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Peak District National Park Authority

Tel: 01629 816200

E-mail: customer.service@peakdistrict.gov.uk

Web: www.peakdistrict.gov.uk

Minicom: 01629 816319

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



Our Ref: A.1142/1592

Date: 2 November 2017



NOTICE OF MEETING

Meeting: **Planning Committee**

Date: **Friday 10 November 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 13/10/2017 (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 - Demolition of existing agricultural building and erection of a single local needs affordable dwelling at Manor Farm, Pown Street, Sheen (NP/SM/0517/0472, P10832, 411347/361629, 15/05/17/ALN) (Pages 15 - 24)**
Site Plan
7. **Full Application - Change of Use of barns to four holiday units at Manor Farm, Johnson Lane, Sheldon (NP/DDD/0817/0897, P11187 + P4706, 06/09/2017, 416997/368967/ALN) (Pages 25 - 36)**
Site Plan

8. **Full Application - Construction of a new agricultural barn for housing cattle, along with associated access track, yard area and landscaping at Broadmeadows Farm, Lawns Lane, Alport (NP/DDD/0117/0053) P.3331 422542/364362 20/01/2017/TS) (Pages 37 - 44)**
Site Plan
9. **Full Application - Erection of a steel frames building with a canopy and an external muck midden to be used for the housing of livestock along with the storage of straw and hay at Stanedge Grange, Newhaven (NP/DDD/0817/0880 P3218 416315 / 359968 21/8/2017/SC) (Pages 45 - 52)**
Site Plan
10. **Full Application - Rear extension to provide hall, WC and studio. Insertion of WC at first floor Level. Refurbishment of basement for use as habitable space including formation of lightwells for basement windows. Hall Cottage, Baulk Lane, Hathersage (NP/DDD/0617/0646, P.6188, 423186 / 381628, 21/06/2017/AM) (Pages 53 - 64)**
Site Plan
11. **Listed Building Consent - Rear extension to provide hall, WC and studio. Insertion of WC at first floor level. Refurbishment of basement for use as habitable space including formation of lightwells for basement windows. Hall Cottage, Baulk Lane, Hathersage (NP/DDD/0617/0647, P.6188, 423186 / 381628, 21/06/2017/AM) (Pages 65 - 76)**
Site Plan
12. **Application to Vary or Remove Planning Conditions (S73) - Removal of condition requiring stone cladding of extension to allow timber cladding as originally proposed, Pinfold Croft, Pinfold Hill, Curbar (NP/DDD/0817/0908, P.1074, 425026 / 374703, 30/08/2017/MN) (Pages 77 - 84)**
Site Plan
13. **Full Application - Domestic garage, workshop and store at Beighton Lodge, Coach Lane, Stanton-in-the-Peak (NP/DDD/0917/0944, P11153, 13/09/2017, 424557/364731, ALN) (Pages 85 - 90)**
Site Plan
14. **Peak District National Park Historic Farmsteads Guidance (BJT/AEB) (Pages 91 - 94)**
15. **Head of Law Report - Planning Appeals (A.1536/AMC) (Pages 95 - 96)**

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.

ACCESS TO INFORMATION - LOCAL GOVERNMENT ACT 1972 (as amended)

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.

Recording of Meetings

In accordance with the Local Audit and Accountability Act 2014 members of the public may record and report on our open meetings using sound, video, film, photograph or any other means this includes blogging or tweeting, posts on social media sites or publishing on video sharing sites. If you intend to record or report on one of our meetings you are asked to contact the Democratic and Legal Support Team in advance of the meeting so we can make sure it will not disrupt the meeting and is carried out in accordance with any published protocols and guidance.

The Authority uses an audio sound system to make it easier to hear public speakers and discussions during the meeting and to make a digital sound recording available after the meeting. From 3 February 2017 the recordings will be retained for three years after the date of the meeting.

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Aldern House is situated on the A619 Bakewell to Baslow Road, the entrance to the drive is opposite the Ambulance Station. Car parking is available. Local Bus Services from Bakewell centre and from Chesterfield and Sheffield pick up and set down near Aldern House. Further information on Public transport from surrounding areas can be obtained from Traveline on 0871 200 2233 or on the Traveline website at www.travelineeastmidlands.co.uk.

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 A Law	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

Peak District National Park Authority
Tel: 01629 816200
E-mail: customer.service@peakdistrict.gov.uk
Web: www.peakdistrict.gov.uk
Minicom: 01629 816319
Aldern House, Baslow Road, Bakewell, Derbyshire. DE45 1AE



MINUTES

Meeting: **Planning Committee**

Date: Friday 13 October 2017 at 10.00 am

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

Chair: Mr P Ancell

Present: Cllr D Birkinshaw, Cllr P Brady, Cllr C Carr, Cllr D Chapman,
Mr R Helliwell, Cllr Mrs C Howe, Cllr A Law, Cllr H Laws,
Cllr Mrs K Potter, Cllr Mrs L C Roberts and Cllr Mrs J A Twigg

Apologies for absence: Cllr A Hart, Cllr J Macrae and Cllr A McCloy.

106/17 MINUTES OF PREVIOUS MEETING

The minutes of the last meeting of the Planning Committee held on 8 September 2017 were approved as a correct record.

107/17 MEMBERS DECLARATIONS OF INTEREST

Items 6, 7, 8 and 9

Cllr P Brady, personal, as he was acquainted with the applicants agent.

Item 10

Cllr Mrs K Potter, personal, as the applicants representative was a former Parish Member of the Authority.

Cllr P Brady, prejudicial, as his daughter lives next to the application site and personal as he is acquainted with members of Winster Parish Council, the applicant.

Item 11

Although this item had been withdrawn it was noted that Cllr Mrs Gill Heath had sent an email on this application to Mr P Ancell as Chair of the Committee.

Item 13

Cllr C Chapman, personal, as the applicant was a friend of the family.

Mr R Helliwell, personal, as he knew the applicant.

John Scott, the Director of Conservation and Planning, declared a personal interest in this application as he was the applicant's agent when planning permission had been granted for the original dwelling. He confirmed that he had not been involved in dealing with this application.

Items 14 and 15

Mr R Helliwell, prejudicial, as he was a friend of one of the applicants.

108/17 PUBLIC PARTICIPATION

Nine members of the public had indicated that they wished to make representations to the Committee.

109/17 FULL PLANNING APPLICATION - REINSTATEMENT OF FARMHOUSE AND BARN TO SINGLE DWELLINGHOUSE - GREAVES HEAD FARM, NETHER LANE, BRADSHAW

Members had visited the site on the previous day.

The Chair advised the Committee that as items 6, 7, 8 and 9 on the agenda were all linked they would be considered together including representations from those registered to speak under the Public Participation Scheme. (See also minutes 110/17, 111/17 and 112/17)

The following spoke on items 6, 7, 8 and 9 under the Public Participation at Meetings Scheme:

- Andy Leader, Objector
- Alistair Flatman, Agent

The Chair welcomed Anna Badcock and Sue Adams from the Cultural Heritage Team who were present to advise the Committee on the impact of the proposed development on from a Cultural Heritage perspective.

Officers provided an update on the works required to address the structural integrity of the building.

A motion to refuse the applications in accordance with the Officer recommendations was moved and seconded. Following a discussion on whether Members needed additional information before determining this application the motion was withdrawn with the consent of the mover and seconder.

A motion to defer consideration of the applications to obtain additional information on the importance of the buildings as heritage assets and consider other possible uses for the buildings was moved and seconded, put to the vote and lost.

A motion to refuse the applications in accordance with the Officer recommendation was moved and seconded, out to the vote and carried.

RESOLVED:

To REFUSE the application for the following reasons:

1. **By virtue of the proposed building works and proposed use the development would result in harm to the historic and architectural significance of the listed buildings, contrary to Development Plan policies GSP1, GSP3, L3, LC6, LC15, and LC16 and to the heritage conservation policies of the Framework.**
2. **Due to the impacts of a residential use within and around the buildings the development would result in harm to the character and appearance of the landscape, contrary to Development Plan policies GSP1, GSP3, L1, L3, LC4, and the provisions of the Framework in relation to landscape protection.**
3. **Due to impacts associated with a residential use the development would have an adverse effect on bird populations in the area – contrary to Development Plan policies GSP1, L1, LC17, and the provisions of the Framework as they relate to the need to conserve biodiversity.**
4. **Due to increased vehicular movements the development would result in conflict with other users of the adjacent bridleway, reducing their safety and quiet enjoyment of the Park in this location, contrary to Development Plan policy T6 and to the requirement of the Framework to protect tranquillity in an area which is prized for its recreational and amenity value for this reason.**

110/17 LISTED BUILDING CONSENT APPLICATION - REINSTATEMENT OF FARMHOUSE AND BARN TO SINGLE DWELLINGHOUSE - GREAVES HEAD FARM, NETHER LANE, BRADSHAW

Members had visited the site on the previous day.

As this item and items 6, 8 and 9 on the agenda were all linked they were considered together including representations from those registered to speak under the Public Participation Scheme. (See minutes 109/17, 111/17 and 112/17)

RESOLVED:

To REFUSE the application for the following reasons:

1. **By virtue of the proposed building works and proposed use, the development would result in harm to the historic and architectural significance of the listed buildings, contrary to the Act, Development Plan policies GSP1, GSP3, L3, LC6, LC15, and LC16 and to the heritage conservation policies of the Framework.**

111/17 FULL PLANNING APPLICATION - REINSTATEMENT OF FARMHOUSE AND BARN TO SINGLE DWELLINGHOUSE - BARTIN FARMHOUSE, NETHER LANE, BRADSHAW

Members had visited the site on the previous day.

As this item and items 6, 7 and 9 on the agenda were all linked they were considered together including representations from those registered to speak under the Public Participation Scheme. (See minutes 109/17, 110/17 and 112/17)

RESOLVED:

To REFUSE the application for the following reasons:

- 1. By virtue of the proposed building works and proposed use the development would result in harm to the historic and architectural significance of the listed buildings, contrary to Development Plan policies GSP1, GSP3, L3, LC6, LC15, and LC16 and to the heritage conservation policies of the Framework.**
- 2. Due to the impacts of a residential use within and around the buildings the development would result in harm to the character and appearance of the landscape, contrary to Development Plan policies GSP1, GSP3, L1, L3, LC4, and the provisions of the Framework in relation to landscape protection.**
- 3. Due to impacts associated with a residential use the development would have an adverse effect on bird populations in the area, contrary to Development Plan policies GSP1, L1, LC17, and the provisions of the Framework as they relate to the need to conserve biodiversity.**
- 4. Due to increased vehicular movements the development would result in conflict with other users of the adjacent bridleway, reducing their safety and quiet enjoyment of the Park in this location, contrary to Development Plan policy T6 and to the requirement of the Framework to protect tranquillity in an area which is prized for its recreational and amenity value for this reason.**

112/17 LISTED BUILDING CONSENT APPLICATION - REINSTATEMENT OF FARMHOUSE AND BARN TO SINGLE DWELLINGHOUSE - BARTIN FARMHOUSE, NETHER LANE, BRADSHAW

Members had visited the site on the previous day.

As this item and items 6, 7 and 8 on the agenda were all linked they were considered together including representations from those registered to speak under the Public Participation Scheme. (See minutes 109/17, 110/17 and 111/17)

RESOLVED:

To REFUSE the application for the following reasons:

- 1. By virtue of the proposed building works and proposed use the development would result in harm to the historic and architectural significance of the listed buildings, contrary to Development Plan policies GSP1, GSP3, L3, LC6, LC15, and LC16 and to the heritage conservation policies of the Framework.**

The meeting was adjourned from 11:40am to 11:45am following consideration of this item.

113/17 FULL APPLICATION - ERECTION OF FOUR 2 BEDROOM/4 PERSON FLATS IN THE FORM OF A TWO STOREY BLOCK, PLUS ACCESS ROAD AND PARKING ON OPEN LAND AT THE END OF FLORENCE GLADWIN CLOSE, INCLUDING AMENDMENTS TO THE EXISTING PARKING ON THE TURNING HEAD TO FLORENCE GLADWIN CLOSE, WINSTER

The Committee were reminded that Cllr P Brady had left the meeting after declaring a prejudicial interest in this application.

Members had visited the site on the previous day. It was noted that because of his prejudicial interest in this application Cllr P Brady had remained on the bus while other Members visited the site.

The following spoke under the Public Participation at meetings scheme:

- Isabel Cogings, Rural Housing Enabler, Derbyshire Dales, District Council, Supporter
- Alison Clamp, Peak District Rural Housing Association, Supporter

It was noted that although Rob Greatorex had registered to speak on behalf of the applicant, Winster Parish Council, he had been unable to attend the meeting.

Subject to an additional condition requiring the submission and approval of an external lighting scheme, the Officer recommendation was moved and seconded, put to the vote and carried.

RESOLVED:

To APPROVE the application subject to the completion of a S.106 legal agreement relating to affordability/local needs and subject to the following conditions:

1. **Time Limit (2 years).**
2. **Adopt submitted plans.**
3. **Withdraw permitted development rights for alterations, extensions, porches, and ancillary buildings.**
4. **Submit and agree finished floor levels prior to commencement.**
5. **Any services to be completely underground.**
6. **Appropriate highway conditions.**
7. **Minor design details.**
8. **Submit and agree a scheme of environmental management.**
9. **Submit and agree landscaping scheme.**
10. **Protected species mitigation measures.**
11. **Submit and agree an external lighting scheme.**

At 12.10pm, following consideration of this item, Cllr P Brady returned to the meeting.

114/17

FULL APPLICATION - DEMOLITION OF EXISTING AGRICULTURAL BUILDING AND ERECTION OF A SINGLE LOCAL NEEDS AFFORDABLE DWELLING AT MANOR FARM, POWN STREET, SHEEN

It was noted that this item had been withdrawn from the Agenda for this meeting.

115/17 FULL (MAJOR) APPLICATION - RESIDENTIAL DEVELOPMENT - ERECTION OF 11 DWELLINGS AT BARTON HILL, BIRCHOVER

It was noted that the Highway Authority had raised no objections to the application subject to conditions.

The following spoke under the Public Participation at Meetings Scheme:

- John Church, Agent

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

RESOLVED:

To APPROVE the application subject to the following conditions:

1. **Commencement within 3 years.**
2. **Adopt amended plans.**
3. **Highways requirements**
4. **Hard and soft landscaping scheme to be implemented.**
5. **SuDS Scheme to be completed before dwellings first occupied.**
6. **No work on site to take place on Sundays or Bank Holidays or before 8am nor after 6pm on weekdays and before 9am nor after 1pm on Saturdays unless otherwise agreed in writing.**
6. **Remove Permitted Development Rights for alterations, extensions and outbuildings.**
7. **Design Details.**

116/17 FULL PLANNING APPLICATION - TWO STOREY REAR EXTENSION AND ASSOCIATED WORKS AT CAPPS COTTAGE, NEW ROAD, BRADWELL

It was noted that although Nick Marriot, the applicant's agent, had registered to speak he had contacted the Authority to advise that he would not be attending the meeting.

Subject to an additional condition to remove permitted development rights the Officer recommendation was moved and seconded, put to the vote and carried.

RESOLVED:

To APPROVE the application subject to the following conditions:

1. **Statutory time limit for implementation.**
2. **In accordance with specified approved plans.**

3. **Design conditions to ensure matching traditional materials for the walls, roof, windows and doors, conservation roof lights and pipework.**
4. **Removal of permitted development rights.**

117/17 MONITORING AND ENFORCEMENT QUARTERLY REVIEW - OCTOBER 2017

Members considered a summary of the work carried out by the Monitoring & Enforcement Team over the previous quarter covering the period from July to September 2017. In considering the summary the Committee were presented with photographs showing cases where enforcement notices had recently been issued and other cases where landscape improvements had been delivered through intervention by the Monitoring & Enforcement Team.

RESOLVED: To note the report.

Cllr A Law left the meeting at 12:40pm during consideration of this item.

Following consideration of this item the meeting was adjourned for lunch from 1pm to 1.30pm.

Present Mr P Ancell, Chair:

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

118/17 VARIATION OF CONDITIONS APPLICATION - TO VARY THE SIZE AND DESIGN OF THE SUMMERHOUSE APPROVED UNDER PERMISSION NP/HPK/0316/0222 - 73 CASTLETON ROAD, HOPE

It was noted that as Mr R Helliwell had declared a prejudicial interest in this application he had left the meeting for this and the following items.

The Officer recommendation was moved and seconded, put to the vote and carried, subject to additional conditions to make sure that use of the proposed development remained ancillary to the house and not used for Bed and Breakfast or holiday accommodation and to remove permitted development rights.

RESOLVED:

To APPROVE the application subject to the following conditions:

1. **3 year time limit**
2. **Completion in accordance with the submitted plans**
3. **Use to remain ancillary to the dwelling at 73 Castleton Road, Hope and not used for Bed and Breakfast or holiday accommodation.**
4. **Removal of permitted development rights for the summerhouse.**

119/17 VARIATION OF CONDITIONS APPLICATION - TO VARY THE SIZE AND DESIGN OF THE SUMMERHOUSE APPROVED UNDER PERMISSION NP/HPK/0316/0221 - 75 CASTLETON ROAD, HOPE

It was noted that as Mr R Helliwell had declared a prejudicial interest in this application he had left the meeting for this and the previous items.

The Officer recommendation was moved and seconded, put to the vote and carried, subject to additional conditions to make sure that use of the proposed development remained ancillary to the house and not used for Bed and Breakfast or holiday accommodation and to remove permitted development rights.

RESOLVED:

To APPROVE the application subject to the following conditions:

- 1. 3 year time limit**
- 2. Completion in accordance with the submitted plans**
- 3. Use to remain ancillary to the dwelling at 75 Castleton Road, Hope and not used for Bed and Breakfast or holiday accommodation.**
- 4. Removal of permitted development rights for the summerhouse.**

Mr R Helliwell returned to the meeting at 1.50pm following consideration of this item.

120/17 FULL PLANNING APPLICATION - CONSTRUCTION OF FOUNDATIONS FOR EXISTING INTERNAL FENCE PLINTH AND RE-SITING OF FENCE TO ORIGINAL LINE. ERECTION OF LEAN-TO GREENHOUSE IN REAR GARDEN, THE CHANTRY HOUSE, NORTH CHURCH STREET, BAKEWELL

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

RESOLVED:

To APPROVE the application subject to the following conditions:

- 1. Statutory time limit**
- 2. In complete accordance with the plans and specifications**

121/17 LISTED BUILDING CONSENT - CONSTRUCTION OF FOUNDATIONS FOR EXISTING INTERNAL FENCE PLINTH AND RE-SITING OF FENCE TO ORIGINAL LINE. ERECTION OF LEAN-TO GREENHOUSE IN REAR GARDEN, THE CHANTRY HOUSE, NORTH CHURCH STREET, BAKEWELL

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

RESOLVED:

To APPROVE the application subject to the following conditions:

1. **Statutory time limit**
2. **The works shall be carried out in complete accordance with the plans and specifications provided during the course of the application subject to the following conditions:**
- 3 **The stone blocks that provide the plinth to the railings shall be removed by hand, numbered and stored safely on site until they are reinstated to their former position, south of Chantry House. Should any of the blocks require repair, details of the repairs shall be submitted to the National Park Authority for written agreement prior to commencement of this work. The repairs shall thereafter be completed in accordance with the agreed details**
- 4 **Details of the new gate shall be submitted to the National Park Authority for written agreement prior to commencement of this work. The gate shall thereafter be completed in accordance with the agreed details**

**122/17 PEAK DISTRICT NATIONAL PARK TRANSPORT DESIGN GUIDE
SUPPLEMENTARY PLANNING DOCUMENT - CONSULTATION DOCUMENT**

The Committee considered an update on progress made on the development of a Peak District National Park Transport Design Guide Supplementary Planning Document (SPD) and considered a draft document to be published as part of an eight week public consultation process. During discussion Members suggested minor amendments which would be incorporated into the guide before the consultation commenced.

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

RESOLVED:

1. **To approve the consultation version of the Peak District National Park Transport Design Guide Supplementary Planning Document.**
2. **To approve the commencement of an 8 week Public Consultation on the Peak District National Park Transport Design Guide Supplementary Planning Document to be undertaken during the Autumn of 2017.**
3. **To delegate authority to the Director of Conservation and Planning, in consultation with the Chair and Vice Chair of Planning Committee, to agree any further modifications and finalise the document at Appendix 1 prior to public consultation.**

Cllr C Carr, Cllr Mrs K Potter and Cllr Mrs J A Twigg left the meeting during consideration of this item.

123/17 HEAD OF LAW REPORT - PLANNING APPEALS

The Committee considered a monthly report on planning appeals lodged, withdrawn and decided.

RESOLVED: To note the report.

The meeting ended at 2.40 pm

6. FULL APPLICATION – DEMOLITION OF EXISTING AGRICULTURAL BUILDING AND ERECTION OF A SINGLE LOCAL NEEDS AFFORDABLE DWELLING AT MANOR FARM, POWN STREET, SHEEN (NP/SM/0517/0472, P10832, 411347/361629, 15/05/17/ALN)

APPLICANT: MISS D CRITCHLOW

Site and Surroundings

The application site is located on the northern edge of the village of Sheen. Sheen is a linear village laid out on a north-south axis along Pown Street. The application site is located on the opposite side of the road to the main farmstead, at the junction of Pown Street and a minor road known as Pike Lane. The site lies wholly within the Sheen Conservation Area,

The site comprises an 'L' shaped parcel of land which extends to some 990 sqm and occupies the south eastern corner of a larger agricultural field. To the north west of the site lies a grade II listed ruin (listed as an agricultural barn) and to the north there is a single storey agricultural building constructed with natural gritstone walls and a sheeted roof. On the opposite (eastern) side of Pown Street lies the main farmstead at Manor Farm, which is grade II listed. To the north, west and south is open countryside.

Proposal

Planning permission is sought for the demolition of the single storey agricultural building and the erection of a single, detached local needs affordable dwelling. The dwelling would be located in the south eastern corner of the application site with its principle elevation facing south over Pike Lane and its eastern gable abutting the roadside boundary.

