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Aldern House, Baslow Road, Bakewell, Derbyshire. DE45 1AE



Our Ref: A.1142/1586

Date: 8 June 2017



NOTICE OF MEETING

Meeting: **Planning Committee**Date: **Friday 16 June 2017**Time: **10.00 am**Venue: **Board Room, Aldern House, Baslow Road, Bakewell**SARAH FOWLER
CHIEF EXECUTIVE

AGENDA

1. **Apologies for Absence**
2. **Minutes of previous meeting 12 May 2017** (*Pages 5 - 14*)
3. **Urgent Business**
4. **Members Declarations of Interest**
Members are asked to declare any disclosable pecuniary, personal or prejudicial interests they may have in relation to items on the agenda for this meeting.
5. **Public Participation**
To note any questions or to receive any statements, representations, deputations and petitions which relate to the published reports on Part A of the Agenda.
6. **Full Application - Conversion of redundant water treatments works into 16 apartments, conversion of stone outbuilding into a studio apartment and 4 new cottages at Former Treatment Works, Mill Lee Road, Low Bradfield (NP/S/0914/1007, P.7042, 22/09/14, 426261/391743, JK)** (*Pages 15 - 38*)
Site Plan

7. **Full Application - Proposed change of use of existing buildings, extensions to existing buildings and provision of new access to the site at Bradfield Brewery, Watt House Farm, Loxley Road, Sheffield, Bradfield (NP/S/0317/0267 426948/392265 P2483 SPW 16/03/2017) (Pages 39 - 52)**
Site Plan
8. **Full Application - Change of use of ancillary accommodation (to Rock View Cottage) to a separate B1 office use at Rock View Cottage, East Bank, Winster (NP/DDD/0317/0250, 424044/360366, P5817 + P1225, 10/04/2017/ALN) (Pages 53 - 60)**
Site Plan
9. **Full Application - Change of use of ancillary accommodation to a separate holiday let at Rock View Cottage, East Bank, Winster (NP/DDD/0317/0251, 424044/360366, P5817 + P1225, 10/04/2017/ALN) (Pages 61 - 68)**
Site Plan
10. **Full Application - Erection of agricultural building on land adjacent to New Road Farm, New Road, Longnor (NP/SM/0317/0274, 408985/361252, P2370, 18/05/2017/ALN) (Pages 69 - 76)**
Site Plan
11. **Householder Application - Conversion of bungalow to one-and-a-half storey dwellinghouse - Glenhaven, 12 White Edge Drive, Baslow (NP/DDD/ 0217/0171, P.5726/55, 22/2/2017, 425164 / 372164, MN) (Pages 77 - 86)**
Site Plan
12. **Full Application - Classroom extension with associated servicing at Combs County School, Lesser Lane, Combs (NP/HPK/0217/0193 404120 / 378383 P5524 SPW 28/02/2017) (Pages 87 - 92)**
Site Plan
13. **Head of Law Report - Planning Appeals (A.1536/AMC) (Pages 93 - 94)**

Duration of Meeting

In the event of not completing its business within 3 hours of the start of the meeting, in accordance with the Authority's Standing Orders, the Authority will decide whether or not to continue the meeting. If the Authority decides not to continue the meeting it will be adjourned and the remaining business considered at the next scheduled meeting.

If the Authority has not completed its business by 1.00pm and decides to continue the meeting the Chair will exercise discretion to adjourn the meeting at a suitable point for a 30 minute lunch break after which the committee will re-convene.

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Agendas and reports

Copies of the Agenda and Part A reports are available for members of the public before and during the meeting. These are also available on the website www.peakdistrict.gov.uk.

Background Papers

The Local Government Act 1972 requires that the Authority shall list any unpublished Background Papers necessarily used in the preparation of the Reports. The Background Papers referred to in each report, PART A, excluding those papers that contain Exempt or Confidential Information, PART B, can be inspected by appointment at the National Park Office, Bakewell. Contact Democratic Services on 01629 816200, ext 362/382. E-mail address: democraticservices@peakdistrict.gov.uk.

Public Participation and Other Representations from third parties

Anyone wishing to participate at the meeting under the Authority's Public Participation Scheme is required to give notice to the Director of Corporate Strategy and Development to be received not later than 12.00 noon on the Wednesday preceding the Friday meeting. The Scheme is available on the website www.peakdistrict.gov.uk or on request from Democratic Services 01629 816362, email address: democraticservices@peakdistrict.gov.uk.

Written Representations

Other written representations on items on the agenda, except those from formal consultees, will not be reported to the meeting if received after 12noon on the Wednesday preceding the Friday meeting.

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Please note that there is no catering provision for members of the public during meal breaks. However, there are cafes, pubs and shops in Bakewell town centre, approximately 15 minutes walk away.

To: Members of Planning Committee:

Chair: Mr P Ancell
Vice Chair: Cllr D Birkinshaw

Cllr P Brady	Cllr C Carr
Cllr D Chapman	Cllr A Hart
Mr R Helliwell	Cllr Mrs C Howe
Cllr H Laws	Cllr J Macrae
Cllr Mrs K Potter	Cllr Mrs L C Roberts
Cllr Mrs J A Twigg	

Other invited Members: (May speak but not vote)

Cllr A McCloy Cllr F J Walton

Constituent Authorities
Secretary of State for the Environment
Natural England

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MINUTES

Meeting: **Planning Committee**

Date: Friday 12 May 2017 at 10.00 am

Venue: Board Room, Aldern House, Baslow Road, Bakewell

Chair: Mr P Ancell

Present: Cllr P Brady, Cllr C Carr, Cllr A Hart, Mr R Helliwell, Cllr Mrs C Howe, Cllr H Laws, Cllr J Macrae, Cllr Mrs K Potter, Cllr Mrs J A Twigg and Mr D Williams

Apologies for absence: Cllr D Birkinshaw, Cllr D Chapman, Ms S McGuire, Cllr Mrs L C Roberts, Cllr A McCloy and Cllr F J Walton.

46/17 MINUTES OF PREVIOUS MEETING 7 APRIL 2017

The minutes of the last meeting of the Planning Committee on 7 April 2017 were approved as a correct record.

The Chair announced that Mr D Williams would be leaving the Authority, following the recent local elections for Derbyshire County Council. He thanked Mr Williams for his contribution to the work of the Authority and wished him well on behalf of all Members.

47/17 URGENT BUSINESS

There was no urgent business to report.

48/17 MEMBERS DECLARATIONS OF INTEREST

Item 7

It was noted that Mr P Ancell, Cllr A Hart, Mr R Helliwell, Cllr Mrs C Howe, Cllr H Laws, Cllr Mrs K Potter and Cllr Mrs J Twigg had received an email from Mr Martin Hughes.

Item 8

It was noted that Cllr C Carr, Cllr A Hart, Mr R Helliwell, Cllr Mrs C Howe, Cllr Mrs K Potter and Cllr Mrs J Twigg had received an email from Miss Hannah Barton.

Item 12

Cllr A Hart, Cllr Mrs K Potter and Cllr H Laws declared a personal interest as the applicant was a Member of the Authority.

Cllr Mrs C Howe declared a personal interest as the applicant was a Member of the Authority and also her fellow councillor at High Peak Borough Council. She would therefore abstain from voting on the recommendation.

Mr R Helliwell declared a personal and prejudicial interest as he knew the applicant personally. He would leave the room during consideration of the application and take no part in the debate or voting.

49/17 PUBLIC PARTICIPATION

The Chair announced that 14 members of the public had registered to speak under the Authority's Public Participation Scheme.

50/17 FULL APPLICATION - CHANGE OF USE OF THE LODGE FROM C3 TO C2 (CARE HOME FOR ADULTS WITH AUTISM AND LEARNING DIFFICULTIES) AND RETENTION OF ACCESS TO SERVE THE LODGE, MANCHESTER ROAD, HOLLOW MEADOWS, BRADFELD

Members had visited the site on the previous day.

The Officer stated that the application description had been amended to cover alterations to the outbuilding, clarified that the proposal was only retrospective in relation to the access and outbuilding alterations, that the Enforcement Notice served regarding the alleged change of use from a C3 dwelling to a C2 Care Home was in the process of being withdrawn and that the site lay within Bradfield Parish. He also reported that Sheffield City Council Highways Department had no objection to the proposals and as the Council had not suggested any conditions he proposed conditions covering the following: C2 Use to use new access only, tarmacadam from highway to access gates, drainage, setting back gates 5m and maintenance of visibility splays. He then reported that a further representation had been received from Knight Frank on behalf of the residents of Hollow Meadows Mews, which reiterated points already set out in the report and stated that they had sole ownership of the access shared with The Lodge.

The following made representations to the Committee under the Authority's Public Participation Scheme:

- Ms Megan Wilmot, Objector, on behalf of the Residents of Hollow Meadows Mews
- Mr Canello, representing the Applicant

Mr John Hunt, Agent, was present to answer Members' questions if required.

The recommendation was moved and seconded. However, Members saw no need to relocate the driveway and proposed that condition 3 be omitted and that condition 4 be amended by adding the words "to the East of the drive" after the word "hedge" and omitting the rest of the sentence after the word "Lodge". Also the word "new" was omitted from Condition 8.

The motion as amended was moved, seconded, put to the vote and carried.

RESOLVED:

That the application be APPROVED subject to the following conditions:

- 1. Define use and maximum occupancy of the premises.**
- 2. Specify approved plans**
- 3. Submit and agree detailed landscaping scheme with maintenance plan for the reinstatement of the field boundary/hedge, to the east of the drive, and for landscaping to the car parking area in front of the Lodge.**
- 4. Submit and agree detailed lighting scheme for the whole site which shall be controlled by motion sensors.**
- 5. Agree parking plan/layout**
- 6. Specify design details for the annexe window/door alterations with implementation within 3 months or other agreed timetable.**
- 7. Submit and agree a traffic management plan promoting the use of the drive for all care home traffic, details internal signage to prevent visitors/staff using the shared access other than in emergencies.**
- 8. Submit and agree details of bin storage and dwell areas.**
- 9. Highway conditions including C2 use to be accessed solely via new drive tarmacadam from highway to access gates, drainage, setting back gates 5m and maintenance of visibility splays.**
- 10. Footnote regarding need for clear signage to indicate access to the Care Home shall be via the new drive only - to be subject to advertisement regulations.**

51/17 SECTION 73 APPLICATION - FOR THE VARIATION OF CONDITION 2 (APPROVED PLANS) OF APP/M9496/W/16/3157101 TO ADD SIDE EXTENSION - FORMER RUTLAND ARMS, CALVER ROAD, BASLOW

The Officer stated that in his view, the proposed variation of Condition 2 of the approved planning application would simplify the arrangements for the delivery of goods into the building and provide a modest improvement to the appearance of the side elevation.

The following made representations to the Committee under the Authority's Public Participation Scheme:

- Ms Ruth Child, Agent

The recommendation was moved and seconded.

Members suggested that reclaimed stone, approved prior to use, would be appropriate to achieve a unified appearance of the whole building.

The recommendation was voted upon and carried.

RESOLVED:

That the application be APPROVED subject to the same conditions as previously imposed by Appeal decision APP/M9496/W/16/3157101, with variation to Condition 2 (approved plans) to include the addition of the extension, and additional conditions to protect the ecological interests of the site:

- 1) Development within 3 years from 22 October 2015.**
- 2) Development in complete accordance with amended plans.**
- 3) Prior approval of sample panel of reclaimed stonework to match the existing stonework.**
- 4) Window details to be agreed.**
- 5) Details of window blanking to be agreed.**
- 6) External lighting to be agreed**
- 7) Details of any external refrigeration, air conditioning, motors or fans to be agreed**
- 8) The hours of deliveries and refuse collections restricted to 0700 to 2000 on Mondays to Saturdays and 1000 to 1600 on Sundays and Bank Holidays only.**
- 9) Access visibility splays maintained in accordance with approved plans**
- 10) Construction site layout to be agreed**
- 11) Delivery Management Plan to be agreed**
- 12) Traffic Management Plan to deter roadside parking to be agreed**
- 13) Parking provided prior to use commencing**
- 14) No door fronting a highway to open outwards.**
- 15) No access ramps to be constructed within the highway**
- 16) Permitted development rights for extension withdrawn**
- 17) Flood mitigation measures to be implemented**
- 18) Method statement/construction environmental management plan dealing with the treatment of the river corridor to be agreed**
- 19) Initial soft-strip of the external features of the buildings to check for bats required**
- 20) Removal of vegetation to be completed outside of the breeding bird season**

The meeting was adjourned for a short break at 11.10 and reconvened at 11.15am.

Cllr Mrs J Twigg left the meeting at 11.10am.

52/17 FULL APPLICATION - CHANGE OF USE OF PART OF THE EXISTING GARAGE BUILDING TO CAFE AND CATERING USE AT PADDOCKSIDE, OAKENBANK LANE, RAINOW

This item had been deferred for the undertaking of a site visit at the last meeting of the Planning Committee. Members had visited the site on the previous day.

The following made representations to the Committee under the Authority's Public Participation Scheme:

- Mr Ellison, Supporter
- Mrs Barton, Supporter
- Mr Phil Goodwin, Supporter
- William Barton, Supporter
- Hannah Barton, Applicant

Members considered that there were good reasons for approving the application, particularly as it was small-scale and had links to agriculture and the local economy.

A motion to approve the application was moved and seconded.

Following Officer suggestions for conditions, the motion to approve was put to the vote and carried.

RESOLVED:

That the application be APPROVED subject to the following conditions:

- 1. Grasscrete surface for parking area**
- 2. Opening hours between 9am and 6pm**
- 3. Café and off-site catering business maintained as ancillary to the cottage only and together forming one planning unit**
- 4. Doors and windows to be recessed and given suitable finish**

Footnote regarding advertisement regulations covering signage for the café and in the local area and encouraging pre-application engagement

53/17 FULL APPLICATION - AGRICULTURAL SHED (PART RETROSPECTIVE) AT 'TENNIS COURTS FIELD', MACCLESFIELD ROAD, KETTLESHULME

The following made representation to the Committee under the Authority's Public Participation Scheme:

- Mr S Cowen, Applicant

Condition 3 was amended to include the words "agreed and" before the word "implemented".

The recommendation to approve this partly retrospective application with the slight amendment to Condition 3 was moved, seconded, voted upon and carried.

RESOLVED:

That the application be APPROVED subject to the following conditions:

- 1. Statutory time limit**
- 2. Completion in accordance with submitted plans**
- 3. Landscaping to be agreed and implemented within the first planting season following erection of the building**
- 4. Doors to the western elevation to be coloured dark brown to match the adjacent walls and be permanently so maintained**

54/17 FULL APPLICATION - SINGLE STOREY EXTENSION, POTTING SHED, GARDEN WALLS AND ASSOCIATED LANDSCAPING WORKS, UPPER HURST, GATEHOUSE LANE, HATHERSAGE

The following made representation to the committee under the Authority's Public Participation Scheme:

- Mr Jonathan Bond, Applicant

The recommendation was moved, seconded, voted upon and carried.

RESOLVED:

That the application be APPROVED subject to the following conditions:

- 1. Statutory time limit**
- 2. Completion in accordance with submitted plans and specifications**

55/17 LISTED BUILDING CONSENT - SINGLE STOREY EXTENSION, POTTING SHED, GARDEN WALLS AND ASSOCIATED LANDSCAPING WORKS, UPPER HURST, GATEHOUSE LANE, HATHERSAGE

The recommendation was moved, seconded, voted upon and carried.

RESOLVED:

That the application be APPROVED subject to the following conditions:

- 1. Statutory time limit**
- 2. Completion in accordance with submitted plans and specifications**

As the next speakers were not due to make their representations until 1.30pm, the Chair brought forward Item 15 for consideration.

56/17 MONITORING & ENFORCEMENT ANNUAL REVIEW - MAY 2017

The Senior Monitoring & Enforcement Officer presented the report and informed the Committee that new housing developments and major developments are being more formally monitored than previously to ensure they are being carried out in accordance with the planning permission. The results of monitoring visits are also being better recorded.

Members also received updates on a number of the cases referred to in the report and the Officer answered several queries from Members on specific cases.

In response to Members' requests the Director of Conservation and Planning agreed to consider whether more information on outstanding enforcement cases could be included in future annual reports.

RESOLVED:

That the report be noted.

The meeting adjourned for lunch at 1pm and reconvened at 1.30pm.

Cllr Mrs J Twigg re-joined the meeting at 1.30pm.

57/17 FULL APPLICATION - LOFT CONVERSION INCLUDING RAISING OF ROOF HEIGHT/NEW DORMER WINDOWS AT LYDGATE BUNGALOW, ASHOPTON ROAD, BAMFORD

The Head of Law reminded the Committee that Mr R Helliwell had declared a personal and prejudicial interest in this item, and that Cllr Mrs C Howe had declared a personal interest in it.

As Mr R Helliwell had declared a prejudicial interest, he left the room and took no part in the debate or voting. Cllr Mrs C Howe remained in the room but would abstain from voting.

The following made representations to the committee under the Authority's Public Participation Scheme:

- Ginny Priestley, Supporter
- Cllr S Beckett, Chair of Bamford with Thornhill Parish Council

A motion to approve the application with a modified design of the dormer windows was moved.

Members recognised that an approvable scheme was possible provided that the overall design was improved.

The motion to approve with modifications was withdrawn. A further motion to defer consideration of the application pending discussion between Officers and the Applicant to resolve design issues, was moved and seconded. This motion was put to the vote and carried.

Cllr Mrs C Howe abstained from voting.

That the application be DEFERRED for the following reason:

- 1. To allow time for discussion between Officers and the Applicant in order to improve the design of the proposed development.**

At 2.05pm Mr R Helliwell returned to the meeting and Cllr Mrs K Potter left the meeting.

58/17 FULL APPLICATION - ALTERATIONS AND EXTENSIONS TO DWELLING AND ERECTION OF DOUBLE GARAGE WITH STUDIO OVER AT ARBOUR HEAD COTTAGE, HYDE LANE, HARTINGTON

The Officer corrected the spelling of the address as it appeared in the title of the report, changing Hyde to Hide.

He reported that amended plans of an appropriate scale had been received, which addressed objections raised by the Parish Council.

The following made representations to the Committee under the Authority's Public Participation Scheme:

- Mr J Oldfield, Agent

The recommendation was moved, seconded, put to the vote and carried.

RESOLVED:

That the application be APPROVED subject to the following conditions:

- 1. 3 year time limit.**
- 2. Adopt amended plans.**
- 3. Maintain garage space for parking of vehicles**
- 4. Space to be provided for storage and plant during construction**
- 5. Visibility sightlines to be provided**
- 6. Means to prevent discharge of water onto the highway**
- 7. Stonework and roofing materials to match the existing dwelling**
- 8. All doors and windows to be timber construction, recess garage doors 150mm**
- 9. All pipework to be internal except rainwater goods**
- 10. Roof lights to be conservation type fitted flush with the roof slope**

59/17 LISTED BUILDING CONSENT - FOR WALL MOUNTED POST BOX - NORTH LEES HALL, HATHERSAGE

The recommendation was moved, seconded, put to the vote and carried.

RESOLVED:

That the application be APPROVED subject to the following conditions:

- 1. Statutory time limit**
- 2. Completion in accordance with submitted plans**

60/17 ANNUAL REPORT ON PLANNING APPEALS 2016/17

The Director of Conservation & Planning presented the annual report and confirmed that 41 appeals had been decided during 2016/17 and 66% had been dismissed which is lower than in previous years resulting in 34% of appeals being allowed. Each appeal allowed had been analysed by the Director who confirmed that none of those allowed were fundamentally contrary to policy or raised wider policy issues. Members suggested that Officers send them an electronic link to the appeal decisions when they are received.

RESOLVED:

That the report be noted.

61/17 HEAD OF LAW REPORT - PLANNING APPEALS

RESOLVED:

That the report be noted.

The meeting ended at 3.00 pm

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6. FULL APPLICATION - CONVERSION OF REDUNDANT WATER TREATMENT WORKS INTO 16 APARTMENTS, CONVERSION OF STONE OUTBUILDING INTO A STUDIO APARTMENT AND FOUR NEW COTTAGES AT FORMER TREATMENT WORKS, MILL LEE ROAD, LOW BRADFELD (NP/S/0914/1007, P.7042, 22/09/14, 426261/391743, JK)

APPLICANT: BRADFELD WATER WORKS LTD

Site and Surroundings

The Bradfield Filter Works is a 1.3ha site located on the west side of Mill Lee Road at the southern edge of Low Bradfield village. It was built in 1913 to purify water from Strines, Dale Dyke and Agden Valley reservoirs, serving Sheffield until it closed in 1995. It comprises the original 1913 Treatment Works building which is built in typical local Water Board style in natural gritstone under a double pile pitched Welsh slate roof with patent glazed lantern ridge lights. In the 1950's the original building was extended with a number of stone faced, flat roofed extensions to the south and west elevations.

The application site, comprising the main filter works and its associated curtilage, is rectangular in shape, with a 140m frontage to the road and approx. 88m deep. It wraps around the former Bradfield Methodist Chapel which fronts onto the road, being a dwelling in separate ownership. To the north, the site is bounded by Dale Dyke stream. The western boundary abuts open countryside with the southern boundary defined by Plumpton Lane, an unsurfaced track and public footpath, with open countryside beyond.

The main access into the site is directly off Mill Lee Road between the Treatment Works building and the converted Methodist Chapel. To the rear of the Methodist Chapel there are two settlement ponds beside the Dale Dyke Brook.

There is a detached two storey dwelling, Filter Cottage, to the rear of the Filter works building. This was the former caretaker's dwelling and although it is within the applicant's ownership, it is excluded from the application site area. To the south of Filter Cottage there is a detached single storey stone garage/outbuilding which straddles the western boundary wall.

A large mound on the southern part of the site conceals an earth sheltered concrete water storage tank covered in soil and grass.

Although the Filter Works have been redundant for some time, the water main from Dale Dyke Reservoir still passes under the site on its way to the new Loxley Water Treatment Plant. This main has a minimum 4.5m easement either side. Close to where it passes under the Mill Lee Road, a small area of the land above is excluded from the application site as it houses a low stone equipment box containing Water company operational infrastructure. There is also an electricity sub-station currently sited between the Filter building and the covered water tank.

The majority of the site, apart from the settlement ponds, lies within the Low Bradfield Conservation Area which also includes the adjacent Methodist Chapel. The Conservation Area includes most of the village to the north and was specifically extended in 2010 to include the

Water Treatment Works. This was in recognition that public water supply is an important integral part of the National Park which has shaped its landscape, as well as the fact that the original 1913 building is a fine example of the Victorian/early twentieth Century Neo-Classical stone buildings constructed for water treatment. The Works is therefore defined for these reasons as an 'important unlisted building' in the Conservation Area Appraisal. This also noted that the works are in a poor condition and that repair and renovation of the building should be encouraged as it is in a very visible gateway position.

