

North East Derbyshire District Council

Planning Committee

30 September 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 appeal has been lodged: -

Mr And Mrs Johnson - Proposed 2 storey front extension with PD Right A,B,C,D and E removed at Rosings, Hundall, Apperknowle (25/00223/FLH)

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

Mr Joseph Allen - Erection of a self-build two-storey detached dwelling with basement and integral garage (resubmission of withdrawn application 24/00428/FL) at Land Adjacent 62 Gosforth Lane, Dronfield (25/00116/FL)

Planning Officer – Kerry Wright kerry.wright@ne-derbyshire.gov.uk

Mr D Atkinson - Retrospective application for retention of garage and store at Marsh Green Hall, Marsh Green Lane, Ashover (25/00072/FL)

Planning Officer – Steve Wigglesworth steven.wigglesworth@ne-derbyshire.gov.uk

Mr D Atkinson - Application for Lawful Development Certificate for the existing Use of land for domestic garden, drives and yarding and for any purpose incidental to the enjoyment of the dwellinghouse under Section 191 of the TCPA 1990 (Amended Title) at Marsh Green Hall, Marsh Green Lane, Ashover (24/00828/LDC)

Planning Officer – Sue Wraith sue.wraith@ne-derbyshire.gov.uk

2.2 Enforcement Appeal Allowed

The following Enforcement appeal has been allowed -

Mr C Denton - Demolition of an agricultural barn and the construction of a new building used as a dwellinghouse at The Long Barn, Barlow Lees Lane, Barlow (24/00099/OD)

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

2.3 Appeals Dismissed

The following appeals have been dismissed: -

Mr Tim Shepley - Retention of timber gazebo (Affecting the setting of a Listed Building)(Conservation Area) at Woodthorpe Hall, Fanshaw Gate Lane, Holmesfield (24/00461/FL)

Planning Officer – Kerry Wright kerry.wright@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 Wright kerry.wright@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 And Mrs Johnson - Proposed 2 storey front extension with PD Right A,B,C,D and E removed at Rosings, Hundall, Apperknowle (25/00223/FLH)

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

Mr M Houlty - Demolition of existing garage and proposed new annex to Nether Birchitt Farm Cottage (Affecting the setting of a listed building) at Nether Birchitt Farm Cottage, Sheffield Road, Dronfield (24/00610/FLH)

Planning Officer – Curtis Rouse curtis.rouse@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
<p>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)</p>	