The dwelling would have a T-shaped plan layout with a traditional double fronted design and a two storey rear gable projecting at right angles from the main dwelling. The dwelling would be constructed in natural gritstone under a blue clay tiled roof. The property would have a floor area of 97 sq metres and would comprise an open plan kitchen dining room with separate lounge and single garage on the ground floor and three bedrooms and bathroom above.

Two parking spaces would be provided to the rear (north) of the dwelling. Vehicular access would be gained from an existing agricultural access in the south western corner of the site. An existing access on the corner of Pown Street and Pike Lane would be closed by the continuation of the drystone wall. The residential curtilage of the dwelling would be defined by a new drystone wall.

RECOMMENDATION:

That the application be REFUSED for the following reasons:

1. **It has not been demonstrated that the applicant is in housing need and the applicant does not have the necessary period of occupancy to meet the 'local' criteria set out in policy LH2. The proposed dwelling would not therefore address eligible local needs and is contrary to Core Strategy policy HC1.**

Key Issues

1. Whether the applicant has a local need for affordable housing and whether the need can be met in the existing housing stock.
2. Whether the size and type of the proposed house means it would be affordable in perpetuity to local people on a low or moderate income.

3. The acceptability of the location and design of the proposed house, and its landscape and visual impact.
4. The impact on the fabric and setting of designated and non-designated heritage assets.

History

Pre-application advice was sought in 2016 with regard to the potential to convert the ruined barn to a dwelling or for the erection of new-build affordable local needs dwelling. It was concluded that the listed ruin was not a suitable candidate for conversion to a dwelling because there is so little of the original fabric left standing. Officers advised that a new build affordable dwelling on the application site may be acceptable subject to the applicant demonstrating a local need and subject to the submission of an assessment of significance of the listed barn and its setting including the roadside barn.

Consultations

Highway Authority – no objections subject to conditions to close up the existing access; to ensure the new access is appropriately surfaced and to control the location of any gates.

District Council – no response

Parish Council – fully support this application. We need to allow more young people to do this as they cannot afford market prices and have to move away, when their family are in the village and have been for 3 or 4 generations.

Natural England - the proposal is unlikely to affect any statutorily protected sites. Refer to standing advice with regard to protected species. 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.

Authority's Conservation Officer – Initially raised objections with regard to the lack of information provided on the significance of the roadside barn (to be demolished) and the making good of the land once the building has been removed. A heritage statement has been submitted during the course of the application. The Conservation Officer considers that the report is weak as it is not accompanied by any map regression and very little illustrative evidence. Nonetheless, recommends that if planning permission is granted, that a condition is appended to require the long barn to be recorded prior to its demolition by means of a Level 1 record supplemented with photographs of the overall appearance of the internal spaces and any external or internal details of note. Also recommends a condition to agree the making good of the land once the barn is demolished together with other minor design details.

Authority's Archaeologist – initially raised objections on the grounds of insufficient information. The proposed development will affect the setting of two designated heritage assets (Manor Farmhouse and the 17th century 'Field Barn') and will result in the loss of the long outbuilding which is considered to be a non-designated heritage asset of local significance. A Heritage Statement has been submitted during the course of the application. The Senior Archaeologist is critical of the report but concludes that if the application is positively determined, that an appropriate scheme of archaeological work that includes a Level 1 building survey of the long barn and archaeological monitoring of groundworks, is attached to the decision notice. This is in order to mitigate the minor harm that will result in the loss of the long outbuilding, and in order to preserve by record any below ground archaeological remains that are encountered during the construction new dwelling, its access route, the provision of services, landscaping etc.

Authority's Ecologist – no response

Main Policies

Relevant Core Strategy policies: GSP1, GSP2, GSP3, DS1, HC1, L2, L3, CC1

Relevant Local Plan policies: LC4, LC5, LC6, LH1, LH2, LT18

National Planning Policy Framework

The National Planning Policy Framework (The Framework) is a material consideration which carries particular weight where a development plan is absent, silent or relevant policies are out of date.

Paragraph 55 of the Framework says that housing should be located where it will enhance or maintain the vitality of rural communities.

Paragraph 115 of the Framework says that great weight should be given to conserving landscape and scenic beauty in National Parks and that the conservation of wildlife and cultural heritage are important considerations and should also be given great weight. Paragraph 115 refers to the National Parks and the Broads Circular which states that Government Policy is that the National Park should encourage affordable housing to meet local need and that the Parks are not suitable locations for unrestricted housing and therefore does not provide general housing targets.

Paragraph 132 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. In determining applications LPAs should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.

Development Plan

Policy DS1 of the Core Strategy reflects the objectives of national policy and sets out very clearly that new residential development should normally be built within existing settlements within the National Park. Core Strategy policy DS1 B states that the majority of new development (including about 80% to 90% of new homes) will be directed into Bakewell and named settlements, with the remainder occurring in other settlements and the rest of the countryside.

Core Strategy policy HC1 reflects the priorities set out in national policies and the development strategy for new housing in the National Park set out in DS1 because HC1 states that provision will not be made for housing solely to meet open market demand and prioritises the delivery of affordable housing to meet local needs within named settlements where:

(i) there is a proven need for the dwelling(s). In the case of proposals for more than one dwelling, this will be judged by reference to an up to date housing needs survey prepared by or in consultation with the district council as housing authority. In the case of individual dwellings, need will be judged by reference to the circumstances of the applicant including his or her present accommodation;

(ii) the need cannot be met within the existing housing stock. Individuals may be asked to provide evidence of a search for suitable property which they can afford to purchase within both their own and adjoining parishes;

(iii) the intended occupants meet the requirements of the National Park Authority's local occupancy criteria (policy LH2). In the case of proposals for more than one dwelling, where the

intended occupants are not specified, a satisfactory mechanism to ensure compliance with the local occupancy restriction will be required - normally a planning obligation;

(iv) the dwelling(s) will be affordable by size and type to local people on low or moderate incomes and will remain so in perpetuity;

(v) the requirements of Policy LC4 are complied with.

Policy LH2 of the Local Plan sets out criteria to assess local qualification for affordable housing whilst the supporting text to LH1 and the Authority's supplementary planning guidance (SPG) offers further details on size guidelines, need and local qualifications to support the assessment of applications for local needs housing against the criteria set out in LH1.

Assessment

Whether the applicant has a local need for affordable housing and whether the need can be met in the existing housing stock.

Policies DS1 and HC1 of the Core Strategy and LH1 of the Local Plan policy state that housing that addresses *eligible local needs* can be accepted in or on the edge of named settlements

Of these five criteria, LH1(i) states that applications must demonstrate that there is a proven need for the dwelling, and in the case of an individual dwelling, need will be judged by reference to the circumstances of the applicants including his or her present accommodation. LH1(ii) also states that the applicant must demonstrate that the need cannot be met within the existing housing stock. LH1(iii) says that the intended first occupants of newly-built affordable dwelling shall meet the Authority's local occupancy criteria as set out in saved Local Plan policy LH2.

Exceptionally new housing will be permitted for a person with a proven need in accordance with Policy LH1 provided that the dwelling will be occupied by:

- (i) a person (and his or her dependants) who has a minimum period of 10 years' permanent residence in the parish or an adjoining parish and is currently living in accommodation which is overcrowded or otherwise unsatisfactory or
- (ii) a person (and his or her dependants) who has a minimum period of 10 years permanent residence in the parish or an adjoining parish and is forming a household for the first time; or
- (iii) a person not now resident in the parish but with a proven need and a strong local connection with the parish, including a period of residence of 10 years or more within the last 20 years; or
- (iv) a person who has an essential need to live close to another person who has a minimum of 10 years' residence in the parish, the essential need arising from age or infirmity; or
- (v) a person who has an essential functional need to live close to his or her work in the parish, or an adjoining parish within the National Park.

In this case, the Design and Access Statement explains that the applicant was born and raised in Sheen, originally residing at Manor Farm. The applicant then worked locally before moving to Jersey in 1998 and then on to South Wales. She returned to the Peak District in 2010, living firstly at Parsley Hay and then in Sheen in 2011. She managed the Staffordshire Knot public House from 2013 and resided on site. The statement explains that in November 2016 she moved to Leek but that she wants to return to the village in which she was born.

There has been some conflicting information with regard to the applicant's current residence in that following a query from officers the agent has submitted an email at week 19 of the application stating that in fact the applicant has lived with her father and brothers at Manor Farm Sheen since January 2017 (to help with her father's care), which contradicts information provided in previously submitted documents.

Assuming the applicant has lived in Leek since Nov 2016 (as originally put forward), the information that has been submitted suggests that in the last 10 years the applicant has 6 years 1 month occupancy and in the last 20 years, 8 years 1 month. As such although the applicant has local connections she does not have the necessary period of occupancy to comply with either criteria (i) or criteria (ii) of policy LH1.

The agents has argued that until November 2016 the applicant had always been registered on the electoral role in Sheen parish and secondly during both her employment in Jersey and in South Wales she returned home on a regular basis (once a month during her employment in Jersey and at least once a fortnight during her employment in South Wales). However officers consider that this considerable period of time spent living and working away and travelling (10 yrs 9 months in total) cannot be classed as being resident in the village.

The agent has also stated that the applicant needs to live close to her father who resides in the village and has a progressive illness that effects mobility. Further information submitted with the application suggests that the applicant's father lives with his wife in a cottage in Sheen and that as his wife works, the applicant has taken the role of being his main carer. Whilst it is clear that it would be convenient for her to live close by, given that the applicant's mother is available to provide care outside of working hours, officers take the view that the information before us does not demonstrate an essential functional need for the applicant to live adjacent to her father 24hrs a day.

With regard to whether the applicant is currently in housing need, the information originally submitted with the application states that the applicant currently resides in Leek. It is not clear whether the applicant is an owner occupier or whether she is in rented accommodation but the agent states that there are 5 people in the current household and the dwelling has only 2 bedrooms and is therefore unsuitable. The Adopted SPD states at para 5.5 that people who already have an open market property to sell, even if they perceive this home to be generally unsuitable for their particular purposes, cannot be regarded as being in need. There is therefore insufficient information to demonstrate that the applicant is in housing need.

The agent has submitted details of properties for sale in the locality. It is clear that the properties currently on the market are beyond the means of a person on a low to moderate income so had the applicant demonstrated a local housing need then officers are satisfied that any need could not be met within the existing housing stock.

In conclusion although the applicant has strong local connections with Sheen, it has not been demonstrated clearly that she is in housing need and she does not have the necessary period of occupancy to meet the 'local' criteria set out in policy LH2.

Whether the size and type of the proposed house means it would be affordable in perpetuity to local people on a low or moderate income.

Saved Local Plan policy LH1 (iv) states that in meeting local need for affordable housing, the dwelling in question must be affordable by size and type to people of low or moderate incomes.

The Authority's Adopted Supplementary Planning Guidance on Meeting the Need for Affordable Housing states that dwellings with a floorspace of up to 87 sqm are likely to remain more affordable. More recently, the consultation version of the new Development Management policies

sets a slightly higher maximum, based on the Government's 2015 nationally described space standards of 97 sqm for a five person dwelling.

The net floor area of the proposed dwelling (excluding the garage) is 97 sqm which is within the maximum size limit in the emerging policies. As such the size of the dwelling is likely to mean that it would remain more affordable to people on low to moderate incomes.

The supporting text within the emerging Development Management policies also explains that the smaller the area of land taken up by each house, the lower the value of the house will be on completion and in perpetuity. Whilst the red edge site area is 900 sqm the overall plot size of the proposed dwelling and its curtilage is approximately 550 sqm (including the footprint of the dwelling) which is considered to be modest and means that the value of the plot is likely to remain affordable.

Build costs are estimated at £1200 per sqm equating to a total cost of £116,400. There are no higher than normal maintenance costs or expensive drainage arrangements anticipated and the value on completion is estimated at £130,000.

The acceptability of the location and design of the proposed house, and its landscape and visual impact.

The Adopted Conservation Area appraisal for Sheen explains that the settlement sits within an open agricultural landscape. The hilltop location of the village gives it an open, remote feel. Large gaps along the street frontage between buildings allow long views and glimpses of the landscape and enables a close visual connection with the countryside. Most of the gaps and green spaces within the conservation area are designated as Important Open Space. Saved Local Plan policy LC5 states that applications for development in a Conservation Area should clearly demonstrate how its character and appearance will be preserved and where possible enhanced.

The application site is within an area of Important Open Space within the Conservation Area. However it is considered that in principle the erection of a new building on the proposed site would not harm the existing settlement pattern, as it would be read with the cluster of buildings that comprise Manor Farm. The proposed orientation and siting of the new build is accordance with the siting of other traditional buildings in the settlement.

In terms of the detailed design of the dwelling, the submitted plans show a traditional design in local materials. Following comments from the Authority's Conservation Officer, amended plans have been received showing the orientation of the roof of the garage altered; proposed 'kneelers' omitted; a proposed external soil vent pipe omitted and, as amended, the form, detailing and materials are considered to be acceptable. The parking spaces would be located fairly discreetly to the rear north-west of the dwelling and the modest garden would be contained by a new drystone wall along the new northern and western boundaries. In addition the amended plans show the inclusion of an access gateway from the garden of the property to the paddock to the north, thus giving continued access to the listed barn.

In conclusion it is considered that the design and landscape and visual impact of the proposed dwelling would accord with policies GSP3, L1 and LC4.

The impact on the fabric and setting of designated and non-designated heritage assets.

The proposed dwelling would sit in close proximity to the Grade II listed field barn to the north and opposite the Grade II listed Manor Farm. In addition the proposals would involve the demolition of an existing single storey agricultural building to the north. The barn in question is laid out on a north-south axis along the east side of the site, abutting the roadside boundary. Officers consider that visually this building has little aesthetic value and arguably detracts from the character of the Conservation Area in particular due to its shallow pitched sheeted roof and

semi-derelict looking south facing gable end and associated sheep pens. However the Authority's Conservation Officer points out that the walls of the barn are constructed in locally sourced blocks and the barn may have some historic significance, being present on the 1st edition (1880) Ordnance Survey Maps. The Conservation Officer states that the core of the barn may originally have been built as an ancillary structure to the listed 17th century barn (formerly a cottage). In 1963 planning permission was granted for a replacement barn in the same position as the existing. The approved plan indicates that the older barn was to be demolished however instead it was retained, adapted and extended.

A heritage statement has been submitted during the course of the application. The report assesses the long barn as having low significance. It concludes that the loss of the long barn could be considered a minor harm to the significance of the Conservation Area but that this would be outweighed by the improved visual access to the listed field barn that its demolition would provide. The Authority's Conservation Officer and Archaeologist are critical of the lack of detail in the report and its methodologies. However both have concluded that if planning permission is granted, conditions should be appended to require a building survey, archaeological monitoring of groundworks and details of the making good of the ground post demolition.

Whilst it is acknowledged that the Heritage Statement is lacking in detail officers concur with its overall findings and it is considered that the recommended conditions would adequately mitigate the loss of the long barn from the Conservation Area, in accordance with policies L3 and LC6.

Other matters

Residential Amenity

The only other residential property in the vicinity of the application site is Manor Farm, located on the opposite side of Pown Street. This property is set back from the road and set at right angles to the proposed dwelling. As a result and due to the presence of the intervening road it is not considered that there would be any significant impact upon residential amenity as a result of the proposals in accordance with policies GSP3 and LC4.

Ecology

A bat survey report has been submitted with the application. This concludes that there is no evidence of bats using the farm building to be demolished. Consequently it is concluded that the proposals would conserve species of biodiversity importance in accordance with Core Strategy policy L2.

Conclusion

It has not been demonstrated clearly that the applicant is in housing need and the applicant does not have the necessary period of occupancy to meet the 'local' criteria set out in policy LH2.

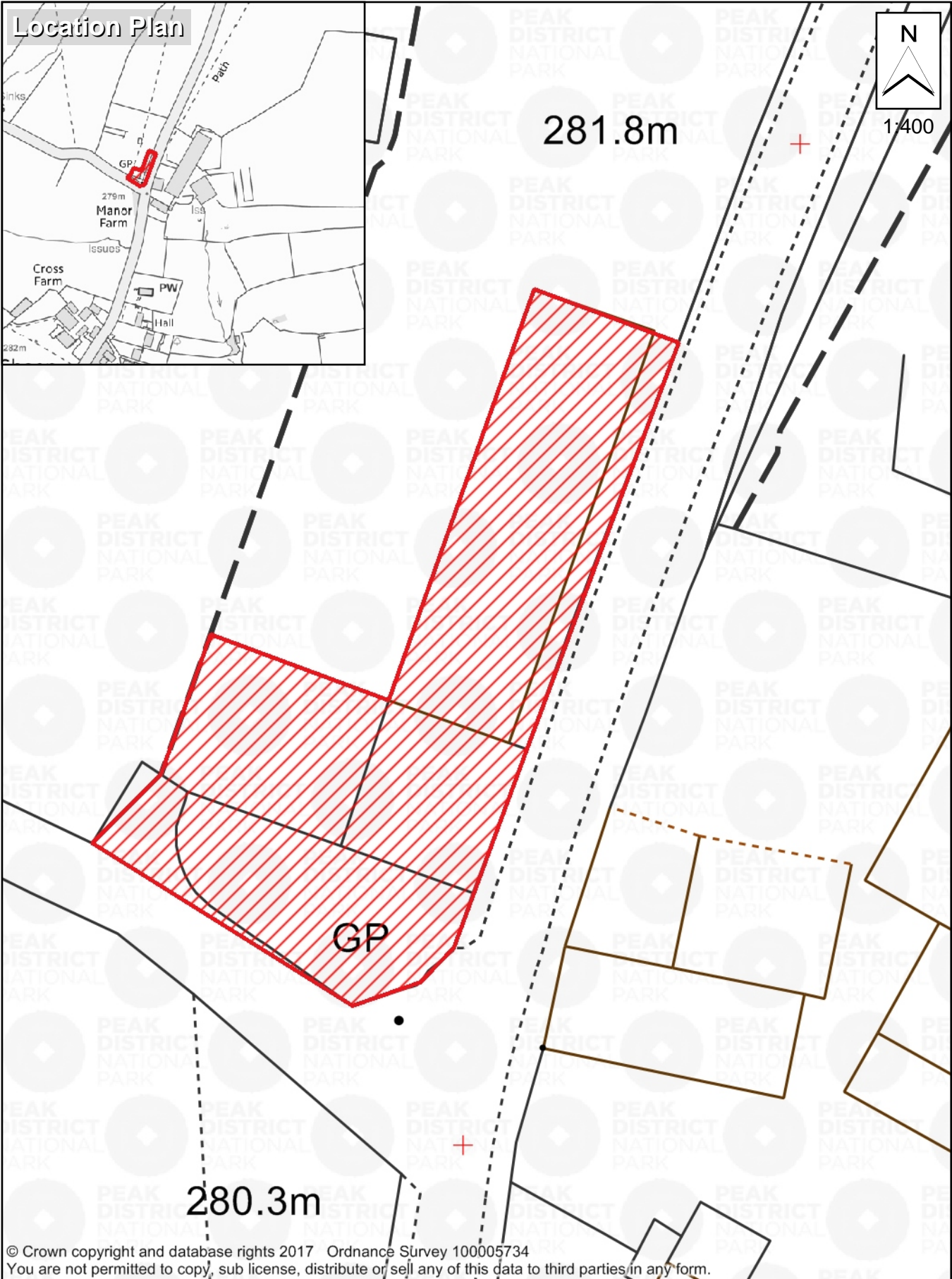
Human Rights


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:	10/11/2017	Title: Manor Farm, Sheen	 PEAK DISTRICT NATIONAL PARK
Item Number:	6		
Application No:	NP/SM/0517/0472		
Grid Reference:	411347,361629		

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7. FULL APPLICATION – CHANGE OF USE OF BARNs TO FOUR HOLIDAY UNITS AT MANOR FARM, JOHNSON LANE, SHELDON (NP/DDD/0817/0897, P11187 + P4706, 06/09/2017, 416997/368967/ALN)

APPLICANT: MR AND MRS J HACKETT

Site and Surroundings

Manor Farm is situated approximately 180m to the north west of the settlement of Sheldon. Despite being physically separated from the main body of the village, the property is within the adopted Conservation Area for Sheldon. For clarity Sheldon is not a named settlement in terms of policy DS1 and so the site is within open countryside for policy purposes.

The property consists of a farmhouse, a range of traditional former agricultural buildings (now vacant) and two modern portal framed farm buildings. The applicant owns 50 acres (20.2 hectares) of land around the farmstead.

There is a plantation of mature trees to the south and west of the building group. Within the wooded area and approximately 10m to the south west of the application site edged red there is a Scheduled Ancient Monument (a bowl barrow).

Proposals

Planning consent is sought for the conversion of the traditional barns to four units of holiday accommodation. Three units would be provided within a U shaped range of one and two storey buildings on the south side of the former farmyard and one within a single storey building on the northern side of the yard. The accommodation would consist of one 1-bed unit, two 2-bed units and one 4-bed unit.

The submitted plans show that the conversion would take place within the shell of the existing buildings. Three parking spaces would be provided to the south of the larger building range and a further 9 would be provided in an existing yard area to the north west of the traditional buildings.

It is also proposed to change the use the northernmost two bays of a five-bay portal framed farm building that sits directly to the west of the traditional buildings to a games room to be used in association with the holiday units, together with a store and plant room for a biomass boiler/pellet store.