Unfortunately, all the internal water works pipework and equipment related to the former filter use has been stripped out, eroding much of the interest in the site. The empty rooms are of no interest in the 1950's section, compared to the main 1913 section which comprises an impressively large two storey open hall lit from above by patent glazed ridge lanterns running down each ridge. The site has now stood empty for many years and has been the subject of vandalism and anti-social activity. As a result of its increasing dereliction and prominent location beside the main street it is having a significant adverse impact upon the special quality of the Conservation area, the street scene and the local community, and has done so for a long time.

The nearby Bradfield Council Office building to the north-east of the site is a Grade II listed building and marks the southerly limit of the Conservation Area on the opposite side of Mill Lee Road.

A narrow section of the site lying between the settlement ponds and the Dale Dyke Brook is designated flood zone.

Proposal

The amended proposal has three main elements. Firstly, there is the conversion with extensions and alterations of the Filter Works building to provide 16 market apartments. Secondly, there is the removal of the underground water tank and the construction of a terrace of 4 two storey, four bedroom open market houses facing Mill Lee Road, and thirdly, it is proposed to convert the old stone garage at the back of the site into a one bed open market studio apartment.

Associated external works include the landscaping of the outside space with a communal garden together with the provision of 36 car parking spaces, 2 of which would be disabled spaces. Plans also propose the erection of a building housing a bin store, a cycle store and space for a biomass boiler. The plans also provide for the relocation of the existing electricity substation to the southern boundary. The current vehicular access into the site between the Filter works building and the Methodist Chapel would remain as the entrance to the site.

The application has been the subject of extensive discussions between the applicants and officers. Whilst these have covered concerns over the design of the scheme, they mainly related to officer concerns over the financial viability case put forward by the applicant as justification for the inclusion within the scheme of the later flat roofed sections, the new build houses and the garage conversion.

Following these negotiations, final revised plans and an updated financial viability appraisal have been received. The application is also supported by a Historic building assessment, Heritage Report, Ecological survey and report, a Flood Risk Assessment and Archaeological walkover survey and assessment.

The proposal shown on the amended plans comprises of the following detailed elements:

Main Filter Works Building

Conversion with extension of the 1950's section of the building to provide 16 open market apartments comprising 11 x 4 bed units, 2 x 3 bed units and 3 x 2 bed units. The units would be arranged as follows:

- 6 x 4 bed two storey units would be accommodated within the original 1913 pitched roof building and take up the northern half and the front, road facing section of both gable ends facing the street. This leaves the majority of the southern part of the 1913 structure, forming one half the former large open machinery/filter hall, as a full height open internal courtyard/atrium space for shared residential amenity use, lit from above by the patent

glazing ridge lights.

- 3 x 2 bed units would be accommodated within the 1950's single storey flat roofed section to the rear of the 1913 section.
- 7 units, 5 x 4 bed and 2 x 3 bed units, would be sited within the southern 1950's flat roofed addition, the main section of which would be raised by 1 metre to give space to accommodate a first floor, making each of these units two storeys in height.

Garage/outbuilding Conversion

Plans show a simple conversion to a one-bed studio style apartment, with a mezzanine forming the bedroom space. The alterations would comprise replacing the existing garage door with a 3-light glazed screen, re-glazing an existing side window and supplementing these with two new roof lights. To the front would be a single designated parking space

New Houses

The four 4 bed houses would be constructed in stone as a single terrace of four under a double pile (i.e. two parallel gables), blue slate roof to accommodate the deep plan form. The site slopes so the terrace would be formed with a single step down in the middle of the roof ridge. The windows and doors would be timber. Boundary walls would be stone and each plot would have front and rear gardens with two designated parking spaces in the rear curtilage.

Bin/Cycle Store Building

This would be a simple rectangular building constructed from stone under a slate roof divided internally into three bays accessed by external timber planked doors. It would be sited beside the parking area and could accommodate six large bins in one bay, eight bikes in another, with the third for the accommodation of a CHP biomass boiler.

Supporting information

An amended Development Financial Viability Appraisal with supporting cost plans and potential sale valuations has also been submitted. This has been assessed by an independent Chartered Surveyor on behalf of the Authority and the initial findings have been incorporated in the assessment section below.

The application is also accompanied by a Historic Building Report, and Ecological appraisal, an archaeological appraisal and a Planning Statement and a Design and Access Statement.

RECOMMENDATION:

That the application be REFUSED for the following reason:

It has not been demonstrated that the development of the additional open market housing in the form of the new build houses, conversion of the detached garage and the later 1950s extensions are necessary as an exception to adopted housing policy to achieve a viable development securing the future of the original 1913 building and delivering the enhancement of the site and the Conservation Area.

Key Issues

1. The principle of redevelopment of the redundant water works building for housing.
2. Whether the conversion with extension of the later flat roofed 1950's extensions to the south and west elevations along with the converted garage and new build houses are necessary to achieve a viable development to conserve the valued character and interest of the 1913 building as a non-designated Heritage Asset as well as delivering the enhancement of the site and the Conservation Area.
3. Whether the design, layout, and landscaping of the proposal is appropriate to its setting within Bradfield Conservation Area.
4. The impacts of the development upon the amenity of neighbouring properties, with particular regard to converted Methodist Chapel
5. Highway/Access issues.
6. The impact of the development in respect of Ecology, Cultural Heritage and Archaeology, and the Water Environment.

Planning History

2013 – Application withdrawn before determination for the conversion of the Filter works into 16 apartments and a fish farm plus five new cottages following officer objections to the scheme. Although any proposals to repair and renovate the original 1913 building and to improve the site as a whole were welcomed the submitted scheme fell short of this aim because of the following main concerns:

- It proposed removal of part of the roof structure of the 1913 building and both of the roof lanterns, which would negatively affect the building's significance and that of the Conservation Area.
- It proposed the insertion of a new, central front door to the main east elevation, which is of particular architectural importance, and which would have disrupted its symmetry and balance.
- It proposed a pitch-roofed first floor extension to the 1950's flat roof, which conflicted with the original building by matching its massing and prominence rather than remaining subservient.

Overall, it was considered that the 1950's extensions do not make a positive contribution to the character or appearance or historic interest of the Conservation Area and have a negative impact on the original 1913 building. Their removal would be justified under adopted policy to enhance the architectural and historic integrity of the original 1913 building, and enhance the character and appearance of the Conservation Area.

There were also objections to the use of the former garage for the studio apartment as this is of no architectural interest so there is no value in its retention and conversion. Other concerns related to the car parking location and the wholly unacceptable design of the new-build cottages.

Consultation Responses

These are summarised below, with the originals available to view in full on the Authority's website.

Bradfield Parish Council – Object.

The Council acknowledge the revised costings but note they do not address their original

concerns, which still stand. The Council draw attention to residents' concerns and also reiterate their own further concerns regarding a lack of affordable housing.

The Parish Council's initial response was that it would support some redevelopment of the site but object to this proposal as it is over-development of the site. The Parish Council also have concerns regarding lack of parking with reliance on a rural bus service, traffic congestion, the overlooking of close neighbours and the situation with local fields which have recently changed hands which could bring potential residential spread. Also concerned over possible location of a new septic tank facility, current over-capacity in local schools, a lack of amenities for children and the lack of affordable housing.

The Council also note that the history of the building should be recognised and reflected somewhere in the development. They also query the reference to the trout farm on the amended plans, which was understood this is no longer part of the application. The drawings show a gate way to be installed from the site to the adjoining community orchard. The Parish Council currently lease the community orchard site from Yorkshire Water and as part of the lease there should be no encroachment or easements on to the land without the prior permission of Yorkshire Water.

Historic England - No objection to the application on heritage grounds.

Consider that the issues and safeguards outlined in our previous advice letter (comments set out below) need to be addressed in order for the application to meet the requirements of paragraphs 58, 84, and 132 of the NPPF. Refers the Authority to the statutory duty of section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

Previously commented by offering the following general observations:

The Conservation Area was specifically extended in 2010 to include the area around the former water treatment works. This highlights the importance of the site to the history and character of the conservation area; the water treatment plant is a key unlisted building, and the site is associated with the surrounding reservoirs whose construction contributed to the growth of the village from the mid-nineteenth century onwards.

The site is currently redundant and detracts from the appearance of the conservation area when entering from the south. We are therefore supportive of a sensitive redevelopment of the site. This revised proposal retains more of the existing water treatment building thus retaining more of the significance of the undesignated heritage asset, along with the contribution it makes to the conservation area.

Detailing is important to ensure any development integrates well with its surroundings and contributes to local character and distinctiveness, as required by the National Planning Policy Framework (paragraphs 58 and 64). If the Authority is minded to accept the principle of development, suggest details and materials for the conversion and new-build, landscaping and boundary treatments be agreed with the Authority's specialist conservation adviser.

Urge the Authority to address the above issues, and recommend that the application be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.

Natural England - Lengthy comments provided under the following headings:

Statutory nature conservation sites – no objection

This application is in close proximity to the Dark Peak Site of Special Scientific Interest (SSSI - forms part of the South Pennine Moors Special Area of Conservation (SAC) and South Pennine Moors Phase 1 Special Protection Area (SPA))

The proposal is not likely to have a significant effect on the interest features for which South Pennine Moors SAC and SPA has been classified. Therefore the Authority is not required to undertake an Appropriate Assessment.

In addition, the proposed development will not damage or destroy the interest features for which the Dark Peak SSSI has been notified. We therefore advise your authority that this SSSI does not represent a constraint in determining this application.

Protected species

We have not assessed this application and associated documents for impacts on protected species and have published Standing Advice on protected species. The Standing Advice includes a habitat decision tree which provides advice to planners on deciding if there is a 'reasonable likelihood' of protected species being present. It also provides detailed advice on the protected species most often affected by development, including flow charts for individual species to enable an assessment to be made of a protected species survey and mitigation strategy. PDNPA should apply our Standing Advice to this application as it is a material consideration in the determination of applications.

Local sites

If the proposal site is on or adjacent to a local site, e.g. Local Wildlife Site, Regionally Important Geological/Geomorphological Site (RIGS) or Local Nature Reserve (LNR) the authority should ensure it has sufficient information to fully understand the impact of the proposal on the local site before it determines the application.

Biodiversity enhancements

This application may provide opportunities to incorporate features into the design which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes. The authority should consider securing measures to enhance the biodiversity of the site from the applicant, if it is minded to grant permission for this application.

Landscape enhancements

This application may provide opportunities to enhance the character and local distinctiveness of the surrounding natural and built environment; use natural resources more sustainably; and bring benefits for the local community, for example through green space provision and access to and contact with nature. Landscape characterisation and townscape assessments, and associated sensitivity and capacity assessments provide tools for planners and developers to consider new development and ensure that it makes a positive contribution in terms of design, form and location, to the character and functions of the landscape and avoids any unacceptable impacts

The Coal Authority – No objections - recommend informative on standing advice.

The application site falls within the defined Development Low Risk Area meaning that there is no requirement under the risk-based approach that has been agreed with the LPA for a Coal Mining Risk Assessment to be submitted or for The Coal Authority to be consulted. Therefore, if this proposal is granted planning permission, it will be necessary to include The Coal Authority's Standing Advice within the Decision Notice as an informative note to the applicant in the interests of public health and safety.

PDNPA Conservation Officer – Considers application represents overdevelopment particularly in relation the additional new cottages and conversion of the garage but, if a decision is made to approve the application suggests conditions covering agreement over precise detailed design matters and the landscaping of the site.

The original 1913 building is of historic interest as an early C20th, purpose-built plant for the pressurised filtration of raw water– only the second such plant to be built around Sheffield; the building itself includes a number of features of architectural interest, internally and externally. The 1950s extensions are of limited historic interest and have no features of architectural interest. As stated previously, therefore, it would have been preferable to retain and convert only the original 1913 building, and to demolish the 1950s extensions.

Assuming that the viability assessments require the retention of the 1950s extensions, the revised proposals are an improvement on the earlier proposals. However, this is still an overdevelopment of the site, in particular the additional new cottages and conversion of the garage.

Comments on submission:

Retention of 1950s flat-roofed extensions:

Unfortunately the proposal still retains and extends the later flat roofed elements of the building *“which in our view detract from the building”* as advised in pre-application advice. This asked the applicants to look at alternatives to convert just the original building and demolish the later flat roof extensions, *“tested with sketch schemes and backed up with viability evidence to test the financial and physical viability of this option.”* If this demonstrated that a conversion retained within the main building would not be viable, only then *“should an assessment move on to look at options for further enabling development”*.

I can see no strong justification for the retention of the 1950s extensions. As the 2 reports produced by The Jessop Consultancy conclude, *the “total loss of all of the internal plant, pipework and machinery has had a dramatic impact upon the understanding of the former function of the building”*. The original 1913 building is of historic interest as an early C20th, purpose-built plant for the pressurised filtration of raw water– only the second such plant to be built around Sheffield; the building itself includes a number of features of architectural interest, internally and externally. Without the machinery which they were constructed to house, the 1950s extensions are of limited historic interest and the buildings themselves have no features of architectural interest (the Cultural Heritage Team are in unanimous agreement on this).

The Officer then outlines a large number of comments regarding concerns over the proposed details under the following headings. (*Planning officer’s comment: These are not all recorded here as some have been resolved by the amended plans and had the proposal been recommended for approval then either, further plans would have been requested or the detailing reserved by condition*).

Detailed Design issues re. alterations to the original building:

Design issues re. the altered 1950s extensions:

Design and detailing of the New cottages:

I think that if the flat roof extensions are retained and extended, and with the number of flats proposed for the entire former Water Works building, then to add an additional four houses to the site is over-development.

Conversion of Garage:

Cannot see the justification for converting this to living accommodation and then constructing a totally new bike shed on the site. Couldn't the existing garage be used for this purpose? Converting the garage seems like over-development and removes the only potential storage facility already on site.

PDNPA Archaeologist – No objections in principle subject to conditions to secure the archaeological monitoring set out in the submitted desk based survey and historic building report.

PDNPA Landscape Architect – Generally happy with the landscape response subject to minor comments below;

Some concerns over grass mixes chosen. The new hedgerow structure is generally positive but it should be noted that low stone walls are the typical boundary features in this landscape. I note the existing tree has been removed from the plan. As this is a Conservation Area the applicant needs to clarify the species / condition of this tree, if this tree is proposed to be retained and any protection measures to BS 5837 or if this tree is proposed to be removed.

Yorkshire Water Ltd – No objections but make the following comments;

If permission is granted, a condition should be attached in order to protect the YW existing live water mains located within the red line site boundary:

No objection to the conversion of existing buildings, however, the proposed new cottages may be affected. If this is the case, then the water main can be diverted under s.185 of the Water Industry Act 1991. These works would be carried out at the developer's expense. The cost of these works may be prohibitive.

The public sewer network does not have the capacity to accept any additional discharge of surface water. Sustainable Systems (SUDS), for example the use of soakaways and/or permeable hardstanding, may be a suitable solution for surface water disposal that is appropriate in this situation. The use of SUDS should be encouraged and the LPA's attention is drawn to NPPF. The developer and LPA are advised to seek comments on the suitability of SUDS from the appropriate authorities.

The developer must contact the Highway Authority with regard to acceptability of highway drainage proposals.

The developer is advised to contact the relevant drainage authorities with a view to establishing a Suitable watercourse for the disposal of surface water. It is understood that a pond/watercourse is located adjacent the site. Restrictions on surface water disposal from the site may be imposed by other parties.

Environment Agency - No objections, in principle, recommends if planning permission is granted the following planning conditions are imposed regarding;

- 1. Development carried out in accordance with an approved non-mains drainage assessment including specified mitigation measures:*
- 2. Development not be commenced until a scheme to dispose of foul and surface water has been submitted and approved in writing by the Authority.*

Informatives are also suggested re;

the need to apply for an Environmental Permit to discharge treated sewage effluent into the receiving water course, the Dale Dyke.

Bunding of any storage tanks/facilities for oils, fuels or chemicals.

recommend that developers should follow the risk management framework provided in CLR11, Model Procedures for the Management of Land Contamination, when dealing with land affected by contamination and refer to the Environment Agency Guiding Principles for Land Contamination for the type of information that the Agency would require in order to assess risks to controlled waters from the site. The Local Authority can advise on risk to other receptors, such as human health.

Representations

There have been one letter of support and 14 letters objecting to the proposal.

Supporters points summarised as:

- The site has been an eyesore for a number of years and the proposed development would be an enhancement.

Objectors points summarised as follows:

- The proposal is over development of the site.
- The proposal is insensitive to the heritage and architectural merit of the building.
- The buildings were included within the Low Bradfield Conservation Area for specific reasons: as an integral part of The National Park and a fine example of Victorian and early 20thC Neo-Classical stone buildings. Conversion to a range of apartments poses a great threat to its integrity.
- The flat extension was a later addition to the existing building and therefore should not be included in the renovation.
- The proposed cottages are too close to the road, spoiling the open aspect of the road junction.
- This area is designated as light industrial usage and not housing.
- The proposal would result in a significant increase in the population of Low Bradfield.
- The proposal would create a large number of traffic movements and on-street parking. Residential development generates on average 6 additional vehicle movements per day per dwelling, and the rural location with poor public transport services suggests the traffic generation will be greater than this; so we can expect in the region of 130-150 additional vehicle movements per day, plus exacerbation of parking congestion. This would be unsustainable and detrimental to local environmental quality.
- On-street parking on Mill Lee Road will cause congestion and reduce visibility for drivers at the junction with New Road and the access to the site. This poses a greater risk for cyclists using this route who come down Mill Lee Road at pace.
- There is insufficient parking provided on the site.
- There is only one access onto the site which is single car width with no passing areas.
- The development brings no benefit to local young people who cannot afford to stay in the area or older local people who would like to downsize.
- New build houses should not be allowed on the west side of Mill lea Road as this is expanding the village un-necessarily and creating precedent for future development applications.
- The proposal would result in pressure on local schools which are already full.
- Children living at the development would be in danger from traffic and no adequate

provision appears to have been made for them within the development.

- There is insufficient private garden space within the development
- The development would create noise and disruption to the neighbouring property.
- There would be over-looking from the development towards the dwelling called Holly Chapel to the north. This would result in a loss of privacy to the occupants of the dwelling. The proposed fence / hedge planting would not resolve this issue.
- The proposal could result in sewerage and drainage problems.
- No proposal has been made for the old filter beds which need to be an integral part of any redevelopment proposals.
- The site and buildings have been allowed to deteriorate for many years and no application should be considered until the site has been improved.
- The proposal would lead to significant light pollution and would spoil the village.

Planning policies and Legislation

Legislation

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and Section 70 (2) of the Town and Country Planning Act 1990 require the Authority to determine planning applications in accordance with the development plan, unless material considerations indicate otherwise.

Section 72 of the Listed Building Act 1990 contains a requirement for the Authority to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.

Development Plan Policy

Major Development in a National Park

Major Development is defined by the Town and Country Planning (Development Management Procedure) (England) Order 2015/595. The relevant parts of the definition meaning that this application for is classed as Major Development are that for 21 dwellings it exceeds the threshold of 10 and at a site area of 1.3ha it exceeds the 1 ha threshold.

Whether a proposed development in the Park should be treated as a major development, to which the policy in paragraph 116 of the Framework applies, is stated by the National Guidance to be a matter for the relevant decision taker, taking into account the proposal in question and the local context. In this case the current proposals have been treated as major development by officers because of the overall scale and impact of the development upon the village.

GSP1(D) in the Authority's Core Strategy says in securing National Park purposes major development should not take place within the Peak District National Park. Major development will only be permitted following rigorous consideration of the criteria in national policy which is set out in paragraph 116 of the NPPF.

Paragraph 116 of the NPPF ('the Framework') says planning permission should be refused for major developments in National Parks except in exceptional circumstances and where it can be demonstrated they are in the public interest. Consideration of such applications should include an assessment of:

1. the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
2. the cost of, and scope for, developing elsewhere outside the designated area, or meeting the need for it in some other way; and

3. any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.

These tests and the provisions of Paragraph 116 are supported by the provisions of the preceding paragraph, Paragraph 115 of the Framework, which states that great weight should be given to conserving landscape and scenic beauty in National Parks, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are also important considerations in a National Park. Paragraph 14 of the Framework also cross refers to the English national parks and the broads: UK government vision and circular 2010 which provides further policy guidance on development in National Parks.

The Authority's Local Development Framework Core Strategy Development Plan Document adopted in 2011

This provides, along with saved policies in the 2001 Local Plan, the policy starting point for considering the development. The following list of policies are those of which account has been taken in the consideration of the application:

Core Strategy - GSP1, 2, 3, 4, DS1, L1, L2, L3, CC1, CC2, CC5, HC1, T2, T3, T6, T7.

Saved Local Plan Policies - LC4, LC5, LC8, LC15, LC16, LC17, LC18, LC19, LC21, LC22, LC24, LH1, LH2, LT11, LT17, LT21, LT22.

In summary, General Strategic Policy GSP1 requires all new development in the National Park to respect and reflect the conservation purpose of the National Park's statutory designation and promotes sustainable development. GSP2 supports development that would enhance the valued characteristics of the National Park and sets out the criteria upon which proposals intending to enhance the park must meet and states that they must demonstrate significant overall benefit to the natural beauty, wildlife and cultural heritage of the area and not undermine the achievement of other policies. Furthermore, work must be undertaken in a manner which conserves the valued characteristics of the site and its surroundings. Policy GSP3 sets out the principles and finer criteria for assessing impact on valued characteristics stating that development must respect, conserve and enhance all valued characteristics of the site and buildings that are subject to the development proposal. Policy GSP4 covers the use of Planning conditions and/or legal agreements to achieve the spatial outcomes in the plan.

GSP3 is supported by the provisions of saved Local Plan policy LC4 (a), which says where development is acceptable in principle, it will be permitted provided that its detailed treatment is of a high standard that respects, conserves and where possible it enhances the landscape, built environment and other valued characteristics of the area. Local Plan policy LC4(b) goes on to say, amongst other things, that particular attention will be paid to scale, form, and mass in relation to existing buildings, settlement form and character, landscape features and the wider landscape setting along with design matters, landscaping the amenity of nearby properties and any nuisance or harm from lighting schemes

Local Plan policy LC5 also seeks to preserve and enhance the National Park's historic built environment and respectively address development that would affect the special qualities of a designated Conservation Area and its setting. Local Plan policy LC5 requires that development within Conservation areas should assess and clearly demonstrate how the existing character and appearance of the Conservation Area will be preserved and, where possible, enhanced. Proposals involving demolition of existing buildings which make a positive contribution to the character and appearance or historic interest of the Conservation Area will not be permitted unless the demolition is to remove an unsightly or otherwise inappropriate modern addition to the building.

