

North East Derbyshire District Council

Planning Committee

17 March 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**

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
District Wards Significantly Affected	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>	<p>Yes</p> <p>Details:</p>

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: -

Miss Katie Fellows - Application for proposed works to change the existing front garden into a driveway for two cars. This also includes a dropped kerb at the front of the property for access at 2 Hollins Cottages Hollins, Old Brampton (25/00368/FLH)

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

Mr S Perez - Application for proposed erection of an Agricultural Building for grain storage with access and track at Land Opposite Stoneycroft Road And The Poplars, Matlock Road, Walton (25/00373/FL)

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

Levi Jones and Ellen Burniston - Application to discharge condition 10 (Plot B window details) pursuant to planning application 23/00013/FL at 179A Stubley Lane, Dronfield Woodhouse (25/00907/DISCON)

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

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

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

Mr Marco Difelice - Application for proposed dropped kerb and driveway at 15A Strettea Lane, Higham (25/00873/FLH)

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

2.2 Appeals Allowed

The following appeals have been allowed:-

Mr Taylor - Construction of subterranean garage accessed through existing outbuilding with subterranean link to Birley Hay Farmhouse and restoration of adjoining retaining wall. (Listed Building)(Conservation Area)(Affecting public footpath)(Amended Plans) at Birley Hay Farm, Geer Lane, Birley Hay, Ridgeway (23/00938/LB)

Mr Taylor – Construction of subterranean garage accessed through existing outbuilding with subterranean link to Birley Hay Farmhouse and restoration of adjoining retaining wall (Listed Building)(Conservation Area)(Affecting public footpath)(Amended Plans) at Birley Hay Farm, Geer Lane, Birley Hay, Ridgeway (23/00937/FLH)

Planning Officer – Ken Huckle kenneth.huckle@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 – Susan Wraith susan.wraith@ne-derbyshire.gov.uk

Application for costs was Refused.

Appeal Part Allowed

The following appeal has been part allowed:-

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 – Susan Wraith susan.wraith@ne-derbyshire.gov.uk

Application for costs was Refused.

2.3 Appeals Dismissed

The following appeals have been dismissed:-

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 Robert Abbott - Two-storey side extension at Abbott Farm, Doehole Lane, Brackenfield (25/00543/FLH)

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

Miss Ashleigh Boyce - 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

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>	