RECOMMENDATION:

That the application be APPROVED subject to the following conditions:

- 1. 3 year time limit.**
- 2. Adopt submitted and amended plans.**
- 3. Holiday occupancy condition.**
- 4. Remove permitted development rights for alterations, extensions, outbuildings, fences, gate and walls.**

5. Foul sewage to be disposed of via a package treatment plant unless otherwise agreed in writing by the National Park Authority, details of the siting and design of which to be submitted and agreed.
6. Games room hereby to remain ancillary to the holiday accommodation hereby approved. Remaining space within the building to be used for agricultural purposes only.
7. Before any external lighting is provided, full details of the number, siting, design and luminosity of the lighting to be submitted to and agreed by the National Park Authority.
8. No construction works to take place on Sundays or Bank Holidays or before 8am nor after 6pm on weekdays and before 9am nor after 1pm on Saturdays unless otherwise agreed in writing.
9. Before any operations are commenced, space shall be provided within the site curtilage for site accommodation, storage of plant and materials, parking and manoeuvring of site operative's and visitor's vehicles together with the loading / unloading and manoeuvring of goods vehicles, designed, laid out and constructed all as may be agreed with the Local Planning Authority in advance of construction work commencing and maintained free from impediment throughout the duration of construction works.
10. The premises, the subject of the application, shall not be occupied until the on-site parking spaces (each measuring a minimum of 2.4m x 4.8m) and turning have been provided for laid out and constructed in accordance with the approved plans maintained thereafter free from any impediment to designated use.
11. Prior to the occupation adequate bin storage and a bin dwell area for use on refuse collection days shall be provided clear of the public highway, within the site curtilage clear of all access and parking and turning provision and retained thereafter free from impediment to designated use.
11. Foul sewage to be dealt with by means of a package treatment plant unless otherwise agreed in writing by the National Park Authority. Details of the location and design of the plant to be submitted and agreed.
12. Minor architectural and design details.

Key Issues

1. The principle of the conversion of the buildings to holiday accommodation.
2. Whether the proposals would conserve and enhance the character of the Conservation Area.
3. Access and Parking Issues
4. Impact on Residential Amenity

History

February 2012 – consent granted for extension to dwelling.

December 2013 – planning consent granted for agricultural building to house livestock.

April 2014 – GDO notification accepted for erection of agricultural building (not implemented).

June 2014 – planning consent granted for agricultural lean to building to handle livestock.

February 2015 – consent granted for replacement of roofing sheets with blue slate on existing traditional agricultural buildings.

Consultations

Highway Authority – *‘The junction of the track onto the public highway is afforded with suitable exit visibility. The applicant is proposing an acceptable level of parking within the site. Given the distance from the public highway turning is recommended and this should be suitable for service/delivery vehicles as well as visitors. There would appear to be sufficient space within the site curtilage to provide this. The applicant will need to consult with the relevant refuse collection department to ascertain details of what will be acceptable to them in terms of number and location of bins and means of access. Bin storage should not obstruct the private drive access, parking or turning provision. Additionally a bin dwell area should be provided clear of the public highway, private access, parking and turning for use on refuse collection days. The proposals would re-use existing buildings and this Authority has taken commensurate use into its consideration of the proposals. In this instance the Highway Authority is not aware of any existing highway safety issues that would justify a reason for refusal that could be substantiated at appeal.’* Recommends conditions with regard to provision of parking space, bin dwelling area and construction compound.

District Council – no response

Parish Meeting – A detailed letter of objection has been received from the Parish Meeting (which can be viewed on the application file). In summary the points raised are as follows:

- Proposals are for an intensive, commercial holiday unit and ancillary accommodation development in a non-designated settlement. The application would be to a scale that would overwhelm the applicant’s property and represent a threefold increase in the residential footprint of the site.
- The impact on the social fabric of the community would be considerable and intolerable with the potential to increase the transient holiday accommodation population in the village by 22 persons; which represents approximately 28% of the current permanent population.
- The proposals would not benefit the village as the village already has more than adequate provision of holiday accommodation and has only one public house, no shops and no visitor attractions.
- The application represents a change of use of buildings that were previously stated to be run-down, impractical for modern day farming practice and beyond economical repair. They are clearly not beyond economical repair and could easily be restored to agricultural use and the existing modern sheds demolished in accordance with conditions.
- Policy RT2 prohibits the change of use of entire farmsteads to holiday accommodation. It is acknowledged that the buildings do not form the entire farmstead but when the dwelling and the modern farm buildings are excluded they form the entirety of the remaining structures on the site.
- The proposed use and its intensity would not conserve and enhance the landscape context of the heritage assets and a lower intensity use should be considered.

- The access track is poorly maintained crushed limestone and passes in front of Rose Cottage. Vehicle movements to and from the development would adversely impact on the residents of Rose Cottage.
- Intensification of use of the track would adversely impact on the quality of the adopted road surface, the road/track interface and the usability of the bus turning circle.
- Danger of increased traffic to local residents and people waiting at school bus shelter. Parking in the main street is an increasing problem.
- No sustainable design and waste and water management details submitted.
- Additional external lighting would have an adverse impact on dark skies and the character of the landscape.
- No mention is made of the nearby Scheduled Ancient Monument.
- There has been no consultation with the local community.
- Request that if permission is granted that a section 106 agreement be required to prevent conversion of the holiday units to open market dwellings and requiring their retention for affordable local needs.

Representations

Seven individual letters of objection have been received from residents of the village on the following grounds (in summary):

- Proposals would result in overdevelopment of the site and the village.
- The access tracks and local highway network is unsuitable to service the development.
- Development would cause nuisance and disturbance to local residents.
- Sheldon is already well served by existing holiday accommodation.
- Local farmers would find it difficult to move stock due to additional vehicles.
- Proposals would cause an imbalance between the resident and visitor population and so the development would not represent sustainable tourism.
- Future absentee landlords could allow the nature of the business to evolve into larger functions, events and extended activities.
- Concerns that the property could be split and sold as separate dwellings.
- Concerns about light pollution.
- Modern farm buildings are no longer required and should be removed in accordance with conditions.
- Request section 106 agreement should consent be granted to ensure that once no longer required for holiday purposes the units are retained for locals in housing need in perpetuity.

Full copies of the correspondence are available on the application file.

Main Policies

Relevant Core Strategy policies: GSP1, GSP2, GPS3, DS1, L3, RT2

Relevant Local Plan policies: LC4, LC8, 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

Issue 1: The principle of the conversion of the buildings to holiday accommodation.

The starting point for the consideration of the current application is Core Strategy policy RT2, which allows for the provision of self-catering accommodation provided that the change of use involves a traditional building of historic or vernacular merit and provided the proposals would not create unacceptable landscape impact in open countryside. The change of use of entire farmsteads to holiday accommodation will not be permitted.

In this case the buildings in question are clearly of some age, being evident on the 1st edition Ordnance Survey map (1879). They comprise a traditional range of barns/outbuildings occupying three sides of a central courtyard. They are an attractive range of the buildings that contribute to the character of the Conservation Area and as such are considered to be non-designated heritage assets.

Prior to 2013/14 it appears that the buildings were in agricultural use and at that time a new agricultural building was permitted on the basis that the traditional range was no longer fit for purposes for modern day agricultural practices. In 2015 consent was granted to re-roof the buildings (which were then clad in metal sheets) with natural blue slate. This work was carried out by the previous owner together with re-pointing and other repairs. The buildings are now in a good state of repair and are largely vacant, other than the eastern end of the single storey detached outbuilding, which houses a boiler and domestic store.

Subject to the details of the scheme resulting in the conservation of the character of the buildings, it is considered in principle that the proposals to convert the buildings to four units of holiday accommodation would comply with the first part of policy RT2.

The second part of policy RT2 states that the conversion of entire farmsteads to holiday accommodation will not be permitted. The explanatory text to the policy at para 10.21 gives the context to this part of the policy. It states that *'accommodation can provide valuable additional income for the farming community, but the conversion of entire farmsteads will not generally be acceptable where it adversely affects the function or character of the main group of farm buildings. Farms will need to retain an appropriate range of buildings to continue the operation of*

the primary business and to prevent the need for additional replacement buildings. Whilst the proposals would result in the conversion of the majority of the traditional buildings on the site, the majority of the modern agricultural buildings, together with the 20 hectares of land owned, would remain in agricultural use. It is considered that these buildings constitute an appropriate range of buildings to continue the operation of a farming business of a scale to service the land now in ownership.

The Parish Meeting and other objectors have questioned the scale of the proposals. They consider that it would have a harmful impact on the social fabric of the community by increasing the number of visitors in comparison to the resident population. Whilst officers appreciate the concerns of residents in these respects, the proposals would not result in the loss of any permanent dwellings in the village. Due to the distance of the property from the edge of the village it is unlikely that the proposals would cause any undue disturbance to the residents when the occupiers are residing at the property and it is unlikely that the occupiers of the holiday accommodation would converge on the village in such a way that they would 'swamp' the village with visitors. As a result officers cannot give this argument significant weight. On the other hand, the proposal is likely to result in some limited economic benefit to the public house in Sheldon and businesses in the wider area.

Objectors have also queried whether the traditional buildings are truly redundant and whether they could be returned to agricultural use, with the modern sheds demolished in accordance with conditions. For clarity there is a condition on the most recent modern shed requiring its removal when no longer required for agriculture. The building included in this application, part of which it is proposed to convert to a games room, is not subject to such a condition. During the course of the application the applicant has provided further information with regard to the farming activities at the site. Of the 50 acres in ownership, 35 acres are let out to local landowners. On the remaining land the applicant runs a flock of 53 sheep. They state that they are proposing to expand the farming business and to take more of the land owned in hand in the future and the modern sheds will be used for livestock and hay storage.

Due to the constrained proportions of the traditional buildings officers are satisfied that they are not suitable for modern day agricultural purposes and that there is sufficient space within the remaining modern shed to serve the needs of the holding. The use of part of the older portal framed shed as a games room in association with the use of the holiday accommodation is considered to be an appropriate re-use of part of the building. The amount of land associated with the property has reduced since the previous owner sold off a large amount of land to neighbouring landowners – thus the requirement for building space is likely to be somewhat less than was previously the case. As stated above there is no condition that requires this building to be removed and it is clear that the remainder of the building would continue to be used for agricultural purposes.

In conclusion it is considered in principle that the proposals would accord with the requirement of policy RT2.

Issue 2 - Whether the proposals would conserve and enhance the character of the Conservation Area.

Core Strategy policy GSP3 states that development must respect, conserve and enhance all valued characteristics of the site and building that are subject to the development proposals. Core Strategy policy L3 requires that development must conserve and where appropriate enhance or reveal significance of archaeological, artistic or historic asset and their setting, including statutory designation and other heritage assets of international, national, regional or local importance or special interest. Policy LC5 seeks to protect the character and appearance of Conservation Areas and policy LC4 seeks high standards of design.

Saved Local Plan Policy LC8 states that the conversion of buildings of historic or vernacular merit to a use other than that for which it was designed will be permitted provided that it can accommodate the new use without changes that would adversely affect its character (such changes include significant enlargement, or other alteration to form and mass, inappropriate new window spacings or doorways, major rebuilding).

In this case the submitted plans show that the buildings would be converted within their shell with no requirement for extensions. The larger U shaped range is unusual because there are a significant number of openings on the north (courtyard) facing elevation. However it is evident from photographs taken before the buildings were re-roofed by the previous owner that these openings are original or at least of some age. Existing openings would be utilised together with the introduction of rooflights. The buildings as a whole are in sound condition following the repair, re-roofing and repointing works and there is no reason to suggest that any re-building works would be required. On the whole the proposals represent a sensitive scheme of conversion that would conserve the character of the heritage assets.

With regard to the proposals to convert part of the modern shed to a games room, the submitted plans showed the introduction of a large glazed opening in the north facing gable end of the building. Officers considered that this was inappropriate and out of keeping with the simple, functional character of the building. Amended plans have now been received showing the glazed opening omitted and replaced with two simple, solid metal doors to match doors on the opposite gable end. The building would continue to be lit by existing rooflights.

Objectors have expressed concerns about outdoor lighting. Officers agree that excessive external lighting could have a detrimental impact on the character of the area and therefore a condition to submit and agree a lighting scheme (including any lighting along the access track) is considered to be necessary and reasonable.

In conclusion, as amended the proposals would conserve the character of the traditional buildings and their setting within the Conservation Area in accordance with policies GSP3, L3 LC4, LC5 and LC8.

Access and Parking

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

Vehicular and pedestrian access to the property from the public highway (Johnson Lane) is via a roughly surfaced access track. It had been confirmed that the applicant owns the whole of the access track from the property to the point where it meets Johnson Lane. The Highway Authority has confirmed that visibility at the point where the track meets the highway is at acceptable levels.

Whilst there are no passing places along the 200m stretch of access track, forward visibility is generally good and there is a surfaced turning area just before the entrance to the property.

Objectors have raised concerns about the safety of residents (in particular children) at the nearest residential property, Rose Cottage. Rose Cottage sits on the northern side of the access track and presumably has a right of access over the applicants land to reach their property. The property is set back some 12m from the edge of the track and its front garden is enclosed by a drystone wall. Whilst there would be an increase in vehicle movements along the track in front of this property, as a result of the proposals, it is not considered that these levels are likely to cause unacceptable levels of harm to the safety of residents, given the relatively low frequency of vehicle trips that would be anticipated and the enclosed nature of the garden. The resulting vehicle movements would be little different to any other property in the village that fronts onto Johnson Lane itself.

Concern has also been raised with regard to the ability of local farmers to move their stock along Johnson Lane. Whilst there would be some increase in vehicle movements in the area as a result of the proposals, it is not considered that this would prohibit stock movements.

Finally the applicant has confirmed that he owns the land upon which the local bus turns (at the start of the private access track off Johnson Lane) but that he intends to continue with this informal arrangement. There is no reason to believe that the proposals would prevent the bus from turning. The bus stop is set back from the edge of access track and is served by an enclosed stone shelter. It is not considered likely that the increased vehicle movements would compromise its safety.

The submitted plans show the provision of 12 parking spaces within the curtilage of the property. The Highway Authority has confirmed that this is sufficient to meet the needs of the development.

In conclusion it is considered that the proposals would be served with a safe and suitable access in accordance with the NPPF and policy LT18 and parking provision would be within acceptable standards.

Issue 4 – Impact on Residential Amenity

Core Strategy Policy GSP3 and Saved Local Plan policy LC4 require that the amenity, privacy and security of the development and of nearby properties be given due consideration.

The nearest residential property is Rose Cottage, which is located approximately 180m to the south east of the application site. Due to the distances involved it is unlikely that there would be any significant impact as a result of noise from the proposed holiday properties. There may be some noise as a result of occupiers either walking or driving along the access track in front of the property. Whilst this may represent an increase in noise levels above those that the property experiences at the moment it is not considered likely that it would be unduly harmful to living conditions in accordance with policies GSP3 and LC4. It is recognised that as with any development there may be some disturbance during the construction period but a condition restricting hours of construction works should restrict this to manageable levels.

Other Matters

Archaeology

With regard to potential impact on the Scheduled Ancient Monument, the Authority's archaeologist was consulted at the pre-application stage. The response was that as the proposals are for conversion within the shell of the existing buildings archaeological assessment would not be required with regard to impact on the bowl barrow. However any proposed changes in levels externally or internally or any service provision would need to be considered carefully (no changes to ground levels are proposed). The response also requested a brief heritage statement be submitted to assess the significance of the non-designated heritage assets. This has not been submitted but officers are satisfied that the scheme, as assessed above, would conserve the buildings in question.

Environmental Management

Core Strategy Policy CC1 states that development must make the most efficient use of land, buildings and natural resources and take account of the energy hierarchy. The submitted plans show that the proposed accommodation would be heated by means of a biomass boiler, which is a low carbon, more sustainable form of heating than oil or gas for example.

Conditions

The Parish Meeting has suggested that if planning permission is granted, a section 106 agreement should be entered into to prevent the properties being sold off as open market dwellings. Government guidance is clear that legal agreements should only be used where a condition would not suffice, and in this case a standard holiday occupancy condition would effectively control the occupancy of the properties.

The National Planning Policy Guidance makes it clear that conditions that remove permitted development rights should only be appended in exceptional circumstances. It is considered that exceptional circumstances do exist in this case which mean that a condition to remove permitted development rights for alterations and extensions/outbuilding is necessary, because inappropriate alterations or extensions could harm the established character of the non-designated heritage assets, and their enhancement is a key driver for the recommendation of approval of the proposals.

Foul Sewage Disposal

The application states that foul sewage would be disposed of via a septic tank. The National Planning Policy Guidance advises that septic tanks should only be considered if it can be clearly demonstrated by the applicant that discharging into a public sewer to be treated at a public sewage treatment works or a package sewage treatment plant is not feasible. Consequently it is considered that a condition that requires foul sewage to be dealt with by a package treatment plant is necessary in this case.

Conclusion

In conclusion the Authority's policies with regard to recreation and tourism offer scope to provide accommodation for staying visitors, which can contribute to the local economy and enable visitors to enjoy the National Park. However the Core Strategy also makes it clear that there is a need to be sensitive to the needs of local communities whilst enabling the sustainable growth of tourism businesses. In this case, whilst the concerns of the residents who have objected are recognised, for the reasons given above it is not considered that they would constitute a sound reason for refusal. Officers consider that the proposals represent a sensitive conversion scheme that would conserve the traditional barns in question and subject to conditions it is not considered that the level of use would cause undue harm to amenity, road safety or to the social fabric of the village. The proposals are therefore recommended for approval.

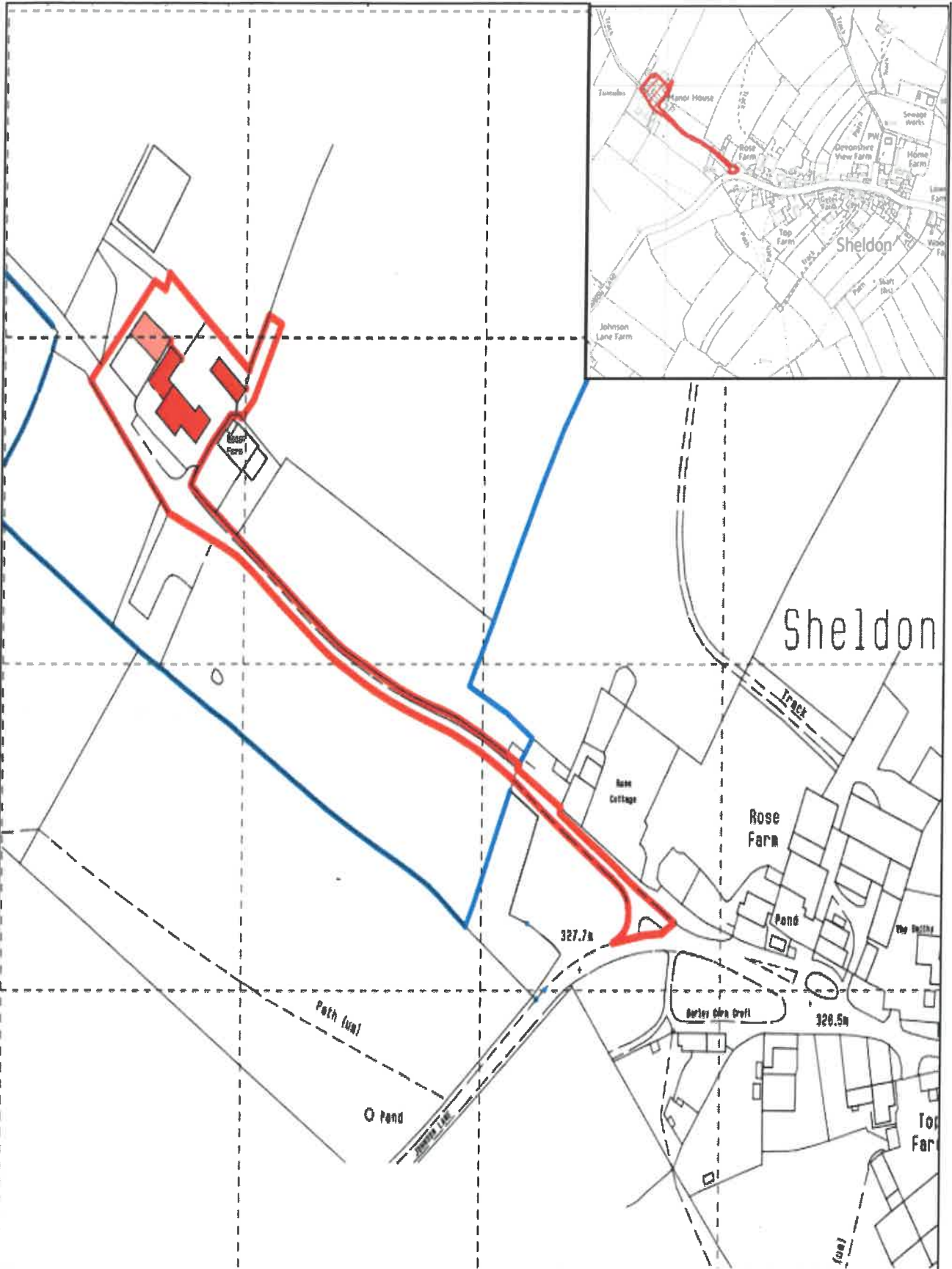
Human Rights

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: 10/11/2017
 Item Number: 7
 Application No: NP/DDD/0817/0897
 Grid Reference: 416997,368967

Manor Farm, Sheldon



**PEAK
DISTRICT
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PARK**

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8. FULL PLANNING APPLICATION: CONSTRUCTION OF A NEW AGRICULTURAL BARN FOR HOUSING CATTLE, ALONG WITH ASSOCIATED ACCESS TRACK, YARD AREA AND LANDSCAPING AT BROADMEADOWS FARM, LAWNS LANE, ALPORT (NP/DDD/0117/0053) P.3331 422542/364362 20/01/2017/TS)

APPLICANT: Mr Mark Walker

Site and Surroundings

The site is an area within an established working agricultural holding known as Broadmeadows Farm. The site lies to the southern side of Lawns Lane and approximately 400 metres to the south east of Alport village. The site lies in open countryside and is bordered predominantly by open agricultural land. To the north of the site there is a farm known as Old Forge Farm, several residential properties and a static caravan park. To the south west there is a neighbouring farm known as Harthill New Farm.

The farm comprises of a detached farm house, a range of agricultural buildings, caravan and camping pod sites and approximately 380 acres of associated farm land. The farm operates as a beef finishing and sheep unit and currently has approximately 410 cattle and 500 breeding ewes.

Proposal

The application seeks full planning permission for the construction of a new agricultural barn for housing cattle, along with associated access track, yard area and landscaping.