Core Strategy (CS) Policy DS1 sets out the development strategy for the park and states that the majority of new development (including about 80 to 90% of new homes) will be directed into Bakewell and named settlements like Low Bradfield. In all settlements it states that the following forms of development (relevant to this case) will be acceptable in principle; extensions to existing buildings; conversion or change of use for housing, preferably by re-use of traditional buildings; other development and alternative uses needed to secure effective conservation and enhancement.

Policy DS1 further states that where there is pressure for development and the National Park Authority is uncertain about the capacity for this in a named settlement, an assessment of site alternatives will be required to demonstrate the extent of development which may be permitted. This process should involve the Parish Council or Parish Meeting and demonstrate that the proposed development complements the settlement's overall pattern of development; the character and setting of nearby buildings and structures; and the character of the landscape in which the settlement sits.

L1 requires that development must conserve and enhance valued landscape character as identified in the Landscape Strategy and Action Plan, and other valued characteristics. L2 requires that development must conserve and enhance any sites, features or species of biodiversity importance and where appropriate, their setting. L3 seeks to ensure the National Park's historic built environment is conserved and enhanced for future generations and set out three criteria under which the current application should be assessed because of the potential impacts proposed development on cultural heritage assets of archaeological, architectural, and historic significance:

- A. Development must conserve and where appropriate enhance or reveal the significance of archaeological, architectural, artistic or historic assets and their settings, including statutory designations and other heritage assets of international, national, regional or local importance or special interest;
- B. Other than in exceptional circumstances development will not be permitted where it is likely to cause harm to the significance of any cultural heritage asset of archaeological, architectural, artistic or historic significance or its setting, including statutory designations or other heritage assets of international, national, regional or local importance or special interest;
- C. Proposals for development will be expected to meet the objectives of any strategy, wholly or partly covering the National Park, that has, as an objective, the conservation and where possible the enhancement of cultural heritage assets. This includes, but is not exclusive to, the Cultural Heritage Strategy for the Peak District National Park and any successor strategy.

Policy CC1 seeks to build in resilience to and mitigate the effects of climate change and requires all development, amongst other things to; make the most efficient and sustainable use of land, buildings and resources, take account of the energy hierarchy and achieve a minimum sustainability standard in all new housing. CC2 and CC5 cover low carbon and renewable energy development and flood risk and water conservation respectively.

Policy HC1 sets out the Authority's approach to new housing in the National Park. The supporting text to policy HC1 clearly sets out at paragraph 12.18 that new housing in the National Park is not required to meet open market demand. However, paragraph 12.19 goes on to acknowledge that the provision of open market housing is often the best way to achieve conservation and enhancement or the treatment of a despoiled site.

Policy HC1 states that exceptionally new housing (whether newly built or from re-use of an existing building) can be accepted where it A) addresses eligible local needs B) provides for key workers or C) in accordance with core policies GSP1 and GSP2 it is required to achieve conservation or enhancement in settlements listed in DS1 like Low Bradfield. For schemes like this which propose more than one dwelling they must also address identified eligible local needs and be affordable with occupation restricted to local people unless a) it is not financially viable, or b) it would provide more affordable homes than are needed in the parish and adjacent parishes, in which case a financial contribution will be required towards affordable housing elsewhere in the park.

In respect of affordable housing (although none is proposed as part of this development) Local Plan policies LH1 and LH2 are relevant as they set out the requirements in terms of the occupancy of affordable housing units.

Policy T1 aims to reduce the need to travel by unsustainable means. Paragraph 15.25 of the Core Strategy states that the Landscape Strategy and the Design Guide give a design context for infrastructure projects and complement the Manual for Streets for settlements. Streets should be places where people want to live and spend time, rather than just being transport corridors. Nationally, high standards of urban design are expected in towns and villages with transport infrastructure contributing positively to the quality of the street scene. In a national park nothing less is acceptable. T3A therefore states that Transport infrastructure, including roads, bridges, lighting, signing, other street furniture and public transport infrastructure, will be carefully designed and maintained to take full account of the valued characteristics of the National Park.

Policy T7B states that residential parking and operational parking for service and delivery vehicles will be the minimum required for operational purposes, taking into account environmental constraints and future requirements.

Local Plan Policies LC16, LC17 and LC18 refer to the protection of archaeological features; site features or species of wildlife, geological or geomorphological importance; and safeguarding nature conservation interests respectively. All seek to avoid unnecessary damage and to ensure enhancement where possible.

Transport policy LT11 refers to minimising the impact of car parking.

Other Relevant Documents

Landscape Strategy and Action Plan

The Peak National Park Design Guide and its technical supplement The Building Design Guide

Climate Change Action Plan

National Planning Policy Framework

The National Planning Policy Framework (NPPF) was published in 2012. The Government's intention is that the document should be considered to be a material consideration and carry particular weight where a development plan is absent, silent or relevant policies are out of date. In the National Park the development plan comprises the Authority's Core Strategy 2011 and saved policies in the Peak District National Park Local Plan 2001. Policies in the Development Plan provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. The Authority has considered the relationship between the Core Strategy and the National Planning Framework and resolved that they are consistent. This application does not raise matters that suggest otherwise.

As a material consideration in planning decisions, the NPPF recognises the special status of National Parks and the responsibility of National Park Authorities, as set out in the National Parks and Access to the Countryside Act 1949 (as amended). In line with the requirements of primary legislation, paragraph 14 of the NPPF recognises that in applying the general presumption in favour of sustainable development, specific policies in the Framework indicate that development should be restricted, for example policies relating to National Park.

Along with the need to give great weight to considerations for the conservation of wildlife and cultural heritage, paragraph 115 of the Framework confirms the highest status of protection in relation to landscape and scenic beauty, reflecting primary legislation, whilst paragraph 116 sets out guidance on major developments in designated areas (this application is for “major” development):

“115. Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks and the Broads.

116. Planning permission should be refused for major developments in these designated areas except in exceptional circumstances and where it can be demonstrated they are in the public interest. Consideration of such applications should include an assessment of:

- *the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;*
- *the cost of, and scope for, developing elsewhere outside the designated area, or meeting the need for it in some other way; and*
- *any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated”.*

It also points out (footnote 25) that further guidance and information, including explanation of statutory purposes, is provided in the English National Parks and the Broads Vision and Circular 2010.

The NPPF sets out the Government’s planning policies to achieve sustainable development and sets out the three dimensions to sustainable planning with the planning system needing to perform an economic role in building a strong economy support growth, a social role in supporting strong healthy communities by providing housing to meet needs and creating a high quality environment with services that reflect a communities needs and support its health social and cultural well-being and an environmental role to protect and enhance the natural, built and historic environment and mitigate and adapt to climate change. The plan contains a presumption in favour of sustainable development.

Chapter 11 of the framework covers conserving and enhancing the natural environment with Chapter 12 containing policies covering conserving and enhancing the historic environment

The National Planning Policy Guidance was published in 2014 to support the framework.

Officer Assessment

The Principle of Development of the site

The conversion of the filter works building:

The site lies within the village of Low Bradfield, a named settlement identified in Core Strategy policy DS1. This states that new development in the village will be acceptable in principle if it

comprises conversion or change of use for housing, preferably by re-use of traditional buildings. Housing Policy HC1 states that provision will not be made for housing solely to meet open market demand. However, exceptionally, new housing (whether newly built or from the reuse of an existing building) can be accepted where it addresses eligible local needs for affordable homes or it is required in order to achieve conservation and/or enhancement of valued vernacular or listed buildings (HC1CI) or designated settlement like Low Bradfield. NPPF paragraph 111 states that planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value.

Development is therefore acceptable in principle on this brownfield site, subject to compliance with national and local planning policy considerations and provided the normal scale, layout, design and landscaping considerations are all satisfied.

The original 1913 section of the filter works is clearly a valued vernacular building and a non-designated heritage asset. However, the advice from the Authority's Cultural Heritage Team is that the later 1950's extensions are not of the same quality to warrant conserving on their own merit. This is because these later additions are of no particular vernacular merit and especially since all equipment inside has been stripped out. Therefore only the conversion of the 1913 section of the Filter building to housing is considered acceptable in principle under current housing policy provided the amount of affordable housing provision in the scheme is maximised within viability constraints (to accord with HC1C) and subject to the normal design, layout, access and landscaping considerations being satisfied.

Whilst the principle of converting the 1950s extensions would not accord with Authority policy they nevertheless do still represent later development of its time to extend the filter house use. Officer advice has therefore been clear that given the aim of seeing the 1913 building conserved and enhanced through a new use, retention and development of the 1950's extensions could only be accepted exceptionally if it were demonstrated that it was essential to secure a viable development which would otherwise not be the case if only the 1913 structure alone was converted.

New build housing:

As a named settlement Low Bradfield is also considered, in policy terms, to have additional scope to maintain and improve the sustainability and vitality of the community via new build development for affordable housing (as well as community facilities and small scale business and retail development). Therefore whilst new build housing on the site in accordance with policies HC1 and LH1 and LH2 would be acceptable in principle if it were to meet local needs for affordable housing, the policy is clear that the application proposal for new build market housing will not be permitted other than in exceptional circumstances. The case put forward by the application is that the new houses are justified, together with the conversion of the 1950s flat roofed extensions and the garage conversion, to achieve a viable development that would conserve and enhance the 1913 building, which is acknowledged to be a heritage asset.

Consequently, the acceptability or otherwise of the principle and scale of open market housing proposed on the site therefore turns on the evidence provided by the applicant's development viability appraisal. In this regard, officers have engaged the services of a consultant surveyor specialising in development viability appraisals, to provide independent analysis and verification of the applicant's viability case. This is discussed in detail below.

The issue of Major development in the Park

In proposing 21 dwellings, the proposed development exceeds the 10 unit threshold which is used to define major development in The Town and Country Planning (Development Management

Procedure) (England) Order.

The NPPF states in paragraph 116 that major development in the National Park should be refused except in exceptional circumstances and where it can be demonstrated to be in the public interest. It also states that consideration of such applications should include an assessment of :

- the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
- the cost of, and scope for, developing elsewhere outside the designated area, or meeting the need for it in some other way; and
- any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated”.

In this case, conversion to of the building to housing would be an appropriate reuse to conserve a non-designated heritage asset as well as bringing about major enhancement for the village, the conservation area and the Parks landscape. Such a use would meet several policy objectives and the new households in the village would boost the viability and vitality of the local community as well as the wider local economy. It would also bring wider benefits by meeting the demand for homes and thereby reducing pressures in the protected landscape of the National Park and elsewhere for new housing on greenfield sites. As a conversion of an existing building the scheme could not be relocated outside the Park and achieve the necessary enhancement to this site or the benefits to the local economy. It is therefore considered these are the exceptional circumstances and a clear public interest which supports the principle of this ‘major development’ being acceptable in the Park.

The key issue therefore in the consideration remains whether the detailed proposal itself would be acceptable in terms of its impacts on the 1913 works as a heritage asset, the environment, the landscape and neighbouring interests.

Interim conclusion

In principle, a development which provides an appropriate scale of housing, preferably confined within the valued traditional 1913 building, has the potential to realise the enhancement opportunity sought by Development Plan policy and, provided the impact on landscape is acceptable, meet the ‘major development test’ in paragraph 116 of the framework.

As this scheme proposes more than one dwelling, the application is also required by policy HC1C to maximise the opportunity to address the local needs for affordable housing, unless this is proven to be unviable. The applicant has presented evidence that the re-use of the 1913 building alone for open market housing is not viable and that only with conversion of the later 1950’s flat roofed extensions for open market housing, along with the four separate new build dwellings and the garage studio, can the scheme be viable, conserve the key internal space and character of the 1913 building, and achieve the enhancement sought by policy. As this is the minimal necessary enabling development to achieve viability they have not proposed any affordable housing.

Whether the retention and conversion with extension of the later flat roofed 1950’s extensions together with the new build housing is justified enabling development/necessary to secure a viable development which conserves the valued character and interest of the 1913 building as a non-designated Heritage Asset and delivers the enhancement of the site.

The applicant’s case:

The proposal to convert the 1950’s flat roofed sections of the Filter building, convert the garage and erect four new houses is argued to be necessary enabling works to secure a financially viable

redevelopment. They also point out that all three are needed to deliver a scheme which best conserves the valued internal, as well as the external, character of the 1913 section by retaining a large part of the main hall with its high level ridge lanterns lights as a full height undeveloped space. This latter objective is fully supported by officers who consider this to be essential to conserve the internal character of the building. It would also provide an interesting internal amenity space giving the units within the building an outlook from the internal facing rooms. This would be particularly important on amenity grounds for the units on the north side as it would to offset the restricted outlook of those units on the north side, which would have to have with obscure glazing to part of the windows facing north. This is because in the current layout their only outside wall contains windows which overlook directly the principal windows of the adjacent Methodist Chapel conversion.

The Authority's consultant surveyor raised a number of concerns about the figures and methodology used by the applicants in their first appraisals and concluded at that time that he remained *"unconvinced that the scheme proposal accords with the objective of the Low Bradfield Conservation Plan policy 11.10 and at the same time achieves optimum viable use with the minimum of enabling works"*. (Officer Note – Conservation Policy 11.10 from the CA appraisal was the aim of seeing the 1913 valued part of the works conserved).

Since that interim feedback the applicants have responded to the consultant's points of concern, providing additional supporting evidence and amended their costs plans and conclusions accordingly. They now consider the corrected appraisals to be accurate and up to date and consequently the Authority now have all the information they need to determine the application.

The latest appraisal now sets out that:

- i) Conversion of the 1913 building alone to 10 apartments (Note: this does not retain the internal courtyard) would result in a significant conservation deficit of circa £1.2 million and would therefore not be viable.
- ii) Conversion of the 1913 building and the extended 1950's additions to give 16 apartments (Includes retaining a large atrium space in the 1913 section) would result in a significant conservation deficit of circa £671,000 and thus not be viable.
- iii) Conversion of the works to 16 apartments as ii) above plus four new houses and conversion of the garage to a studio apartment (i.e. the application proposal) would be viable.

Officers noted, however, that whilst viable, iii) would return a much reduced developers profit of only 11.88% instead of the normal 20% sought. The applicant has explained that this was acceptable to them at the time on the basis of an annual income that would have been earned as a result of feed-in tariffs from the proposed renewable energy heating scheme. Officers were obviously concerned this was not accounted for in the appraisal and it is understood are no longer available at the same rate.

The full appraisals and cost plans are available on the Authority's web-site.

The Officers assessment and conclusions;

The clear view from the Authority's consultant is that the applicants have still not demonstrated their case in the appraisal for numerous reasons, most notably due to flawed figures in the cost plan and the valuation applied for the site value. There are issues of double counting and inclusion of work which does not need to be done in relation to determining if there is a conservation deficit in relation to conversion of the 1913 structure. Furthermore, the consultant considers that with these concerns corrected it would appear that a smaller scheme to convert just the 1913 section to 10 apartments can be achieved without a conservation deficit.

It is noted that such a scheme would not leave enough space internally to preserve the full height atrium space in half the building. However, it does demonstrate to officers that a modified scheme, based on the 1913 building, but with the addition of the less intrusive rear facing flat roofed sections, could be both viable and deliver the internal atrium space. Crucially, in such an amended scheme, the removal of the large south facing 1950's flat roofed extension opens up the opportunity to 'hand' the internal layout. This would enable the atrium to move over to the northern side of the building and the apartments to the south thus taking advantage of the southerly aspect and the access to open space. Such a layout would also avoid the current overlooking issues from the northern apartments to the Methodist Chapel conversion next door. Overall these changes would boost the attractiveness and value of those apartments to support viability.

Although policy HC1 seeks to maximise the amount of affordable housing, subject to viability constraints, in the case of a reduced scheme based on the 1913 structure, the work undertaken by the consultant surveyor demonstrates to officers' satisfaction that no affordable housing could be accommodated.

Conclusion

Despite the applicant's assurances about the revised appraisal figures, officers, as advised by the independent consultant remain wholly unconvinced by the evidence in the latest submission.

It does not demonstrate conclusively that there is any overriding need for enabling development outside the envelope of the 1913 filter works building and possibly the rear extensions. As a result, officers have no option but to recommend refusal of the current application.

Design layout and landscaping considerations

Access

There has been no response from the Sheffield Highways department to date although Authority officers consider that there should be no objections to its continued use, as the main vehicular access into the site off Mill Lee Road. It already serves the existing dwelling, Filter Cottage to the rear of the site so its retention is both necessary, practical and logical.

Layout

There are also no objections in principle to the amended layout of the site. It would provide a parking layout which gives two spaces within the curtilage of each new build house and a single space for the studio apartment. For the 16 apartments however, only 26 spaces are shown, including two disabled spaces by the main door. In the officer's experience of similar developments in traditional rural Peak villages, this would give rise to a short fall in parking, especially as most of the units are four-bedroomed dwellings. Space is available to increase the parking provision but, in the absence of any comments from the Highway Authority and given the strong objections to the scale of development, officers have not requested amended plans to increase parking provision.

Design

Leaving aside the fact that the garage is of no architectural or historic merit to be justify conversion under Authority policy, there are no objections to the design details of the simple conversion of the garage to a studio apartment.

In relation to the design of the new build houses, there are some concerns over their deep plan form which has necessitated a double pitched roof form rather than the simpler local tradition for a more modest property with single pitched form. Nevertheless, these would be acceptable had they been justified as exceptional enabling development. There are also no objections to the design details as the houses would be built in natural gritstone with slate roofs, stone chimneys and timber windows and doors.

The proposals for the conversion and extension of the filter building into 16 apartments include two extensions to the current envelope of the building. Firstly, a 7m x 7.5m single storey flat roofed infill extension to the rear (west) elevation to provide more space to create a useable apartment in this corner. The flat roofed form, materials and fenestration would match the existing extension it sits alongside and therefore, leaving aside concerns over the principle, there are no objections to its overall design.

Secondly, due to a lack of height within the southern 1950's extension, the amended plans propose that this section be raised by 1m to provide sufficient height to accommodate a second storey. Again, leaving aside concerns about the principle, the amended design of the extension follows the advice of officers to cut back the new work from the edges of the existing roof and treat it in a contemporary manner in terms of external cladding to complement rather than copy the existing building. Plans therefore show it clad in a lead coloured material and overall it is considered to be appropriate in design terms.

The conversion itself uses all existing openings, with new openings confined to the north elevation. Here 20 new window openings are proposed for the 6 apartments on this side, 7 of which at first floor, would need to be partially obscure glazed in the lower half to protect the adjoining chapel conversion from harmful overlooking. All new windows would have traditional proportions with divided frames and are considered to be appropriate in this setting.

In conclusion, subject to minor detailed conditions there would be no objections to the design details of the proposed conversion and extension of the filter works.

Landscape considerations

As a disused and dilapidated site, the Filter works currently has a significant harmful impact on the landscape from the immediately vicinity of the village street and particularly in views down into the village from further up Mill Lee Road. The appropriate redevelopment of the site within policy constraints is therefore welcomed to bring about much-needed improvement to the area. The overall landscape approach taken in the scheme is welcomed by the Authority's Landscape Architect, who raises no objections to the details of the proposed landscaping scheme subject to detailed matters which can be covered by planning condition. A condition would also be required to control external lighting on the site to protect the character of the area, the amenity of local residents and the National Park's dark skies.

Impacts upon the Conservation Area

The Conservation Area was specifically extended to include the Filter Works site in recognition of its importance of the building to the history of the area and for its contribution to the street scene and the significance of the conservation area. In its current dilapidated state the site is having a significant detrimental impact upon the character of the area. A high quality refurbishment and re-use of the site for housing would clearly bring significant enhancement to the Conservation Area, the extent of which is dependent upon the scale of development required to achieve viability.

Ecological Considerations

The ecological report states that bat roosts and nesting birds were found to be using various parts

of the filter works building and the garage. It therefore recommends specific protection/precautionary methodology to be followed in carrying out the works together with specific mitigation and enhancement measures for each roost in the form of either retention of existing features or the provision of replacement housing (bat boxes). For birds similar specific works are suggested to protect nesting birds with mitigation measures to compensate for the loss of nesting sites. Had the application been recommended for approval, planning conditions would have been recommended to secure these measures.

Archaeological Considerations

The filter building is of archaeological interest as it is a good example of a purpose built plant for the pressurised filtration of water. The submitted desk based archaeological assessment notes the building fabric remains intact but that the total loss of all the internal plant, pipework and machinery has had a dramatic impact upon understanding the former function of the building. The report goes on to recommend that the demolition of the external fabric should therefore be avoided to allow the historical development of the building to be read and understood. No pre-20th Century archaeological features were identified within the site boundary, so the impact of the conversion works on any remains is considered low or negligible. It is therefore recommended that a level 1 survey would be an appropriate form of mitigation which the Authority's own archaeologist supports and would normally recommend an appropriately worded condition had the development been recommended for approval.

Environmental Management

The application details state that, at the time it was made, the scheme would be designed to the code for sustainable homes Level 4, principally as a result of the proposed biomass CHP unit which would provide a district hot water supply and some electrical power, alongside, double-glazing, rainwater harvesting and grey water recycling. The agent rules out the use of solar panels on the south facing roofs on the basis that this would be in conflict with the conservation aims of the project. He further points out that cycle storage would be provided and the site is within a village with a good range of local services as well as being on a bus route with links into the nearby city of Sheffield.

The application also proposes a packaged treatment plant to deal with waste from the site which would discharge treated water into the Dale Dyke. It also states that the settling ponds could form part of an attenuation system for storm surge of surface water, although no details of a sustainable drainage system based around such a feature is detailed in the application documents.

Due to an absence of detail on the above matters, had the application been considered acceptable by officers, conditions would have been suggested to require details to be submitted and agreed in due course to ensure compliance with Core Strategy policy CC1. With such conditions there would be no objections in principle to the approach taken over the environmental management of the scheme.

Overall Conclusion

The original 1913 Filter works building is a valued vernacular building and a non-designated heritage asset of some local significance arising from its associated use with the water industry. It makes an important contribution to the village street scene and the conservation area but currently this is spoiled by the increasing dereliction of building. National and local planning policy supports the reuse of the site in principle for housing and there are therefore no objections to the principle of redeveloping the 1913 works, indeed it is positively encouraged by officers.

In contrast the later 1950's flat roofed additions are of no particular architectural interest to warrant conservation in their own right through a new use and especially so now that the internal

equipment has been stripped out, further and substantially eroding the limited functional interest they once had.

The applicant's viability appraisal to support the scale of development proposed in the application purports that the redevelopment of the 1913 structure cannot be viable without the inclusion of significant extra enabling development in the form of the conversion of all the 1950's extensions, the new build houses and the garage conversion.

