

Public Document Pack

Peak District National Park Authority**Tel: 01629 816200**E-mail: customer.service@peakdistrict.gov.ukWeb: www.peakdistrict.gov.uk

Minicom: 01629 816319

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



Our Ref: A.1142/1770

Date: 4 January 2018



NOTICE OF MEETING

Meeting: **Planning Committee**Date: **Friday 12 January 2018**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 of 08/12/2017 (Pages 5 - 24)**
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 - Extension and Alterations, Re-Organisation Of Drive and Garden Area, New Double Garage and Ancillary Accommodation At Gatehouse Farm Cottage, Gatehouse Lane, Hathersage (NP/DDD/0817/0892, P.9810, 422385 / 383340, 29/08/2017/AM) (Pages 25 - 34)**
Site Plan

7. **Full Application - Loft Conversion Including Raising of Roof Height/New Dormer Windows At Lydgate Bungalow, Ashopton Road, Bamford. (NP/HPK/0117/0074 420124 / 384571 P8430 SPW 25/01/2017) (Pages 35 - 42)**
Site Plan
8. **Full Application - Modifications to Existing Outbuilding to Form Letting Bedrooms and Construction of New Building to Provide Letting Bedrooms Associated with The Ladybower Inn and Car Park Alterations - Ladybower Inn, Ladybower, Bamford. (NP/HPK/0917/1007 420450 / 386510 P2611 MN 11/10/2017) (Pages 43 - 52)**
Site Plan
9. **Full Application - Change of Use of Agricultural Workers Dwelling to Holiday Accommodation (Retrospective) at Booth Farm, Washgate Lane, Hollinsclough (NP/HPK/1017/1120 405727 / 368005 P10689 MN 30/10/2017) (Pages 53 - 62)**
Site Plan
10. **S.73 Application - for the Removal or Alteration to Condition 4 (Holiday Occupancy Condition) From Planning Consent NP/SM/0106/0032, Old Dains Mill, Upper Hulme (NP/SM/1017/1042, P.2315, 401278/361117 06/10/2017/TS) (Pages 63 - 72)**
Site Plan
11. **Monitoring & Enforcement Quarterly Review - January 2018 (A.1533/AJC) (Pages 73 - 78)**
12. **Local Development Plan Annual Monitoring Report For 2016/17 (BJT) (Pages 79 - 148)**
Appendix 1
13. **Head of Law Report - Planning Appeals (A.1536/AMC) (Pages 149 - 150)**

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 362/352. 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.

General Information for Members of the Public Attending Meetings

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

This page is intentionally left blank

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 8 December 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 Mrs K Potter and
Cllr Mrs L C Roberts

Apologies for absence: Cllr A Hart, Cllr A Law, Cllr H Laws, Cllr J Macrae, Cllr Mrs J A Twigg,
Cllr A McCloy and Cllr F J Walton.

139/17 MINUTES OF PREVIOUS MEETING

The minutes of the last meeting of the Planning Committee held on 10 November 2017 were approved as a correct record.

140/17 URGENT BUSINESS

There was no urgent business.

Members wished to send their best wishes to Cllr Mrs J Twigg and Cllr A Law who were currently both unwell.

Members also thanked staff who had cleared Aldern House Car Park to enable the meeting to go ahead.

141/17 MEMBERS DECLARATIONS OF INTEREST

Item 12

It was noted that Mr P Ancell had received photos from the agent. These had been sent to all members.

Cllr Mrs C Howe, a personal and prejudicial interest as she had assisted the applicant with their application. She confirmed she would leave the room during consideration of this item.

Item 13

Cllr Mrs C Howe declared a personal interest as the site of the application is within her ward but she confirmed that she had not had any involvement with the application.

142/17 PUBLIC PARTICIPATION

Thirteen members of the public were present to make representations to the Committee.

143/17 **FULL APPLICATION - VARIATION OF CONDITIONS 2, 3, 4, 5, 6, 7, 9, 10, 13, 15, 20, 21 AND 22 ON APPLICATION NP/DDD/0415/0339 FOR DEMOLITION OF FORMER MILL BUILDINGS, ASSOCIATED STRUCTURES AND OTHER BUILDINGS AND FULL PLANNING PERMISSION FOR CLASS C1 (HOTEL) DEVELOPMENT INCORPORATING GROUND FLOOR FLOORSPEACE WITH FLEXIBILITY TO BE USED FOR CLASS A3 AND CLASS D2 USES, IMPROVEMENTS TO EXISTING SITE ACCESS, PARKING, LANDSCAPING AND OTHER ASSOCIATED WORKS AT, RIVERSIDE BUSINESS PARK, BUXTON ROAD, BAKEWELL**

Members visited the site on the previous day.

