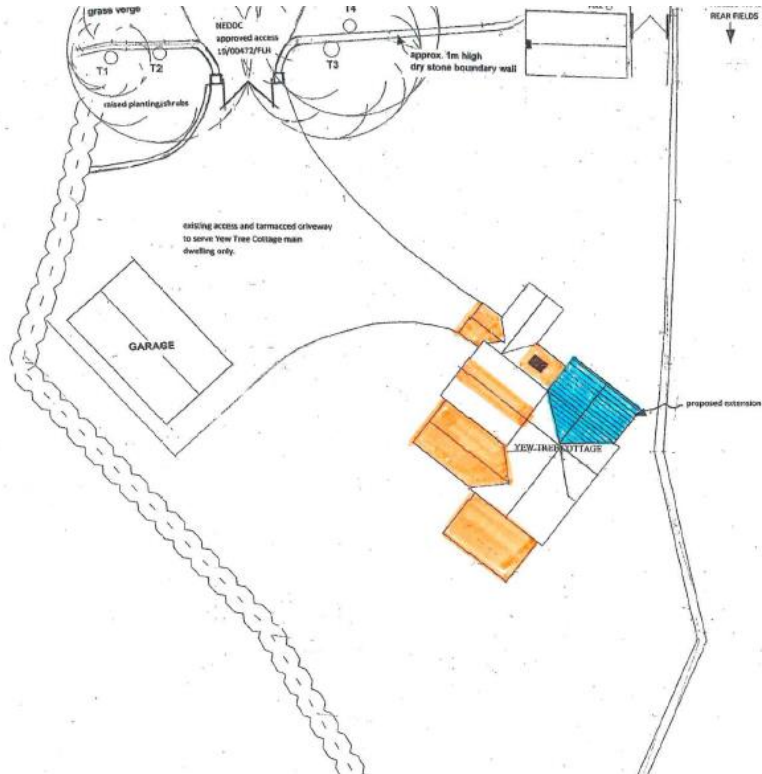
### Principle of Development (New Development in the Green Belt)

- 7.1 It is stated in Paragraph 142 of the National Planning Policy Framework (NPPF) that the government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.
- 7.2 Paragraph 143 of the NPPF sets out that Green Belt serves the following purposes; a) to check the unrestricted sprawl of large built-up areas; b) to prevent neighbouring towns merging into one another; c) to assist in safeguarding the countryside from encroachment; d) to preserve the setting and special character of historic towns; and e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 7.3 Paragraph 153 of the NPPF states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.
- 7.4 Paragraph 154 of the NPPF identifies certain forms of development that are not inappropriate in the Green Belt. The following identified exception is potentially of relevance in the case of the proposals set out under this application:
- 154(c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.*
- 7.5 Equally, Policy SS10 of the North East Derbyshire Local Plan relates to new development in the Green Belt. Policy SS10(2.c) is consistent with the NPPF, allowing for the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.
- 7.6 'Disproportionate additions' are not defined in national or local planning policy. Establishing whether extension(s) represents a disproportionate addition forms part of the planning judgment for applications involving the extension of existing buildings within the Green Belt. 'Original building' is defined in the NPPF. The definition is as follows: *A building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally.*
- 7.7 When considering whether additions are disproportionate, or not, the cumulative impact of previous additions to the 'original building' must be taken into account:

- 7.8 In this case, Officers consider that the 'original building' comprises the replacement dwelling, as it was built following the granting of planning permission for a replacement dwelling under application 77/00956/FL.
- 7.9 Following construction of the replacement dwelling after the 1977 planning permission (77/00956/FL), the dwelling has been the subject of a further planning application for domestic extensions. The application in question is application reference number 19/00032/FLH, under which planning permission for the construction of a single-storey front extension, two-storey side extension and single-storey rear extension with balcony above was secured and subsequently implemented.
- 7.10 Officers have reviewed original drawings relating to the 1977 permission and the existing drawings provided with application reference 19/00032/FL, as these form a good starting point to calculate the volume of the 'original building', as up until the 2019 application there had seemingly been no major alterations or extensions of the original building. Having undertaken these calculations, Officers calculate that the volume of the original building measured approximately 644m<sup>3</sup>.
- 7.11 In the Officer report relating to application reference number 19/00032/FLH, whilst it is stated that the proposed development represents '*a relatively generous enlargement of the building*', no figures were provided to quantify the volumetric increase in the scale of the original building arising as a consequence of the extensions proposed as part of that application. Officers have subsequently calculated that the total volume of the dwelling, as extended subsequent to the approval of 19/00032/FLH, would comprise an approximate volume of approximately 978m<sup>3</sup>.
- 7.12 Contrasting the volume of the original dwelling (approximately 644m<sup>3</sup>) with the volume of the dwelling following the completion of the later additions approved in the granting of permission for 19/00032/FLH (approx. 978m<sup>3</sup>), Officers estimate that the existing additions to original dwelling house have resulted in an approximate volumetric increase of the original building of around 52%.
- 7.13 The application the subject of this report seeks permission to construct a further domestic extension, comprising a volume of approximately 132m<sup>3</sup>. This further proposed addition would result in the dwelling comprising a total built volume of approximately 1113m<sup>3</sup>. When taken cumulatively with the previous additions to the original dwelling, Officers estimate that the proposed development would result in a 73% increase in the scale of the original dwelling. Officers are of the view that a volumetric increase of this amount would represent a significant increase in the scale of the original building. Consequently, Officers consider that the proposed extension - when taken cumulatively with the previous additions to the dwelling, namely those approved under application reference number 19/00032/FLH – would represent a disproportionate addition to the original building.
- 7.14 To assist Members, Officers have sought to set out a visual representation of the proposed and previous additions to the original dwelling. This visual