Officers, advised by an independent consultant specialising in viability appraisal, have found the applicant's amended viability appraisal still contains significant errors and inconsistencies, as well as failings in terms of standard methodology. It therefore fails, by some margin, to provide credible evidence to justify any enabling development to support conversion of the 1913 structure. For this reason alone officers have no option but to recommend refusal of the application.

There are also no overriding concerns over the design, layout, landscaping or in terms of any ecological or archaeological impact of the proposal subject to detailed conditions.

Whilst officers are disappointed in having not reached agreement with the applicants over an acceptable scale of development, consideration of the application has shown officers the likely viability of a much more modest scheme based on converting the 1913 building with limited enabling development, comprising just the rear west facing flat roofed 1950's section. It is therefore hoped that if the recommendation in this report is endorsed the Planning Committee can give the applicants a clear steer as to the form of development they would wish to see and to encourage continued discussions with officers to find a resolution to achieving the much-needed enhancement of this derelict site.

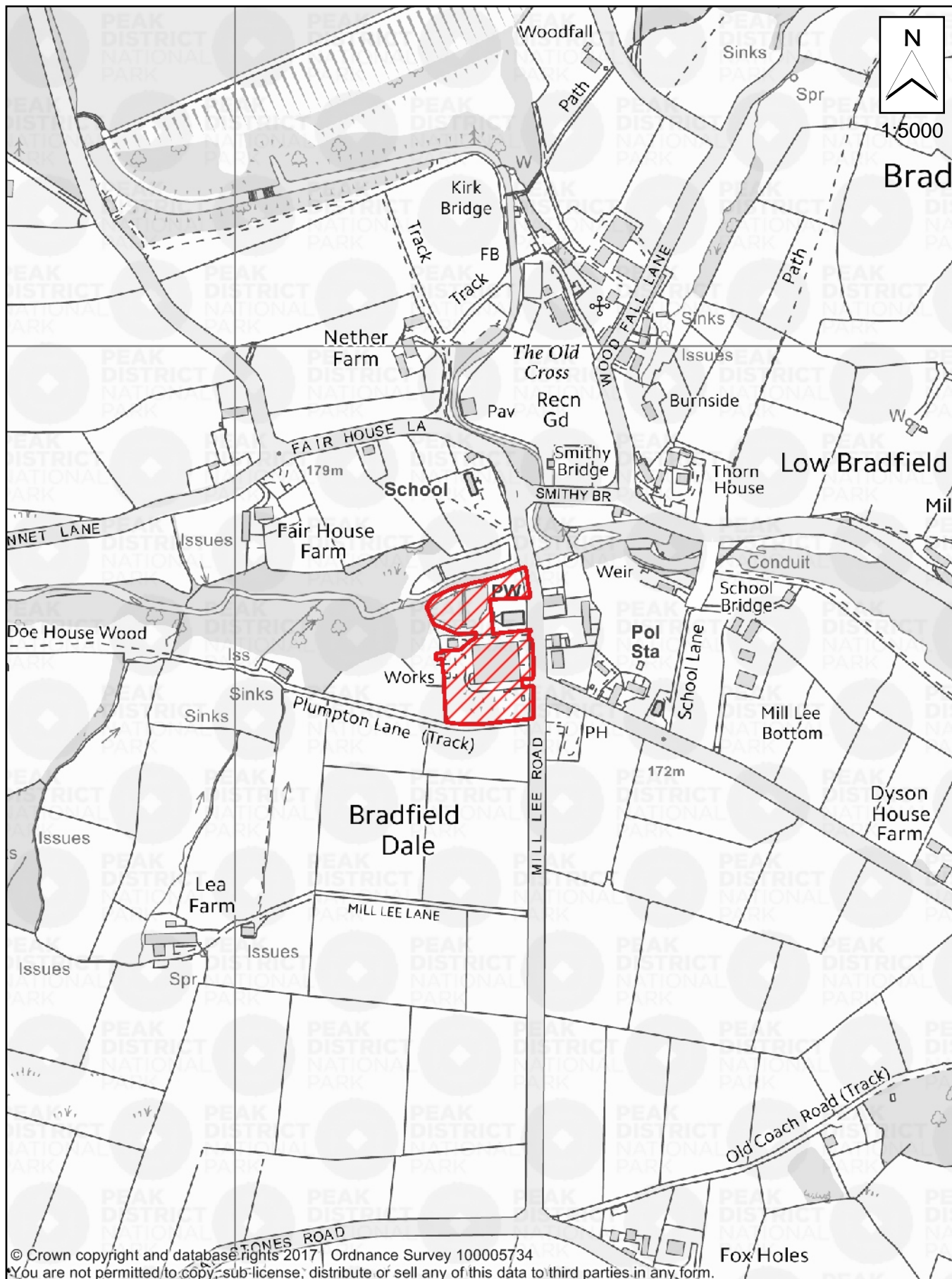
Human Rights


Any human rights issues have been considered and addressed in the preparation of this report.

List of Background Papers (not previously published)

Nil

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Committee Date:	16th June 2017	Title: Former Treatment Works, Mill Lee Lane, Low Bradfield	 PEAK DISTRICT NATIONAL PARK
Item Number:	Item 6		
Application No:	NP/S/0914/1007		
Grid Reference:	426261, 391743		

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7. FULL APPLICATION – PROPOSED CHANGE OF USE OF EXISTING BUILDINGS, EXTENSIONS TO EXISTING BUILDINGS AND PROVISION OF NEW ACCESS TO THE SITE AT BRADFIELD BREWERY, WATT HOUSE FARM, LOXLEY ROAD, SHEFFIELD, BRADFIELD (NP/S/0317/0267 426948/392265 P2483 SPW 16/03/2017)

APPLICANT: MR AND MRS JOHN GILL

Site and Surroundings

The site is located just outside the confines of the settlement of High Bradfield, below the Loxley Road. It also lies outside the Conservation Area which finishes at the top of the existing access off Loxley Road.

The site, which was originally a working farmstead, includes a mix of steel portal frame buildings, traditional stone barns and yard areas. The farm house and a local needs affordable dwelling on the edge of the building group are excluded from the red edged site area. The site is relatively elevated and slopes down to the south west.

The brewery gets its water supply from a bore hole on the site, which the brewery explains is a key part of the flavour of their product.

The brewing kettles are located in a steel portal framed building, which is the first building that is approached from the existing drive. The casking area is separate to this, in a traditional stone building off the existing courtyard.

At present the agricultural operation has become minimal. There is a link between the brewery use and agriculture because the livestock are fed the grain waste. However, too much is produced for the remaining stock numbers so the remainder is sold as feed.

The site is open to public view from many vantage points on the opposite side of the valley and also from Loxley Road.

The brewery use has expanded into the large steel portal frame building at the south of the site (albeit without any specific planning permission). Behind this building to the north-west the former agricultural slurry tank is now used to store the liquid waste from the brewery.

There is a Scheduled Monument on the top of the hillside to the north east of the site, located approximately 100m from the group of buildings and approximately 40m from the proposed access. This is the site of an old motte and bailey castle.

The land over which the new access would run is improved grassland to the south-east of the group of buildings. There is an existing field access at the point of the proposed access.

Proposal

The proposal seeks the change of use of existing buildings to brewery use, extensions to existing buildings and the provision of a new access. This would result in all the buildings within the application site boundary being used as part of the brewery, including some ancillary uses. This will include regularising some of the existing brewery related uses on the site, some further changes of use and for some extensions to existing buildings and a new access and parking area.

Specifically the proposal includes:

- Regularising the ancillary shop, which currently sells goods produced at the brewery.
- Use of the 2 steel portal frame buildings for brewery related uses

- Brewery-related uses throughout the rest of the buildings within the site area.
- Four extensions to existing buildings.
- Solar panels to the roof of the large steel portal frame building at the south of the site.
- A new access from the yard to the Loxley Road across fields to the east of the building group
- A new parking and hard standing area.
- Associated landscaping.

The proposal also includes agreeing to the principle of entering into a S106 agreement to tie the business operation and farm house to the land to prevent the incremental breakup of the site.

RECOMMENDATION:

That the application be APPROVED subject to the prior entry into a S106 legal agreement tying the business operation, the house and the surrounding land together to prevent separate sale and a management plan which provides for the maintenance of the land in agricultural use together with the repair and maintenance of the historic pattern of drystone boundary walls, and subject to the following conditions and/or modifications.

1. **Standard time limit.**
2. **Development in complete accordance with the submitted plans and specifications.**
3. **Use restricted to brewery and no other purposes (including any other purposes within the same use class B2).**
4. **Operational uses of each of the brewery buildings limited to the specific use specified on the approved block plan BB-PL03 only and for no other purposes without the prior written consent of the Authority.**
5. **The brewery shall remain ancillary to Watt House Farm and shall not be operated by any independent person or persons.**
6. **There shall be no storage of materials or equipment outside the buildings.**
7. **Building 4 as identified on the block plan shall be constructed of natural gritstone to match the existing.**
8. **The roof of Building 4 as identified on the block plan shall be clad with natural stone slate to match the existing.**
9. **Any sheeting for the roof or walls or doors of building 1, 2 and 3 as identified on the block plan shall be factory colour coated to BS 48000 18B29 and shall be permanently so maintained.**

10. Prior to commencing development submission of a method statement for trackway construction shall be submitted to the Authority. If the trackways construction includes any digging down or cutting then no development shall take place until a Written Scheme of Investigation for an archaeological watching brief has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and

1. The programme and methodology of site investigation and recording;
2. The programme and provision to be made for post investigation analysis and reporting;
3. Provision to be made for publication and dissemination of the analysis and records of the site investigation;
4. Provision to be made for archive deposition of the analysis and records of the site investigation;
5. Nomination of a competent person or persons/organization to undertake the works set out within the Written Scheme of Investigation".

b) No development shall take place other than in accordance with the archaeological Written Scheme of Investigation approved under condition (a).

c) The development hereby permitted shall not be occupied until the archaeological site investigation and post investigation analysis and reporting shall have been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (a) and the provision to be made for publication and dissemination of results and archive deposition shall have been secured.

11. No works or development shall take place until full details of both hard and soft landscape scheme proposals have been submitted to and approved by PDNPA. These details shall include, as appropriate:

- Details of walling to be retained / new walling
- Planting plan to address issues of screening and integration of the development into the landscape
- Softworks specifications (including cultivation and other operations associated with tree, plant and grass establishment)
- Planting schedules, noting species, planting sizes and proposed numbers / densities where appropriate

Once agreed All hard and soft landscape works shall be carried out in accordance with the approved details and to a standard in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice. The works shall be carried out prior to the occupation of any part of the development or in accordance with the timetable agreed with the Authority. Any trees or plants that, within a period of five years after planting, are removed, die or become, in the opinion of the Authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the Authority gives its written consent to any variation.

Key Issues

Principle of change of use and extensions for brewery, design, landscape impact, and impact on archaeological interest.

History

In 2003, under planning application NP/S/1203/0892, planning permission was granted for conversion of a barn to a microbrewery. Planning conditions restricted the use to microbrewery only and that this remains ancillary to Watt House Farm and shall not be operated by independent person or persons, no external storage of materials or equipment. All effluent arising from the brewing operation should be collected in a sealed tank or tanks.

In 2005 due to falling milk prices a decision was made to sell the dairy herd and cease milk production. The farm diversified and started a now successful microbrewery.

In 2007 Planning application NP/S/0507/0399 granted planning permission for change of use of existing stone cow house to make a beer conditioning/bottling room/cask wash area. Planning conditions included requiring no external storage and that the facility approved remains ancillary to Watt House Farm and shall not be used by an independent person or persons. At that point there were approximately 100 livestock including young stock, fatteners and heifers grazing on approximately 90 acres.

In 2010 NP/S/1209/1086 planning permission was granted for change of use of a farm building to an affordable house.

In 2011 NP/S/0511/0471 planning permission was granted for the installation of 158 solar panels to existing outbuildings at Watt House Farm. These were to the brewery building and a barn, both steel portal framed buildings.

There does not appear to be any specific planning permission related with the Bradfield Brewery Shop, the mini keg room, or use of the existing portal frame building at the back of the site (the one subject of the pre-application advice referenced below) for brewery associated uses.

2016 Enquiry 26461 – As submitted initially the proposal was for a replacement building on the site and to consolidate much of the brewery operation into a single building. The floor space of the proposed replacement building was significant as it was over 1000 square metres of new floor space from a new building. It therefore constituted 'Major Development' which presented some significant policy issues as major development is not normally allowed in a National Park (CS GSP1 and NPPF paragraph 116) unless there are exceptional circumstances to justify such development and it is in the public interest

Officers advised that a S106 legal agreement would be required to tie the brewery operation to the land in ownership including the house and surrounding agricultural fields so that they could not be sold separately and remain a single planning unit. Furthermore it should also include a local landscape management agreement which requires specified work to maintain and enhance the valued landscape character. Such work would be required to be carried out for at least as long as the business continues to operate from the site, and could include upkeep of the drystone walls, and management of the fields, landscaping, trees and the site of the Scheduled Monument. Officers also advised of some additional potential for enhancement by removing redundant portal framed buildings.

A revised scheme was then drawn up. This showed a revised new access, retention of the existing buildings, extension and regularising the existing brewery related uses on the site which at present do not all benefit from planning permission. Importantly, as no new large building was proposed it would no longer be classed as 'Major Development'. Officers advised that this could be supported.

Consultations

Highway Authority (Sheffield City Council) – No response to date.

Sheffield City Council – No response to date

Bradfield Parish Council – No response to date

PDNPA Archaeology – The site of the proposed development is of archaeological interest, including Watt House Farm, the historic field system and Castle Hill SAM. The proposal will have some impact but is capable of mitigation, planning conditions suggested, to achieve this. (Full response is available on the web site).

PDNPA Landscape Architect – The application site is located in the Dark Peak Yorkshire Fringe LCA and within the Slopes & valleys with woodland LCT. Landscape Guidelines for this LCT are: Protect and maintain historic dry stone walls (the access road does cut across the existing pattern of walls, but this seems to be unavoidable). Manage the network of minor roads to maintain character and local access and create new native broadleaved woodland. Consider that the application is broadly in keeping with the guidelines.

The existing parking / hardstanding area currently would benefit from rationalisation and screening, so landscape treatment in this area is supported. Would be keen to see some additional planting to the east boundary of the parking area to screen views from Loxley Road and the Sheffield Country Walk to NE and E (which is potentially sensitive visual receptor). Conditions suggested to agree landscaping scheme and to implement it.

Representations

One representation has been received from a member of Loxley Valley Protection Society. This is a general comment reporting that their meeting considered that the benefits to a successful local business of the change of use and extensions outweighed the marginal increase in the development of the site on what is already a very busy cluster of modern and historic farm buildings, when viewed from across the valley. Concerns were expressed about the visual impact of a hard edged tarmac road following the line of the track across the fields and wondered if the same access facility could be provided with a more naturalistic look, in this very beautiful setting.

Main Policies

Relevant Core Strategy policies: GSP1, GSP2, GSP3, GSP4, DS1, L1, L2, L3, E2, T3, CC1, CC2, T7.

Relevant Local Plan policies: LC3, LC4, LC14, LC15, LC16, LC17, LE4, LE6, LT11, LT18.

Core Strategy Policy DS1 set out the development strategy for the area, within criteria C there is provision in the countryside for extensions to existing buildings and for change of use for business uses, preferably by reuse of traditional buildings.

Core Strategy Policy E2 is the Core Strategy policy specific to Businesses in the Countryside. The following principles set out in this policy are relevant to the proposal and must be taken account of:

- A. Businesses should be located in existing traditional buildings of historic or vernacular merit in smaller settlements, on farmsteads, and in groups of buildings in sustainable locations. However where no suitable traditional building exists, the reuse of modern buildings may be acceptable provided that there is no scope for further enhancement through a more appropriate replacement building.
- B. On farmsteads, or groups of estate buildings, small scale business development will be permitted provided that it supports an existing agricultural or other primary business responsible for estate or land management. The primary business must retain ownership and control of the site and building, to ensure that income will be returned to appropriate management of the landscape.
- C. Business use in an isolated existing or new building in the open countryside will not be permitted.
- D. Proposals to accommodate growth and intensification of existing businesses will be considered carefully in terms of their impact on the appearance and character of landscapes.
- E. Ancillary retail operations must be small scale and principally offering for sale goods which are produced at the premises (see also policy HC5).

Local Plan Policy LE4 deals with industrial and business expansion. Outside of local plan settlements expansion of existing industrial and business development is not permitted unless:

- it is of a modest scale in relation to the existing activity and/or buildings, and does not extend the physical limits of the established use; and
- it does not harm and wherever possible secures an enhancement to the amenity and valued characteristics of the area and the appearance of the site; and
- and new or extended buildings are clearly justified and proper consideration has been given to the possibilities of using appropriate existing buildings to meet the needs of the business.

Local Plan Policy LE6 deals with the design, layout and neighbourliness of employment sites. Where development for employment purposes is acceptable in principle, it will only be permitted provided that every practicable means is used to minimise any adverse effects on the valued characteristics and amenity of the surrounding area. Particular attention will be given to: visibility from vantage points; site access, vehicular circulation and parking; site layout and use of open space surrounding buildings; storage of vehicles or other equipment; landscaping and other screening; noise and proposed times of operation. Where necessary, planning permission will restrict the future scale and intensity of the activities on site.

A high standard of design and landscaping is required by Core Strategy Policy GSP3 and Local Plan Policy LC4.

Local Plan Policy LT18 explains that a safe access is a pre-requisite of any development. Where the provision of a safe access would damage the valued characteristics of the area, the Authority would consider refusing planning permission.

National Planning Policy Framework (NPPF)

Paragraph 28 explains that Planning Policies should support economic growth in rural areas in order to create jobs and prosperity. To promote a strong rural economy, local plans should amongst other things support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings and to promote the development and diversification of agricultural and other land-based rural businesses.

Paragraph 115 explains that great weight should be given to conserving landscape and scenic beauty in National Parks, which have the highest status of protection in relation to landscape and scenic beauty.

Paragraph 128 of the NPPF requires that applicants must describe the significance of any heritage assets affected, including the contributions made by their setting. Paragraph 132 explains that great weight should be given to the assets conservation. Paragraph 134 explains that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

In these respects the policies of the Development Plan are consistent with the NPPF.

Assessment

Principle

As an employer the brewery currently has 21 full time and 2 part time staff; if approved after implementation this would rise to 24 full time and 2 part time staff.

The existing micro-brewery is ancillary Watt House Farm. Whilst there remains a very low level of agricultural activity on the site, it has clearly been overtaken by the brewery business. In purely business terms the farm has successfully diversified away from relying on agriculture for its income to a micro-brewery. However, the use has expanded beyond the buildings in which it was permitted into the surrounding buildings some of which has not been with the benefit of planning permission.

The scale of the proposal will now displace agriculture from all the buildings at the site. The planning history shows the main business decision on this type of diversification to move away from agriculture was made in 2005, as a reaction to falling milk prices. The Planning Statement explains that some smallholding scale agricultural operation will be retained for sheep and silage, along with providing maintenance and upkeep of the land and associated enclosures. This is clearly now subordinate in nature to the brewery operation. The physical expansion required by way of extensions, parking area and access is considered to be modest in scale and would not significantly extend the physical limits of the site. There are also some opportunities for enhancement via landscaping and, as set out by the Authority's Landscape Architects, this can be ensured by planning conditions.

The proposal, comprising mainly of change of use of existing buildings (1637sqm) some regularisation of existing, and some extension (351sqm), with the addition of a new access and parking area is considered to be acceptable in principle, subject to no adverse impact on the landscape. The brewery business is being retained in the same ownership as the surrounding land, so it is considered that it should also be responsible for the management of the surrounding land. Core Strategy Policy E2 B requires that on farmsteads the primary agricultural business must retain ownership and control of the site and buildings, to ensure that income will be returned to appropriate management of the landscape. In this case the proposal is no longer

small scale business development on a farmstead, but the principle of accepting such business use in the countryside with a link to landscape management is similar. This would need to be done by an appropriate S106 legal agreement which retains the site and surrounding land in common ownership, requires entry into a landscape management plan, for example to maintain drystone walls and manage the land in accordance with the valued characteristics of the area as set out in the Landscape Strategy and Action Plan.

The proposed brewery expansion does not increase the size of the brewhouse, as it relates to other operational elements of the brewery. A brewery is a general industrial use. This brewery has a direct link to the site as it derives its water source from a bore hole on the site, and is also linked to the landscape by way of land ownership. In that sense there is a close relationship between the success of the business and the upkeep of the land. Other industrial processes are unlikely to have such close link to the site and could raise significant other planning considerations in relation to impact on surroundings. Therefore planning conditions are required to ensure that the use is limited to a brewery only and no other uses within use class B2. Planning conditions will also be required to ensure that the buildings are not used for any other purposes than those stated on the submitted plans. As the business was born out of farm diversification, the policy requirement in LC14 (a) to restrict the use to the specific use that has been granted permission rather than to a use class is considered to be relevant. These conditions are also considered to be necessary in accordance with Local Plan policy LE6 to ensure that this means of minimising any adverse impact on the valued characteristics of the area is secured and restricts its future scale and the intensity of the activities on the site by ensuring they remain as stated on the submitted plans.

A plan has been submitted with the application to show the extent of the land that they consider could be subject of such a S106 agreement (land edged in green on plan BB PL-09). Officers consider that it is appropriate for the business to retain this in common ownership and manage it accordingly to conserve and enhance the area. However, officers also consider that the land to the north of Loxley Road with the Scheduled Monument should also be subject of the same legal agreement. An amended plan is expected which shows that the land to the north of Loxley Road (with the SAM) will be included in the legal agreement.

Entry into such a S106 should also address any concerns that the brewery operation may be sold off separately to the rest of the site. This is a genuine planning concern given that if the scheme is approved there would be two separate accesses to the site, which would make it easier for separate disposal so that the business's link to the surrounding land could be lost.

Design, impact on the landscape

The extensions that are proposed are mostly steel portal frame buildings (extensions 1, 2, 3 as labelled on the block plan), subordinate to and designed to fit in with the appearance of the existing steel portal frame buildings. The exception is that of the stone built office building, which is a single story lean-to structure (extension 4 on the block plan). At that location it is important that traditional materials are used as it relates to the traditional core of the farm complex, which is a courtyard framed with traditional buildings. All of the extensions proposed are considered to be acceptable as they will not harm the character or appearance of the site or the wider landscape setting. Planning conditions can be used to ensure appropriate materials for the stone built extensions which should also have stone slate roof to match the other traditional buildings on the site.

The scale of change on the site affecting additional buildings is quite small in context and considered to be acceptable.