The Planning Officer provided the following updates:

- Since the preparation of the report the town council had sent in a representation in support of the variations with two exceptions.
- A letter had been received from the applicant's agent in response to points made in the report regarding removal of conditions explaining that no conditions are to be removed, only varied, and with further information regarding the reason for the changes to the original application and the design changes.
- Condition 4 on page 17 of the report it was confirmed that as a written scheme of investigations for Archaeological work had been agreed the condition would be amended to reflect this.
- Condition 20 of the report was amended to read to the effect that 'No work including demolition should take place until the passing places are provided'.

It was noted that, although the area of the building was outside the conservation area, the access was inside. It was also noted that permission for the proposed development had been granted following the decision of a Planning Inspector in December 2016, and the report included changes to the conditions recommended by the Planning Inspector.

The following spoke under the Public Participation at Meetings Scheme:

- Stephen Morgan-Hyland – Agent

The Planning Officer confirmed that the area on the ground floor of the building would be used for A3 and D2 uses such as a restaurant and a gym and would not be retail units.

The reduction in passing places from three to two as recommended by the Planning Inspector was agreed to protect the conservation area along the river and prevent erosion. A preference for using Grasscrete was expressed by members for use for the passing places.

The Officer recommendation to approve the application subject to changes to the conditions was moved and seconded, put to the vote and carried.

RESOLVED:

To APPROVE the application subject to the following conditions:

- 1. The development hereby permitted shall begin no later than 3 years from the date of the original approval.**
- 2. The development hereby permitted shall be carried out in accordance with the following approved plans:**
 - a. Location plan ref 2014-257/102 rev H**
 - b. proposed Site Plan (Phase 1) 1 of 2 ref 2014-257/105 rev F**
 - c. proposed Site Plan (Phase 1) 2 of 2 ref 2014-257/106 rev E**
 - d. Site Demolition Plan (Phase 1) ref 2014-257/02A**
 - e. Proposed Levels (Phase 1) ref 2014-257/803D**
 - f. Detailed Landscape Plan (Phase 1) 1 of 2 ref 9015-006/102 rev I**
 - g. Detailed Landscape Plan (Phase 1) 2 of 2 ref 9015-006/103 rev G**
 - h. Proposed Hotel Ground Floor Plan ref 2014-257/201 rev O**
 - i. proposed Hotel First Floor Plan ref 2014-257/202 rev H**
 - j. proposed Hotel Second Floor Plan ref 2014-257/203 rev H**
 - k. proposed Hotel Third Floor Plan ref 2014-257/204 rev I**
 - l. Proposed Hotel Roof Plan ref 2014-257/205 rev K**
 - m. Proposed Hotel Elevations ref 2014-257/206 rev P**
 - n. proposed Hotel Site Sections/Elevations ref 2014-257/208 rev J**

and subject to the following conditions and modifications:

- 3. No development other than the creation of two passing places on Lumford shall take place until samples of the facing and roofing materials to be used in the hotel and details of all new stonework, including pointing, copings and quoinwork, window and door details, including, colour, recesses, lintels, sills and jambs, any external metal work and rainwater goods have been submitted to and approved in writing by the National Park Authority. The development shall thereafter be carried out in accordance with the approved details.**
- 4.**
 - a) The development should be carried out in accordance with the Written Scheme of Investigation for archaeological work and historic building recording as approved by the National Park Authority.**
 - b) No development shall take place other than in accordance with the archaeological Written Scheme of Investigation approved under condition (a).**
 - c) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the archaeological Written Scheme of Investigation approved under condition (a) and the provision to be made for analysis and publication of results and archive deposition has been secured.**

- d) **Should archaeological remains of national importance be identified within the development area, then development work shall cease in the relevant area until a written method statement for preservation in situ of the relevant remains has been submitted by the applicant and approved in writing by the National Park Authority. No development work shall then proceed other than in accordance with the approved method statement so as to ensure that relevant remains are preserved in situ.**
- 5. **Notwithstanding condition 2, the finished ground floor level of the hotel shall be set a minimum of 126.50 metres above Ordnance Datum (mAOD) as shown on the amended plan entitled 'Proposed Hotel Proposed Elevations' (Drawing Number 2014-257_206 Rev P), unless otherwise agreed in writing by the National Park Authority in consultation with the Environment Agency.**
- 6. **Prior to commencement of development other than the construction of two passing places on Lumford, details of external ground levels shall be submitted to and approved in writing by the National Park Authority in consultation with the Environment Agency. The details shall demonstrate a maximum depth of 300mm of floodwater on access roads and car parking areas in a 1 in 100 year event. The development shall be carried out in accordance with the approved details.**
- 7. **Prior to commencement of development other than the construction of two passing places on Lumford, a scheme to raise and refurbish the riverside wall shall be submitted to and approved in writing by the National Park Authority in consultation with the Environment Agency. The scheme to be submitted shall demonstrate the continuity of flood protection up to a 1 in 100 year plus climate change flood event plus 400mm freeboard allowance. The scheme to be submitted shall be based upon drawings showing upstream and downstream tie-in arrangements and an assessment of the structural integrity of the existing riverside wall and shall make recommendations for any remedial measures to ensure the structural integrity of the wall. Development shall be carried out in accordance with the approved details.**
- 8. **No building hereby permitted shall be occupied until surface water drainage works shall have been implemented in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority. Before any details are submitted to the Local Planning Authority an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system, having regard to Defra's non-statutory technical standards for sustainable drainage systems (or any subsequent version), and the results of the assessment shall have been provided to the local planning authority.**