The proposed new agricultural barn would be sited in a field to the south east of the existing group of buildings, approximately 120 metres away from the nearest existing farm building. The existing access track that runs through the farm yard would be extended through the field to provide vehicular access to the new building.

The proposed building would be 13.7 metres by 36.6 metres with an eaves height of 4 metres and ridge height of 6 metres. The building would be open-fronted, with concrete panel and timber boarding walls to the side and rear elevations and a fibre cement roof.

The submitted plans show an indicative future plan to have three further new buildings at the application site (four buildings in total). However, only one building is under consideration at this stage.

RECOMMENDATION:

That the application be REFUSED for the following reason:

- 1. By virtue of its siting in a prominent position and remote from the existing farm buildings the building would appear as an isolated and intrusive feature in the landscape and would harm the valued character of the area contrary to paragraph 115 of the NPPF, Core Strategy policies GSP and L1, Local Plan policies LC4 and LC13 and advice in the Adopted SPD on Agricultural Developments in the National Park.**

Key Issues

- The principle of development
- Whether the new building is agriculturally justified
- Whether the visual and landscape impact of the development is acceptable.
- Amenity considerations
- Highways Issues

History

2015: Application NP/DDD/1015/1006 for the installation of four camping pods in the corner of a field currently used for agriculture was approved.

2013: Application NP/DDD/1013/0915 for extension to an existing agricultural barn to cover existing outside feeding pens was approved.

2008: Application NP/DDD/1107/1109 for the erection of a farmworker's dwelling (reserved matters) was approved.

2007: Application NP/DDD/1104/1237 for the erection of a farmworker's dwelling (outline) was approved

Consultations

Derbyshire County Council Highways: No objections.

Harthill Parish Meeting: No comments received

PDNPA Landscape Architect: *"Having looked at this on site, the buildings will be seen as an isolated block and not relate to any of the existing agricultural buildings either in their ownership or adjacent landowners. It will have an adverse visual impact within the wider landscape, especially from nearby roads and footpaths. Recommend refusal.*

Although the rejected alternative location will still have visual landscape impact it relates well with the existing buildings and with careful landscaping I believe it could be integrated better into the wider landscape than the current application. If the alternative option is pursued then a landscape scheme will be required showing blocks of appropriate planting additional sections, some photographs to illustrate the site from key viewpoints with a couple of photomontages."

Following receipt of the Landscape Architect's consultation response, the applicant submitted an amended landscaping plans which proposed significant amounts of new tree planting around the proposed building as well as an additional sectional drawing which shows the proposed building in relation to existing ground levels and the proposed additional tree screening. This plan also shows the creation of a cut and fill embankment in order to provide further screening. The Authority's Landscape Architect subsequently verbally confirmed that the proposed landscaping scheme was acceptable.

Representations

During the consultation period, the Authority has not received any letters of representation.

Policy

National Planning Policy Framework (NPPF)

Paragraph 115 in the Framework states that great weight should be given to conserving landscape and scenic beauty in National Parks along with the conservation of wildlife and cultural heritage.

Paragraph 17 of the Framework sets out core planning principles including supporting sustainable economic development and high standards of design taking into account the roles and character of different areas, recognising the intrinsic character and beauty within the countryside and supporting thriving rural communities.

Paragraph 28 in the Framework says that planning policies should support economic growth in rural areas and should take a positive approach to sustainable new development. Planning policies should support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres.

Core Strategy and Local Plan

GSP1 seeks that any development proposal will comply with core policies so that any development in the National Park must satisfy the statutory purposes of national park designation.

GSP3 states the overarching principles for development management to be considered in all circumstances and requires that all development must respect, conserve and enhance all valued characteristics of the site and buildings that are subject to the development proposal.

L1 says that all development must conserve and where possible enhance the landscape character of the National Park, as identified by the Authority's Landscape Strategy and Action Plan.

LT18 states that safe access is a pre-requisite for any development within the National Park.

LC4 established that developments should respect, conserve and where possible enhance the landscape, built environment and other valued characteristics of the area.

LC13 states that new agricultural buildings and associated working spaces will be permitted provided that they are

a) close to the main group of buildings wherever possible and in all cases relate well to and make best use of existing buildings, trees, walls and other landscape features; and b) respect the design, scale, mass and colouring of existing buildings and building traditions characteristic of the area, reflecting this as far as possible in their own design; and c) avoid harm to the area's valued characteristics including important local views, making use of the least obtrusive or otherwise damaging possible location; and d) do not require obtrusive access tracks, roads or services.

Further advice is given in the Authority's Adopted Supplementary Planning Guidance on Agricultural Developments (SPD). It states that if inadequate information to justify proposals is supplied then applications may be refused. It also advises at paragraph 3.4.5 that it is best to keep new buildings close to existing ones where possible. Isolated buildings in the open landscape are the most difficult to accommodate. Skyline sites or sites prominent from public vantage points should be avoided.

Assessment

Key issue 1 and 2: Principle of Development and Agricultural Justification

Authority's Adopted Supplementary Planning Guidance on Agricultural Developments (SPD) states that if inadequate information to justify proposals is supplied then applications may be refused. The submitted justification statement explains that the site currently holds around 410

growing and finishing cattle and 500 sheep. The growing cattle are usually kept outside in summer and housed inside during the winter. The finishing cattle are housed inside. The sheep are kept outside other than during periods of extreme weather. The applicant wishes to grow the number of cattle that are finished on a yearly basis from 400 to 500.

The submitted information goes on to set out that the current farming operation generates a requirement for 2288 square metres of cattle housing. The intention to expand the business would increase this demand to 2874 square metres. However, at present, there is only 1620 square metres of housing provided by the existing buildings. This means that there is currently a shortfall of 668 square metres, which would increase to a shortfall of 1254 square metres if the intended expansion was to be achieved.

The proposed building would provide 503 square metres of additional space and would therefore meet a large proportion of the identified existing shortfall.

The submitted plans show that it is the applicant's intention to construct three further new buildings, providing 2000 square metres of additional space in total. This would meet the need for additional cattle housing that the business expansion would create and also allow for the provision of additional feed and machinery storage. However, only one building is proposed under this application.

It is considered that the submitted information demonstrates that there is a need for additional farm building space based on the current farm activities. Furthermore, this need for additional space will increase if the intended business expansion is achieved. As such, It is accepted that there is a genuine agricultural justification for a new building of the scale proposed.

Key Issues 3: Landscape Impact

Policy LC13 establishes that new farm buildings should be close to the main group of buildings wherever possible and in all cases relate well to and make best use of existing buildings, trees, walls and other landscape features, and that they should not require obtrusive access tracks, roads or services.

In this instance, the proposed new building would be set well away from the existing farm buildings and therefore would result in encroachment of development away from the existing cluster of buildings and into undeveloped open land. A new access track to the building would also be required

The submitted supporting information sets out that there is not sufficient space within the existing group of buildings to accommodate the proposed building. Furthermore, a new building to the east of the existing group of buildings and closer to the farmhouse was considered. However, the submitted information sets out that this area is not suitable because of the steep gradient of the land and that a significant amount of earthworks would be required which would lead to impacts on the landscape and the need to dispose of significant amounts of spoil. Also, it is stated that this would move the livestock housing closer to the existing caravan and camping pod facilities which is not conducive to the use of these facilities.

The applicant's concerns about the steeply sloped nature of the land to the rear of the farm house and acknowledged and it is agreed that significant earthworks would be required to provide a new building in that location. However, the applicant's concerns about siting the new building closer to the caravan and camping pods are considered to carry little weight. The caravan site and camping pods have been inserted into an agricultural landscape in which visitors would expect to be close to agricultural activities. The provision of caravan and camping pods within farmsteads should not impact on the primary agricultural activities.

In terms of the proposed location for the new building, the submitted information sets out that this site has been selected because the topography is more gently sloping so a lesser amount of earthworks would be required and it is also suitable to accommodate all the additional barns that are anticipated to be required in the future. Furthermore, the site is slightly below the high point in the local topography and there is an existing woodland to the east and shelter belt to the west which would provide some screening. The supporting information also goes on to put forwards that the separation distance between the proposed building and the existing buildings would prevent the two sites from appearing as one large area.

The above points are noted. However, it remains the case that the proposal would lead to the creation of a new building within an elevated position in open countryside, well detached from the existing farm buildings at the site. It is noted that there are existing farm buildings at a similar elevation to the west of the site at Harthill New Farm. However, these building are approximately 150 metres away from the application site and separated by open land. As such, the proposed building would not relate visually to this group of buildings and would appear isolated from them. It is considered that the new building in the proposed location would have an adverse visual impact within the wider landscape, especially from nearby roads and footpaths.

In order to mitigate the landscape impact, the applicant is proposing a significant amount of new tree planting that would link to the existing woodlands to the existing woodland, as well as new hedging and cut and fill earthworks to provide an embankment. It is acknowledged that the proposed landscaping scheme would provide additional screening to the new development. However, the proposed new building would still be apparent in views from surrounding roads and footpaths and it is considered that the visual impact could not be entirely mitigated.

As a result the proposed building would be harmful to the established landscape character of the area contrary to policies GSP3, L1 and LC13.

It is therefore considered that there is a genuine need for the new building but the building in the proposed location would result in harm to landscape character. It is therefore necessary to balance the benefits of the new building to the agricultural business against the harm to the landscape that would arise.

In this instance, on balance, it is considered that the harm to the landscape character would be such that it would not be outweighed by the agricultural justification. In coming to this conclusion, Members should also be aware of the applicant's stated intention to make the proposed site the main agricultural base, with three other buildings shown for illustrative purposes on the submitted plans.

Key Issue 4: Amenity considerations

The nearest third party properties are around 150 metres from the application site. Given this, it is considered that there would be no harm to the amenity of any nearby occupiers or users. It is considered that there would be no conflict with policy LC4 in this respect.

Key Issues 5: Highway Issues

The farm has an existing access point directly from Lawns Lane and this would continue to be used. A new track would be created from the existing farm yard to the new building.

The Highway Authority has raised no concerns with the scheme. As such, it is considered that the proposal would result in harm to highway safety or efficiency. The proposal is considered to accord with policy LT18.

Conclusion

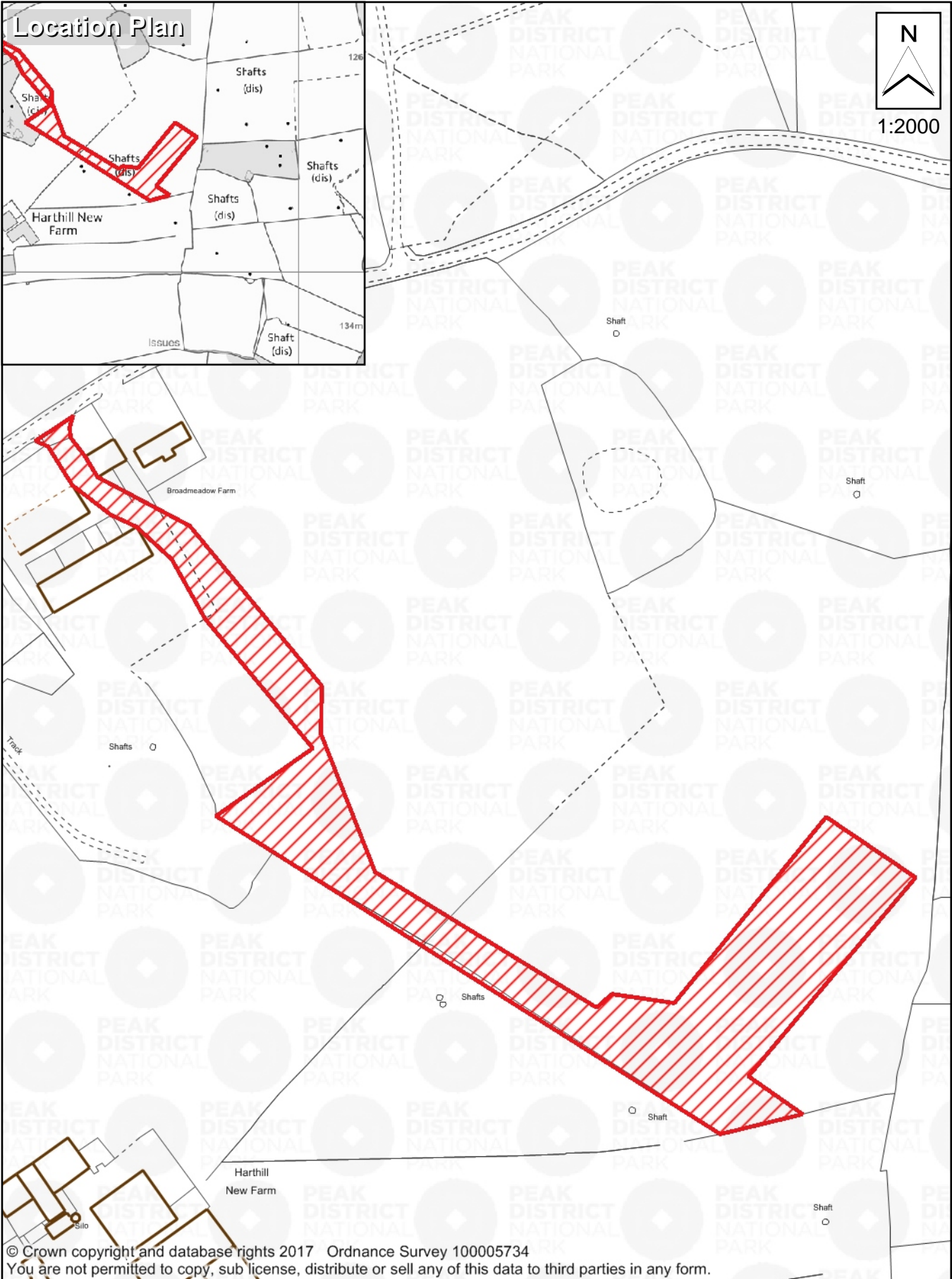
On balance it is considered that an agricultural need has been demonstrated for the building proposed. However, this does not outweigh the fact that by virtue of the isolated siting of the building and its prominence from public vantage points the building would be harmful to the valued character of the area. The proposals would not represent sustainable rural development as supported by paragraph 28 of the Framework, and would harm the valued character and appearance of the area contrary to policies GSP1, GSP3, L1, LC4, and LC13, the Adopted SPD and to paragraph 115 of the Framework.


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:	10/11/2017	Title: Broadmeadows Farm, Alport	 PEAK DISTRICT NATIONAL PARK
Item Number:	8		
Application No:	NP/DDD/0117/0053		
Grid Reference:	422542,364362		

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9. FULL APPLICATION - ERECTION OF A STEEL FRAMED BUILDING WITH A CANOPY AND AN EXTERNAL MUCK MIDDEN TO BE USED FOR THE HOUSING OF LIVESTOCK ALONG WITH THE STORAGE OF STRAW AND HAY AT STANEDGE GRANGE NEWHAVEN, (NP/DDD/0817/0880 P3218 416315 / 359968 21/8/2017/SC).

APPLICANT: MRS MARY BUNTING

Site and Surroundings

Stanedge Grange is a working farm, situated in open countryside overlooking the A515 approximately 300m south of Newhaven and 1km north-east of Biggin. The farm complex comprises the farm house, a farm shop and a range of both modern and traditional outbuildings. A manege has been approved to the north of the main group of farm buildings. Two Public Rights of Way (PRoW) run in an east west direction, one from the A515 crossing the north side of the farm and the other along the farms access track, through the farmyard and conjoining with the other before bearing west to meet with the Tissington Trail.

Proposal

Planning consent is being sought to erect a modern steel framed agricultural building and muck midden. The agricultural building and midden would be sited within a field to the south west of the main farm complex. The agricultural building would measure approximately 30m in length x 13.7m, with a height of 6.5m to ridge, and would create a floor area of approximately 411m². The roof would be clad in blue fibre cement roof sheets, with vertical timber cladding above concrete panels to the gable and rear elevation; the front of the building would be open. The proposed muck midden would be attached to the west gable of the building, constructed with 2m high concrete panels enclosing an area of around 13m x 9m with an open frontage. According to the applicant, the building has been designed in conjunction with the operation of the essential day to day running of the working farm and would provide the farm with housing for ewes and lambs over the months before and during lambing season and for the housing of stores lambs and a number of cattle.

RECOMMENDATION:

That the application be REFUSED for the following reasons:

- 1. The proposed agricultural building and muck midden would be sited in an open setting, appearing isolated from the existing farm buildings whilst visible from long and short range vantage points, therefore creating a harmful impact upon the local landscape character and the wider scenic beauty of the National Park. Moreover, it is considered there is insufficient justification at this stage to demonstrate that the buildings are essential for the agricultural need and as such the benefits of the scheme would not outweigh the landscape harm that would arise from the development. The proposal is therefore contrary to Core Strategy policies GSP1, GSP3, L1, Local Plan Policies LC4 and LC13, and the National Planning Policy Framework.**

Key Issues

1. The principle and agricultural need
2. The impact upon the character and appearance of the surrounding landscape.
3. Highways considerations
4. Amenity considerations

History

There are a number of planning applications for development related to the farm dating back to the late 1970's. The most recent applications being the erection of a livestock building (2010), erection of two hanging signs (2012), manege (2012) and conversion of redundant farm buildings to tea rooms (2016), all granted conditionally.

Consultations

Highway Authority - No objection, subject to all use remaining ancillary to agricultural operations at Stanedge Grange

District Council - No response

Parish Council - Supports the application for a new agricultural shed and muck midden.

PDNPA Archaeology - The site is of archaeological interest which has some impact, but capable of mitigation by condition.

Representations

No third party representations have been received during the course of the application.

Main Policies

Core Strategy

DS1 and L1, supports agricultural development in the open countryside, provided that development respects, conserves and enhances the valued characteristics of the site paying particular attention to impact upon the character and setting of buildings and siting, landscaping and building materials.

Local Plan

LC4 expects a high standard of design, with particular attention being paid to scale, form and massing, building materials, landscaping, amenity and privacy.

LC13 allows for development necessary for the purposes of agriculture, provided that they are close to the main group of buildings wherever possible and in all cases relates well to existing buildings and landscape features, respects the design of existing buildings and building traditions, makes use of the least obtrusive location and does not require obtrusive access tracks, roads or services.

Further advice is given within the Authority's Supplementary Planning Guidance on Agricultural Developments in the Peak District National Park.

National Planning Policy Framework

It is considered that the adopted Core Strategy policies are consistent with the NPPF and further its intention in a manner that is appropriate in a National Park. It is therefore considered that in this case there are no significant conflicts between prevailing policies in the Development Plan and guidance in the NPPF with regard to the issues raised. In particular Paragraph 28 states, that planning policies should support economic growth in rural areas by taking a positive approach to sustainable new development.

Wider Policy context (if relevant)

GSP1 seeks that any development proposal will comply with core policies so that any development in the National Park must satisfy the statutory purposes of national park designation. GSP3 states the overarching principles for development management to be considered in all circumstances and requires that all development must respect, conserve and enhance all valued characteristics of the site and buildings that are subject to the development proposal.

Assessment

Principle and essential need

Authority's Adopted Supplementary Planning Guidance on Agricultural Developments (SPD) states that if inadequate information to justify proposals is supplied then applications may be refused. Submitted information sets out that the applicant owns and farms approximately 36 acres of land and rents a further 235 acres, with a stock of 65 ewes (to increase to 100) and 4 store cattle (to increase to 12), plus 20 ewe lambs to run as replacements. In this case, the farm supports the applicant on a full time basis and her son on a part time basis in conjunction with the farm's butchery business, which is located at the site. According to the applicant, the farm has recently been divided between herself and her husband, with the main modern farm buildings and land (amount not known) being retained by the latter. The applicant has kept the farmhouse, an array of traditional outbuildings and land as stated above. Part of this land (subject of this application) is sited to the west of the main farm complex and would provide the location for the proposed buildings. No evidence has been submitted which addresses why the existing buildings on the farm are not available or are unable to support or cope with the existing or intended demand. Subsequently, Officers consider that there is insufficient information to demonstrate that there is a genuine agricultural justification for the proposed building and midden, particularly as there are existing buildings on the farm that could potentially support the applicant's existing and intended need. As is discussed further below, it is considered that the proposal would result in landscape harm. In the absence of strong agricultural justification for the development, it is considered that the benefits of the proposed scheme would not outweigh the landscape harm that would arise from the development.

The impact upon the character and appearance of the surrounding landscape.

The main building itself would be designed as a modern agricultural general-purpose building and constructed of materials that are appropriate for this type of structure. The building would incorporate a coloured fibre cement sheeted roof, incorporating roof lights and a vented ridge with vertical timber boarding to the gables and rear elevation, with concrete panels below. The midden would be attached to the west gable elevation of the agricultural building and constructed on two sides with concrete panels to a height of approximately 2m, with the front remaining open. It is considered that the design and materials of the proposed building and midden would be broadly acceptable.

However, the proposed building and muck midden would be sited approximately 15m south-west of the nearest farm building. A new access track would be required along the northern boundary of the field to link an existing field gate adjacent to the farmyard with another existing field gate providing access to the development site.

It is considered that the proposed building and midden would appear isolated and detached from the existing group of farm buildings. The field in which they are proposed is predominantly open and therefore the structures would appear highly visible when viewed from public viewpoints. Officers consider that the development would have a significant visual impact on the surrounding open landscape. The buildings would be visible from public vantage points and whilst new landscaping could potentially mitigate its appearance in the longer term, it would still be highly visible from public views close by on the PRow's to the north and south east of the development site and at distance along a stretch of the main A515 to the east. Therefore the proposal is considered to conflict with policy LC13, as the buildings would not be easily assimilated into the

landscape in this submitted location.

In landscape terms therefore, by virtue of their siting, the building and midden would appear as a visual intrusion into the open landscape and would be highly visible from public views. It is considered that the development would have an adverse visual impact on the valued character and appearance of the locality and the surrounding countryside contrary to policies DS1 & L1.