The Planning Statement explains that new access is required to allow larger delivery vehicles to enter and leave the site and utilise the lower yard area where they can safely manoeuvre, off

load and pick up adjacent to the loading bay of the conditioning building. At present access to these areas is hindered by the original farm yard entrance where space is limited between traditional buildings. The existing access is also relatively steep as it drops directly from the road above.

The proposed new access would use an existing field access on Loxley Road. It would be a tarmac surface with kerb edging, left open so that livestock are free to graze. Cattle grids at either end will prevent livestock from leaving.

Whilst the new access would cut across the hillside and will initially be relatively conspicuous, officers, including the Authority's Landscape Architects, consider that with appropriate landscaping the impact on the landscape will be acceptable. This can be achieved by planning conditions. The surface is required to be tarmac because of the size and nature of the vehicles that will be using it (see the Parish Council comments)

Amenity

The existing dwelling Watt House Farm is closely knit into the site. If the brewery business were not ancillary to the farm, and in common ownership, then the amenity of this property could be affected as it essentially looks on the service yards. As it is in common ownership and the S106 will link it to the brewery, the impacts of the proposal on the amenity of this property are considered to be acceptable.

The impact on the affordable dwelling approved in 2010 is not considered to be so significant as it is at the edge of the site. It was already permitted adjacent to the brewery building. There is currently a concrete retaining wall at the southern edge of its curtilage which on the other side is an operational yard area of the brewery (albeit operating in breach of planning conditions as there are kegs stored outside). This is proposed to be covered over by a building; this is building 1 as identified on the block plan. This building would have a mono pitched roof; its height is shown in relation to the boundary treatments and is shown to finish at a similar height to the boundary treatments leaning off the top of the retaining wall. It is likely that building 1 will be able to be seen from within the dwelling, but because of its height in relation to the boundary treatments it would not be overbearing or oppressive, nor significantly harm the dwellings outlook.

Officers therefore consider that the impact of the proposal on the amenity of nearby properties and the area is acceptable.

Archaeology

Following pre-application advice an archaeological desk based assessment and assessment of setting has been submitted with the application. This has been scrutinised by the Authority's Archaeologists who have established that it breaks down to three aspects – Watt House Farm, the Historic Field System and Castle Hill SAM.

The impact on **Watt House Farm** has been assessed via historic map analysis which has demonstrated that the arrangement and orientation of the farmhouse and the associated agricultural buildings have been changed to such an extent that it is not of concern.

The development of the **historic field system** has been clarified, with a sequence of laying out and changes being established from pre 1700s to the modern period. The dry stone walls that comprise the fields system are currently in a differing state of repair with some ruinous or missing sections. The significance of this non-designated heritage asset lies in its historical value, illustrating the process of landscape enclosure and modification, and its aesthetic value as part of enclosed upland character of the wider area. Within the fields a number of potential earthworks

survive and are likely to be associated with a former trackway and periods of earth moving and dumping of materials when the farm was remodelled in the early 20th century, these may have some limited archaeological value. The creation of the new access to Bradfield Brewery involves the creation of a new trackway through the historic field system to the east of Watt House farm. This will result in the loss of two short sections of drystone wall and will also affect a low bank earthwork identified in the DBA with 'Field 2'. The loss of the two short sections of drystone wall will only result in minor harm to the larger area of field system, especially if this wider field system is repaired, and the surviving walls retained in good condition. As set out earlier in this report, a S106 will be required which retains ownership of the surrounding land and requires walls to be maintained. This is another reason for the S106 to require the walls to be maintained in a good state of repair. With respect to the earthwork in 'Field 2', the nature of this earthwork is not fully understood. The works for the trackway construction have the potential to disturb this feature. The indication is that the track will be created by building up the land, rather than require cutting in so that this feature will not be disturbed, but there is no further information in the application. Therefore a planning condition is recommended that requires a method statement for trackway construction, and if this is found to disturb the feature, an archaeological watching brief would be required.

With respect to the **Scheduled Monument (SAM)**, the changes in its setting, particularly the changes to the field system and the introduction of a new line of movement, will result in minor harm to the significance of the SAM. However, the core significance of the SAM, its evidential value, its historic value and its strategic position in and domination of the wider landscape will be unharmed, and the changes to the aesthetics of the setting will be minor. Harm to the significance of the SAM is therefore considered to be considerably less than substantial.

Subject to conditions, the proposal is considered to be in accordance with the policies of the development plan insofar as they relate to archaeology and heritage assets. The "less than substantial harm" identified to the setting of the SAM, and impact on historic field system is considered to be outweighed by the public benefits of the local employment that the site officers, and also the potential for enhancement by repair and maintenance of the drystone walls which can form part of the S106 legal agreement.

Environmental management

At pre-application stage, in accordance with the Authority's SPD, officers asked if all the non-traditional buildings on the site which have south facing roof slopes could have solar panels on them. These are shown on the photomontages and also specified on the relevant plans. If these are implemented it will be a prime example of how renewable energies can be accommodated within the national parks landscape without harm to its valued characteristics. It is noted that there are already some solar panels on some of the non-traditional building on the site. The proposal would accord with Core Strategy policies CC1 and CC2 and also Local Plan Policy LU4 insofar as they relate to renewable energy.

Highways

The access has been designed to accommodate the operational traffic that it will carry. The access meets the highway at approx. 45 degrees (rather than the usual 90 degrees); because of this the Design Statement explains that it will only enable access to and from the Sheffield direction.

The Highway Authority, Sheffield City Council, have been consulted on this application, but to date there has been no response. Officers are hopeful that an update to Committee can be made at the forthcoming meeting.

Officers are concerned that without the response of the Highway Authority it is not possible to conclude whether the proposed access would be safe, or whether any specific highway conditions are needed. This is necessary for the proposal to accord with Local Plan Policy LT18, which explains that a safe access is a pre requisite of any development.

Officer's intention is therefore to pursue the Highway Authority's response and update Committee accordingly at the meeting.

Conclusion

Subject to conditions and entering into a S106 legal agreement to tie the business to the surrounding land and to enable the upkeep of the surrounding land including the repair and maintenance of the drystone walls, the proposal is considered to be in accordance with the policies of the development plan.

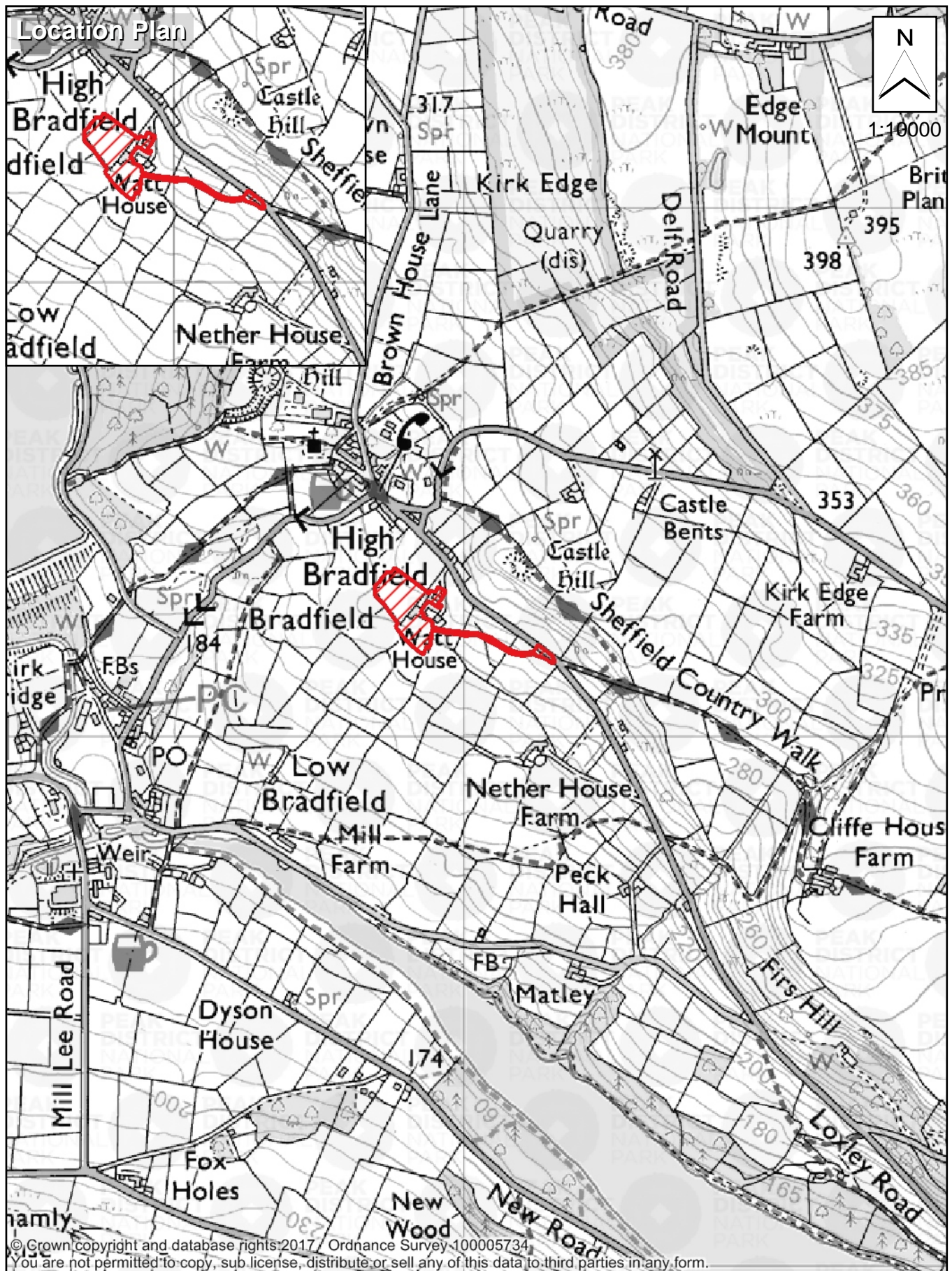
Human Rights

Any human rights issues have been considered and addressed in the preparation of this report.

List of Background Papers (not previously published)

Nil

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Committee Date: 16th June 2017
 Item Number: Item 7
 Application No: NP/S/0317/0267
 Grid Reference: 426948, 392265

Title: Bradfield Brewery
 Bradfield Brewery Watt
 House Farm
 Loxley Road
 Sheffield



**PEAK
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PARK**

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8. FULL APPLICATION - CHANGE OF USE OF ANCILLARY ACCOMMODATION (TO ROCK VIEW COTTAGE) TO A SEPARATE B1 OFFICE USE AT ROCK VIEW COTTAGE, EAST BANK, WINSTER, (NP/DDD/0317/0250, 424044/360366, P5817 + P1225, 10/04/2017/ALN)

APPLICANT: MR CHRIS HIGGS AND MRS SUE HARRISON

Site and Surroundings

Rock View Cottage is a domestic property located on the south-western edge of Winster village. To the north and east of the property are other residential dwellings and to the south and west is a roughly triangular shaped piece of 'common land' which sits between East Bank and West Bank. The property is within the Winster Conservation Area.

The house itself is detached and has a private garden adjacent to it. In addition, there is a detached piece of land just to the south of the house that is also used as domestic curtilage in association with the Rock View Cottage and which contains a further formal garden, a parking area and a large garage.

To the north of the house, and separated from it by a public footpath, is the building which is subject to the current application. The building was converted to ancillary living accommodation following planning permission in 2004 (NP/DDD/0804/0908). A condition attached to the planning permission requires the accommodation to be ancillary to the main house and not occupied as an independent dwelling (condition no. 12). The building in question is single storey and constructed in natural materials. It currently houses an office (used by the occupier of Rock View Cottage), a kitchenette, and a shower room. There is small storeroom within the roof space above the shower room. The building has an overall floor area of approximately 35 sqm. The building is referred to within the application as 'The Lodge'

Vehicular access to Rock View Cottage and the ancillary building are currently gained across the common land from the public highway (East Bank) to the south. Whilst the applicant does not own this land, it is understood that there is a right of access over it.

Proposal

Planning permission is sought for change of use of the building to a separate B1 office, to be used independently from Rock View Cottage. There would no external changes to the building. The submitted Design and Access Statement explains that the applicants wish to sell Rock View Cottage but wish to retain the Lodge for their own use as either an office or as a holiday let (the proposed holiday use has been submitted as a separate application and is dealt with under a different agenda item).

The submitted plans show that within the detached area occupied by the garage, parking space and garden, four parking spaces would be provided. Two would be retained for use by the occupiers of Rock View cottage and two would be provided for use by The Lodge.

RECOMMENDATION:

That the application be APPROVED subject to the following conditions:

- 1. 3 year time limit**
- 2. Adopt submitted plans**

3. **The premises the subject of the application shall not be taken into use until the proposed car parking has been laid out to provide 2 spaces for Rock View Cottage and 2 spaces for the proposed premises with vehicular access secured from East Bank. Once provided the parking spaces shall remain available for use throughout the life of the development with no impediment to their designated use.**
4. **The premises shall be used as an office and for no other purposes (including any other purpose in Class B1 of the schedule to the Town and Country Planning (Use Classes) Order 1987 or in any order revoking and re-enacting that order.)**

Key Issues

1. Whether a safe and suitable access and adequate parking space can be provided to meet the needs of the development.

History

July 2016 – application for change of use of ancillary accommodation (to Rock View Cottage) to a separate B1 office use withdrawn.

July 2016 – application for change of use from ancillary accommodation (The Lodge) to a separate holiday let withdrawn.

December 2005 – permission granted for conversion of former cowshed to ancillary accommodation.

October 2004 – permission granted for replacement porch and dining room extension (to Rock Cottage).

July 1998 – permission refused for single storey extension off front elevation of Rock View Cottage.

January 1998 – permission refused for two storey extension off front elevation of Rock View Cottage.

1987 – permission granted for alterations to roof structure at Rock View Cottage.

1983 – permission granted for two storey side extension to Rock View Cottage.

Consultations

Highway Authority - The proposals were the subject of a recent application where the Highway Authority raised concerns regarding vehicular access and parking. The current proposals now include a link from East Bank (via the Common Land) to an area designated for car parking, for both the existing dwelling and the proposed unit, which addresses the original concerns. Recommend approval subject to parking spaces being provided and retained.

District Council – no response

Parish Council – recommend refusal for the following reasons:

- With a B1 use it would be reasonable to expect there to be a need for a minimum of two vehicle parking spaces, access for delivery and waste collection vehicles requiring access to service the premises. The applicant has failed to demonstrate provision for adequate safe parking and manoeuvring space within the property under their ownership. This

may, and already has, led to driving, turning or parking taking place on common land, which the Parish Council endeavours to resist.

- It is doubtful whether the parking allocation shown on the submitted plan can be achieved.
- The removal of the ancillary nature of the property would immediately nullify the parking proposal as the properties would be split, yet the parking would not. It is not possible to split the parking as there is only one entrance way from the common land. It is doubtful that the planning authority could/would enforce a split to parcels of land via land registry even if there were suitable access.
- Concerns about environmental impact of additional vehicles on the common land.
- Applicant currently advocate parking on the common land for their holiday cottage (Rock View Cottage) so it is unlikely that parking issues would be enforced by the owners.
- It is acknowledged that there may be a vehicular right of way across the common land to Rock View Cottage but the Parish Council has no record of a legal vehicular right of way to The Lodge over the common land.

Representations

One letter of objection has been received from a local resident, raising the following points:

- The applicants own and let a holiday cottage (Rock Cottage) just below their house (Rock View Cottage) and this property has no off street parking. Therefore parking for the two (and now potentially three) properties will need to be on the land with the garage.
- Concerns about how parking would be controlled if properties were sold separately.

Main Policies

Relevant Core Strategy policies: GSP1, GSP2, GSP3, DS1, E1

Relevant Local Plan policies: LC4, LT18

National Planning Policy Framework

The National Planning Policy Framework (NPPF) was published on 27 March 2012 and replaced a significant proportion of central government planning policy with immediate effect. The Government's intention is that the document should be considered to be a material consideration and carry particular weight where a development plan is absent, silent or relevant policies are out of date. In the National Park the development plan comprises the Authority's Core Strategy 2011 and saved policies in the Peak District National Park Local Plan 2001. Policies in the Development Plan provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. It is considered that in this case there is no significant conflict between prevailing policies in the Development Plan and more recent Government guidance in the NPPF with regard to the issues that are raised.

Assessment

Core Strategy policy E1 subsection A is the starting point for the consideration of the current application and it supports proposals for business development within or on the edge of settlements named in policy DS1 provided that the proposals are of a scale that is consistent with

the needs of the local population and wherever possible should involve the re-use of traditional buildings of historic or vernacular merit.

Winster is a named settlement for the purposes of policy DS1 and the application site is on the edge of the village. The small, former cowshed building is constructed in local natural materials, and the manner in which its walls sit hard up against the footpath from the common down into the village contributes to the character of the Conservation Area. The building can therefore be considered to be a traditional building of merit and it has been sensitively converted and extended to create ancillary living accommodation. Consequently in principle its use as small B1 office would accord with the requirements of E1 A.

The main issue raised by the current proposals, and a concern that has been raised by the Parish Council and the objector, is whether the proposals would be served with a safe and suitable access and whether it would lead to additional pressure for parking on the open 'common land' adjacent to the site.

Issue 1: Access and Parking

Saved Local Plan policy LT18 states that the provision of safe access arrangements will be a prerequisite of any development. This approach is supported by the National Planning Policy Framework which states at paragraph 27 that decisions should take account of whether safe and suitable access to the site can be achieved by all people. It further states that development should only be prevented or refused on transport grounds where the residual cumulative impacts are "severe". Saved Local Plan policy LT10 states that in new development parking must be of a very limited nature unless accompanied by on street waiting restrictions.

Also of relevance to the consideration of access and parking issues in this case are policies L3 and LC5 which relate to the impact of development on Conservation Areas. These policies seek to ensure that development conserves and where appropriate enhances or reveals the significance of archaeological, artistic or historic assets and their setting.

As background, when planning permission was granted to convert The Lodge into ancillary living accommodation in 2004 a condition was imposed that it remain ancillary to Rock View Cottage. The reason for the condition was because the creation of an independent dwelling in this location would be contrary to adopted policies at that time. At present there is sufficient parking space within the detached garden/garage area to serve the needs of Rock View Cottage and the ancillary accommodation. There is a double garage that could accommodate two cars and space in front of it to park at least one further car.

In 2016 two planning applications were submitted, one to convert the building to a B1 use and the second to convert it to a holiday let. Both applications were subsequently withdrawn following objections received from both the Highway Authority and the Parish Council. In those applications no off-street parking was proposed to serve the proposed development and the result would have been that occupiers would probably park on the common land close to the site. It is clear that some local residents do currently park on the common land and this is a cause for concern by the Parish Council. Officers concurred that any development which resulted in additional parking in this area would cause harm to the valued character of the Conservation Area by the presence of additional parked cars, which would further detract from the open qualities of the area contrary to policies L3 and LC5.

Following the withdrawal of those applications further discussions have taken place with officers and the Highway Authority. The Parish Council were also invited to attend a site meeting but did not wish to participate.

The submitted plans with this revised application shows that the detached garden area would be re-configured to provide two parking spaces to serve Rock View Cottage and two parking spaces

within the garage would be retained for use by The Lodge. The Highway Authority is now satisfied with the proposed parking arrangements and has raised no objections and officers are satisfied that the parking spaces can be subdivided between the two properties should they be sold independently. A condition to require the parking spaces shown on the submitted plan to remain available for parking in connection with the Lodge is considered to be necessary and reasonable to prevent parking on the common land and such a condition would help to address the concerns raised in representations.

The objector has questioned the parking arrangements for a holiday cottage also owned by the applicants (Rock View). This is a separate planning unit to the current site and does not form part of the current application. Therefore its parking arrangements and possible impacts on the common land are not relevant to the consideration of this application.

In conclusion, the submitted plans demonstrate that adequate off street parking space can be provided and maintained to serve the needs of the currently proposed development and Rock View Cottage.

With regard to vehicular access to the site, the occupiers of Rock View Cottage currently gain access over the common land (via a roughly surfaced track) from the public highway. There is no other mean of vehicular access to the site and it is understood that there is a right of access over this area. The application includes the access within the area edged red and the applicants have served the relevant notice (Certificate D - to be completed if the applicant does not own all of the land to which the application relates and does not know the names and addresses of any of the owners and/or agricultural tenants). Officers and the Highway Authority are satisfied that access over the common land to serve both properties would provide a safe and suitable means of access and would be unlikely to result in an increase in intensity of use of the track to a level that would cause harm to the valued character of the Conservation Area, in accordance with LT18, L3 and LC5. Any further dispute with regard to legal rights of access over the land is a civil matter.

Other Material Considerations

Impact on Residential Amenity

Core Strategy policy GSP3 states that impact on living conditions of communities must be taken into account in decision making and saved Local Plan policy LC4 states that attention must be given to the amenity, privacy and security of the development and of nearby properties.

In this case, the principal windows on the building in question face north and due to the steeply sloping nature of the site there are limited opportunities for overlooking. As a result it is not considered that use of the building as an office would cause any more significant impact on residential amenity than its current use as ancillary living accommodation.