representation is included below. For clarity and the avoidance of doubt, historic additions to the original dwelling are highlighted in orange with the proposed extension the subject of this application highlighted in blue.

Proposed Block Plan:



Proposed Elevations:



YEW TREE COTTAGE  
HEMING GREEN  
OLD BRAMPTON  
CHESTERFIELD

Hardwore roof tiles  
natural stone external walls  
UPVC windows  
all to match existing



REV A April 2026  
Reduced extension size  
due to Planning

PROPOSED ELEVATIONS

Scale 1:100 Drwg No 5 A



- 7.15 Notwithstanding the cumulative volumetric increase in the size of the original building, Officers are of the view that the proposed extension the subject of this application would represent a substantial and prominent two-storey addition, located at the dwelling's principal elevation. Officers are of the view that when assessed in conjunction with the previous additions to the original dwellinghouse, the proposed extension would result in a substantial increase in the overall scale and mass of the original dwelling. Consequently, the proposed extension is considered to represent a disproportionate addition to the original dwelling.
- 7.16 On the basis of the above considerations, Officers are of the view that the proposed development would not accord with the Policy exception to inappropriate development set out under Paragraph 154(c) of the NPPF and SS10(2.c) of the North East Derbyshire Local Plan. Nor is it considered that any of the other defined Policy exceptions to inappropriate development in the Green Belt are applicable in this instance. Consequently, the proposed development represents an inappropriate development in the Green Belt, which is harmful by definition.
- 7.17 As set out above, Paragraph 153 of the NPPF sets out that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

- 7.18 In this case, Officers are unaware of any considerations that clearly outweigh the Green Belt harm identified. For that reason, Officers are of the opinion that Very Special Circumstances do not exist. It is therefore considered that the proposed development represents an unacceptable form of development in the Green Belt. Consequently, to grant permission for the proposed development would be contrary to the requirements of Policy SS10 of the North East Derbyshire Local Plan and the NPPF when read as a whole (with particular regard to Section 13: Protecting Green Belt Land).
- 7.19 The application also sets out that permission is sought for alterations to the existing building's fenestration, namely by way of enlarging 2 existing first floor openings. Officers are of the view that the proposed enlargement of existing windows represents a relatively minor operation that would not result in any consequential harm in Green Belt terms.

### **Visual/ Landscape Considerations**

- 7.20 Policy SS9(2) of the North East Derbyshire Local Plan states that in all cases, where development is considered acceptable (in the countryside), it will be required to respect the form, scale and character of the landscape, through careful siting, scale, design and use of materials.
- 7.21 Policy SDC3 of the North East Derbyshire Local Plan relates to landscape Character. The Policy states that proposals for new development will only be permitted where they would 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.
- 7.22 Policy SDC3 adds that, furthermore, development proposals should be informed by, and be sympathetic to, the distinctive landscape areas identified in the Derbyshire Landscape Character Assessment and the Areas of Multiple Environmental Sensitivity (AMES), or any successor document(s), and contribute, where appropriate, to the conservation and enhancement, or restoration and re-creation of the local landscape taking into account its wider landscape character type.
- 7.23 The application site is situated within open countryside designated as a primary Area of Multiple Environmental Sensitivity (AMES), which are areas identified in the North East Derbyshire Local Plan as being the most sensitive areas of landscape within the District, and which are most likely to be negatively affected by change or development. In the Landscape Character of Derbyshire document, the landscape character area is identified as the Peak Fringe & Lower Derwent, and the landscape type is identified as Wooded Slopes & Valleys.
- 7.24 In this case, Officers are of the view that the proposed extension would result in a degree of visual impact, with the proposed extension further adding to the built form within the site of application. That being said, Officers are of the view that the proposed extension would generally be seen in the context of the existing dwelling and, for that reason, would not amount to significant landscape

harm. Equally, Officers are of the view that the proposed enlargement of existing windows would not result in any consequential harm in landscape character terms. Therefore, Officers are of the view that the proposed development would generally be in accordance with the requirements of Policy SDC3 of the Local Plan.

