

North East Derbyshire District Council

Planning Committee

9 December 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: -

Mr John Sheldon - Application for a two bedroom, 1.5 storey dwelling with the bedrooms in the eaves space (Affecting the setting of a Listed Building) at Land To The South East Of Spring Cottage, Chapel Hill, Ashover (24/01036/FL)

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

Mr Robert Abbott - Application for two-storey side extension at Abbott Farm, Doe-hole Lane, Brackenfield (25/00543/FLH)

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

Mr Ben Kwok - Application for 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 – Graeme Cooper graeme.cooper@ne-derbyshire.gov.uk

Miss Ashleigh Boyce - Application for construction and operation of a micro energy storage project at Land North Of The Electricity Substation Baslow Road, Holymoorside (25/00649/FL)

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

Mrs Elizabeth Lee - Application for a Lawful Development Certificate for existing Equestrian Use (Conservation area) at Sunny Bank, White Lane, Ridgeway (23/00546/LDC)

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

2.2 Appeals Allowed

No appeals have been allowed.

2.3 Appeals Dismissed

The following appeals have been dismissed:-

Mr David Ward - Change use of existing barn for residential purposes (private drainage system) (Amended Plans) at Spitewinter Farm, Spitewinter Lane, Barlow, Dronfield (24/00644/FL)

Planning Officer – Colin Wilson colin.wilson@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

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)	