Archaeological issues

The Authority's Archaeologist has stated that the proposed development is a site of archaeological interest. In this case, a number of earthwork features were identified in an archaeological survey of the Newhaven area which was undertaken in 2008. This survey depicts extensive earthworks in fields around Stanedge Grange, and particularly relevant to this development in the fields immediately to the north and south of the proposed development site. Although no earthworks were recorded in the field of the proposed development itself, the close proximity of the earthworks in the fields to the north and south are a strong indication that as yet unidentified archaeological remains may survive below ground, in the area of the proposed development.

The current planning application does not acknowledge the archaeological interest of the site, nor that the proposed development would impact a non-designated heritage asset. This is contrary to para.128 of NPPF that requires applications to describe the significance of any heritage assets affected by a development to a level of detail proportionate to the assets' significance and to a level sufficient to understand the potential impact of the development proposals on their significance. It also requires, that the site on which development is proposed includes or has the potential to include (as is the case here) heritage assets with archaeological interest, therefore local planning authorities should require developers to submit an appropriate desk based assessment, and where necessary field evaluation. In this case, the current application does not provide the information required by the NPPF.

Consequently, should members be minded to grant consent, a staged programme of archaeological works, should be undertaken by a suitably qualified and experienced individual/contractor to a Written Scheme of Investigation (WSI) and approved by PDNPA's Senior Conservation Archaeologist. This could be conditioned accordingly.

Highways

The Highway Authority raises no objections, subject to all use remaining ancillary to agricultural operations at Stanedge Grange. As such, the proposal would remain acceptable in highway terms, in accordance with LT11 & LT18.

Amenity

The nearest residential properties are sited over 400m away to the east. At this distance, the occupants of those properties are not considered to be adversely affected by the development. The proposal is therefore considered to accord with GSP3 & LC4.

Conclusion

In conclusion, Officers have assessed the proposal against Development Plan policies, the National Planning Policy Framework, and all other material considerations and concluded that it represented a form of development that was not capable of being amended in a way which would make the scheme acceptable within the current application. The application is therefore recommended for refusal.

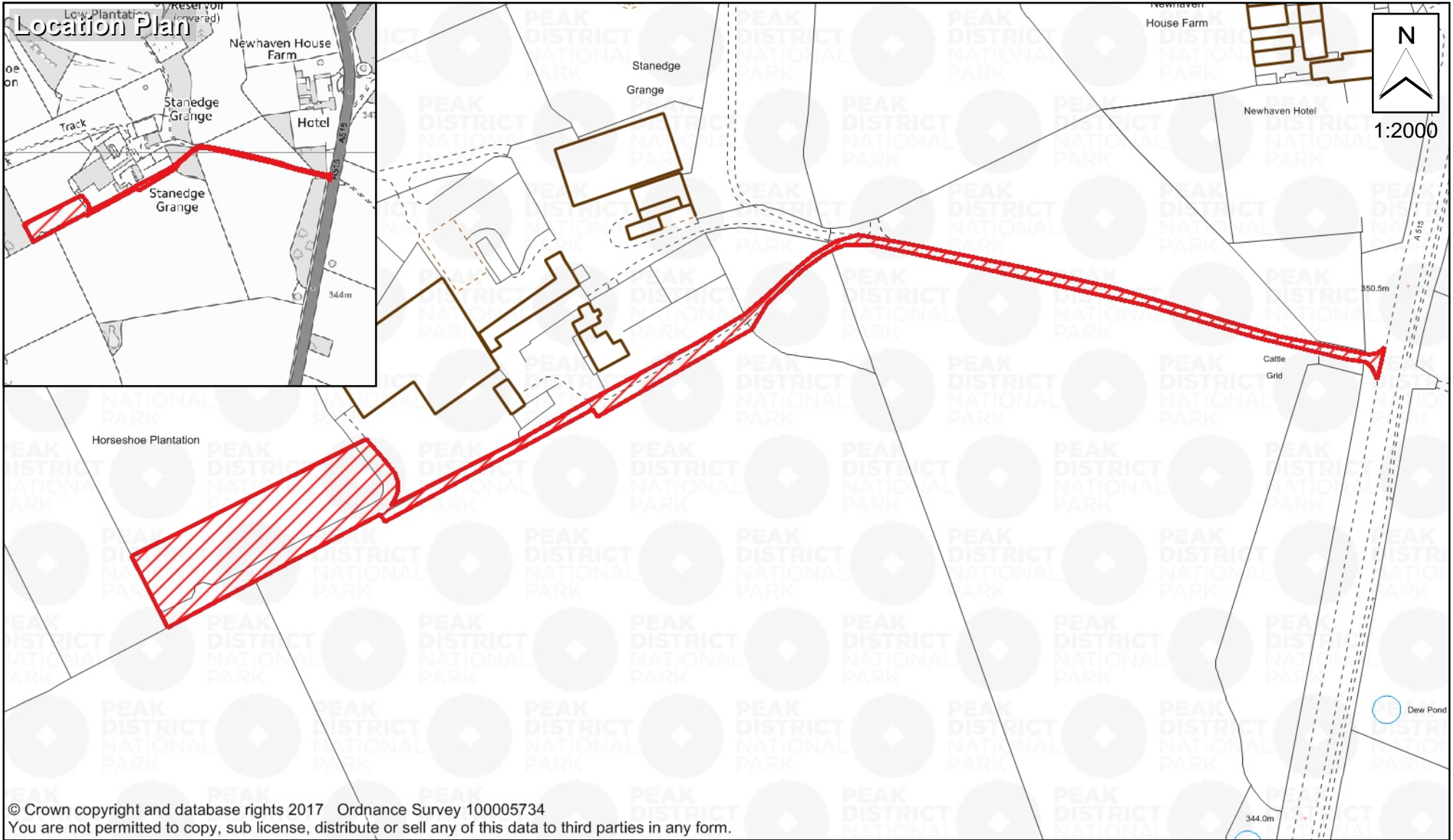
Human Rights

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:	10/11/2017	Title: Stanedge Grange, Newhaven
Item Number:	9	
Application No:	NP/DDD/0817/0880	
Grid Reference:	416315,359968	



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10. FULL APPLICATION – REAR EXTENSION TO PROVIDE HALL, WC AND STUDIO. INSERTION OF WC AT FIRST FLOOR LEVEL. REFURBISHMENT OF BASEMENT FOR USE AS HABITABLE SPACE INCLUDING FORMATION OF LIGHTWELLS FOR BASEMENT WINDOWS. HALL COTTAGE, BAULK LANE, HATHERSAGE (NP/DDD/0617/0646, P.6188, 423186 / 381628, 21/06/2017/AM)

Applicant: Mr Michael Shuttleworth

Site and Surroundings

Hall Cottage is located on Baulk Lane in the centre of Hathersage. The property is a Grade II listed farmhouse dating from the late 18th century. The listing description includes the farmhouse, boundary wall and gate piers. The property is also located within the designated Hathersage Conservation Area.

The farmhouse stands gable end onto the street and is constructed from coursed squared gritstone with quoins, coped gables, plain kneelers, intermediate and end ashlar ridge stacks and slate roof laid to diminishing courses. The property has two storeys arranged in three bays, with small paned cast iron window frames within flush stone surrounds. There is an off-centre doorway with quoined surround, heavy lintel and shallow moulded hood on moulded brackets. An external stone staircase down from the doorway links it to the front garden which lies at a lower level due to the building having a raised basement level. The garden wall to the south-west roadside boundary has half round copings, incorporating ashlar gate piers, square in plan, with plain caps. There is a doorway through the boundary wall into the garden from Baulk Lane with a semi-circular arched head, with plain planked door.

Access to the property is via Baulk Lane either through the gate in the boundary wall or via the track to the rear of the house. The nearest neighbouring properties are Further House, a Grade II listed house on the far side of Baulk Lane, 3 Baulk Cottage to the south of the site, and 4 Orchard House to the east of the site.

Proposal

This application seeks planning permission for an extension to the rear of the property, alterations to the front elevation to provide light wells to the basement windows, and alterations to the rear wall and cupboard to form a new doorway into the dining room.

The submitted plans show that the proposed rear extension would be single storey with a 'lean-to' roof built from materials to match the existing building. A door and two windows would be in the rear elevation with a bank of three roof lights in the roof. The existing window in the rear elevation would be raised above the new extension. The side wall of the existing rear projecting 'lean-to' would be removed to provide an area for a downstairs WC with the remainder of the proposed extension accommodating a painting studio and hallway.

Finally, the westernmost two bays of the cellar would be converted to a study and bedroom respectively. The submitted application form states that new ceilings would be constructed from plasterboard, external windows and doors would be timber or cast metal.

An application for listed building consent for the proposed works has been submitted and is subject to a separate report.

RECOMMENDATION:

That the application be **REFUSED** for the following reason.

1. **The proposed development would harm the significance of Hall Cottage (Grade II listed) and the designated Hathersage Conservation Area. In the absence of any public benefits which could outweigh the harm that has been identified it is therefore considered that approval of the proposals would be contrary to Core Strategy policy GSP3 and L3, Local Plan policies LC4, LC5, LC6 and LH4 and the National Planning Policy Framework.**

Key Issues

- Whether the proposed development would conserve the significance of the Grade II listed Hall Cottage, its setting, the setting of nearby listed buildings including Further House and the designated Hathersage Conservation Area.

History

2009: Planning permission refused for change of use of field barn to domestic garaging space.

2014: Enforcement Ref 14/0260 in regard to alleged unauthorised satellite dish.

2016: Pre-application Enquiry 25636 in regard to proposed rear extension, renovation of basement, re-profiling of front lawn to form banking and steps to access basement.

2016: Planning permission and listed building consent refused by Planning Committee for Rear extension to provide hall, studio, stair to basement and en-suite at a half level. Refurbishment of basement and conversion to habitable space including restoration of original window openings. Re-grading of lawn and access to basement door.

2017: Appeal against the above refusals dismissed. In dismissing the appeal the Inspector made the following comments:

“With its mix of materials, different heights, two roof planes, and new doorway, the proposed extension would be a complex construction. It would thus be out-of-character with the style of the existing dwelling. To the front banking would be removed to open up and expose the basement windows. The dwelling would consequently appear to have three full storeys and be more grand in appearance and character than a traditional farmhouse.

Those changes would be reflected in the interior. The simple plan of three main rooms side-by-side on each floor would be made more complex by the extra rooms, circulation space and new doorways. Furthermore, the traditional importance and status of the front of the dwelling would be undermined by the creation of a new entranceway at the rear, even though the existing front door is currently little used. The disruption of the dwelling’s plan and layout would result in the loss of historic fabric when creating new doorways; the exterior wall at the side of the downstairs WC would also be removed.

It did not seem to me that access to the property is especially complicated. The route through the gate, across a corner of the front garden and up the steps to the front door is not long or indirect. Inside, when moving from the utility room or kitchen to the living room one has to cross the dining room. This would still be the case in the proposed layout except that the route would not be diagonally across the dining room. Neither course is particularly circuitous. Far from bringing logic to the internal layout my view is that, in introducing a new entrance and second staircase, the proposed plan would be confusing and would obscure the original, historic layout.

The addition of a bedroom and office, albeit in the existing cellar, en-suite bathroom, and painting studio would also make the accommodation considerably more lavish than that usually found in a farmhouse. The existing accommodation does not appear to be significantly inconvenient or to fall far short of modern standards.

In order to make the basement rooms habitable, extensive works would be necessary including lowering the floor and surfacing the walls. Opening up the former doorway from the basement would require removal of one of the side walls supporting the external staircase. Additionally, support for the bottom of the staircase would be needed if the level of the surrounding ground was reduced. Insufficient information has been provided in respect of these works and it is not, therefore, possible to assess the effect that they would have on the significance of the building. The cellar door seems to have been superseded by the existing front door which has significance in itself. I do not consider that any benefit in reopening the cellar door would outweigh the harm likely to be caused in doing so. There are also questions as to how existing historic features in the basement would be treated.

All in all I consider that the proposed works would harm the significance of the listed building. They would not preserve it or its features of special architectural and historic interest and listed building consent (Appeal A) should not be granted.

With regard to the planning application (Appeal B) the extent of harm must be determined. National Planning Policy Guidance (PPG) notes that substantial harm is a high test. The internal works are not subject to planning permission. Nonetheless, the proposed rear extension, including the new doorway, and changes to the front elevation would erode the farmhouse character and appearance of the building. My view is that the impact would amount to less than substantial harm.

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, including securing its optimum viable use. It would be a public benefit for the dwelling to continue in residential use for the foreseeable future. I have no compelling evidence, however, that the proposed development is essential to enable that or to allow routine repairs, upgrading and maintenance to be undertaken.

The proposed development would not conserve the significance of designated architectural and historic assets contrary to Policy L3 of the Peak District National Park Local Development Framework (LDF), adopted 2011. It would adversely affect the character of the listed building and thus would not comply with Policy LC6 of the Peak District National Park Local Plan (LP), adopted 2001.

The conservation area includes the central core of Hathersage, a small market town with agricultural origins. The majority of buildings are domestic in scale and built of stone. The proposed extension would mostly be tucked behind the wall fronting Baulk Lane. Whilst it would be higher than this and would protrude slightly beyond the gate post, it would not be unduly visible in the conservation area. The same would be true of the changes proposed to the front elevation which would be concealed by the garden wall. The proposed development would therefore preserve the character and appearance of Hathersage Conservation Area.

The Cottage, also apparently known as Further House, is a listed dwelling on the opposite side of Baulk Lane. It is likely to have had a link with agriculture and is of a comparable period and character with Hall Cottage. I therefore consider that, similarly, its significance is within its agrarian past and architectural details. The proposed development would be within the setting of The Cottage but separated by the lane from it. For the reasons set out in the paragraph above the proposed extension and other alterations would not be clearly visible or intrusive in the setting of The Cottage and would not harm its significance.

In respect of the conservation area and setting of the listed building, the proposed development would conserve the significance of designated architectural and historic assets and their settings, in line with LDF Policy L3.

There would be improved access to the property for disabled people and those with mobility problems, and egress from it in an emergency such as fire. The lower ground level proposed at the front of the dwelling would result in better ventilation, more light and less damp. These would be advantages of the proposal. They are not sufficient, however, to outweigh the harm caused. I am aware of the local support for the proposal. I have taken all the matters raised into consideration but not found any compelling reasons to allow the appeals.”

Consultations

Highway Authority – No objection.

District Council – No response to date.

Parish Council – Raise no objection to the proposals but thought that the changes will clearly improve the living accommodation and bring them up to modern health standards. They also welcomed the proposal to use natural materials. They also welcomed the proposal to use natural materials.

Historic England – No response to date.

PDNPA Conservation Officer – Concludes that the proposed works would harm the significance of the listed building and make the following comments.

“Proposed rear extension

The historic form of Hall Cottage shows a clear differentiation between its formal, higher-status front elevation and less formal, largely blank rear elevation. The architecturally significant south-facing frontage is well-fenestrated with a quoined surround and moulded hood on moulded brackets to the main entrance door, approached via an external stone staircase with decorative railings and dressed stone supporting walls. The front door leads to a small internal lobby with the stairs directly ahead and a doorway to each side leading to the principal rooms. The rear, north-facing elevation has a simple, robust historic character and appearance, with few, if any original openings; the existing rear lean-to appears to be visible on the 1809 Enclosure Award Map, and provides access to the rear of the house.

The proposed rear (north elevation) extension is simpler in form than that proposed in the previous application, which is to be welcomed. However, this extends across the full width of the original house, obscuring the entire north elevation at ground floor, including the quoins to the south-west corner: although undressed, these are still of historic significance, reflecting the lower status of the rear elevation. The west gable wall to the extension projects further north than the existing historic stone gate pier and would create a narrow, inaccessible space between the gable wall and the freestanding stone wall attached to the gate pier.

The proposed bank of linked roof lights would be non-traditional and inappropriate for a simple rear lean-to, and would over-fenestrate this largely blank rear elevation. 2 ground floor windows to the rear extension may also be excessive on this elevation: a single light would be preferable, to retain the character and appearance of the elevation.

A feature at the base of the wall to the west end of the north elevation, now partially infilled, is also likely to be impacted on by the proposed extension (see photo). The west gable wall to the new extension would be positioned very close to this feature, and any new flooring within the painting studio would require alteration to, or obscuring of the feature. The applicant has stated

that, “This area has been altered in the past ...and is not seen as significant enough to prevent the building of the lean-to”, but the feature is not included on the Existing plans and elevations and there is no assessment of its historic significance, nor of how the proposed extension will impact on it.

Proposed new staircase down to basement

The proposed plans originally showed the proposed staircase positioned over the existing solid masonry wall within the basement (which supports the east wall to the living room), such that it would not be possible to construct the staircase. Revised plans were then submitted, no longer showing the solid masonry wall but with a narrower partition wall in the basement instead, which would therefore have enabled construction of the staircase: however, photographs taken on site clearly showed that the basement wall is, in fact, a thick masonry wall as originally drawn. A revised sketch has since been submitted, now showing the solid masonry wall but in a different position to that on the original survey drawings, allowing room for the proposed new staircase.

To have three different survey drawings of the basement is worrying: either the original survey drawings were not accurate, or the drawings are now being modified to ensure approval for the new staircase. The submitted sketch is not sufficient for a final decision concerning the proposed new staircase to be made.

First floor en-suite

There was no access to Bedroom 2 during the survey and therefore no assessment of the historic significance of the cupboard to this bedroom (with photos) has been provided. The applicant has since clarified that the cupboard is plastered and the doors boarded: the intention is to retain the doors and plaster, with a new opening into the master bedroom to create the en-suite. This would be acceptable in principle, but details of the existing and proposed would need to be conditioned, as would the new door from the Master Bedroom which the applicant has confirmed would be positioned below the truss, and details of any plumbing and extracts.”

PDNPA Archaeology – The minor harm to the archaeological interest of the site can be managed and appropriately mitigated by means of a condition. This is likely to require a degree of building recording to get a full record of the basement prior to alteration and then potentially some other very localised areas of recording/monitoring for when historic fabric is being removed to insert new openings

Representations

No representations have been received to date.

Main Policies

Relevant Core Strategy policies: GSP3 and L3

Relevant Local Plan policies: LC4, LC5, LC6, LH4, LT11 and LT18

Policy Framework

The National Planning Policy Framework (the Framework) is a material consideration in the determination of any planning application. Paragraph 115 within the framework says that great weight should be given to conserving landscape and scenic beauty in National Park which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage should be given great weight in the National Park.

Paragraphs 128 – 134 in the Framework are relevant for considering development which affects heritage assets. Appropriate evidence to describe the significance of any affected heritage asset should be required to inform decision making and local planning authorities should identify and assess the particular significance of any affected heritage asset taking into account available evidence and necessary expertise. This assessment should be taken into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

Great weight should be given to the conservation of heritage assets within the National Park. The more important the asset, the greater the weight should be. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent unless there are exceptional circumstances. 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, including securing its optimum viable use.

The Authority's conservation policies reflect the approach taken in the Framework. L3, LC5 and LC6 together says that development must conserve and where appropriate enhance or reveal the significance of heritage assets and their setting and that 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.

GSP3 and LC4 together say that all development must respect, conserve and enhance all valued characteristics of the site and buildings subject to the development proposal. Particular attention will be paid to impact on the character and setting of buildings, scale of development, design in accordance with the design guide and the impact upon living conditions of communities. L1 says that all development must conserve the landscape character of the National Park. LH4 allows for extensions and alterations to dwellings in principle provided that the development does not detract from the character, appearance and amenity of the existing building, its setting or that of neighboring properties.

LT11 and LT18 require development to be served by a safe access and have adequate parking and turning space.

It is considered that 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 sustainable development which conserve and enhance the National Park and its designated heritage assets. Therefore the relevant development plan policies should be afforded full weight in any planning decision on this application.

In considering whether to grant planning permission or listed building consent for the proposals the Authority is obliged to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. The Hathersage Conservation Area Appraisal is also a relevant material consideration as is the Authority's design guide (2007) and Alterations and Extensions Detailed Design Guide (2014).

Assessment

The key issue is considered to be whether the proposed development would conserve the significance of Hall Cottage and its setting, the setting of nearby listed buildings including Further House and the Hathersage Conservation Area.

Hall Cottage is a Grade II listed building and therefore for policy purposes is a designated heritage asset of national importance. Further Cottage is also a Grade II listed building located on the south side of Baulk Lane. Hall Cottage is an important building within the designated Hathersage Conservation Area. Local and national planning policies are clear that while extensions and alterations to designated heritage assets such as listed buildings are acceptable in principle, the development must conserve or enhance the significance of the affected heritage assets.

There is a strong presumption against development which would have a harmful impact upon significance unless that harm can be demonstrated to be outweighed by the public benefits of the development. In this case however Hall Cottage is an established dwelling and there is no evidence to suggest the existing three bedroom dwelling is not habitable or viable or that the proposed development is necessary to secure the optimal viable use of the heritage asset. It is important to note that the Inspector agreed with this conclusion in determining the recent appeal. Therefore while the Parish Council's view that the proposals would bring the development up to 'modern health standards' are noted, it is considered that the proposals would not result in any public benefits.

This is a revised application following the refusal of planning permission and listed building consent by the Authority and at appeal for a larger extension earlier this year. The submitted application is supported by a design and heritage statement which concludes that when taken as a whole that the majority of proposed works would result in a neutral impact upon the significance of the listed building with the creation of light wells and installation of basement windows resulting in a low positive impact.

By virtue of its age, historic relationships and vernacular design it is considered that the significance of Hall Cottage is primarily historic and architectural. The property is a good example of an 18th century vernacular house, the principal and formal front elevation of which faces south towards a generous walled garden with the gable of the property facing Baulk Lane. To the rear of the property is the access and the rear elevation which is mainly blank with the existing historic rear 'lean-to' element and few small window openings.

The submitted heritage statement makes the case that there is no evidence that the property was a farmhouse and indeed may have been let to and occupied by professionals. Officers note the evidence provided and agree there is no clear cut evidence that the property was a farmhouse as described in the listing description. However the property remains a traditional vernacular house with a formal frontage and garden and plain rear elevation and this goes to the heart of the historic and architectural significance of the building when taken as a whole.

It is not considered appropriate to describe the formal frontage as more significant and the simple rear elevation as less significant which is the approach taken by the submitted heritage statement. It is the significance of the building as a whole which is relevant and against which the proposed scheme assessed.