Where a sustainable drainage scheme is to be provided, the submitted details shall:

- i) **provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;**

-
- ii) include a timetable for its implementation; and,
 - iii) provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.
 - 9. No development other than the construction of two passing places on Lumford shall commence until an assessment of the risks posed by any contamination shall have been submitted to and approved in writing by the Local Planning Authority. This assessment must be undertaken by a suitably qualified contaminated land practitioner, in accordance with British Standard BS 10175: Investigation of potentially contaminated sites - Code of Practice and the Environment Agency's Model Procedures for the Management of Land Contamination (CLR 11) (or equivalent British Standard and Model Procedures if replaced), and shall assess any contamination on the site, whether or not it originates on the site. The assessment shall include:
 - i) a survey of the extent, scale and nature of contamination;
 - ii) the potential risks to:
 - human health;
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes;
 - adjoining land;
 - ground waters and surface waters;
 - ecological systems; and
 - archaeological sites and ancient monuments.
 - 10. No development shall take place where (following the risk assessment) land affected by contamination is found which poses risks identified as unacceptable in the risk assessment, until a detailed remediation scheme shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include an appraisal of remediation options, identification of the preferred option(s), the proposed remediation objectives and remediation criteria, and a description and programme of the works to be undertaken including the verification plan. The remediation scheme shall be sufficiently detailed and thorough to ensure that upon completion the site will not qualify as contaminated land under Part IIA of the Environmental Protection Act 1990 in relation to its intended use. The approved remediation scheme shall be carried out and upon completion a verification report by a suitably qualified contaminated land practitioner shall be submitted to and approved in writing by the local planning authority before the development is first occupied.
 - 11. Any contamination that is found during the course of construction of the approved development that was not previously identified shall be reported immediately to the Local Planning Authority. Development on the part of the site affected shall be suspended and a risk assessment carried out and submitted to and approved in writing by the local planning authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the local planning authority. These approved schemes shall be carried out before the development is resumed or continued.

12. In the event it is proposed to import soil onto the site in connection with the development or remediation the proposed soil shall be sampled at source and analysed in a UKAS accredited laboratory. The results of the analysis, and an interpretation, shall be submitted to the Local Planning Authority for approval prior to importation. Imported topsoil shall comply with British Standard 3882:2007 - Specification for topsoil and requirements for use. Only soil approved in writing by the Local Planning Authority shall be used on site.
13. No development other than the construction of two passing places on Lumford shall take place until a detailed statement of mitigation measures for bat species, including timings of works and replacement habitat, has been submitted to and agreed in writing by the Local Planning Authority. Thereafter, the development shall not be carried out other than in complete accordance with the approved statement.
14. The landscaping tree and shrub planting shown on the approved plans shall be carried out in the first planting and seeding seasons following occupation of the building or completion of the development whichever is the sooner. Any walling or surfacing shown on the plan shall be completed before the building is first occupied. Any trees or plant which die, are removed or become seriously damaged or diseased within five years of completion of the development shall be replaced in the next planting season with others of a similar size and species or in accordance with an alternative scheme previously agreed in writing by the National Park Authority.
15. Notwithstanding conditions 2 and 14, within 3 months of the commencement of development (excluding development comprising of the provision of two passing places on Lumford), full details of the treatment of the site boundary adjacent to the side of 14 Lumford shall be submitted to and approved in writing by the Local Planning Authority. The details shall specify the siting, design, height and materials of a screen wall/fence to be constructed or erected and/or the species, spacing and height of hedging to be planted. The approved boundary treatment shall be constructed or erected before the hotel hereby permitted is first occupied. If hedging is approved it shall be carried out in the first planting season following first occupation of the hotel. Any approved hedging removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by soft landscaping of similar size and species to those originally required to be planted.
16. Before the development is first brought into use a scheme of mitigation measures designed to limit noise emanating from within the building and noise from fixed plant installations shall be submitted to and approved in writing by the National Park Authority. Development shall be carried out in accordance with the approved details prior to first occupation of the development and thereafter retained.
17. Before the development is first brought into use, equipment to control the emission of fumes and smell from the premises shall be installed in accordance with a scheme to be first submitted to and approved in writing by the National Park Authority. All equipment installed as part of the approved scheme shall thereafter be operated and maintained in

accordance with that approval and retained for so long as the use continues.

