

North East Derbyshire District Council

Planning Committee

24 June 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	
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: NEDDC: Revenue - £125,000 <input type="checkbox"/> Capital - £310,000 <input type="checkbox"/> <input checked="" type="checkbox"/> <i>Please indicate which threshold applies</i>	No
Is the decision subject to Call-In? (Only Key Decisions are subject to Call-In)	No
District Wards Significantly Affected	None
Equality Impact Assessment (EIA) details:	
Stage 1 screening undertaken <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.
Stage 2 full assessment undertaken <ul style="list-style-type: none"> Completed EIA stage 2 needs to be appended to the report 	No, not applicable
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"/>	Yes Details:

Links to Council Plan priorities, including Climate Change, Economic and Health implications.
A place to live that people value. A place where people enjoy spending time. Continually improve Council services to deliver excellence and value for money.

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: -

W Redmile & Sons Ltd - Planning application for residential development of 132 dwellings (Use Class C3), with highways, landscaping and associated works (Major Development)(Affecting public footpath) (Additional plans/information)(Further/Revised Additional plans/information) at Land North Of Burns Drive And East Of Southfield Drive On The South Side Of Chesterfield Road, Dronfield (23/00932/FL)

Planning Officer – Kerry Hallam kerry.hallam@ne-derbyshire.gov.uk

Mr Nick Horsley - Retention of an agricultural building (affecting a Public Right of Way) at Springwood Farm, Cowley Lane, Holmesfield (25/00111/FL)

Planning Officer – Kerry Hallam kerry.hallam@ne-derbyshire.gov.uk

Mr Mark Pickard - Prior approval application for the change of use of the existing agricultural building to provide two dwellings (Affecting a Public Footpath) at Barns And Land On The South West End Of Gill Lane, Grassmoor (24/00692/CUPDMB)

Planning Officer – Alice Lockett alice.lockett@ne-derbyshire.gov.uk

Mr Mark Pickard - Prior approval application for the change of use of the existing agricultural building to provide one dwelling (Affecting a Public Right of Way) at Barns And Land On The South West End Of Gill Lane, Grassmoor (24/00694/CUPDMB)

Planning Officer – Alice Lockett alice.lockett@ne-derbyshire.gov.uk

Mr William Rodgers - Application for prior notification for Proposed barn for agricultural storage of materials, crops and machinery at Land South Of Ockley Farm, Dyche Lane, Coal Aston (25/00207/AGD)

Planning Officer – Kerry Hallam kerry.hallam@ne-derbyshire.gov.uk

2.2 Enforcement Appeal Lodged

Mr Nick Horsley – Enforcement Notice appeal against creation of a hardstanding and new building at Springwood Farm, Cowley Lane, Holmesfield (24/00226/OD)

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

2.3 **Appeals Allowed**

No appeals have been allowed.

2.4 **Appeals Dismissed**

The following appeals have been dismissed: -

Mr. Robert Sharpe - Erection of barn (Package Treatment Plant) at Site Of Former Hay Lane Cottage, Hay Lane, Milltown, Ashover (24/00800/FL)

Planning Officer – Kerry Hallam kerry.hallam@ne-derbyshire.gov.uk

Ms C Meehan - Demolition of an existing equestrian building and the construction of a self-build and custom build single storey dwelling (Conservation Area) (Private Drainage System)(Additional information) at Snowden Farm Riding School, Snowden Lane, Troway (24/00540/FL)

Planning Officer – Kerry Hallam kerry.hallam@ne-derbyshire.gov.uk

Mr William Calvert - The proposal is for a single storey garage building to provide secure vehicle and ancillary storage for the main residential dwelling, and additionally a basement storage garage to provide secure accommodation for ancillary agricultural equipment required for the maintenance of the wider site area at Brookfields Farm, Main Road, Holmesfield (21/01310/FLH)

Costs have been awarded to the appellant

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

2.5 **Enforcement Appeal Dismissed**

Mr Easthope – The erection of a building incorporating ground floor TV room, domestic store, bar area, and the provision of a platform and balustrade and engineering operations carried out to facilitate the construction of the building, and to facilitate the laying of a patio at Summerley Cottage, Summerley Road, Summerley, Apperknowle (22/00339/OD)

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

2.6 **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)	