The dwelling is two storeys in height but with a cellar which is accessed by an internal staircase. The cellar is not habitable space but there are existing window openings to each of the three bays which have been blocked by the raised level of ground within the garden. There is also evidence of a doorway from the front garden into the cellar which has been blocked by the external steps to the front door above.

The proposed rear extension would be single storey 'lean-to' built from materials to match the existing house. The extension would provide additional living accommodation including a painting studio and en-suite bathroom, along with providing a new 'front door' on the rear elevation which would lead to a new hall within the extension with access through the rear wall of the existing dwelling through what is currently a storage cupboard beneath the stairs and into the dining room.

The scale of the extension has been reduced from the previous scheme, however, Officers still have significant concerns in regard to the impact of the proposed rear extension which in combination with the existing 'lean-to' element would extend across the entire rear wall of the building and cover a significant amount of the historic fabric of the rear wall. The extension would be provided with a door, flanking windows and a bank of roof lights which would contrast with the simple robust appearance of the rear elevation.

The proposed extension would also still create a new entrance point into a hallway at the rear of the building which historically is a role reserved for the formal front doorway. The proposed extension would also require the removal of the side wall of the existing 'lean-to' extension along with the creation of a new door opening into the rear wall of the dwelling, at ground floor would result in the removal of significant historic fabric.

It is noted that the size of the extension has been reduced and the form simplified and that the amount of new openings created into the existing building reduced from three to one. However Officers consider that significant weight must be given to the concerns raised by the Conservation Officer and the Inspector in dealing with the recent appeal. It is therefore considered that the proposed extension would harm the rear elevation of the building by extending across the whole rear elevation and up to the gate posts and by introducing details such as the roof lights, windows and door which contrast with the simplicity of the rear elevation.

Furthermore it must be noted that in dismissing the appeal the Inspector stated that the existing simple plan of three main rooms would be made more complex by the proposed extra rooms and that the traditional importance and status of the front of the dwelling would be undermined by the creation of a new entranceway at the rear and loss of historic fabric when creating new doorways and removing the exterior wall of the existing 'lean-to'. The current scheme would result in these same changes and are therefore open to similar objections as the previous scheme.

When taken together it is considered that the proposed rear extensions and related internal changes would result in harm to the significance of the listed buildings through the introduction of new extensions which would not conserve the existing simple form, massing and detailing of the existing building and would also result in the removal of historic fabric and harmful alterations to the plan form.

The application also proposes to convert the westernmost two bays of the basement to habitable space including an office and a fourth bedroom. The proposed scheme would create a second staircase down to the proposed study. The application also proposes to create light wells outside the cellar windows to provide light into replacement cellar windows. The replaced cellar windows would be either timber or metal depending upon evidence uncovered on site.

While there is no objection in principle to the conversion of this part of the cellar to habitable accommodation. There are no objections to the creation of light wells as now proposed without altering the wider garden levels, subject to appropriate details being agreed. Officers do however have significant concerns in regard to whether it would be possible to construct the new staircase down to the cellar without removing or altering the existing solid masonry wall beneath.

The proposed plans originally showed the proposed staircase positioned over the existing solid masonry wall within the basement such that it would not be possible to construct the staircase. Revised plans were then submitted, no longer showing the solid masonry wall but with a narrower partition wall in the basement instead, which would therefore have enabled construction of the staircase but require the removal of the historic masonry wall which would be unacceptable. A revised sketch has since been submitted, now showing the solid masonry wall but in a different position to that on the original survey drawings, allowing room for the proposed new staircase.

Therefore further clarification would be required to demonstrate that it would be possible to construct the new staircase without removing or altering the existing masonry wall before Officers could fully assess this part of the proposal. Officers are also concerned in regard to the lack of detail on the submitted plans in regard to the proposed reduced finished floor level in the cellar, proposed tanking and proposed floor and wall finishes. There are also no detailed drawings to show proposed window and door detailed design, finish or joinery work.

Further details would be required for the above before a positive decision could be reached on whether this part of the scheme could be carried out without harm to the character of the basement, plan form or historic fabric. However, given the concerns raised about the rest of the scheme it is considered that a decision on the acceptability of the scheme as a whole should be taken before further detailed information is sought by Officers.

It is considered that that when taken as a whole that the proposed development would harm the significance of Hall Cottage. Officers have therefore come to a different conclusion than the submitted heritage statement which concludes that the proposals would result in a neutral impact overall. Officers consider that the submitted application does not attach sufficient weight to the historic relationship between the formal front of the house and the simple rear elevation which historically would have been blank with few openings. There is also no clear explanation in the submitted heritage statement why the rear elevation of the house should be considered to have less significance. It is also considered that there is no clear explanation why the plan form and historic fabric in the walls that would be affected would be acceptable now when very recently was considered to be unacceptable by the Inspector at appeal.

With regard to other matters, given the location of the proposed extensions and alterations in relation to nearby properties and the distance to neighbouring properties there are no concerns that the proposed development would result in any over-looking or loss of sunlight or daylight which would harm the amenity or privacy of any neighbouring property. The proposals would also not result in any change to the existing vehicular access or available parking space and therefore there are no concerns that the development would harm highway safety.

Conclusion

It is considered that taken as a whole the proposed development would harm the significance of Hall Cottage. In the absence of any public benefits which could outweigh the harm that has been identified it is therefore considered that approval of the proposals would be contrary to Core Strategy policy GSP3 and L3, Local Plan policies LC4, LC5, LC6 and LH4 and the National Planning Policy Framework.

In the absence of any further material considerations it is therefore considered that the proposals are contrary to the development plan. The application is therefore recommended for refusal.

Human Rights

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

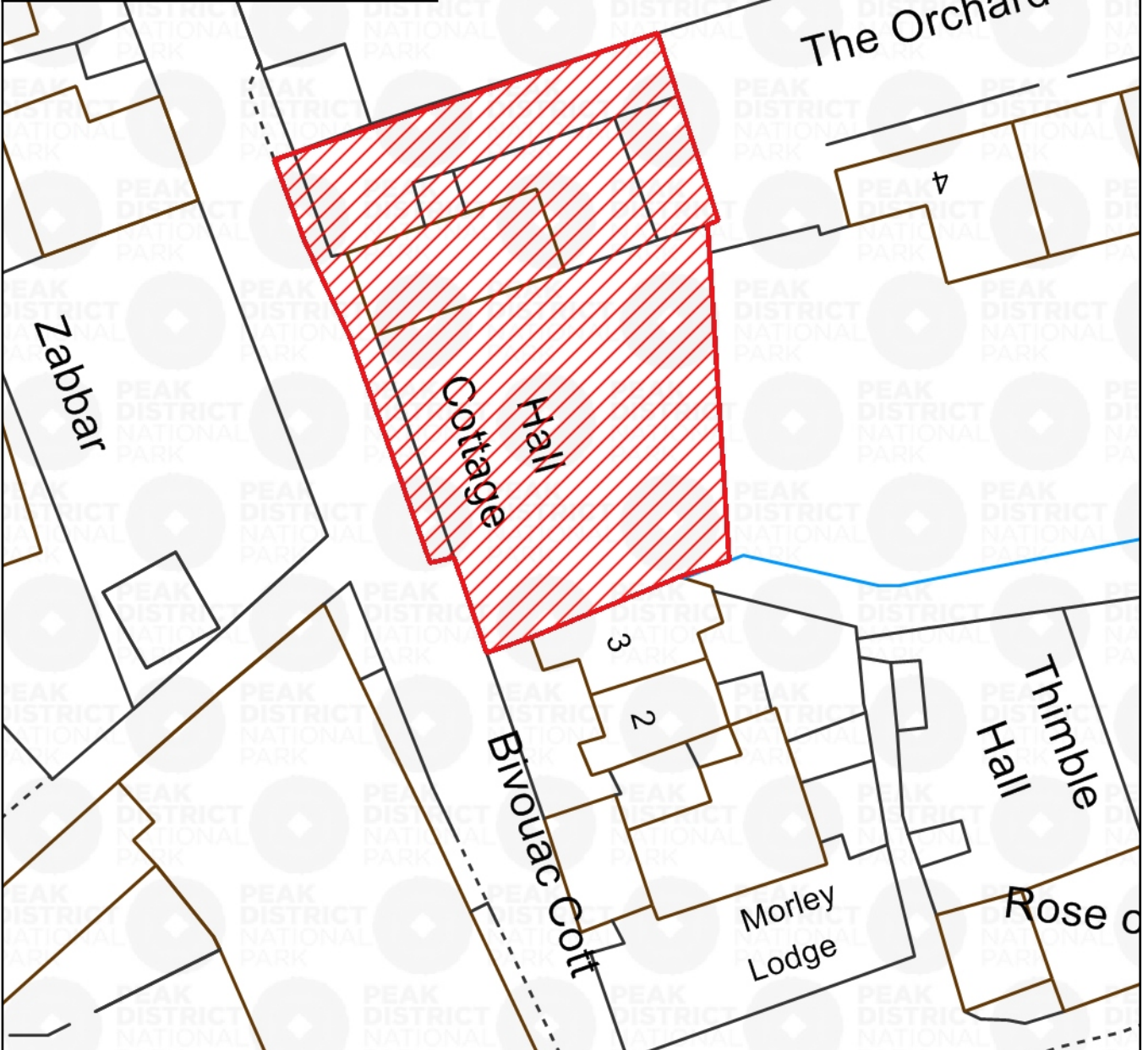
List of Background Papers (not previously published)

Nil


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Committee Date:	10/11/2017	Title: Hall Cottage, Hathersage	 PEAK DISTRICT NATIONAL PARK
Item Number:	10		
Application No:	NP/DDD/0617/0646		
Grid Reference:	423186,381628		

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11. LISTED BUILDING CONSENT – REAR EXTENSION TO PROVIDE HALL, WC AND STUDIO. INSERTION OF WC AT FIRST FLOOR LEVEL. REFURBISHMENT OF BASEMENT FOR USE AS HABITABLE SPACE INCLUDING FORMATION OF LIGHTWELLS FOR BASEMENT WINDOWS. HALL COTTAGE, BAULK LANE, HATHERSAGE (NP/DDD/0617/0647, P.6188, 423186 / 381628, 21/06/2017/AM)

Applicant: Mr Michael Shuttleworth

Site and Surroundings

Hall Cottage is located on Baulk Lane in the centre of Hathersage. The property is a Grade II listed farmhouse dating from the late 18th century. The listing description includes the farmhouse, boundary wall and gate piers. The property is also located within the designated Hathersage Conservation Area.

The farmhouse stands gable end onto the street and is constructed from coursed squared gritstone with quoins, coped gables, plain kneelers, intermediate and end ashlar ridge stacks and slate roof laid to diminishing courses. The property has two storeys arranged in three bays, with small paned cast iron window frames within flush stone surrounds. There is an off-centre doorway with quoined surround, heavy lintel and shallow moulded hood on moulded brackets. An external stone staircase down from the doorway links it to the front garden which lies at a lower level due to the building having a raised basement level. The garden wall to the south-west roadside boundary has half round copings, incorporating ashlar gate piers, square in plan, with plain caps. There is a doorway through the boundary wall into the garden from Baulk Lane with a semi-circular arched head, with plain planked door.

Access to the property is via Baulk Lane either through the gate in the boundary wall or via the track to the rear of the house. The nearest neighbouring properties are Further House, a Grade II listed house on the far side of Baulk Lane, 3 Baulk Cottage to the south of the site, and 4 Orchard House to the east of the site.

Proposal

This application seeks listed building consent for an extension to the rear of the property, alterations to the front elevation to provide light wells to the basement windows, and alterations to the rear wall and cupboard to form a new doorway into the dining room.

The submitted plans show that the proposed rear extension would be single storey with a 'lean-to' roof built from materials to match the existing building. A door and two windows would be in the rear elevation with a bank of three roof lights in the roof. The existing window in the rear elevation would be raised above the new extension. The side wall of the existing rear projecting 'lean-to' would be removed to provide an area for a downstairs WC with the remainder of the proposed extension accommodating a painting studio and hallway.

Finally, the westernmost two bays of the cellar would be converted to a study and bedroom respectively. The submitted application form states that new ceilings would be constructed from plasterboard, external windows and doors would be timber or cast metal.

An application for listed building consent for the proposed works has been submitted and is subject to a separate report.

RECOMMENDATION:

That the application be **REFUSED** for the following reason.

1. **The proposed development would harm the significance of Hall Cottage (Grade II listed). In the absence of any public benefits which could outweigh the harm that has been identified it is therefore considered that approval of the proposals would be contrary to Core Strategy policy L3, Local Plan policy LC6 and the National Planning Policy Framework.**

Key Issues

- Whether the proposed development would conserve the significance of the Grade II listed Hall Cottage or its setting.

History

2009: Planning permission refused for change of use of field barn to domestic garaging space.

2014: Enforcement Ref 14/0260 in regard to alleged unauthorised satellite dish.

2016: Pre-application Enquiry 25636 in regard to proposed rear extension, renovation of basement, re-profiling of front lawn to form banking and steps to access basement.

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“With its mix of materials, different heights, two roof planes, and new doorway, the proposed extension would be a complex construction. It would thus be out-of-character with the style of the existing dwelling. To the front banking would be removed to open up and expose the basement windows. The dwelling would consequently appear to have three full storeys and be more grand in appearance and character than a traditional farmhouse.

Those changes would be reflected in the interior. The simple plan of three main rooms side-by-side on each floor would be made more complex by the extra rooms, circulation space and new doorways. Furthermore, the traditional importance and status of the front of the dwelling would be undermined by the creation of a new entranceway at the rear, even though the existing front door is currently little used. The disruption of the dwelling’s plan and layout would result in the loss of historic fabric when creating new doorways; the exterior wall at the side of the downstairs WC would also be removed.

It did not seem to me that access to the property is especially complicated. The route through the gate, across a corner of the front garden and up the steps to the front door is not long or indirect. Inside, when moving from the utility room or kitchen to the living room one has to cross the dining room. This would still be the case in the proposed layout except that the route would not be diagonally across the dining room. Neither course is particularly circuitous. Far from bringing logic to the internal layout my view is that, in introducing a new entrance and second staircase, the proposed plan would be confusing and would obscure the original, historic layout.

The addition of a bedroom and office, albeit in the existing cellar, en-suite bathroom, and painting studio would also make the accommodation considerably more lavish than that usually found in a farmhouse. The existing accommodation does not appear to be significantly inconvenient or to fall far short of modern standards.

In order to make the basement rooms habitable, extensive works would be necessary including lowering the floor and surfacing the walls. Opening up the former doorway from the basement would require removal of one of the side walls supporting the external staircase. Additionally, support for the bottom of the staircase would be needed if the level of the surrounding ground was reduced. Insufficient information has been provided in respect of these works and it is not, therefore, possible to assess the effect that they would have on the significance of the building. The cellar door seems to have been superseded by the existing front door which has significance in itself. I do not consider that any benefit in reopening the cellar door would outweigh the harm likely to be caused in doing so. There are also questions as to how existing historic features in the basement would be treated.

All in all I consider that the proposed works would harm the significance of the listed building. They would not preserve it or its features of special architectural and historic interest and listed building consent (Appeal A) should not be granted.

With regard to the planning application (Appeal B) the extent of harm must be determined. National Planning Policy Guidance (PPG) notes that substantial harm is a high test. The internal works are not subject to planning permission. Nonetheless, the proposed rear extension, including the new doorway, and changes to the front elevation would erode the farmhouse character and appearance of the building. My view is that the impact would amount to less than substantial harm.

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, including securing its optimum viable use. It would be a public benefit for the dwelling to continue in residential use for the foreseeable future. I have no compelling evidence, however, that the proposed development is essential to enable that or to allow routine repairs, upgrading and maintenance to be undertaken.

The proposed development would not conserve the significance of designated architectural and historic assets contrary to Policy L3 of the Peak District National Park Local Development Framework (LDF), adopted 2011. It would adversely affect the character of the listed building and thus would not comply with Policy LC6 of the Peak District National Park Local Plan (LP), adopted 2001.

The conservation area includes the central core of Hathersage, a small market town with agricultural origins. The majority of buildings are domestic in scale and built of stone. The proposed extension would mostly be tucked behind the wall fronting Baulk Lane. Whilst it would be higher than this and would protrude slightly beyond the gate post, it would not be unduly visible in the conservation area. The same would be true of the changes proposed to the front elevation which would be concealed by the garden wall. The proposed development would therefore preserve the character and appearance of Hathersage Conservation Area.

The Cottage, also apparently known as Further House, is a listed dwelling on the opposite side of Baulk Lane. It is likely to have had a link with agriculture and is of a comparable period and character with Hall Cottage. I therefore consider that, similarly, its significance is within its agrarian past and architectural details. The proposed development would be within the setting of The Cottage but separated by the lane from it. For the reasons set out in the paragraph above the proposed extension and other alterations would not be clearly visible or intrusive in the setting of The Cottage and would not harm its significance.

In respect of the conservation area and setting of the listed building, the proposed development would conserve the significance of designated architectural and historic assets and their settings, in line with LDF Policy L3.

There would be improved access to the property for disabled people and those with mobility problems, and egress from it in an emergency such as fire. The lower ground level proposed at the front of the dwelling would result in better ventilation, more light and less damp. These would be advantages of the proposal. They are not sufficient, however, to outweigh the harm caused. I am aware of the local support for the proposal. I have taken all the matters raised into consideration but not found any compelling reasons to allow the appeals.”

Consultations

Highway Authority – No objection

District Council – No response to date.

Parish Council – Raise no objection to the proposals but thought that the changes will clearly improve the living accommodation and bring them up to modern health standards. They also welcomed the proposal to use natural materials. They also welcomed the proposal to use natural materials.

Historic England – No response to date.

PDNPA Conservation Officer – Concludes that the proposed works would harm the significance of the listed building and make the following comments.

“Proposed rear extension

The historic form of Hall Cottage shows a clear differentiation between its formal, higher-status front elevation and less formal, largely blank rear elevation. The architecturally significant south-facing frontage is well-fenestrated with a quoined surround and moulded hood on moulded brackets to the main entrance door, approached via an external stone staircase with decorative railings and dressed stone supporting walls. The front door leads to a small internal lobby with the stairs directly ahead and a doorway to each side leading to the principal rooms. The rear, north-facing elevation has a simple, robust historic character and appearance, with few, if any original openings; the existing rear lean-to appears to be visible on the 1809 Enclosure Award Map, and provides access to the rear of the house.

The proposed rear (north elevation) extension is simpler in form than that proposed in the previous application, which is to be welcomed. However, this extends across the full width of the original house, obscuring the entire north elevation at ground floor, including the quoins to the south-west corner: although undressed, these are still of historic significance, reflecting the lower status of the rear elevation. The west gable wall to the extension projects further north than the existing historic stone gate pier and would create a narrow, inaccessible space between the gable wall and the freestanding stone wall attached to the gate pier.

The proposed bank of linked roof lights would be non-traditional and inappropriate for a simple rear lean-to, and would over-fenestrate this largely blank rear elevation. 2 ground floor windows to the rear extension may also be excessive on this elevation: a single light would be preferable, to retain the character and appearance of the elevation.

A feature at the base of the wall to the west end of the north elevation, now partially infilled, is also likely to be impacted on by the proposed extension (see photo). The west gable wall to the new extension would be positioned very close to this feature, and any new flooring within the painting studio would require alteration to, or obscuring of the feature. The applicant has stated

that, “This area has been altered in the past ...and is not seen as significant enough to prevent the building of the lean-to”, but the feature is not included on the Existing plans and elevations and there is no assessment of its historic significance, nor of how the proposed extension will impact on it.

Proposed new staircase down to basement

The proposed plans originally showed the proposed staircase positioned over the existing solid masonry wall within the basement (which supports the east wall to the living room), such that it would not be possible to construct the staircase. Revised plans were then submitted, no longer showing the solid masonry wall but with a narrower partition wall in the basement instead, which would therefore have enabled construction of the staircase: however, photographs taken on site clearly showed that the basement wall is, in fact, a thick masonry wall as originally drawn. A revised sketch has since been submitted, now showing the solid masonry wall but in a different position to that on the original survey drawings, allowing room for the proposed new staircase.

To have three different survey drawings of the basement is worrying: either the original survey drawings were not accurate, or the drawings are now being modified to ensure approval for the new staircase. The submitted sketch is not sufficient for a final decision concerning the proposed new staircase to be made.

First floor en-suite

There was no access to Bedroom 2 during the survey and therefore no assessment of the historic significance of the cupboard to this bedroom (with photos) has been provided. The applicant has since clarified that the cupboard is plastered and the doors boarded: the intention is to retain the doors and plaster, with a new opening into the master bedroom to create the en-suite. This would be acceptable in principle, but details of the existing and proposed would need to be conditioned, as would the new door from the Master Bedroom which the applicant has confirmed would be positioned below the truss, and details of any plumbing and extracts.”

PDNPA Archaeology – The minor harm to the archaeological interest of the site can be managed and appropriately mitigated by means of a condition. This is likely to require a degree of building recording to get a full record of the basement prior to alteration and then potentially some other very localised areas of recording/monitoring for when historic fabric is being removed to insert new openings

Representations

No representations have been received to date.

Main Policies

Relevant Core Strategy policies: L3

Relevant Local Plan policies: LC6

Policy Framework

The National Planning Policy Framework (the Framework) is a material consideration in the determination of any planning application. Paragraph 115 within the framework says that great weight should be given to conserving landscape and scenic beauty in National Park which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage should be given great weight in the National Park.

Paragraphs 128 – 134 in the Framework are relevant for considering development which affects heritage assets. Appropriate evidence to describe the significance of any affected heritage asset should be required to inform decision making and local planning authorities should identify and assess the particular significance of any affected heritage asset taking into account available evidence and necessary expertise. This assessment should be taken into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

Great weight should be given to the conservation of heritage assets within the National Park. The more important the asset, the greater the weight should be. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent unless there are exceptional circumstances. 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, including securing its optimum viable use.