18. Before the development is first brought into use, details of deliveries and waste collection shall be submitted to and approved in writing by the National Park Authority. Deliveries and waste collection shall be carried out in accordance with the approved details.
19. No new external lighting shall be installed within the red-edged application site until a detailed lighting plan, including the details of the precise locations and specifications of the types of lighting to be used and the lux levels at the nearest properties, has been submitted to and agreed in writing by the Local Planning Authority. Thereafter, all new external lighting shall be installed in complete accordance with the approved scheme and shall be retained thereafter.
20. No works, including demolition, will take place until the 2 no. passing places on Lumford have been constructed in accordance with the approved scheme of works as shown on submitted drawing Ref. 2014-257/106 Rev E prior to the commencement of demolition and shall thereafter be retained.
21. No development other than the construction of two passing places on Lumford shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by the local planning authority. The Statement shall provide for:
 - i) the parking of vehicles of site operatives and visitors;
 - ii) loading and unloading of plant and materials;
 - iii) storage of plant and materials used in constructing the development;
 - iv) wheel washing facilities;

The approved Construction Method Statement shall be adhered to throughout the construction period for the development.

22. The hotel and A3/D2 use hereby approved shall not be occupied until space has been laid out within the site in accordance with drawing Nos 2014-257/105 Rev F and 1981-02 for 141 cars to be parked, for the loading and unloading of service/delivery vehicles and for all vehicles to turn so that they may enter and leave the site a forward gear.
23. No part of the development shall be occupied until details of arrangements for storage of bins and collection of waste have been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the agreed details and the facilities retained for the designated purposes at all times thereafter.

144/17

FULL APPLICATION - CONVERSION OF REDUNDANT WATER TREATMENT WORKS INTO 16 APARTMENTS, CONVERSION OF STONE OUTBUILDING INTO A STUDIO APARTMENT AND FOUR NEW COTTAGES AT FORMER TREATMENT WORKS, MILL LEE ROAD, LOW BRADFIELD

This item had been deferred from the Planning Committee in June 2017 at the request of members to allow discussion regarding affordable housing in the scheme.

The Planning Officer summarised the latest consultation response from the Parish Council. Members noted the officer request that condition 20 in the recommendation be removed.

The following spoke under the Public Participation at Meetings Scheme:

- Charles Dunn - Agent

Members expressed concerns regarding the proximity of the proposed development to the ponds below the site. It was agreed that an amendment to the landscaping condition 13 be included to specify some form of fencing was erected to close off the ponds from the residential development area. Members also requested an amendment to condition 13 of the report to clarify that the required landscape management plan related to the application site as a whole which included the ponds.

Members discussed the possibility of installing electric charging points in the parking area. Officers confirmed that the Authority was not able to insist on but would discuss with the developer, but it was noted the capacity of the existing power supply could make this unviable. It was noted the provision of charging points was not included within current policy but it was a possibility in the future.

Members thanked officers for the work with the applicant to amend the original application.

The Officer recommendation to approve the application subject to changes to the conditions was moved and seconded, put to the vote and carried.

RESOLVED:

Subject to the prior entry into the Authority's standard affordable housing section 106 agreement controlling the occupation and affordability of unit 11 and the studio apartment, to APPROVE the application subject to the following conditions;

- 1. Commence development within 3 years.**
- 2. The development as a whole shall be proceed to completion in one phase, with the Studio apartment being developed and made available for occupation concurrently with the apartments in the main building. Furthermore, other than the laying of the floor slab, no work shall proceed on construction of the new build houses until the external envelope of the main building conversion has been completed in full accordance with the approved plans and all internal apartment walls are constructed and clad with plasterboard (or equivalent).**
- 3. Carry out in accordance with defined approved plans.**
- 4. Submit and agree revised plan increasing no of parking spaces within the site for residents.**
- 5. Submit and agree full details of the proposed new raised roof elements to the 1950s extensions, including external finish.**
- 6. Withdraw permitted development rights for external alterations, extensions, porches gates, walls and other means of boundary enclosure, satellite dishes, ancillary buildings (with the exception of those sited within the rear gardens of the new build terraced houses).**