Conclusion

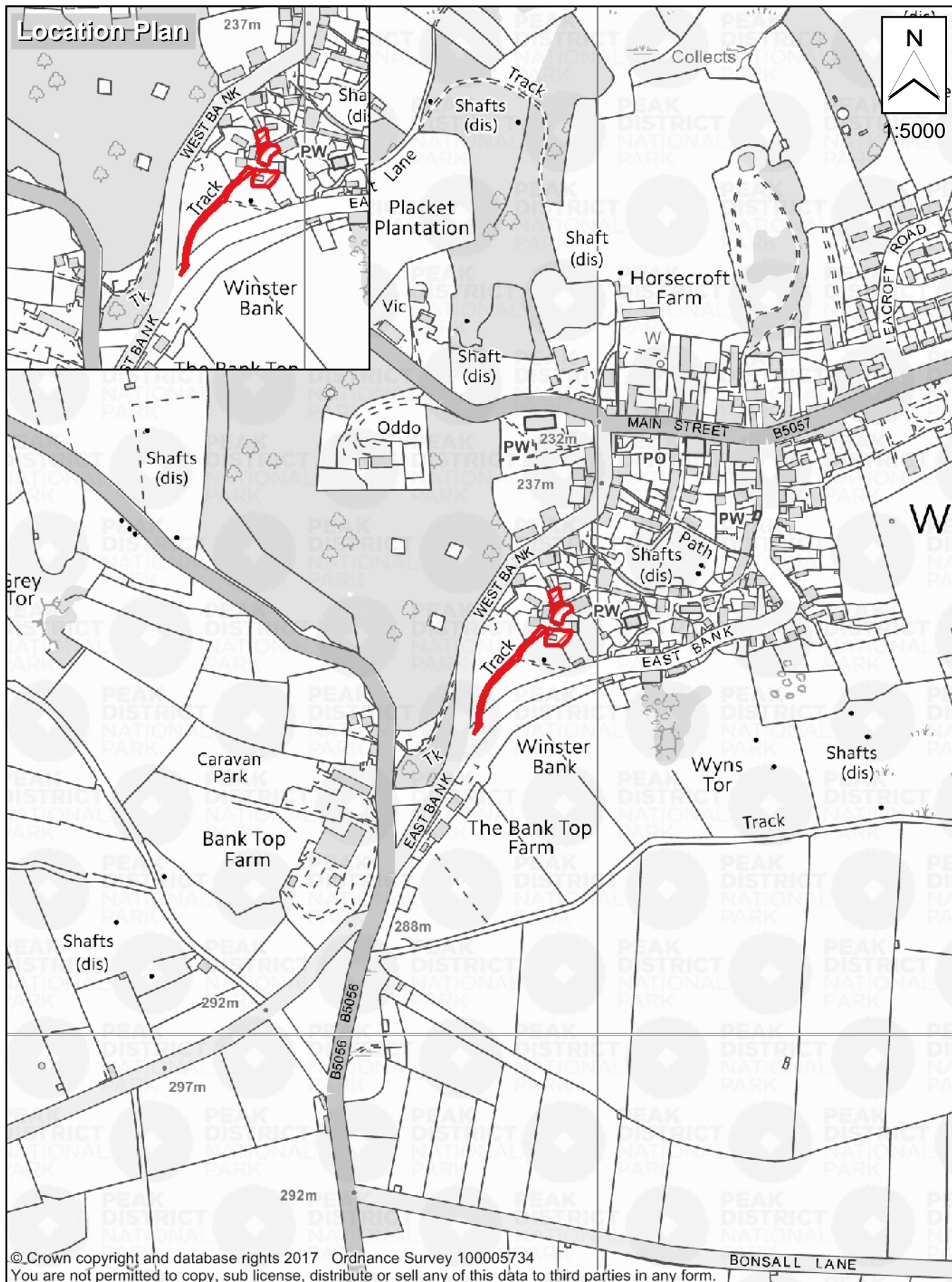
In conclusion, the proposals are for a small scale office use within an existing building on the edge of the settlement. It has been adequately demonstrated that a safe and suitable access is available and that sufficient off street parking space to meet the needs of both properties can be provided and maintained. Subject to conditions to require the parking spaces to be laid out and maintained, the proposals accord with adopted policies and are recommended for approval.


Human Rights

Any human rights issues have been considered and addressed in the preparation of this report.

List of Background Papers (not previously published)

Nil



Committee Date:	16th June 2017	Title: Rock View Cottage East Bank Winster	 PEAK DISTRICT NATIONAL PARK
Item Number:	Item 8		
Application No:	NP/DDD/0317/0250		
Grid Reference:	424044, 360366		

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9. FULL APPLICATION - CHANGE OF USE OF ANCILLARY ACCOMMODATION TO A SEPARATE HOLIDAY LET AT ROCK VIEW COTTAGE, EAST BANK, WINSTER, (NP/DDD/0317/0251, 424044/360366, P5817 + P1225, 10/04/2017/ALN)

APPLICANT: MR CHRIS HIGGS AND MRS SUE HARRISON

Site and Surroundings

Rock View Cottage is a domestic property located on the south-western edge of Winster village. To the north and east of the property are other residential dwellings and to the south and west is a roughly triangular shaped piece of 'common land' which sits between East Bank and West Bank. The property is within the Winster Conservation Area.

The house itself is detached and has a private garden adjacent to it. In addition, there is a detached piece of land just to the south of the house that is also used as domestic curtilage in association with the Rock View Cottage and which contains a further formal garden, a parking area and a large garage.

To the north of the house, and separated from it by a public footpath is the building which is subject to the current application. The building was converted to ancillary living accommodation following planning permission in 2004 (NP/DDD/0804/0908). A condition attached to the planning permission requires the accommodation to be ancillary to the main house and not occupied as an independent dwelling (condition no. 12). The building in question is single storey and constructed in natural materials. It currently houses an office (used by the occupier of Rock View Cottage), a kitchenette, and a shower room. There is small storeroom within the roofspace above the shower room. The building has an overall floor area of approximately 35 sqm. The building is referred to within the application as 'The Lodge'.

Vehicular access to Rock View Cottage and the ancillary building are currently gained across the common land from the public highway (East Bank) to the south. Whilst the applicant does not own this land, it is understood that there is a right of access over it.

Proposal

Planning permission is sought for change of use of the building to a separate holiday let, to be used independently from Rock View Cottage. There would no external changes to the building. The submitted Design and Access Statement explains that the applicants wish to sell Rock View Cottage but wish to retain the Lodge for their own use as either an office or as a holiday let (the proposed B1 office has been submitted as a separate application and is dealt with under a different agenda item).

The submitted plans show that within the detached area occupied by the garage, parking space and garden, four parking spaces would be provided. Two would be retained for use by the occupiers of Rock View cottage and two would be provided for use by The Lodge.

RECOMMENDATION:

That the application be APPROVED subject to the following conditions:

- 1. 3 year time limit**
- 2. Adopt submitted plans**

3. **The premises the subject of the application shall not be taken into use until the proposed car parking has been laid out to provide 2 spaces for Rock View Cottage and 2 spaces for the proposed premises with vehicular access secured from East Bank. Once provided the parking spaces shall remain available for use throughout the life of the development with no impediment to their designated use.**
4. **The premises shall be used as an office and for no other purposes (including any other purpose in Class B1 of the schedule to the Town and Country Planning (Use Classes) Order 1987 or in any order revoking and re-enacting that order.)**
5. **Plan to be submitted to and agreed in writing by the National Park to show a dedicated bin dwell area for the approved holiday let.**

Key Issues

1. Whether a safe and suitable access and adequate parking space can be provided to meet the needs of the development.

History

July 2016 – application for change of use of ancillary accommodation (to Rock View Cottage) to a separate B1 office use withdrawn.

July 2016 – application for change of use from ancillary accommodation (The Lodge) to a separate holiday let withdrawn.

December 2005 – permission granted for conversion of former cowshed to ancillary accommodation.

October 2004 – permission granted for replacement porch and dining room extension (to Rock Cottage).

July 1998 – permission refused for single storey extension off front elevation of Rock View Cottage.

January 1998 – permission refused for two storey extension off front elevation of Rock View Cottage.

1987 – permission granted for alterations to roof structure at Rock View Cottage.

1983 – permission granted for two storey side extension to Rock View Cottage.

Consultations

Highway Authority - The proposals were the subject of a recent application where the Highway Authority raised concerns regarding vehicular access and parking. The current proposals now include a link from East Bank (via the Common Land) to an area designated for car parking, for both the existing dwelling and the proposed unit, which addresses the original concerns. Recommend approval subject to parking spaces being provided and retained.

District Council – no response

Parish Council – recommend refusal for the following reasons:

- With a B1 use it would be reasonable to expect there to be a need for a minimum of two vehicle parking spaces, access for delivery and waste collection vehicles requiring access to service the premises. The applicant has failed to demonstrate provision for adequate safe parking and manoeuvring space within the property under their ownership. This may, and already has, lead to driving, turning or parking taking place on common land, which the Parish Council endeavours to resist.
- It is doubtful whether the parking allocation shown on the submitted plan can be achieved.
- The removal of the ancillary nature of the property would immediately nullify the parking proposal as the properties would be split, yet the parking would not. It is not possible to split the parking as there is only one entrance way from the common land. It is doubtful that the planning authority could/would enforce a split to parcels of land via land registry even if there were suitable access.
- Concerns about environmental impact of additional vehicles on the common land.
- Applicant currently advocates parking on the common land for their holiday cottage (Rock Cottage) so it is unlikely that parking issues would be enforced by the owners.
- It is acknowledged that there may be a vehicular right of way across the common land to Rock View Cottage but the Parish Council has no record of a legal vehicular right of way to The Lodge over the common land.

Representations

One letter of objection has been received from a local resident, raising the following points:

- The applicants own and let a holiday cottage (Rock Cottage) just below their house (Rock View Cottage) and this property has no off street parking. Therefore parking for the two (and now potentially three) properties will need to be on the land with the garage.
- Concerns about how parking would be controlled if properties were sold separately.
- Concerns about lack of bin refuge area

Main Policies

Relevant Core Strategy policies: GSP1, GSP2, GSP3, DS1, RT2, HC1

Relevant Local Plan policies: LC4, LT18

National Planning Policy Framework

The National Planning Policy Framework (NPPF) was published on 27 March 2012 and replaced a significant proportion of central government planning policy with immediate effect. The Government's intention is that the document should be considered to be a material consideration and carry particular weight where a development plan is absent, silent or relevant policies are out of date. In the National Park the development plan comprises the Authority's Core Strategy 2011 and saved policies in the Peak District National Park Local Plan 2001. Policies in the Development Plan provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. It is considered that in this case there is no significant conflict between prevailing policies in the Development Plan and more recent Government guidance in the NPPF with regard to the issues that are raised.

Assessment

Firstly, Core Strategy policy HC1 makes it clear that provision will not be made in the National Park for housing solely to meet open market demand. Exceptionally HC1 CI does permit housing where it is required in order to achieve the conservation and/or enhancement of a valued vernacular building. Whilst The Lodge is considered to be a valued vernacular building, in this case the enhancement has already taken place when it was converted to ancillary living accommodation and therefore the impetus of open market housing is not required in order to secure its conservation. As a result an open market dwelling would be contrary to policy in this case and so a condition to restrict occupancy to holiday accommodation is considered to be reasonable and necessary and would ensure that the development contributes to National Park purposes by providing opportunities for the understanding and enjoyment of the area.

Core Strategy policy RT2 supports proposals for the change of use of a traditional building of historic or vernacular merit to serviced or self-catering holiday accommodation except where it would create an unacceptable landscape impact in open countryside.

The small, former cowshed building is constructed in local natural materials, and the manner in which its walls sit hard up against the footpath from the common down into the village contributes to the character of the Conservation Area. The building is therefore considered to be a traditional building of merit and it has been sensitively converted and extended to create ancillary living accommodation. Consequently in principle its use as a separate unit of holiday accommodation would accord with the requirements of RT2.

The main issue raised by the current proposals, and a concern that has been raised by the Parish Council and the objector is whether the proposals would be served with a safe and suitable access and whether it would lead to additional pressure for parking on the open 'common land' adjacent to the site.

Issue 1: Access and Parking

Saved Local Plan policy LT18 states that the provision of safe access arrangements will be a prerequisite of any development. This approach is supported by the National Planning Policy Framework which states at paragraph 27 that decisions should take account of whether safe and suitable access to the site can be achieved by all people. It further states that development should only be prevented or refused on transport grounds where the residual cumulative impacts are severe. Saved Local Plan policy LT10 states that in new development parking must be of a very limited nature unless accompanied by on street waiting restrictions.

Also of relevance to the consideration of access and parking issues in this case are policies L3 and LC5 which relate to the impact of development on Conservation Areas. These policies seek to ensure that development conserves and where appropriate enhances or reveals the significance of archaeological, artistic or historic assets and their setting.

As background, when planning permission was granted to convert The Lodge into ancillary living accommodation in 2004 a condition was imposed that it remain ancillary to Rock View Cottage. The reason for the condition was because the creation of an independent dwelling in this location would be contrary to adopted policies at that time. At present there is sufficient parking space within the detached garden/garage area to serve the needs of Rock View Cottage and the ancillary accommodation. There is a double garage that could accommodate two cars and space in front of it to park at least one further car.

In 2016 two planning applications were submitted, one to convert the building to a B1 use and the second to convert it to a holiday let. Both applications were subsequently withdrawn following objections received from both the Highway Authority and the Parish Council. In those applications no off-street parking was proposed to serve the proposed development and the

result would have been that occupiers would probably park on the common land close to the site. It is clear that some local residents do currently park on the common land and this is a cause for concern by the Parish Council. Officers concurred that any development which resulted in additional parking in this area would cause harm to the valued character of the Conservation Area by the presence of additional parked cars, which would further detract from the open qualities of the area contrary to policies L3 and LC5.

Following the withdrawal of those applications further discussions have taken place with officers and the Highway Authority. The Parish Council were also invited to attend a site meeting but did not wish to participate.

The submitted plans with this revised application shows that the detached garden area would be re-configured to provide two parking spaces to serve Rock View Cottage and two parking spaces within the garage would be retained for use by The Lodge. The Highway Authority is now satisfied with the proposed parking arrangements and has raised no objections and officers are satisfied that the parking spaces can be subdivided between the two properties, should they be sold independently. A condition to require the parking spaces shown on the submitted plan to be provided and remain available for parking in connection with the Lodge is considered to be necessary and reasonable to prevent parking on the common land and such a condition would help to address the concerns raised in representations.

The objector has questioned the parking arrangements for an existing holiday cottage also owned by the applicants (Rock View). This is a separate planning unit to the current site and does not form part of the current application. Therefore its parking arrangements and possible impacts on the common land are not relevant to the consideration of this application.

In conclusion, the submitted plans demonstrate that adequate off street parking space can be provided and maintained to serve the needs of the currently proposed development and Rock View Cottage.

With regard to vehicular access to the site, the occupiers of Rock View Cottage currently gain access over the common land (via a roughly surfaced track) from the public highway. There is no other means of vehicular access to the site and it is understood that there is a right of access over this area. The application includes the access within the area edged red and the applicants have served the relevant notice (Certificate D - to be completed if the applicant does not own all of the land to which the application relates and does not know the names and addresses of any of the owners and/or agricultural tenants). Officers and the Highway Authority are satisfied that access over the common land to serve both properties would provide a safe and suitable means of access and would be unlikely to result in an increase in intensity of use of the track to a level that would cause harm to the valued character of the Conservation Area, in accordance with LT18, L3 and LC5. Any further dispute with regard to legal rights of access over the land is a civil matter.

Other Material Considerations

Impact on Residential Amenity

Core Strategy policy GSP3 states that impact on living conditions of communities must be taken into account in decision making and saved Local Plan policy LC4 states that attention must be given to the amenity, privacy and security of the development and of nearby properties.

In this case, the principle windows on the building in question face north and due to the steeply sloping nature of the site there are limited opportunities for overlooking. As a result it is not considered that use of the building as a holiday let would cause any more significant impact on residential amenity than its current use as ancillary living accommodation.

Conclusion

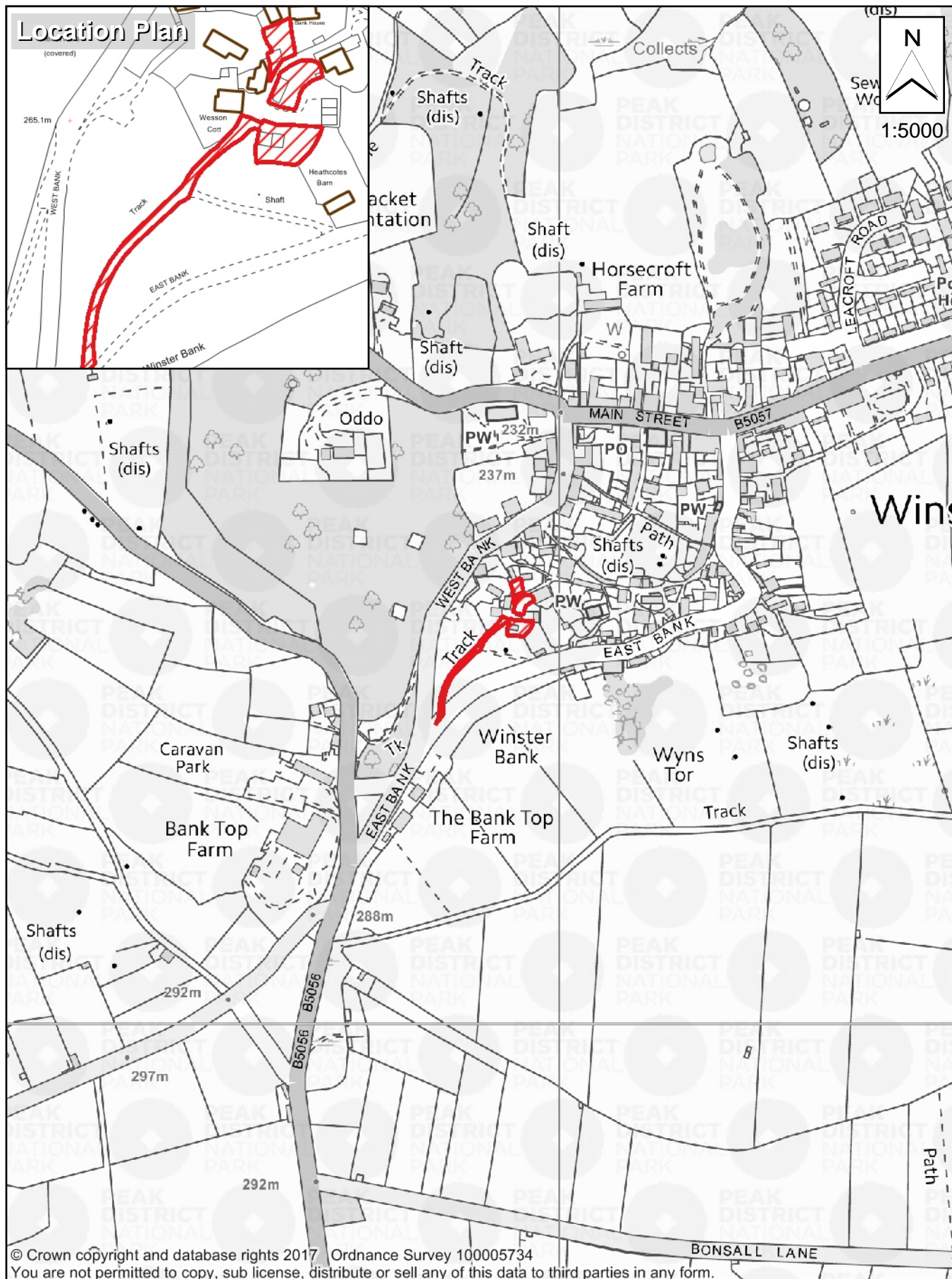
In conclusion, the proposals are for a holiday use within an existing building on the edge of the settlement. It has been adequately demonstrated that a safe and suitable access is available and that sufficient off street parking space to meet the needs of both properties can be provided and maintained. Subject to conditions to require the parking spaces to be laid out and maintained, the proposals accord with adopted policies and are recommended for approval.


Human Rights

Any human rights issues have been considered and addressed in the preparation of this report.

List of Background Papers (not previously published)

Nil



Committee Date:	16th June 2017	Title: Rock View Cottage East Bank Winsley	 PEAK DISTRICT NATIONAL PARK
Item Number:	Item 9		
Application No:	NP/DDD/0317/0251		
Grid Reference:	424044, 360366		

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10. FULL APPLICATION – ERECTION OF AGRICULTURAL BUILDING ON LAND ADJACENT TO NEW ROAD FARM, NEW ROAD, LONGNOR (NP/SM/0317/0274, 408985/361252, P2370, 18/05/2017/ALN)

APPLICANT: MR A SIMPSON

Site and Surroundings

New Road Farm is located in open countryside approximately midway between the villages of Longnor and Warslow. The farmstead sits directly adjacent to the eastern side of the B5053 road. New Road Farm itself is a tenanted farm owned by the National Park Authority

The application site is located within a field parcel that lies directly to the north of New Road farmstead but it is in separate ownership to the farm. The application site edged red is located on the western, roadside boundary of the field in question and amounts to approximately 0.2 hectares in area. Vehicular access to the application site and the wider field is gained via an existing field gate to the B5053.

Proposal

Planning permission is sought for the erection of a portal framed agricultural building at the southern edge of the application site. The building would measure 13.7m long by 9.1m wide by 4m high the eaves and 5.m high to the ridge. The walls would be constructed in vertical timber boarding above a concrete panelled base plinth. A dual pitched roof would be clad in pre-coated sheeting. Sliding doors would be provided in the north west facing elevation and a hardstanding area would be provided to the front of the building, together with a surfaced access track to the existing gateway.

RECOMMENDATION:

That the application be APPROVED subject to the following conditions:

- 1. 3 year time limit.**
- 2. Adopt amended plans.**
- 3. Landscaping scheme to be implemented.**
- 4. Details of surfacing for access track and hardstanding to be submitted and agreed.**
- 5. Building to be removed when no longer required for agriculture.**

Key Issues

- Whether the building is agriculturally justified.
- Whether the building would conserve the landscape character of the area.
- Highway Issues.
- Impact on Residential Amenity.

History

August 1988 and December 1987 – outline applications for erection of dwelling on application site refused.

Consultations

Highway Authority – no objections. The access to the proposed agricultural building uses the existing field access. Any use of the field will require use of this access regardless of the presence of a building. It is proposed to store agricultural machinery in the building, including tractors. Agricultural vehicles could visit the site as things stand but would need to leave the site as there is no secure storage.

District Council – no response

Parish Council – recommend refusal following representations received from local residents on the following grounds:

- The residents of New Road Farm were not notified of the Planning Application and only became aware of it by seeing the yellow notice on a nearby telephone pole.
- The proposed agricultural building will spoil the view from the house.
- The proposed agricultural building will spoil two fields.
- The mother of the applicant lives on the Farm and strongly objects to the proposed build.
- The applicant owns and runs one or two HGVs and has not used the land for agricultural purposes in recent years. Concern was expressed that the building was intended for housing HGVs rather than sheep.
- The access to the land is on a dangerous bend on the B5053.
- Parish Councillors asked if the height of the building could be reduced by setting the building lower into the ground or moving the proposed building to another less intrusive location on the plot and providing bunding and native species tree screening.

Authority's Landscape Architect – no objections subject to timber cladding being brought down to ground level and the introduction of additional planting at the entrance to the site.

Representations

21 letters of support have been received raising the following points:

- There would be no impact on residential amenity.
- The access is suitable and already used for agricultural purposes. The road is not busy at this point.
- The site is an ideal location for a farm building.
- The building is needed for animal welfare purposes.
- Young people need to be encouraged into the farming industry.
- The HGV operated by the applicant is run from another location.
- The building is needed to house stock and grow the farm business.

8 letters of objection have been received raising the following points:

- The access is inadequate and would cause a severe risk to road users.
- The building would obstruct views from New Road farm and deprive the property of light.
- The tenants at New Rd Farm did not receive notification of the proposals.

- The applicant incorrectly states that the applicant is a farmer with 50 sheep. He has never kept livestock at the farm.