The Authority's conservation policies reflect the approach taken in the Framework. L3 and LC6 together says that development must conserve and where appropriate enhance or reveal the significance of heritage assets and their setting and that 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.

It is considered that 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 sustainable development which conserve and enhance the National Park and its designated heritage assets. Therefore the relevant development plan policies should be afforded full weight in any planning decision on this application.

In considering whether to grant planning permission or listed building consent for the proposals the Authority is obliged to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. The Hathersage Conservation Area Appraisal is also a relevant material consideration as is the Authority's design guide (2007) and Alterations and Extensions Detailed Design Guide (2014).

Assessment

The key issue is considered to be whether the proposed works would conserve the significance of Hall Cottage and its setting.

Hall Cottage is a Grade II listed building and therefore for policy purposes is a designated heritage asset of national importance. Further Cottage is also a Grade II listed building located on the south side of Baulk Lane. Hall Cottage is an important building within the designated Hathersage Conservation Area. Local and national planning policies are clear that while extensions and alterations to designated heritage assets such as listed buildings are acceptable in principle, the development must conserve or enhance the significance of the affected heritage assets.

There is a strong presumption against works which would have a harmful impact upon significance unless that harm can be demonstrated to be outweighed by the public benefits of the development. In this case however Hall Cottage is an established dwelling and there is no evidence to suggest the existing three bedroom dwelling is not habitable or viable or that the proposed development is necessary to secure the optimal viable use of the heritage asset. It is

important to note that the Inspector agreed with this conclusion in determining the recent appeal. Therefore while the Parish Council's view that the proposals would bring the development up to 'modern health standards' are noted, it is considered that the proposals would not result in any public benefits.

This is a revised application following the refusal of planning permission and listed building consent by the Authority and at appeal for a larger extension earlier this year. The submitted application is supported by a design and heritage statement which concludes that when taken as a whole that the majority of proposed works would result in a neutral impact upon the significance of the listed building with the creation of light wells and installation of basement windows resulting in a low positive impact.

By virtue of its age, historic relationships and vernacular design it is considered that the significance of Hall Cottage is primarily historic and architectural. The property is a good example of an 18th century vernacular house, the principal and formal front elevation of which faces south towards a generous walled garden with the gable of the property facing Baulk Lane. To the rear of the property is the access and the rear elevation which is mainly blank with the existing historic rear 'lean-to' element and few small window openings.

The submitted heritage statement makes the case that there is no evidence that the property was a farmhouse and indeed may have been let to and occupied by professionals. Officers note the evidence provided and agree there is no clear cut evidence that the property was a farmhouse as described in the listing description. However the property remains a traditional vernacular house with a formal frontage and garden and plain rear elevation and this goes to the heart of the historic and architectural significance of the building when taken as a whole.

It is not considered appropriate to describe the formal frontage as more significant and the simple rear elevation as less significant which is the approach taken by the submitted heritage statement. It is the significance of the building as a whole which is relevant and against which the proposed scheme assessed.

The dwelling is two storeys in height but with a cellar which is accessed by an internal staircase. The cellar is not habitable space but there are existing window openings to each of the three bays which have been blocked by the raised level of ground within the garden. There is also evidence of a doorway from the front garden into the cellar which has been blocked by the external steps to the front door above.

The proposed rear extension would be single storey 'lean-to' built from materials to match the existing house. The extension would provide additional living accommodation including a painting studio and en-suite bathroom along with providing a new 'front door' on the rear elevation which would lead to a new hall within the extension with access through the rear wall of the existing dwelling through what is currently a storage cupboard beneath the stairs and into the dining room.

The scale of the extension has been reduced from the previous scheme, however, Officers still have significant concerns in regard to the impact of the proposed rear extension which in combination with the existing 'lean-to' element would extend across the entire rear wall of the building and cover a significant amount of the historic fabric of the rear wall. The extension would be provided with a door, flanking windows and a bank of roof lights which would contrast with the simple robust appearance of the rear elevation.

The proposed extension would also still create a new entrance point into a hallway at the rear of the building which historically is a role reserved for the formal front doorway. The proposed extension would also require the removal of the side wall of the existing 'lean-to' extension along with the creation of a new door opening into the rear wall of the dwelling, at ground floor would result in the removal of significant historic fabric.

It is noted that the size of the extension has been reduced and the form simplified and that the amount of new openings created into the existing building reduced from three to one. However Officers consider that significant weight must be given to the concerns raised by the Conservation Officer and the Inspector in dealing with the recent appeal. It is therefore considered that the proposed extension would harm the rear elevation of the building by extending across the whole rear elevation and up to the gate posts and by introducing details such as the roof lights, windows and door which contrast with the simplicity of the rear elevation.

Furthermore it must be noted that in dismissing the recent appeal the Inspector stated that the existing simple plan of three main rooms would be made more complex by the proposed extra rooms and that the traditional importance and status of the front of the dwelling would be undermined by the creation of a new entranceway at the rear and loss of historic fabric when creating new doorways and removing the exterior wall of the existing 'lean-to'. The current scheme would result in these same changes and are therefore open to similar objections as the previous scheme.

When taken together it is considered that the proposed rear extensions and related internal changes would result in harm to the significance of the listed buildings through the introduction of new extensions which would not conserve the existing simple form, massing and detailing of the existing building and would also result in the removal of historic fabric and harmful alterations to the plan form.

The application also proposes to convert the westernmost two bays of the basement to habitable space including an office and a fourth bedroom. The proposed scheme would create a second staircase down to the proposed study. The application also proposes to create light wells outside the cellar windows to provide light into replacement cellar windows. The replaced cellar windows would be either timber or metal depending upon evidence uncovered on site.

While there is no objection in principle to the conversion of this part of the cellar to habitable accommodation. There are no objections to the creation of light wells as now proposed without altering the wider garden levels, subject to appropriate details being agreed. Officers do however have significant concerns in regard to whether it would be possible to construct the new staircase down to the cellar without removing or altering the existing solid masonry wall beneath.

The proposed plans originally showed the proposed staircase positioned over the existing solid masonry wall within the basement such that it would not be possible to construct the staircase. Revised plans were then submitted, no longer showing the solid masonry wall but with a narrower partition wall in the basement instead, which would therefore have enabled construction of the staircase but require the removal of the historic masonry wall which would be unacceptable. A revised sketch has since been submitted, now showing the solid masonry wall but in a different position to that on the original survey drawings, allowing room for the proposed new staircase.

Therefore further clarification would be required to demonstrate that it would be possible to construct the new staircase without removing or altering the existing masonry wall before Officers could fully assess this part of the proposal. Officers are also concerned in regard to the lack of detail on the submitted plans in regard to the proposed reduced finished floor level in the cellar, proposed tanking and proposed floor and wall finishes. There are also no detailed drawings to show proposed window and door detailed design, finish or joinery work.

Further details would be required for the above before a positive decision could be reached on whether this part of the scheme could be carried out without harm to the character of the basement, plan form or historic fabric. However given the concerns raised about the rest of the scheme it is considered that a decision on the acceptability of the scheme as a whole should be taken before further detailed information is sought by Officers.

It is considered that that when taken as a whole that the proposed works would harm the significance of Hall Cottage. Officers have therefore come to a different conclusion than the submitted heritage statement which concludes that the proposals would result in a neutral impact overall. Officers consider that the submitted application does not attach sufficient weight to the historic relationship between the formal front of the house and the simple rear elevation which historically would have been blank with few openings. There is also no clear explanation in the submitted heritage statement why the rear elevation of the house should be considered to have less significance. It is also considered that there is no clear explanation why the plan form and historic fabric in the walls that would be affected would be acceptable now when very recently was considered to be unacceptable by the Inspector at appeal.

Conclusion

It is considered that taken as a whole the proposed works would harm the significance of Hall Cottage. In the absence of any public benefits which could outweigh the harm that has been identified it is therefore considered that approval of the proposals would be contrary to Core Strategy policy L3, Local Plan policy LC6 and the National Planning Policy Framework.

In the absence of any further material considerations it is therefore considered that the proposals are contrary to the development plan. The application is therefore recommended for refusal.

Human Rights

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

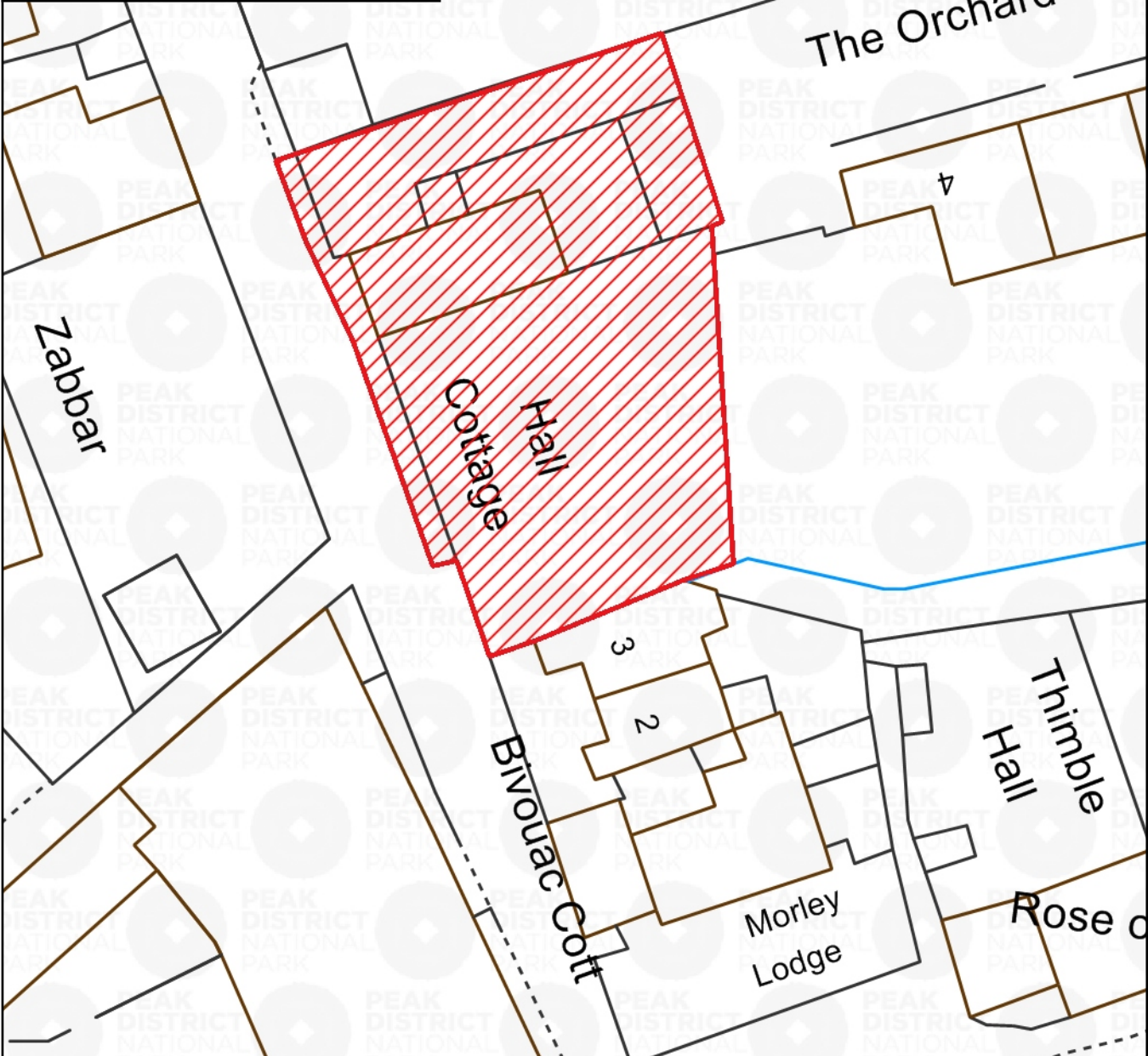
List of Background Papers (not previously published)

Nil

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Committee Date: 10/11/2017
 Item Number: 11
 Application No: NP/DDD/0617/0647
 Grid Reference: 423186,381628

Title: Hall Cottage, Hathersage



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12. APPLICATION TO VARY OR REMOVE PLANNING CONDITIONS (S73) – REMOVAL OF CONDITION REQUIRING STONE CLADDING OF EXTENSION TO ALLOW TIMBER CLADDING AS ORIGINALLY PROPOSED, PINFOLD CROFT, PINFOLD HILL, CURBAR (NP/DDD/0817/0908, P.1074, 425026 / 374703, 30/08/2017/MN)

APPLICANT: PROFESSOR ADH CROOK

Site and Surroundings

The application site comprises a detached split-level dwellinghouse that, due to the sloping nature of the land, comprises a single storey to the front and two storeys to the rear. The property is stepped back from Pinfold Hill behind its front garden and comprises a non-traditional dwelling constructed of reconstituted stone with a concrete tiled roof.

The property is located within the village of Curbar and outside, but adjacent to, the Conservation Area.

Residential properties surround the dwelling to the south-west, north-east and on the opposite side of Pinfold Hill to the south/east, whilst open fields are located to the rear (to the north-west).

Proposal

Planning permission was granted in 2016 for an enlargement and remodelling of an existing utility extension that is located to the side of the house. The proposal was for this to be timber clad, but when granting permission the Authority imposed a condition requiring the extension to be faced with natural or reconstituted stone to match the existing dwellinghouse.

This application seeks to remove that condition and to instead clad the building in timber as per the original proposal.

RECOMMENDATION:

That the application be APPROVED subject to the following conditions:

- 1. Statutory 3 year time limit for implementation.**
- 2. Development not to be carried out otherwise than in accordance with specified amended plans.**
- 3. Concrete tiles to match the existing dwelling, glass to the rear roof.**
- 4. Roof light to be set flush with roof slope.**

Key Issues

- Whether there have been any material changes in circumstances since the same proposal was approved by the Authority subject to the contested condition in 2016.
- Whether condition meets the tests of reasonableness and necessity

Relevant Planning History

1999 – Extension to dwelling – Approved

2004 – Small extension to dwelling - Approved

2016 – Extension to dwelling as per the current application – Approved subject to a condition requiring the extension to be built in stone rather than the proposed timber.

Consultations

Derbyshire District Council – No comments received

Curbar Parish Council – Object to the proposal on the following grounds:

1. It is contrary to the adopted Design Guide which states that there is only limited place for external timber on Peak District buildings, particularly when the development is seen in the context of traditional buildings.
2. It would lead to a deterioration in design standards in the area.
3. It would be contrary to the previous decision of the Authority.

Highway Authority – No objection

Representations

Four letters of representations have been received, all supporting the proposal. The grounds for support are that the proposal will improve the appearance of the current extension, and that given the history and location of the house timber cladding is an appropriate treatment.

Main Policies

National Planning Policy Framework

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.

Development Plan policies

Relevant Core Strategy (CS) policies: GSP1, GSP2, GSP3, DS1, CC1, L3

Relevant Local Plan (LP) policies: LC4, LC5, LH4

Core Strategy policy DS1 allows extensions to existing buildings in principle.

Core Strategy policy GSP3 and Local Plan policies LC4 and LH4 allow extensions and alterations to existing dwellings provided that these are of a high standard of design in accordance with adopted design guidance which conserve the character, appearance and amenity of the existing building, its setting and that of neighbouring properties.

Core Strategy policy L3 seeks to conserve and enhance archaeological, architectural, artistic and historic assets and their settings. Local Plan policy LC5 states that development that affects the setting of Conservation Areas should assess and clearly demonstrate how the existing appearance of the Conservation Area will be preserved and, where possible, enhanced.

Adopted design guidance within the 'Design Guide', the recently adopted Climate Change and Sustainable Building Supplementary Planning Document (SPD) offer further guidance on the application of these policies. These policies and guidance are supported by a wider range of policies in the Development Plan.

Assessment

Design/Character

In assessing the previous application Officers considered that the use of cladding on an extension to a non-traditional building of no architectural merit to be acceptable in this instance due to the scale, siting and position of the extension, and that this would not detract from the setting of the adjacent Conservation Area.

Officers considered that whilst the Design Guide states that there is only a limited place for external timber on Peak District buildings, it does not preclude the use of such a material; each proposal's context should be taken into consideration. It was concluded that the proposed development was a contemporary design that would enhance the existing dwelling and would not be highly prominent in the street scene. The proposal was also considered by Officers to be acceptable in all other regards.

Following representations by the Parish Council and third parties, Members took a different view to that of Officers however, and considered the timber cladding to be inappropriate and to detract from the appearance of the built environment. This resulted in permission being granted by the Authority but subject to a condition being imposed requiring the building to be stone clad. The reason for this condition being imposed is described on the decision notice as being *"To ensure that the development shall be in keeping with the established character of the area and the National Park."*

In making the current application the applicant has made a case that the condition should be removed on several grounds; that the proposal is supported by neighbours; that the development accords with the Authority's planning policies and design guidance and reflects other local buildings; that it would introduce a further (fifth) type of stonework to the building; that there are no public benefits to maintaining the condition; that the costs of undertaking the works in stone are prohibitive; and that a previously permission was granted for a similar development in 2004.

Taking each of these briefly in turn:

Neighbouring support

A number of letters of support have been received from neighbours, as detailed in the 'Representations' section of this report, above. This is not of course evidence of universal support for the proposal – indeed, the Parish Council maintain the same objections to the materials as they put forward when the previous application was considered. All of these representations are material and have been taken in to account by Officers.

Accordance with Development Plan and guidance

In determining the 2016 application the Authority arrived at the view that the proposed use of timber did not accord with the Authority's adopted design guidance and failed to conserve or enhance the appearance of the building. As a result it was found to be contrary to the Authority's adopted planning policies.

The applicant has referenced a number of other buildings in the area that include elements of timber cladding including a bungalow in Baslow, an extension to Curbar primary school, the Calver cricket pavilion, a barn conversion near Grindleford, and a hall in Calver. In each of these

cases the context differs to that of the current proposal; in addition to their different locations and settings the bungalow at Baslow was entirely remodelled with timber forming an integral part of the redesigned building, whilst the other buildings are of different character (and in some cases function) to that of Pinfold Croft. This reduces the weight that can be given to them in the determination of the current proposal.

There have been no policy or other material changes since the previous application was determined and on this basis the proposal and its context is unchanged since the previous refusal.

Addition of a further type of stonework to dwelling

The applicant advises that stone cladding the extension would introduce a further size/type of stonework to a building of already mixed stonework, and considers that this would detract from its appearance. Despite the reference by the applicant to the potential cost of doing so, it is considered possible that the stonework could be matched to a sample of existing stonework around the building, overcoming this issue.

Public benefits

The applicant argues that there would be no public benefit arising from stone cladding the building. However, securing good design of the built environment is fundamental to the contribution of planning to the public good however – as reinforced by national and local planning policy – and so it is perfectly legitimate, in fact necessary, for the Authority to seek appropriate design.

Cost

The applicant contends that the cost of stone cladding the extension is prohibitive to them, and that the imposed condition therefore perpetuates the presence of the unsympathetic existing flat roofed side extension. Officers can give only very limited weight to this matter however; the fact that the extension may be unaffordable to one individual does mean that this situation will persist in the longer term or indeed that a different, revised, proposal would not be both affordable to the applicant and acceptable to the Authority in planning terms.

Previous permission

Planning permission was granted in 2004 for a similar extension to the property to that now proposed, which has since expired. That permission similarly proposed to alter and extend the existing utility room with a single storey timber clad extension of a similar scale.

Whilst planning policies have changed in the intervening years and new SPDs have been adopted, the general thrust of planning policy in respect of extensions to dwellings has not altered significantly. This is therefore a material consideration to which Officers afford some weight.

This was similarly considered by Officers when the previous application was assessed, and was included in the report presented to Members. Ultimately, Members did not afford such weight to this decision as to outweigh the perceived harm to the built environment.

Whether the condition is reasonable and necessary

Whilst some weight should be given to the previous decision of the Authority to impose a condition on the previous application, it is also necessary to consider whether that condition meets all of the six the tests set out in the National Planning Practice Guidance (NPPG). The key tests in this instance are whether the condition requiring the use of natural stone in this

particular case is reasonable and necessary, given the Authority's policies and guidance and their application to this particular site and proposal. Officers remain of the view that the use of natural stone is not essential in this case, given the character and appearance of the existing bungalow, the siting, scale and design of the proposed extension, which would replace an existing flat-roofed extension, and the fact that the Authority's adopted design guidance does not prohibit the use of timber cladding. Although the site is adjacent to the Conservation Area, it sits outside it, reflecting the fact that Pinfold Croft is not a building of sufficient character to be included within it. In these circumstances Officers consider that it would be difficult to defend an appeal against refusal of the current application to remove the condition.

Conclusion

Officers' professional opinion is the same as that last presented to Members on this proposal; if permission was to be granted for the removal of the condition requiring stone cladding the development would still conserve the appearance of the property and wider built environment and conservation area in accordance with planning policy and guidance. Given the concerns that Officers have about whether the imposition of the condition is both reasonable and necessary in this particular case, the application is recommended for approval, subject to the conditions originally recommended in 2016, with the omission of the disputed condition.