7. **Submit and agree details of walling (materials, coursing etc.) and roofing materials to the new houses and sample panels of new stonework, pointing, roofing materials for all of site.**
8. **Submit and agree full details of all new windows and doors (including details of lintels, sills, etc. to any new openings), to all buildings. Details to include the precise obscure glazing detail to the windows on the first floor of the filter works north elevation.**
9. **Submit and agree minor design/architectural details e.g. window finishes, rainwater goods, external vent details,**
10. **No work to commence until details of the means of disposal of foul and surface waters (to include Suds) have been submitted to, and agreed in writing by the Authority.**
11. **Submit and agree details of the biomass CHP system.**
12. **The development permitted by this planning permission shall be carried out in accordance with an approved non-mains drainage assessment including the following specific mitigation measures:**
 1. **Soakaways to be constructed to BS6297:2007**
 2. **No connection to watercourse or land drainage system and no part of the soakaway system is within 10 metres of any ditch or watercourse.**
 3. **No siting of the package sewage treatment plant within 50 metres or upslope of any well, spring or borehole used for private water supply.**
13. **Submit and agree full details of external hard and soft landscaping, works including fencing or hedging to provide a barrier between the site and the ponds located at the bottom of the site and a timescale for implementation and aftercare programme including a scheme to secure the long term management of the whole site**
14. **Submit and agree a scheme of external lighting.**
15. **All the boundaries of the gardens of the new build houses shall be formed with natural stone walls laid dry with half round coping stones to a height of 1.2m. All pedestrian gateways onto the main road shall be fitted with stone gate posts and timber gates in accordance with a scheme that shall be first submitted to the Authority for approval in writing.**
16. **All new steps and any retaining walls within the site shall be faced with natural stone.**
17. **Submit and agree details of means of disposal of all waste/spoil/unused demolition materials arising from the site works.**
18. **All parking spaces and associated turning and manoeuvring shall be provided, laid out and surfaced to final finish before any of the dwellings are occupied.**
19. **Electricity sub-station shall be relocated within main site only as shown on the approved amended site plan and screened by a dry stone wall to a**

height no lower than 450mm above the highest piece of equipment within the compound.

20. Submit and agree precise details of the first floor apartment partitions at the junction with the glazed roof lantern and detailing how the metal trusses will be accommodated.
 21. Submit and agree the details of the walling and ground surface treatment within the internal courtyard of the 1913 building.
 22. Submit and agree scheme to maintain the timber boarding to the underside of the roof, at least within the southern open courtyard section.
 23. No building or other obstruction, including landscape features, shall be located over or within 4.5 metres either side of the centre line of the water mains i.e. a protected strip width of 9 metres, that enters the site. If the required stand-off distance is to be achieved via diversion or closure of the water main, the developer shall submit evidence to the Authority that the diversion or closure has been agreed with the relevant statutory undertaker.
 24. "No development shall take place until a Written Scheme of Investigation for a program of historic building recording, has been submitted to and approved by the local planning authority in writing. The Written Scheme of Investigation shall include an assessment of significance and research questions; and
 1. The program and methodology of site investigation and recording
 2. The program and provision for post-investigation analysis and reporting
 3. Provision to be made for publication and dissemination of the analysis and records of the site investigation
 4. Provision to be made for archive deposition of the analysis and records of the site investigation
 5. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation"
 - a) "No development shall take place until all on-site elements of the approved scheme have been completed to the written satisfaction of the local planning authority."
 - b) "The development shall not be occupied until the site investigation and post investigation analysis and assessment has been completed in accordance with the programme set out in the archaeological Written Scheme of Investigation approved under condition (a) and until the provision to be made for publication and dissemination of results and archive deposition has been secured."
 25. Ecological mitigation measures
 26. Archaeological mitigation; recording of the site
- and subject to Footnotes Regarding:

1. Highway drainage proposals.
2. Contact with relevant drainage authorities re suitable watercourse for the disposal of surface water.
3. Developer to seek advice/comments from the Environment Agency/Land Drainage Authority/Internal Drainage Board, with regard to surface water disposal from the site.
4. The public sewer network is for domestic sewage purposes. Land and highway drainage have no right of connection to the public sewer network.
5. Encouraging the installation in an agreed location of a public interpretation panel at the front of the site which explains the history of the site and its importance to the water industry and landscape of the valley.
6. The Coal Authority's Standing Advice (site lies within the defined Development Low Risk Area. This means that there is no requirement under the risk-based approach for a Coal Mining Risk Assessment).
7. Under the terms of the Environmental Permitting (England and Wales) Regulations 2010, the applicant will need to apply for an Environmental Permit to discharge treated sewage effluent into the receiving watercourse, the Dale Dyke. The Agency's preferred discharge point would be downstream of the of the picnic area by the confluence of the Dale and Agden Dykes.
8. Storage of oils, fuels or chemicals shall be provided with adequate, durable secondary containment to prevent the escape of pollutants and where relevant, comply with the Control of Pollution (Oil Storage) (England) Regulations 2001 and the Control of Pollution (Silage, Slurry and Agricultural Fuel Oil) Regulations 1991 and as amended 1997.
9. Site occupiers intending to purchase or install pollutant secondary containment (bundling) should ensure that the materials are not vulnerable to premature structural failure in the event of a fire in the vicinity.
10. Environment Agency recommendations for developers when dealing with land affected by contamination.

145/17 FULL APPLICATION - FOR ALTERATION AND EXTENSION OF PUBLIC HOUSE, NEW ACCOMMODATION BUILDING, AND CHANGES TO CAR PARK LAYOUT AT THE OLD BULLS HEAD INN, LITTLE HUCKLOW

Cllr Mrs L Roberts left the meeting at 10.40

Members had visited the site on the previous day.