Main Policies

Relevant Core Strategy policies: GSP1, GSP2, GSP3, DS1, L1

Relevant Local Plan policies: LC4, LC13, LT18

Core Strategy Policy DS1 permits, in principle, developments required for agriculture within the countryside. Policy L1 requires that development must conserve and enhance valued landscape character, as identified in the Landscape Strategy and Action Plan, and other valued characteristics. Policy GSP3 explains that all development must respect, conserve and enhance all valued characteristics of the site and buildings that are subject to the development proposal

Saved Local Plan policy LC13 deals specifically with agricultural developments and it is permissive provided they are close to the main group of buildings wherever possible and relate well to them. Such development must avoid harm to the areas valued characteristics including local views, making use of the least obtrusive or otherwise damaging location and must not require obtrusive access tracks, roads or services.

Local Plan Policy LC4 requires that the detailed treatments of development is of a high standard that respects, conserves and where possible enhances the landscape, built environment and other valued characteristics of the area.

Further guidance is given in the Authority's SPD on Agricultural Developments. This states that if adequate justification is not supplied, then applications may be refused.

National Planning Policy Framework

It is considered that in this case there is no significant conflict between prevailing policies in the Development Plan and more recent Government guidance in the NPPF with regard to the issues that are raised.

Assessment

For clarity, with regard to comments made by objectors about procedure, in addition to the standard site notice, the occupier of New Road Farm was also consulted individually by letter and they have made written representations on the proposals. Moreover, during the course of the application it was discovered that the applicant's father, rather than the applicant, was the owner of the land. As a result the application was invalidated, the correct certificate ownership was then completed and submitted and the application was duly re-advertised.

Issue 1: Whether the building is agriculturally justified.

The details initially submitted with the application explained that the applicant has been farming for the last 10 years, and currently runs a flock of 50 sheep across his holding. He owns the 4 acres of land which make up the field parcel in which the application site sits and he rents a further 14 acres of land on a long term agreement at Gradbach. At present there are no buildings on any of the land farmed and a building is required for lambing and for the storage of fodder and agricultural machinery and equipment.

When officers conducted the site visit there were no sheep in the applicant's ownership on the field where the building is proposed, although there were some sheep visible on the land at Gradbach.

As a result, and following concerns raised by objectors, officers requested further clarification with regard to the agricultural business and need. Additional information has been provided which states that the applicant is an agricultural contractor and also works on a nearby farm part-time. He has an agricultural background (via his grandfather) and works in agriculture locally. He has a full time job elsewhere but wishes to develop his agricultural business. A receipt for the purchase of 22 sheep in September 2016 has been submitted. It is stated that most of the sheep and the machinery are currently kept on land belonging to friends. The equipment owned amounts to 2 tractors and various trailers.

On the basis of this information it is clear that any agricultural business currently operated by the applicant is at a fairly low key level. However on the evidence provided it is considered, on balance, that there is a reasonable requirement for a building to house the stock in ownership and to provide cover for the machinery that is said to be owned. Consequently it is considered that the principle of erecting a replacement agricultural building in the proposed position complies with policies DS1 and LC13.

Issue 2 - Whether the building would conserve the landscape character of the area.

With regard to the Authority's Adopted Landscape Strategy, the application site falls within the upland pastures landscape character type within the south west peak. This is an upland pastoral landscape with a traditional dispersed pattern of gritstone farmsteads. It is a peaceful rural landscape with open views to surrounding higher ground. Identified priorities for this landscape type include the management of the dispersed and historic settlement patterns of development.

The proposed building would be located approximately 6m away from the northern boundary of the curtilage of New Road Farm. As such, when travelling south along the B5053, whilst the building would be visible adjacent to the road, it would be seen against the backdrop and in the context of the existing buildings at New Road Farm. From the south the building would be largely screened by the existing structures at the farm. The building would be relatively modest in size and would not be particularly high, at 4m to the eaves and it is not considered, in terms of its location and massing, that it would have a harmful impact on the landscape character of the area. Furthermore the building would be partially screened by the existing roadside hedgerow and amended plans have been received which show 3 additional trees to be planted at the entrance to the site to further mitigate its impact when viewed from the road.

With regard to detailing, amended plans have now been received to show the vertical timber boarding brought down to ground level, which would simplify the design and therefore reduce the visual impact.

Subject to a condition to require the submission and agreement of a sample of the surface treatment for the track and the hardstanding area, it is considered that the proposed development would conserve the landscape character of the area and would not compromise the priorities identified in the landscape strategy in accordance with policy L1 and policy LC13.

Issue 3 - Highway Issues

Saved Local Plan policy LT18 requires that the provision of safe access arrangements will be a prerequisite of any development.

The submitted plans show that the existing field gateway would be utilised to gain access to the proposed building. Visibility from the access to the south is somewhat restricted by a bend in the road. However the Highway Authority has raised no objections to the proposals on the basis that the land is already in agricultural use and the proposals are unlikely to lead to a significant intensification of the use of the access. On that basis it is considered that the development would be served by a safe and suitable access in accordance with policy LT18.

Issue 4 – Impact on Residential Amenity

The proposed building would be relatively close to the existing farmhouse at New Road Farm, a property which is in separate ownership to the land in question. The south facing wall of the building would be around 6m away from the northern boundary of the curtilage of the property and approximately 15m away from the house itself. Between the house and the application site there is a garage/store building which would provide a degree of separation between the two developments. In addition the doors and the proposed hardstanding to the proposed farm building would face away from the house, thus reducing the potential for any noise and disturbance. Officers have visited New Road farm and can confirm that the only window facing north directly towards the proposed farm building is a small first floor bathroom window on the gable end of the farmhouse, which is obscure glazed. As this is not a habitable room window it is not considered that the proposed building would cause harm to amenity by means of overshadowing or overlooking. The kitchen window to the farmhouse faces east over open fields and as a result the proposed building would not block light into this room.

There is an area of land on the north side of the house (between the house and the site for the proposed shed) which is grassed. Although it does not appear to be used as 'garden' area at the moment, it is within the residential curtilage of the property and could potentially be used as such. However, whilst the proposed building would block views northwards from this area, there would still remain an open aspect to the east and the fact that this is not the only area of domestic curtilage at New House Farm that can be enjoyed by the occupiers is a material consideration. In conclusion, it is not considered that the proposed building would be harmful to the amenity or privacy of the adjacent property at New House farm in accordance with policies GSP3 and LC4.

Other Considerations

The Parish Council has raised concerns about whether the building is agriculturally justified and whether it would, in fact, be used in connection with the applicant's occupation as a HGV driver. It is considered that a condition to require the removal of the building should it no longer be used or required for agricultural purposes is necessary and reasonable in this case to ensure that the building is used for agricultural purposes only, as intended.

Conclusion

On balance, it is considered that it has been demonstrated that there is a reasonable requirement for a farm building on the application site. Subject to the proposed landscaping, the scale and design of the proposed building as amended would conserve the character and appearance of the area. Due to the disposition of openings on the farmhouse at New Road Farm and the presence of the intervening garage/store it is not considered that there would be a significant impact on residential amenity. It is considered that given the proposed agricultural use, the development would be served by a safe and suitable access. The application is therefore in accordance with adopted policies and is recommended for approval.

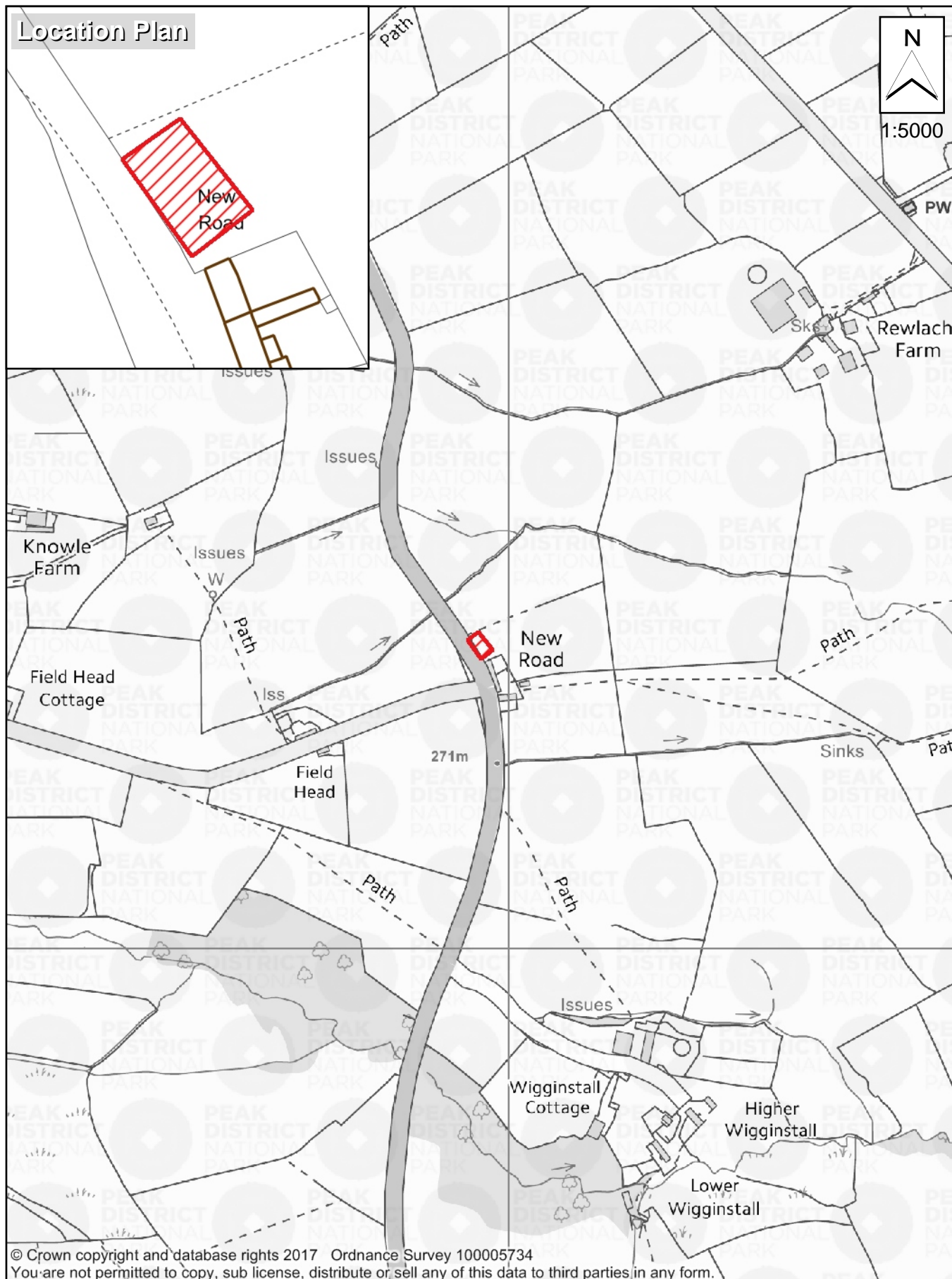
Human Rights


Any human rights issues have been considered and addressed in the preparation of this report.

List of Background Papers (not previously published)

Nil

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Committee Date:	16th June 2017	Title: Land adjacent to New Road Farm New Road Longnor	 PEAK DISTRICT NATIONAL PARK
Item Number:	Item 10		
Application No:	NP/SM/0317/0274		
Grid Reference:	408985, 361252		

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11. HOUSEHOLDER APPLICATION – CONVERSION OF BUNGALOW TO ONE-AND-A-HALF STOREY DWELLINGHOUSE – GLENHAVEN, 12 WHITE EDGE DRIVE, BASLOW (NP/DDD/ 0217/0171, P.5726/55, 22/2/2017, 425164 / 372164, MN)

APPLICANT: MR AND MRS HILLMAN

Site and Surroundings

Glenhaven is a detached bungalow located on White Edge Drive in the north of Baslow village, where it is part of a residential estate.

The house is constructed of gritstone walls under a hardrow tiled roof. A porch projects from the front of the building, and a single garage is attached to the northern side. To the rear two gables project from the back of the house. These are of differing lengths, and one is a heavily glazed sunroom extension.

The property faces the road, set back behind a driveway and garden, with a further garden to the rear. There are neighbouring properties to both sides of Glenhaven (Old Hall Croft to the north and 6 Gorse Ridge Drive to the south), and to the rear the property of Rocher End – which is located on the parallel road of Over Lane – backs on to the site. Other properties also face the application site from the other side of White Edge Drive.

The property is outside of the Baslow Conservation Area.

Proposal

To add an additional floor to the property, creating a one-and-a-half storey dwelling with dormer windows to the front and rear.

To the rear, the existing sunroom extension would be replaced by a new one. This would be larger than the existing, projecting from the house so far as to align with the adjacent single storey rear extension.

The front porch would be remodelled to move the door to the front, all windows to the front elevation would be replaced, and a total of four rooflights would be introduced to the roofslopes.

To the front of the house a second vehicular access would be created to the southern edge of the site, and an additional hardstanding for further parking would be constructed.

RECOMMENDATION:

That the application be APPROVED subject to the following conditions:

- 1. Statutory time limit**
- 2. Completion in accordance with the revised plans**
- 3. Conditions to specify architectural and design details including stonework, roof verge and eaves detailing, window and door details, rooflights, and rainwater goods**
- 4. Highway conditions to ensure space for plant and materials is provided, and that the parking spaces remain free from obstruction throughout the life of the development**

Key Issues

1. Whether the development conserves the character and appearance of the dwellinghouse and its setting.
2. Whether the development has an acceptable impact on the amenity of neighbouring properties

History

2016 – Pre-application advice provided by the Authority relating to the current proposal. Officers made some design recommendations which the current proposal, as revised, takes account of.

2005 – Planning permission granted for solar panels to front roof slope.

1997 – Planning permission granted for conservatory extension.

Consultation

Derbyshire County Council – Highways – No objection subject to space being provided for storage of plant and materials during works, and for parking being maintained free from obstruction throughout the life of the development.

Derbyshire Dales District Council – No response at time of writing.

Baslow Parish Council – Concerned that this alters the mix of housing and bungalows and may set a precedent for further conversions.

Representations

Ten letters of representation have been received. Six of these explicitly object to the proposal, whilst others raise concerns and recommend conditions. Two letters – from the two occupiers of the property to the immediate south – are more supportive of the proposal, principally on the basis of assurances that they have received from the applicant regarding his commitment to minimise disruption to them during works. The material grounds of representation are summarised as:

- Objection to the loss of a bungalow property in the area, and concern that this would set a precedent for the loss of further bungalows;
- The property would overshadow neighbouring properties;
- The extension would result in a loss of light to neighbouring properties;
- The extension would harm the privacy of neighbouring properties;
- The size of the property would be out of keeping with surrounding development and would also be too large for its plot;
- Raising the eaves and ridge height is contrary to the Authority's adopted design guidance;
- Removing the rear dormer window would improve the privacy of neighbouring properties and better resolve the appearance of the building;
- If approved, hours of construction and routes of site access should be restricted;
- If approved, future extension should be restricted to protect neighbouring amenity;
- The applicant has taken steps to mitigate impact on neighbours by using dormer windows and rooflights to keep the overall height of the building down.

Main Policies

Development Plan

Relevant Core Strategy policies: GSP1, GSP3, DS1

Relevant Local Plan policies: LH4, LC4

Policy DS1 allows for the extension of existing buildings in all settlements in the National Park.

Policy GSP1 requires all new development in the National Park to respect and reflect the conservation purpose of the National Park's statutory designation.

GSP3 states amongst other things that development must respect, conserve and enhance all valued characteristics of the site and buildings that are subject to the development proposals.

The policies of the development plan are generally permissive of householder development provided it will not harm the character and appearance of the original building or its setting and will not harm the amenities of the site, neighbouring properties or the area (policies LC4 and LH4).

These policies are consistent with the wider range of conservation and design policies in the Development Plan, which promote high standards of design and support development proposals that would be sensitive to the locally distinctive character of the site and its setting and the valued characteristics of the National Park.

The Authority's Design Guide (2007) and Alterations and Extensions Detailed Design Guide (2014) have been formally adopted by the Authority and therefore are relevant material considerations in the determination of this application.

National Planning Policy Framework

Policies in the Development Plan provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. It is considered that in this case there is no significant conflict between prevailing policies in the Development Plan and more recent policy in the Framework with regard to the issues that are raised because both documents seek to promote a high standard of design which conserves the valued characteristics of the National Park.

Assessment

Revised plans have been submitted during the course of the application that adjusts the design of the extension. These have been submitted in an effort to address concerns raised by Officers.

Design assessment

Additional floor and associated works

The form and design of the existing bungalow property does not follow the building traditions of the National park, being a single storey dwelling with wide picture windows and wider gables than traditional houses.

It is not out of keeping in its immediate setting however, which is a relatively modern housing estate. The 'island' of properties formed between Over Lane and White Edge Drive, of which

Glenhaven is part, largely comprises bungalows, with a two-storey dwelling to the immediate north of the application site. However, there are a variety of property types adjacent to and surrounding the application site; White Edge Drive comprises a mix of single storey, one-and-a-half storey and two storey dwellings. The same is true of the adjoining Gorse Ridge Drive and Over Lane. In this context, the bungalow does not appear out of keeping.

For the same reasons, Officers consider that the principle of extending the dwelling up to one-and-a-half storey building would be similarly in keeping, i.e. it would remain reflective of the mix of housing types in this area.

Whilst the gables of the house are wider than those found on many traditional properties (approximately 7 metres), they are not so wide that they would result in a building of unusual proportions in this area if they were to be extended upwards. Similarly, the length of the property (approximately 12 metres, plus garage) does not result in an overly long or imposing frontage in the context of the surrounding non-traditional development.

In terms of height, the Authority's design guidance states that raising the eaves or ridge height to increase head height is generally unacceptable. In this case, however, weight is given to the fact that the building is of non-traditional appearance, is in a setting of similarly non-traditional buildings, and that many of the surrounding buildings vary in design, size, and height. In addition, given the existing width and length of the building, it is not considered that the height increase would result in a massing that harms the buildings character or appearance. Further, the ridgeline of the property would remain lower than the neighbour to the north, following the existing reduction in ridgelines that occurs from north to south down the hill along White Edge Drive.

The neighbouring property also provides some justification and context for the proposed form. This dwelling is one-and-a-half storey with two dormer windows to the front, as is currently proposed. Originally a single storey dwelling, part of this neighbouring building was increased in height in 1999 following the grant of planning permission. Subsequently, in 2005, an application was made to raise the building to one-and-a-half storey throughout, with dormer windows at first floor level. This was refused by the Authority, but was granted on appeal.

Whilst the situation differed in some regards in that the existing building had an unresolved form that the extension then proposed would improve, the Inspector still concluded that the proposal would result in an acceptable appearance given that there is a mixture of house types and designs in the wider area, and that the scale would not be out-of-keeping with the dwellings on the opposite side of White Edge Drive.

Given the proximity of this site to that of the current application, and the similarities between the design and form of the two proposals, this decision is given some weight in assessing the current proposal.

Dormer windows do not generally form part of the local building tradition, and the Building Design Guide notes that they will not normally be acceptable. However, this is a site specific assessment, and two of the properties opposite Glenhaven and the neighbouring property to the north all have dormer windows. In addition, the surrounding development more broadly does not follow the design traditions of the area. In this context it is accepted that dormer windows could be accommodated in principle.

In terms of number, the application has been revised since submission to reduce the number of front facing dormers from three to two. In addition they have been reduced in width to two light windows.

The Building Design Guide states that where acceptable such windows should be as small as possible and should be a continuation of the wall with a gabled roof. The proposed windows largely comply with this advice, although the precise detailed design of the windows is not clear; these details could be controlled by planning condition if permission was to be granted however.

The rooflights are modest in size and number and subject to being fitted flush with the roofslope so as to minimise their prominence are considered to conserve the appearance of the building.

The proposed flue would project through the rear of the roof, minimising its wider prominence and subject to having a black painted finish would conserve the appearance of the building.

For the reasons outlined above, the design of the extension and dormer windows are considered to comply with planning policy and the Authority's adopted design guidance subject to conditions. These would secure details of materials, dormer window design, roof verge and eaves detailing, rainwater goods, and window and door recessing, rooflights, and colouring for the proposed flue.

Sunroom extension

The replacement sunroom to the rear of the house would follow a similar form and massing to the adjacent extension. Its overall size is such that it remains subordinate to the main house as required by planning policy and would conserve its overall appearance.

On a more traditional building the solid roof over the heavily glazed walls could conflict with the buildings solid appearance, but given the buildings character this is not considered to be a significant issue in this case. On this basis the proposed replacement sunroom is considered to be acceptable in design terms.

Other alterations

At ground floor, the windows to the front of the property would be replaced with ones of more traditional proportions that would improve their appearance. The changes to the porch are minor, but moving the door from the side to the front would provide a stronger focal point to the front of the house, which is welcomed.

The change in layout to the front of the property would have a less than significant impact on the appearance of the site in the street scene; enclosure of the street is not a strong feature in this location, with very low walling and many driveway accesses along both sides of the road. Materials for the surfacing are not detailed, but could be controlled by condition if permission was to be granted.

Impact on neighbouring amenity

Due to the proximity of surrounding residential development and the topography of the surrounding area – the property is built on higher ground than some neighbours – amenity is an important consideration when assessing at this application.

Those properties most affected are considered to be the immediate neighbours of Old Hall Croft (to the north), Rocher End (to the north east) and 6 Gorse Ridge Drive (to the south).

Old Hall Croft is set slightly higher than Glenhaven, and following completion of the development would remain taller than it and the footprint would be largely unaltered. Given this, the fact that the two buildings share the same building line, and because Old hall Croft has no principle windows facing the application site it is not considered that the proposal would have an oppressive or overbearing impact on this neighbour.

In terms of impact on privacy, the rear facing dormer window would increase visibility towards the neighbour's garden. However, most overlooking would be outside of a 45 degree field of view taken from the centre of the window, and would therefore only be possible when stood directly next to the window. This would significantly reduce the frequency of any overlooking – especially given that this is to be a bedroom rather than, for example, a living room.

It is also of note that in approving the Appeal to allow Old Hall Croft to be extended to one-and-a-half storeys in 2005 the Inspector approved two rear-facing dormer windows, which have a similar impact on Glenhaven as the now proposed dormer window would have on Old Hall Croft, and raised no concerns in relation to amenity.

Overall, and having considered all of the points above, the amenity impacts of the extension and dormer windows on Old Hall Croft are considered to be less than significant and acceptable.

Rocher End is a bungalow property on Over Lane, which backs on to the east of the application site. Due to the land rising to the west, the property is set at a slightly lower level than Glenhaven.

