

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**

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
<p>District Wards Significantly Affected</p>	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>	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 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

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

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

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

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)	