The Planning Officer confirmed that the building still had rights to operate as a public house despite being closed for several years and that a land swap had been agreed in principle with a neighbouring property to allow the car park to be a more regular shape. He requested a further 'Grampian' style condition to make sure that the land swap was completed before the commencement of the ancillary accommodation. He also

requested a condition to ensure the first floor residential unit over the pub remained ancillary to the pub business only.

Members welcomed the application to restore the building and reopen the public house.

Members requested clarification regarding the sewage provision which would be by a package sewage treatment unit covered in condition 11 of the report.

Members raised concerns regarding the access to the public house which was close to the road and suggested an addition to condition 4 of the report to ensure a drystone wall was erected along the frontage of the property for the safety of those leaving the property.

The Officer recommendation to approve the application subject to the proposed changes to the conditions was moved and seconded, put to the vote and carried.

RESOLVED:

That the application be APPROVED subject to the following conditions:

- 1. Development commencement within 3 years**
- 2. Development in complete accordance with amended plans**
- 3. Letting rooms to remain ancillary to the pub, subject to holiday occupancy restriction**
- 4. Details of new boundary walls and gates to be agreed including provision for a drystone wall across the frontage of the public house.**
- 5. Any external lighting to be agreed**
- 6. Access visibility maintained in accordance with approved plans**
- 7. Construction site layout to be agreed**
- 8. Parking provided prior to use commencing**
- 9. The redundant vehicular access closed and the highway margin reinstated**
- 10. Scheme of archaeological works to be agreed**
- 11. Details of drainage to be agreed**
- 12. Details of how the tree to eastern boundary of site will be protected to be agreed**
- 13. Details of hard and soft landscaping of car park to be agreed**
- 14. Minor architectural and design details**
- 15. First floor residential accommodation above the pub to be ancillary to the pub business only.**

16. No work shall commence upon the construction of the ancillary accommodation block until the land swap with the neighbouring property to secure the amended layout of the car park has been completed.

The meeting was adjourned from 11.10 to 11.15 following consideration of this item

146/17 S.73 APPLICATION - FOR THE REMOVAL OR ALTERATION TO CONDITION 4 (HOLIDAY OCCUPANCY CONDITION) FROM PLANNING CONSENT NP/SM/0106/0032, OLD DAINS MILL, UPPER HULME

The application was DEFERRED at the request of the applicant

Cllr Mrs L Roberts returned to the meeting at 11.15

Cllr D Chapman left the room at 11.20 and returned at 11.25

147/17 FULL APPLICATION - FOR CHANGE OF USE FROM A1 SHOP TO A5 HOT FOOD TAKEAWAY - BROOK HOUSE, HATHERSAGE

Members had visited the site on the previous day.

Personal interests were declared by K Potter, C Howe and R Helliwell who know the applicant

The property had previously been a Post Office but this had been closed for some time and the current application was the only interest shown in the property to date.

The following spoke under the Public Participation at Meetings Scheme:

- Mr David Graham – Objector
- Jane Marsden – Hathersage Parish Council

Members discussed the recommended reasons for refusal particularly relating to the possible noise from the extractions system alone and expressed concern that if a noise assessment report could demonstrate that there would not be an adverse impact the application would then be approved. Members requested that the reasons for refusal be strengthened to reflect the possible impact on the amenity of the neighbours by the introduction of the extraction equipment and possible nuisance caused by having a take away food shop in the location.

Members noted that the Authority's Development Management Policy allowed for the cumulative impact of development to be taken into account and the installation of the extractor equipment at this site would mean that there would be three within a small area of the village centre. Members requested that any future report for this application take into account the wider, cumulative impact on the amenity of the neighbours.

The Officer recommendation to refuse the application with the amended reasons for refusal was moved, seconded put to the vote and carried.

RESOLVED:

That the application be REFUSED for the following reasons:

1. **The proposed extraction system would be situated in close proximity to two neighbouring properties. No noise assessment has been submitted to allow a detailed consideration of noise impacts to be undertaken, including cumulative impacts with other flues nearby. In the absence of this it is considered that noise from this system is likely to have a significant adverse impact on the amenity of these neighbours due to the nature of the equipment and proximity to neighbours.**
2. **The extract system would have an adverse impact on the visual amenity of the area including the conservation area.**

148/17 FULL APPLICATION - EXTENSION AND ALTERATIONS, RE-ORGANISATION OF DRIVE AND GARDEN AREA, NEW DOUBLE GARAGE AND ANCILLARY ACCOMMODATION AT GATEHOUSE FARM COTTAGE, GATEHOUSE LANE, HATHERSAGE

Members had visited the site on the previous day.