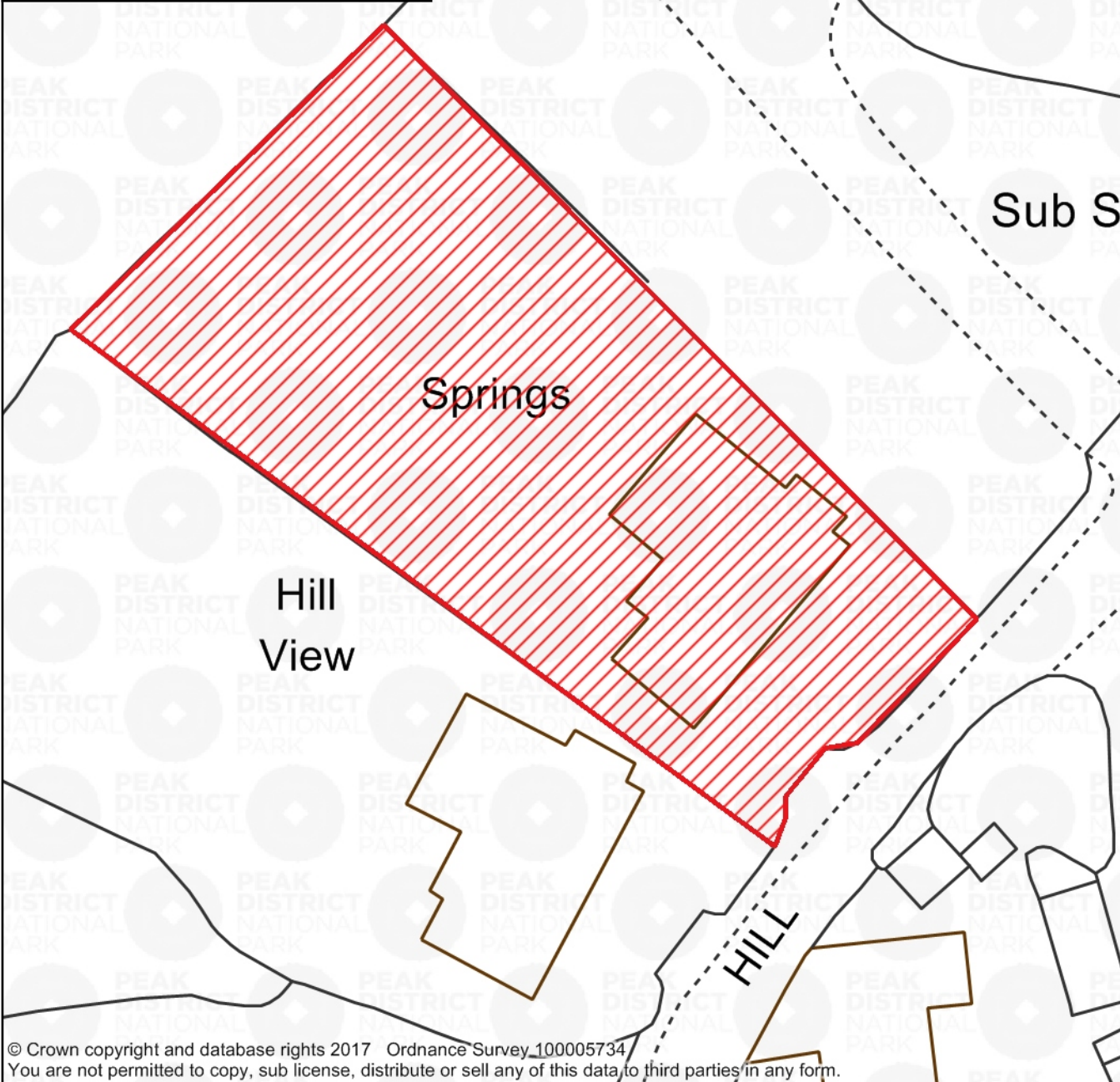
Human Rights

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:	10/11/2017	Title: Pinfold Croft, Curbar	 PEAK DISTRICT NATIONAL PARK
Item Number:	12		
Application No:	NP/DDD/0817/0908		
Grid Reference:	425026,374703		

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13. FULL APPLICATION – DOMESTIC GARAGE, WORKSHOP AND STORE AT BEIGHTON LODGE, COACH LANE, STANTON-IN-THE-PEAK (NP/DDD/0917/0944, P11153, 13/09/2017, 424557/364731, ALN)

APPLICANT: MR AND MRS WALFORD

Site and Surroundings

Beighton Lodge is located in open countryside approximately 0.5km to the north east of Stanton in the Peak. The dwelling is one of a pair of semi-detached properties that sit in an elevated position adjacent to the south western side of Pilhough Lane.

The land slopes steeply upwards from the road towards the south west and the two properties are sited above the level of the road and are dug into rising land to the rear. The property is bounded by the road to the north east and is otherwise surrounded by woodland, known as 'Sheepwalk Wood.' The majority of the residential curtilages to both properties are located to the front, between the houses and the road.

A public right of way runs through the woodland on higher ground to the east of the property.

The application site is outside of the Stanton in Peak Conservation Area.

Proposal

Planning permission is sought for the erection of a detached domestic garage, workshop and store. The garage would be located to the west of the house, adjacent to the road and partly within an area that is currently used for vehicle hardstanding.

The garage would be located perpendicular to the road with its doors facing north towards the remaining hardstanding and it would be served from the existing vehicular access. It would be constructed in natural gritstone under a dual pitched roof clad in blue slates. As amended the garage would measure 7m wide by 10m long with a height of 2.4m to the eaves and 5m to the ridge. The garage would have two single garage doors with a central stone pier separating them. Two rooflights would be placed within the north facing roofslope. Some digging out of an existing banking that forms part of the garden to the property would be required to provide a level base for the building, so that effectively the garage would be 'dug in' on its eastern side.

RECOMMENDATION:

That the application be APPROVED subject to the following conditions:

- 1. 3 year time limit**
- 2. Adopt amended plans**
- 3. Garage to remain available for parking of private domestic vehicles in connection with Beighton Lodge.**
- 4. Sample panel to be agreed.**
- 5. Minor architectural details.**

Key Issues

- Impact of the proposed garage building on the character and appearance of the area.

History

July 2005 – planning consent granted for provision of new access/parking and removal of existing parking area.

Consultations

Highway Authority - No objection subject to position of garage not impacting on existing exit visibility sightlines, and all use remaining private and ancillary

District Council – no response

Parish Council – with regard to submitted plans: objects to this application as disproportionate in size to the property it serves and out of keeping with its surroundings. The prominent size would be especially visible on the approach to the village and as an isolated building it would look out of place in its landscape setting by virtue of its siting and design. Even with its background of hillside and woodland with stone wall to the roadside it would appear as a dominant and discordant feature which would harm the character and appearance of the area. The Council considers that a lower grass roof structure more in keeping with the contours of the land would be a more desirable outcome should an outbuilding be considered for approval.

Parish Council – with regard to the amended plans: reinforced their objection noting that it is still too high and the plans are still not scale consistent thus size of floor plan impossible to determine. They are even more concerned that a larger part of the hillside would be at risk due to the increase in length of the north and south facing elevations. Looking at the 2 new drawings, the gable end may have reduced from 7.5 to 7 meters (according to the scale it is actually now shown on the drawing as 6.7 meters), BUT the aspect that will be most visible has increased from 8 to 9.4 meters, and is therefore overall a larger footprint than that which the Council objects to. The footpath to Sheepwalk Wood would also be impacted as the proposed setting is directly next to the path, it would impact on the natural approach to the wood via that path. Overall it is still isolated, dominant and too large in comparison to the property it serves.

Main Policies

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

Relevant Saved Local Plan policies: LC4, LH4

Assessment

Saved Local Plan policy LH4 states that extensions and alterations to dwelling will be permitted provided that the proposal does not detract from the character, appearance or amenity of the original building, its setting or neighbours buildings, does not dominate the original dwelling where it is of architectural historic or vernacular merit and does not amount to the creation of a separate dwelling or annexe. LC4 sets out criteria to ensure that detailed design is to a high standard. Amongst other things it refers to scale, form, mass and orientation in relation to existing buildings and the degree to which design details, material and finishes reflect or complement the style and tradition of local buildings.

Further advice with regard to the design of domestic garages is given in the Authority's Adopted Detailed Design Guide on 'Alterations and Extensions.'

In this case the defining features of this pair of traditional semi-detached properties are their relatively isolated yet prominent roadside location; their elevated position above the road and their setting within a clearing in an area of mature woodland. The proposed garage/workshop/store would be located some 16m forward of the principle elevation of the main house, and adjacent the road. It would therefore be a prominent building when viewed from the highway. However, the building would be seen against the backdrop of rising land to the rear, and would only interrupt views of the houses themselves from a short stretch of the road. Because of the surrounding woodland the building would not be visible from the north, east and south.

As originally submitted, officers considered that the gable end, measuring at 8m, would be overly wide and prominent. Amended plans have now been received showing it reduced to 7m. This has resulted in the length of the building being increased somewhat to compensate (from 8.6m long to 10m long). However the additional length would not be overly apparent as the garage would be dug into the adjacent rising land. Other amendments have been made to bring the building more in line with the Authority's Adopted Design Guide i.e. the submitted single 5m wide garage door has been replaced by two smaller single doors with a stone pier; stone lintels are provided above all doorways; and the number of rooflights is reduced from the three to two. As amended the overall massing and detailing of the building is now in line with adopted guidance.

The Parish Council has expressed concerns that the building would be of a similar size to the house it serves. The footprint of the building would be of a similar size to the main house and although no details of the height of the main house have been provided it is unlikely that at 5m the garage would be higher. In any case, the garage would be located at a significantly lower level than and some distance away from the house such that it is not considered that the garage would visually dominate the host property. The building is clearly designed to be used as garaging and ancillary workshop/storage space and provided that a condition is appended to ensure that the building remains available for the parking of domestic vehicles then it is considered that it can remain ancillary to the main house.

The Parish Council has also suggested the use of a sedum roof. Whilst this might be an acceptable alternative, it is not considered that the proposed blue slate clad pitched roof would be out of keeping with the character of the area given that it would match the style and materials used on the roof of the house.

Finally, the Parish Council has also expressed concerns about the impact of the garage in views from the nearby public right of way. The right of way in question leads from the highway around 61m to the north east of the property and travels through the woodland on the hillside above the dwelling. Due to the dense nature of the tree cover in this area it is unlikely that the garage would be visible and if it were it would be viewed at a considerably lower level, and within its domestic setting. The footpath also extends northwards from the road, across open land. Whilst the garage may be visible from the lower reaches of the path, it would be viewed at some considerable distance and against the backdrop of rising woodland. Consequently it is not considered that the building would cause harm to the character of the area when viewed from nearby public rights of way.

Other Issues

Impact on Residential Amenity

Core Strategy Policy GSP2 and Saved Local Plan policies LC4 require that the amenity, privacy and security of the development and of nearby properties be given due consideration.

The only nearby residential property that might be affected by the proposals is the adjoining semi-detached dwelling known as Beighton House. As the proposed garage would be offset from this property and on lower ground levels there would be no significant impact as a result of

overshadowing or overlooking. The proposals therefore accord within policies GSP3 and LC4 in these respects.

Access and Parking

Two parking spaces would be provided within the garage and there would be sufficient space to manoeuvre within the site to allow vehicles to exit in a forward gear. The agent has agreed to provide amended plans in advance of the meeting that will demonstrate that sight lines from the access would not be affected by the proposed building. Consequently it is considered that subject to confirmation with regard to sightlines the garage and the site as a whole would be served by a safe and suitable access in accordance with Saved Local Plan policy LT18.

Conclusion

In conclusion whilst the Parish Council comments are noted, Officers consider that as amended the proposed garage would not harm the character and setting of the property or the wider landscape in accordance with policies GSP3, LC4, LH4 and adopted design guidance. All other issues have been adequately addressed and the application is recommended for conditional approval.

Human Rights

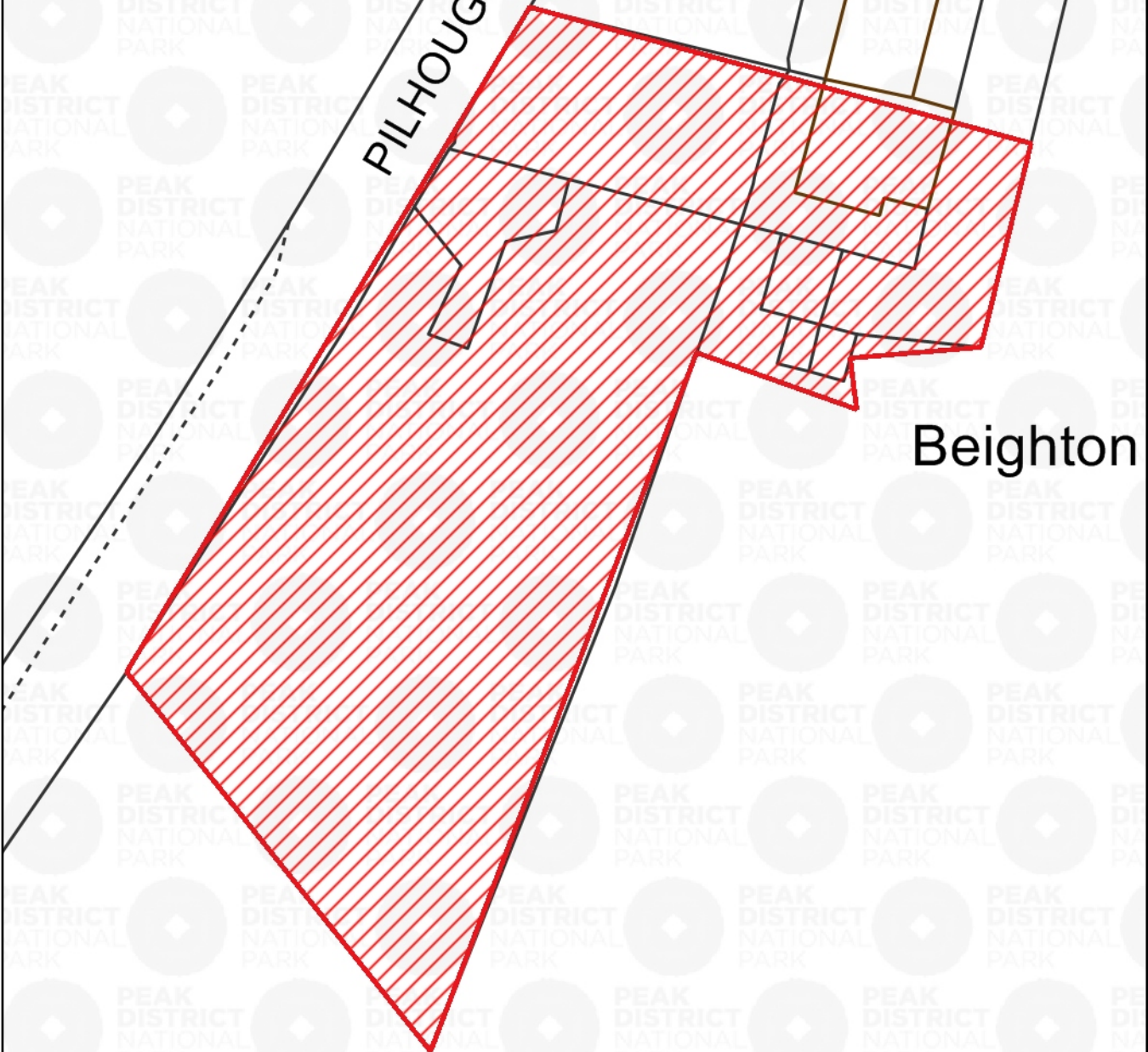
Any human rights issues have been considered and addressed in the preparation of this report.

List of Background Papers (not previously published)


Nil



1:400



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Committee Date:	10/11/2017	Title: Beighton Lodge , Stanton-in-th-Peak	 PEAK DISTRICT NATIONAL PARK
Item Number:	13		
Application No:	NP/DDD/0917/0944		
Grid Reference:	424557,364731		

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14. PEAK DISTRICT NATIONAL PARK HISTORIC FARMSTEADS GUIDANCE (BJT/AEB)

Purpose of Report

The purpose of this report is principally to endorse recently completed joint work by Historic England and Locus Consulting, supported by the National Park Authority, to provide a suite of reports and guidance detailing the significance of historic farmsteads in the Peak District.

A further reason for this report is to set out the intended application of these documents by the Authority, including the potential for some of the work to be brought forward as a supplementary planning document and to underpin emerging work on defining the special qualities of the National Park.

RECOMMENDATION

That Planning Committee:

- 1. Endorses the suite of documents forming the Peak District Historic Farmsteads Guidance; and**
- 2. Supports the future development of the Peak District Farmstead Assessment Framework as a Supplementary Planning Document; and**
- 3. Supports the use of the guidance in contributing to current work on redefining the National Park's special qualities.**

Background

Traditional farmsteads and buildings make a special and significant contribution to local character and distinctiveness. Historic England have been active in developing historic farmstead assessments across England. Early evidence indicated that there was a high survival of such farmsteads in the Peak District and consequently in 2012 the Authority agreed with Historic England that the Peak District should form the basis of the next in-depth area of work.

Since that time the historic character and survival of over 2500 farmsteads has been recorded across the Peak District. The levels of survival are higher than across most of areas of England that have been mapped to date. Findings have revealed that 87% of the Peak District's recorded farmsteads have heritage potential as traditional farmsteads because they have retained some or all of their historic form. This is one of the highest percentages of survival in England.

The outcome of the work is a suite of documents forming the Peak District Historic Farmsteads Guidance. The guidance aims to inform and achieve the sustainable development of historic farmsteads, including their conservation and enhancement where appropriate. It will also be of relevance to those with an interest in the history and character of the Peak District's landscape, settlements and historic buildings. The completion of our project is timely as Historic England's own revised guidance on farmsteads was launched on 20 October 2017.

All of these resources will become accessible at www.peakdistrict.gov.uk/looking-after/living-and-working/farmers-land-managers/historic-farmsteads-guidance. Underpinning the guidance documents is a geospatial dataset of the 2500 farmsteads that has been included as a GIS layer in the HBSMR (Historic Buildings, Sites & Monuments Record). The guidance includes:

Peak District National Park: Farmsteads Character Statement

This provides illustrated guidance on the character and significance of the Peak District's traditional farmsteads and buildings. It will be of use to all those involved in the conservation of the Peak District and its historic buildings, as well as those with an interest in its history and special character.

Peak District Farmstead Assessment Framework

This document provides a step-by-step approach to help owners and applicants consider the 'significance' of a farmstead and their buildings by identifying any distinctive features, its setting, and its significance in a local and national context in order to evaluate the potential of these buildings for change. This should be undertaken before submitting an application for planning permission, and should inform any scheme as it develops. This will also help applicants/agents/developers complete a Heritage Statement to accompany a planning application and to justify their proposals against the relevant policies in both the Core Strategy and the emerging Development Management Policies Document.

Farmstead & Landscape Statements

Illustrated statements about the three main National Character Areas are introduced in the Character Statement, each defined according to their landscape character by Natural England. Each statement provides information about the historical development of farms in the landscape, landscape character and the types of farmstead found in each area.

Peak District Farmsteads & Landscapes Project Report (Volumes 1 & 2)

These are a summary of the overall results of mapping the historic character, survival and date of farmsteads across the Peak District National Park.

Heritage Database User Guide

This User Guide helps owners, land managers and developers to make sense of the results of an HBSMR search report, allowing them to understand the character of their farm buildings, and in turn create more viable development schemes and prepare planning applications accordingly. The guide is also useful for enthusiasts and members of the public with an interest in the traditional farm building stock of the National Park who have received HBSMR information.

Production of the Peak District Farmstead Assessment Framework Supplementary Planning Document

From the suite of documents above it is evident that the Farmstead Assessment Framework provides a ready-made product with potential for adoption as a supplementary planning document. In the light of this evidence the opportunity has also been taken to refer to these documents in the emerging Development Management Policies Document. This will provide a clearer policy framework to connect this work when undertaking future planning assessments involving historic farmsteads and their associated buildings.

It will be necessary to make some minor amendments to refer to emerging policies (reference is already made to the adopted Core Strategy) and to initiate a period of consultation as defined by regulations. However this could be viewed as a relatively quick-win as the document is already fit for purpose.

The historic farmsteads documents will also be supported by a Detailed Design Guidance Note on the conversion of redundant buildings to new uses. The relationship between these documents will be considered further over the next few months. The intention is to create a package of guidance aimed at improving our understanding of the significance of heritage assets in the National Park. These documents will be brought forward as Supplementary Planning Documents for consultation during 2018/19.

Proposals

1. To formally endorse the suite of documents as the basis of future management of historic farmsteads across the National Park;
2. To utilise the weight of evidence regarding survival of historic farmsteads as an underpinning element of the work to redefine aspects of the National Park's special qualities;
3. To utilise the basis of the Peak District Farmstead Assessment Framework to bring forward a Supplementary Planning Document for consultation during 2018/19.

Human Rights

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

Sustainability

The guidance aims to inform and achieve the sustainable development of historic farmsteads, which in turn plays a direct role in the sustainable development and future of the National Park.

List of Background Papers (not previously published)

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15. 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/HPK/0217/0115 3178705	Demolish existing lean to and replace with a flat roofed extension at 16 Hernstone Lane, Peak Forest	Householder	Delegated

2. APPEALS WITHDRAWN

There have been no appeals withdrawn during this month.

3. APPEALS DECIDED

The following appeals have been decided during this month.

<u>Reference</u>	<u>Details</u>	<u>Method of Appeal</u>	<u>Decision</u>	<u>Committee/ Delegated</u>
NP/DDD/1016/1081 3175372	Proposed change of use from A2 to A3 from former bank to restaurant at Bank House, Main Road, Hathersage, S32 1BB	Written Representations	Allowed	Committee

The Inspector considered that the proposal, subject to the use of planning conditions, would not have an unacceptable impact on the living conditions of residents regarding odour, noise & disturbance and loss of privacy. The scheme would also comply with a core planning principle of the National Planning Policy Framework which seeks a good standard of amenity for existing and future occupants of buildings. The Inspector also felt that the proposal would not result in harm to the setting of the Conservation Area or the listed buildings, in deed the mixture of uses within the village would keep up its vitality and viability. The Appeal was therefore allowed.

The applicant had made an application for an award of costs against the Authority. The Inspector agreed with the applicant in that the Authority had behaved unreasonably by refusing the planning permission when it was capable of being dealt with by conditions, and that it then resulted in an unnecessary or wasted expense for the applicant, therefore a full award of costs was justified.

NP/HPK/0317/0330 3182213	Proposed porch extension to rear of a detached dwelling at Rushup Cottage Farm, Rushup Lane, Chapel-en-le-Frith	Householder	Allowed	Delegated
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The Inspector felt that the proposed porch would be subordinate to the main dwelling and considered that it would respect its character and appearance. There was no conflict with Policy LC8 of the Local Plan and it also conformed with the Design Guide as well as the National Planning Policy Framework. For these reasons the Inspector concluded that the appeal should be allowed.

.4 **RECOMMENDATION:**

That the report be received.