### **Highway Safety**

- 7.25 Paragraph 116 of the National Planning Policy Framework (NPPF) and Policy ID3 of the North East Derbyshire Local Plan set out that, in all cases, planning permission will only be refused on transport grounds if there would be an unacceptable impact on highway safety, or where the residual cumulative impacts on the road network would be severe.
- 7.26 Derbyshire County Council Highways Officers were consulted on the application, raising no objections to the development in highway safety terms.
- 7.27 Officers consider that the proposed extension would not result in any meaningful intensification of the existing access. Consequently, Officers are of the opinion that the proposals would accord with Paragraph 116 of the NPPF, the relevant parts of Policy ID3 of the North East Derbyshire Local Plan, and Policy B12 of the adopted Neighbourhood Plan.

### **Tree Protection**

- 7.28 As set out in the Site Description section of this report above, a number of protected trees occupy land at the site's northern, roadside frontage.
- 7.29 Officers are of the view that the proposed domestic extensions/alterations would not result in any consequential impacts on the protected trees. Therefore, the proposed development is considered to be acceptable from a tree protection perspective, in accordance with Policy SDC2 of the Local Plan.

### **Other Technical Considerations**

- 7.30 In terms of mandatory Biodiversity Net Gain (BNG), Officers are of the view that the development would be exempt as a consequence of it comprising a householder type development.

## **8.0 Summary and Conclusion**

- 8.1 In this case, Officers are of the view that the proposed development represents an inappropriate form of development within the North East Derbyshire Green Belt, which is harmful by definition. The NPPF and Policy SS10 make clear that inappropriate development should not be allowed unless Very Special Circumstances (VSC) exist. The NPPF (at Paragraph 153) effectively defines VSC as being other considerations that clearly outweigh identified Green Belt harm. In this case, Officers do not consider that any such circumstances exist. Therefore, to grant permission for the proposed development would be contrary

to requirements of Policy SS10 of the North East Derbyshire Local Plan and the NPPF when read as a whole.

## **9.0 Recommendation**

9.1 On the basis of the above considerations, Officers are of the view that the proposed development represents an unacceptable form of development. It is therefore recommended that the application be **refused** for the following reason, with the final wording delegated to the Planning Manager (Development Management):-

1. The proposed two-storey front extension, when assessed cumulatively with previous additions to the dwelling, would result in a disproportionate enlargement of the original building. As such, the proposal would not fall within any of the exceptions for development deemed not to be inappropriate in the Green Belt. The development would therefore constitute inappropriate development in the Green Belt, which is, by definition, harmful.

No Very Special Circumstances have been demonstrated that would clearly outweigh the harm to the Green Belt by reason of inappropriateness, or any other identified harm arising from the proposal.

The development is therefore contrary to Policy SS10 of the North East Derbyshire Local Plan and the National Planning Policy Framework.

## North East Derbyshire District Council

### Planning Committee

19 May 2026

### 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

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#### PURPOSE / SUMMARY

To inform the Committee of the appeals lodged and determined.

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#### RECOMMENDATIONS

None.

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#### 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

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

**Mr Adrian Bailey - Application for Lawful Development Certificate for existing dwellinghouse at Land Approximately 100M West of Yew Tree Farm, Quarry Lane, Woolley Moor (25/01073/LDC)**

Planning Officer – Julian Hawley [julian.hawley@ne-derbyshire.gov.uk](mailto:julian.hawley@ne-derbyshire.gov.uk)

#### Enforcement Appeal Lodged

**Mr Adrian Bailey – Enforcement Notice for siting of a caravan, storage of building and construction materials, equipment, tools, plant and machinery and demolition of a barn and construction of an incomplete building at Land Approximately 100M West of Yew Tree Farm, Quarry Lane, Woolley Moor (22/00217/BOC)**

Planning Officer – Julian Hawley [julian.hawley@ne-derbyshire.gov.uk](mailto:julian.hawley@ne-derbyshire.gov.uk)

### 2.2 Appeals Allowed

The following appeal has been allowed:-

**Mr D Hinchliffe - Single storey lightweight glazed porch to the front of the property at Little Orchards Farm, Horsleygate Lane, Holmesfield, Dronfield (25/00710/FLH)**

Planning Officer – Colin Wilson [colin.wilson@ne-derbyshire.gov.uk](mailto:colin.wilson@ne-derbyshire.gov.uk)

### 2.3 Appeals Dismissed

The following appeal has been dismissed:-

**Mr Ben Kwok - The installation and operation of a renewable energy generating station comprising of ground-mounted photovoltaic solar arrays together with inverter/transformer units, BESS units, control house, substation, onsite grid connection equipment, storage containers, site access, access gates, internal access tracks, security measures, other ancillary infrastructure, and landscaping and biodiversity enhancements (Major Development/Affecting Public Right of Way) (Amended Plans) at Land To North Of Stretton Road, Morton (23/01089/FL)**

Planning Officer – Susan Wraith (GC) [susan.wraith@ne-derbyshire.gov.uk](mailto:susan.wraith@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
<b>Background Papers</b> (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)	