The Planning Officer introduced the item and updated members that the photographs of other properties sent in by the agent to try and demonstrate precedent related to sites which were not directly comparable to this case, which must be determined upon its own merits..

It was noted that as the tree report confirmed the application would not have an adverse effect on the tree in the garden, the third reason for refusal in the report would be removed.

The following spoke under the Public Participation at Meetings Scheme:

- Paul Batty – Partner of Applicant

A motion to defer the items was moved and seconded but later withdrawn.

It was confirmed that Officers had had discussions with the applicants agent regarding changes to the design of the extension which wraps around the corner of the neighbours property and the possibility of lowering the roof level as per the report but the agent had requested determination as submitted.

Members had concerns regarding the ancillary building and requested that if the application were approved a condition on fenestration improvement should be included.

The Planning Officer requested a deferral to discuss further with the applicant and sought Members' views on the rear gable of the building. The Committee indicated that it had no objections to the proposed plan including the level of the roof of the wrap-around extension. Members felt the shadow cast by the current trees was similar to the shade of the proposed building.

A motion was moved to defer consideration of the application to enable further design discussions with the applicant, and if the further design detailing was acceptable, authorise the Director of Conservation and Planning to approve the application subject to conditions. The motion was then seconded, put to the vote and carried.

RESOLVED:

That the application be DEFERRED to enable further discussion between officers and the applicant and, subject to the receipt of acceptable design detail, authorise the Director of Conservation and Planning to APPROVE the application subject to conditions.

149/17 FULL APPLICATION - DEMOLITION OF EXISTING AGRICULTURAL BUILDING AND REPLACEMENT WITH A MODERN STORAGE BUILDING, AND THE CHANGE OF USE OF THE EXISTING TRADITIONAL BUILDING TO PROVIDE STORAGE AND OFFICE FACILITIES FOR THE ESTATE RANGER SERVICE OF THE NATIONAL PARK AT PUMP FARM, SCHOOL LANE, WARSLOW

Cllr Mrs L Roberts left the meeting.

The Planning Officer reported that condition 7 of the report was not required and was removed.

Members requested that the addition of nest boxes for both birds and bats be included in the conditions and that condition 3 of the report be strengthened to ensure that the use of the buildings is conducive to the farm.

The Officer recommendation to approve the application subject to changes to the conditions was moved and seconded, put to the vote and carried.

That the application be APPROVED subject to the following conditions:

- 1. 3 year time limit**
- 2. Adopt submitted plans**
- 3. Office/storage accommodation hereby approved to remain in the same ownership as Pump farmhouse.**
- 4. New extension to be completed in accordance with approved plans before accommodation is first brought into use.**
- 5. Parking and manoeuvring space to be provided and maintained.**
- 6. Photograph survey including photographic scale of the internal fabric of the building to be undertaken and submitted prior to commencement.**
- 7. Minor Design Details**
- 8. Bird and Bat boxes to be incorporated into the building.**

150/17 FULL APPLICATION - CONSTRUCTION OF MANEGE AT MIDDLETON HALL, RAKES LANE, MIDDLETON BY YOULGREAVE

Members visited the site on the previous day.

The Planning Officer provided an update to the report clarifying that the applicants were Mr & Mrs Alex Bell and the size of the land at the property was 5 hectares.

The applicant has suggested that they would be willing to look at using alternative land outside of the grounds.

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

That the application be REFUSED for the following reasons:

1. **The development would cause harm to the significance of the Middleton by Youlgreave Conservation Area, the park as a non-designated asset and the setting of the grade II listed building, with no public benefit, contrary to Core Strategy policies GSP3, L1 and L3; Saved Local Plan policies LC4, LC5, LC6, LC16 and LR7 and paras 128 and 132-134 of the National Planning Policy Framework.**
2. **Insufficient information has been provided to enable the Authority to assess the impact of the groundworks on the significance of any archaeological interest at the site contrary to Core Strategy policy L3; Saved Local Plan policy LC15 and 128 and 132-134 of the National Planning Policy Framework.**

The meeting was adjourned at 12.55 for a lunch break and reconvened at 13.30

151/17 FULL APPLICATION - ERECTION OF AGRICULTURAL WORKERS DWELLING AT VALLEY VIEW FARM, HAYFIELD ROAD, CHINLEY

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 Mrs K Potter and Cllr Mrs L C Roberts

Cllr Mrs C Howe left the meeting during discussion of this item due to a prejudicial interest

In accordance with the Authority's Standing Orders, the meeting voted to continue its business beyond three hours.

An amended recommendation was tabled at the committee following the withdrawal of the objection by the Highways Authority. The officer confirmed that the submitted agricultural report demonstrated the proposal meets the functional and financial tests within policy which supported the principle of development. The officer's request for a minor detailed change to the rear door and window arrangement was noted.

The following spoke under the Public Participation at Meetings Scheme:

- Ros Griffin – Supporter
- Mrs Gill – Objector
- Ruth Woodcock (Agent) and David Rogers (applicant) shared 3 minutes.