The distance between the main shells of the two properties (i.e. excluding the single storey extensions to the rear of Glenhaven, which could not be increased in height) is between approximately 21 metres and 28 metres, the difference due to the staggered rear facing elevation of Rocher End.

Whilst the building lines are already established, the Authority's design guidance states a preferred minimum separation distance of 22 metres between rear facing elevations. The proposed development would be very close to achieving this even at its closest point.

In addition, there is only one rear facing dormer window proposed to this side of the building, which serves a bedroom, as well as 3 rooflights, which provide less potential for overlooking due to their size and position within the roof. It is also noted that in approving the appeal for extension to one-and-a-half storeys at Old Hall Croft in 2005 the Inspector raised no concerns regarding amenity impacts in relation to Rocher End, despite the proposal including two rear-facing dormers and having more direct views towards the closest part of Rocher End. Having considered the above points, it is not considered that the proposal would result in significant levels of overlooking of Rocher End.

The dwellinghouse of Glenhaven is also approximately 17 metres from the garden boundary of Rocher End. On the basis of this and having considered the proposed increase in height and massing of Glenhaven it is not considered that the property would become overbearing or oppressive on the occupiers of Rocher End.

The other immediate neighbour is 6 Gorse Ridge Drive ('no.6' hereafter), which is a bungalow property occupying the corner plot where White Edge Drive meets Gorse Ridge Drive. This property is built approximately 10 metres to the south of Glenhaven's southern gable at its closest point, and is at a lower level. The two properties have a similar building line in part, but no.6 is L-shaped, with the returned elevation facing back towards Glenhaven. The back garden is infills behind the L-shape.

The proposed extensions introduce no windows that would overlook no.6 and so there is considered to be no impact on their privacy.

The key issue here is whether the proposed extension would be overbearing or oppressive on the occupiers of this property. The closest window of this neighbour that faces towards the application site is approximately 20 metres from the building of Glenhaven. In addition, the part of the building that would be raised is offset in views from this window, rather than being directly in

front of it, which could otherwise result in it dominating the neighbour's outlook. Similarly, whilst the extension would be close to the boundary of this neighbour's garden it would also be offset to the west of the garden. Whilst it would become more apparent in views from both the house and the garden this offset is considered to prevent the extension from appearing overbearing or oppressive.

Due to the shared building lines of the property with its neighbours to each side, the distance from the neighbour to the west, and having taken account of the sunpath, it is not considered that the development would significantly reduce light to or overshadow any neighbour.

Other neighbours are further from the application building and on this basis are considered to be less than significantly affected in terms of any loss of privacy or light, and at these distances the property would not be overbearing nor would it cause significant overshadowing.

Given the residential scale of development proposed, it is not considered reasonable or necessary to control hours of construction works through the planning system; this is not a material planning consideration, being addressed by other legislation.

Highways

The proposal would increase the amount of available parking on site to three spaces. This meets the requirements set out in the Development Plan for dwellings of this size and the Highway Authority has raised no objections. This is therefore considered to be sufficient.

The Highway Authority has advised that they have no objections subject to the parking remaining available for such use throughout the lifetime of the development, and subject to space being provided within the site for plant and materials during works. These matters could be controlled by planning conditions if permission was granted.

Other matters

It is proposed to install solar panels to the south facing roofslope of the single storey rear extension, removing those from the front roof slope. In this position the panels would not be conspicuous or detract from the appearance of the property, and they are therefore welcomed as appropriate renewable energy provision, as advocated by policy CC2. Given the scale of development proposed this measure is also considered sufficient for the application to comply with the terms of CC1 in regard to the provision of environmental management measures.

Conclusion

The form, design and size of the extensions are all considered to conserve the character and appearance of the built environment as required by the policies of the Development Plan.

Officers have made an assessment of the impact of the proposed development on neighbouring properties and consider that the impact on their amenity would be less than significant. Officers also consider that, having considered the advice of the Highway Authority, the proposal would not result in a detrimental effect to highway safety or amenity.

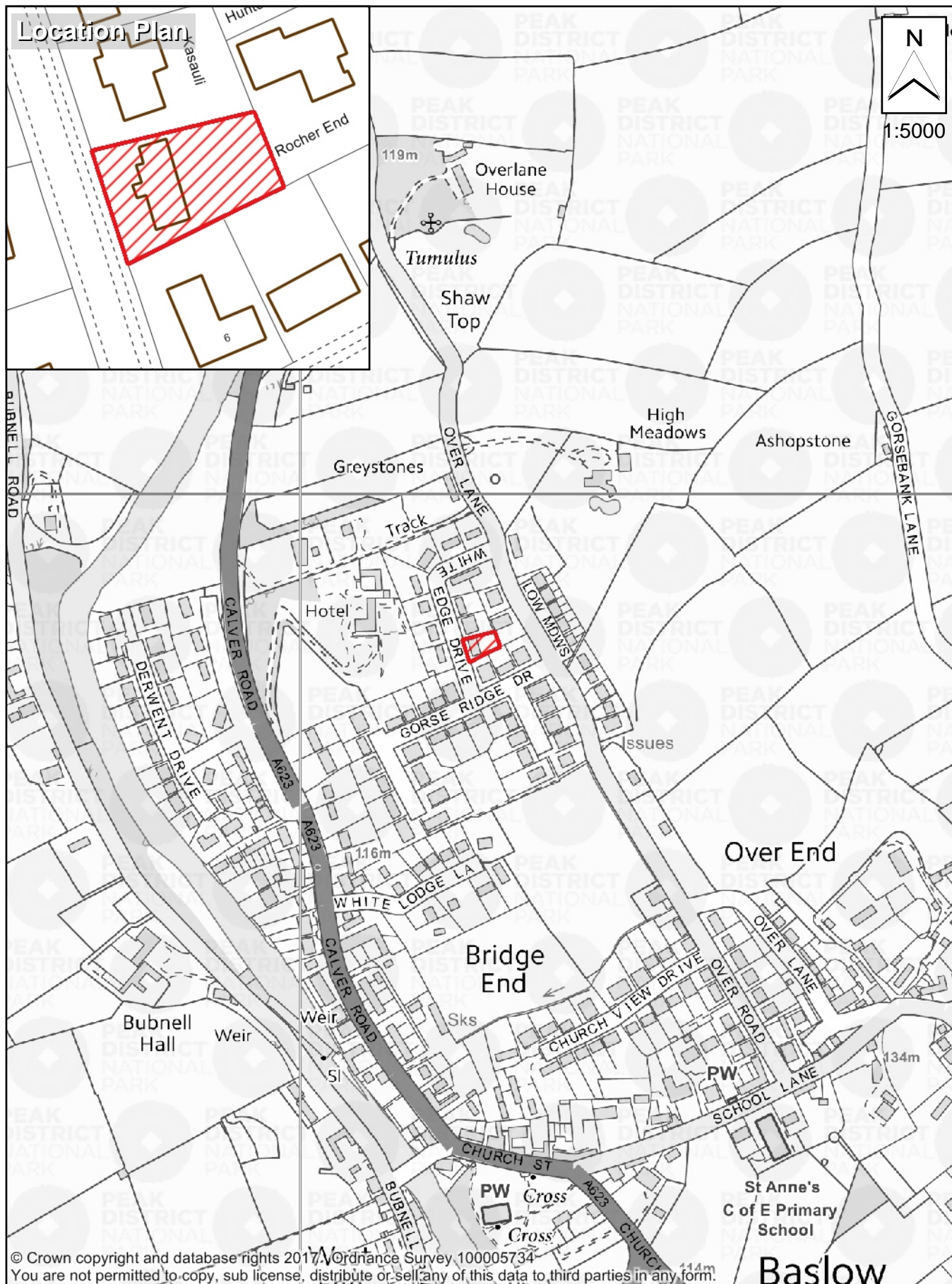
Given these considerations, and having taken account of all other material matters, the application is recommended for approval.

Human Rights

Any human rights issues have been considered and addressed in the preparation of this report.

List of Background Papers (not previously published)

Nil



Committee Date: 16th June 2017
 Item Number: Item 11
 Application No: NP/DDD/0217/0171
 Grid Reference: 425164, 372857

Title: Glenhaven
 12 White Edge Drive
 Baslow



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12. FULL APPLICATION – CLASSROOM EXTENSION WITH ASSOCIATED SERVICING AT COMBS COUNTY SCHOOL, LESSER LANE, COMBS. (NP/HPK/0217/0193 404120 / 378383 P5524 SPW 28/02/2017)

APPLICANT: MR JEREMY GOACHER – DERBYSHIRE COUNTY COUNCIL

Site and Surroundings

Combs County School is located on Lesser Lane in Combs, within the designated Conservation Area. The building is a shared space providing the school and village hall.

The oldest part of the school fronts onto the highway and is an attractive building of vernacular merit. The windows of this part have arched openings. There is a modern extension behind the original building which has been designed in sympathy with the original and appears subordinate to it and has less ornate detailing. The school is constructed of natural gritstone with natural blue slate roof.

There are open fields to the east and south site, on the opposite side of the road there are dwellings. At present in the location the proposed extension would occupy there are two timber sheds. Hedging within the site screens this area in views from the road. There is also a hedgerow forming the boundary with some mature trees within it; these are covered in ivy and appear to have been cut back considerably in their lifetime.

The land immediately behind (to the east) of the school is designated in the Chapel-en-le-Frith Neighbourhood Plan as Local Green Space.

Proposal

The proposal is for an extension to the school. This would extend off the south west facing elevation of the existing extension and would have a small link section with flat roof. The main extension would have a pitched roof clad with natural blue slate and natural gritstone walls, heads and cills with timber windows and doors.

The main part of the extension is single storey and 6.4m x 8.7m.

RECOMMENDATION:

That the application be APPROVED subject to the following conditions.

- 1. Standard time limit**
- 2. Development in complete accordance with the submitted plans ‘PBS16-0812-D04’, ‘PBS16-0812-D05’, ‘PBS16-0812-D07’, ‘PBS16-0812-D08’ and specifications, subject to the following conditions or modifications.**
- 3. Stonework, natural gritstone, to match the existing and shall be coursed and pointed to match the existing.**
- 4. The roof shall be clad with natural blue slate to match the existing.**
- 5. The rainwater goods shall be cast metal painted black and shall be fixed directly to the stonework on rise and fall brackets, without the use of fascia boards.**

6. The windows and doors shall be made of timber and shall have a painted or stained white or off white finish to match the existing.
7. Flush pointed roof verges.
8. The rooflights shall be fitted flush with the plane of the roof slope.
9. Windows and doors recessed 100mm from the external face of the stonework.
10. The development shall not be carried out other than in complete accordance with the submitted tree protection plan 'PBS16-0812-D04/x/100'.

Key Issues

Design, amenity, impact on the Conservation Area and impact on trees.

History

NP/HPK/0616/0549 – Planning application for new build modular classroom and associated servicing. This was withdrawn following officers' concerns about its design and impact on the conservation area and setting of the heritage asset.

In 2016 Enquiry 8680 followed on from the 2016 application and was to consider options for an extension to the school. Officers advised that they would be able to support a scheme as proposed in this application; however it would need a tree survey to be undertaken and submitted.

Consultations

Highway Authority – No objection subject to no loss of parking.

High Peak Borough Council – No response to date.

Chapel-en-le-Frith Parish Council – Object. The school and village hall are a multi-function facility and as such the Parish Council have concerns that the proposal would affect the facilities use. The proposed plans may compromise the facilities ability to still be able to provide a multi-use space/facility for the use of the community.

Representations

Two representations have been received. One objection and one just stating a point about land ownership.

One is from the occupants of a neighbouring property, Lower Lea. This raises objections on the following planning grounds; other grounds are raised but not included as they do not raise material planning considerations. If required these can be seen on the electronic file.

1. As there is currently only 1 full time and 2 part time pupils and no disabled children there is no demand from the village for an extension or indeed a school at all.
2. Parked cars cause obstruction, make it difficult for visibility when pulling out of driveway but also for farm traffic to pass for example tractors when cars are parked on both sides of the road.
3. The location is within a Conservation Area, how can the extension be built when there are two mature trees in the area marked for development.
4. What about the sheds where are they going to be relocated?

5. Why is the hedge being cut down?

The other representation relates to land ownership, explaining that the managing trustees of the building have been informed about the application. Any grant of planning permission does not imply the approval of the Methodist Trustees.

Main Policies

Relevant Core Strategy policies: GSP1, GSP2, GSP3, GSP4, HC4, L1, L3, T7.

Relevant Local Plan policies: LC3, LC4, LC5, LC20, LT10, LT18.

Chapel En-le-Frith Neighbourhood Plan. – TM3, C1.

SPDs 'The Design Guide', 'The Detailed Design Guide For Alterations and Extensions'.

Core Strategy DS1 explains that in settlements and in the countryside outside the Natural Zone extensions to existing buildings are acceptable in principle. Policy HC4 set out that proposals to provide community facilities and services involving a change of use of traditional buildings or a replacement building which achieves enhancement, will be encouraged. However, the most relevant policies to these proposals are the policies of the development plan that deal with design and detailing: particularly core strategy GSP3 and Local Plan policy LC4.

Together these require that where development is acceptable in principle its detailed treatments are of a high standard that respects, conserves and where possible enhances the landscape, built environment and other valued characteristics of the area. Particular attention is paid to amongst other things: design details, materials and finishes that reflect or compliment the style and traditions of local buildings; the amenity, privacy and security of the development of nearby properties.

As the site is within a Conservation Area development must demonstrate how it conserves or enhances the character and appearance of the designated conservation area or which would harm the significance of the heritage asset. (CS L3 and LPP LC5).

Local Plan Policy LC20 deals with protecting trees put at risk by development, it requires sufficient information is included to enable the impact on trees to be properly considered. Where risk of damage to trees is acceptable, room must be left on site for their replacement with an appropriate species.

The relationship between the Core Strategy and the National Planning Framework has also been considered and it is concluded that they are consistent because the NPPF recognises the special status of National Parks and promotes sustainable development sensitive to the locally distinctive character of its setting.

Assessment

The policies of the development plan encourage community facilities. The planning statement explains that at present the school has 25 infant children aged 4 to 7. The need is for a purpose-built classroom and toilet extension to cater for those with special educational needs. Officers acknowledge the need for the extended community facility. However, it should be noted that there is no requirement in policy to demonstrate a need for community facilities where these are outside of settlements such as Combs, which are not listed in CS Policy DS1.

There is a presumption against development on Local Green Space as designated in the Neighbourhood Plan. The proposal will not affect the Local Green Space designated in the

Neighbourhood Plan as this lies behind the site. The principle of the development is therefore not contrary to Chapel-en-le-frith Neighbourhood Plan policy C1 and remains acceptable in principle.

The design and detailing of this scheme has been refined and resolved via the pre-application advice process. As submitted it is generally considered to be sympathetic to the character and appearance of the original building and its Conservation Area setting. The proposal will allow the original building to remain the dominant aspect on the site. This is because the proposed extension is set back from the road and will appear clearly subordinate, in height and width, and is built in matching materials. Planning conditions will be required to secure these materials.

The proposal will conserve the character of the Conservation Area and will not harm its significance.

It is noted that a neighbouring property has objected to the proposal. However officers do not consider that the direct impacts of the proposal could be considered to be harmful to the residential amenity of nearby properties, or the amenity of the area more generally. It is also noted that they have made a comment about loss of the hedge which currently screens off the yard area where the extension will be located. Officers are not concerned about this as the extension is sufficiently well designed to stand on its own merits. The hedge needs to be removed to achieve this level of accommodation. It is noted that the objector has also raised concern about the existing sheds being relocated. This information has not been provided as part of the proposal, but it is noted that they may be able to be relocated on the site by the County Council under permitted development rights. The Council, as with any other public authority operating in the National Park should have regard to National Park purposes and in doing so should choose the most unobtrusive location for them, if indeed they are being relocated. Planning Officers also do not share the parish council's concerns in relation to the extension prejudicing the current mixed use of the site.

The representation also raises the issue of cars parking on both sides of the street. The Highway Authority is the lead consultee on highway matters and has not objected provided that there is no loss of existing parking, which there is not. Officers therefore consider that the proposal is in accordance with the policies of the development plan insofar as they relate to highway matters.

Following officer's advice, a tree survey has been included as part of the submission. This identifies the trees that could be affected as two Ash trees. A plan shows the root protection area and details the method for works in these areas to protect the trees. This has been scrutinised by the Authority's Tree officer and accepted. A planning condition can ensure that the development is carried out in accordance with the tree protection plan to ensure the proposal is in accordance with Local Plan policy LC20.

Conclusion

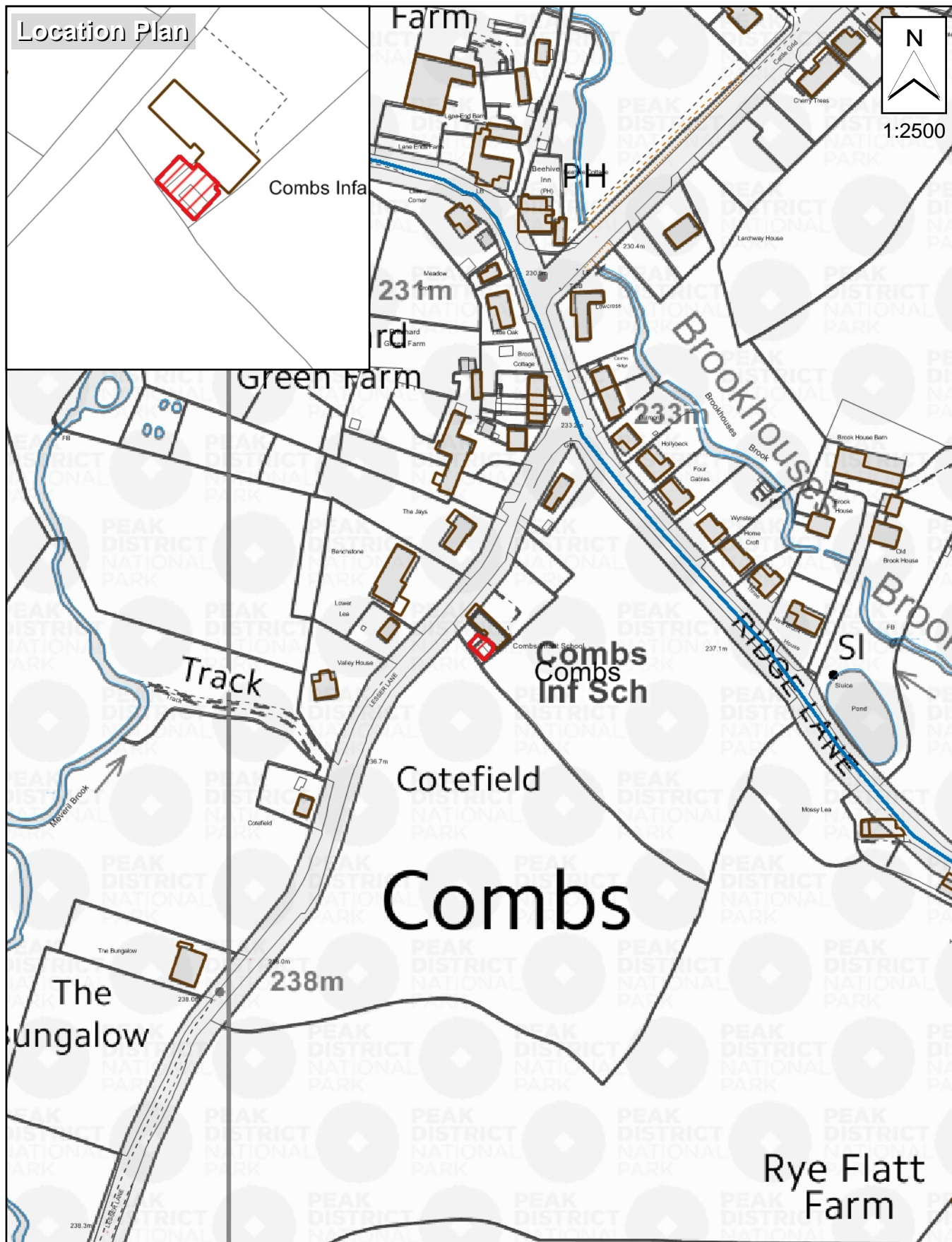
Considering the above, the proposal is in accordance with the policies of the development plan and is recommended for approval subject to the conditions set out above.

Human Rights

Any human rights issues have been considered and addressed in the preparation of this report.

List of Background Papers (not previously published)

Nil



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13. **HEAD OF LAW REPORT - PLANNING APPEALS (A.1536/AMC)**

1. **APPEALS LODGED**

The following appeals have been lodged during this month.

<u>Reference</u>	<u>Details</u>	<u>Method of Appeal</u>	<u>Committee/ Delegated</u>
NP/SM/0716/0731 3173151	Erection of small store at Horseshoe Cottage, Back Lane, Alstonefield	Written Representations	Committee
NP/DDD/1216/1220 3174189	Demolition of attached outbuilding and conservatory to be replaced by a two-storey side and rear extension at Lilac Cottage, Bankside, Bonsall	Householder	Delegated
NP/HPK/0816/0805 3165386	Remove existing lean-to porch and replace with conservatory extension to rear of Smithy Cottage, Station Road, Hope	Written Representations	Delegated
NP/S/0316/0281	Erection of Agricultural Building at Cliffe House Farm, High Bradfield, Sheffield	Written Representations	Committee

2. **APPEALS WITHDRAWN**

The following appeals have been withdrawn during this month.

NP/HPK/0816/0805 3165386	Remove existing lean-to porch and replace with conservatory extension to rear of Smithy Cottage, Station Road, Hope	Written Representations	Delegated
13/0051 (Enforcement) 3171890	Change of Use - siting of static caravan on the land to provide residential accommodation, and siting of touring caravan on the land at Holly House Farm, Flagg	Public Inquiry	Delegated

3. **APPEALS DECIDED**

The following appeal was decided this month:-

<u>Reference</u>	<u>Details</u>	<u>Method of Appeal</u>	<u>Decision</u>	<u>Committee/ Delegated</u>
NP/DDD/1216/1220 3174189	Demolition of attached outbuilding and conservatory to be replaced by two storey side and rear extension at Lilac Cottage, Bankside, Bonsall	Householder	Dismissed	Delegated

The Inspector felt that the proposed development would appear incongruous and of incompatible scale relative to the host property, and would disrupt the transition of building heights between Lilac Cottage and its neighbour; even the use of matching materials would not mitigate the harmful effect the proposal would have upon the character and appearance of the host building and its relationship to those surrounding, as well as the harmful effect upon, and failure to preserve or enhance the character and appearance of the Bonsall Conservation Area. The appeal was dismissed.

4. **RECOMMENDATION:**

That the report be received.