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

That the application be APPROVED subject to prior entry into a planning obligation to control the occupancy of the dwelling and prevent the separate sale of land in ownership, the new house and existing buildings and subject to the following conditions or modifications:

- 1. Statutory time limit for implementation.**
- 2. In accordance with specified approved plans subject to the window being separated from the rear door frame.**
- 3. No development shall commence until finished floor levels have been submitted and approved. Development to be carried out in accordance with approved details.**
- 4. Prior approval of detailed scheme of landscaping prior to first occupation of dwelling. Landscaping to be implemented prior to first occupation of dwelling / within the first planting season following.**
- 5. Underground service lines on land within the applicant's ownership and control.**
- 6. Foul drainage shall be disposed of to a package treatment plant in accordance with approved details.**
- 7. Prior approval of space for site accommodation, storage of plant and materials and manoeuvring of site operative's and visitor's vehicles during construction.**
- 8. Prior approval and implementation of scheme for parking spaces and turning area.**
- 9. Prior approval and implementation of bin storage area.**
- 10. Stonework to be natural gritstone in accordance with approved sample panel.**
- 11. Roof to be natural blue slate in accordance with approved sample.**
- 12. Timber windows and doors and painted finish.**
- 13. Other design details including flush cement pointed roof verges and black rainwater goods.**
- 14. Agricultural occupancy restriction.**
- 15. Removal of permitted developments for alterations and extensions to dwelling.**

Cllr Mrs C Howe returned to the meeting following consideration of this item.

152/17 FULL APPLICATION - ERECTION OF RE-LOCATABLE TIMBER FRAMED GARDEN ROOM FOR ADDITIONAL LEARNING SPACE DESIGNED AROUND THE NEEDS OF A DISABLED PUPIL AT COMBS INFANT SCHOOL, COMBS COUNTY SCHOOL, LESSER LANE, COMBS

Members had visited the site on the previous day.

A planning application for an extension to the main building had previously been approved but not yet implemented. If approved this application would be additional to the existing permission, however Members noted the school only wished to implement the current proposal

The following spoke under the Public Participation at Meetings Scheme:

- Emma Hall – Parent – Supporter
- Rosemary Cook – Head Teacher
- Fiona Douglas-Mullett – Governor
- Gemma Roe - Agent

Speakers confirmed that the previously approved extension was not affordable and the site owners did not wish to see that scheme developed.

Members felt the design and location would be satisfactory and were minded to approve the application contrary to officer recommendation with the addition of conditions.

The motion for approval contrary to Officer Recommendation and subject to conditions was moved and seconded, put to the vote and carried.

That the application be APPROVED subject to the following conditions:

- 1. 3 year time limit**
- 2. In accordance with submitted plans and with green roof**
- 3. No coloured staining to be used on Larch cladding, only clear covering to be used.**

153/17 FULL APPLICATION - ERECTION OF ADDITIONAL LIVESTOCK BUILDING AND EXTENSION TO EXISTING AGRICULTURAL BUILDING ON LAND OFF DAM LANE, PARWICH

The following spoke under the Public Participation at Meetings Scheme:

- Ben Chadfield - Applicant

The Officer recommendation for approval subject to conditions was moved, seconded, put to the vote and carried.

That the application be APPROVED subject to the following conditions:

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

3. Remove when no longer required for agriculture.
4. Landscaping scheme to be implemented.
5. All spoil to be disposed of off-site at a licenced waste disposal facility.
6. Existing trees to be protected during development works.
7. Minor design details.

154/17 BROWNFIELD LAND REGISTER AND PERMISSION IN PRINCIPLE

The Brownfield Land Officer introduced the report and confirmed that a workshop had taken place with other local authorities who are all following the same process.

Members sought clarification on unused agricultural sites. The Authority's website allows public to notify the Brownfield Land Officer of any sites that they may think are suitable for inclusion on the list.

Members requested that this part of the website be publicised in Park Life Magazine and in parish bulletins.

RESOLVED

That Members noted the contents of this report and the list of sites in Section 5 of this report to be included on Part 1 only of the Authority's Brownfield Land Register on or prior to 31 December 2017.

155/17 HEAD OF LAW REPORT - PLANNING APPEALS

That the report be received.

The meeting ended at 3.20 pm

This page is intentionally left blank

6. FULL APPLICATION – EXTENSION AND ALTERATIONS, RE-ORGANISATION OF DRIVE AND GARDEN AREA, NEW DOUBLE GARAGE AND ANCILLARY ACCOMMODATION AT GATEHOUSE FARM COTTAGE, GATEHOUSE LANE, HATHERSAGE (NP/DDD/0817/0892, P.9810, 422385 / 383340, 29/08/2017/AM)

NB. This application was considered by committee at the December meeting where it was resolved to defer the application to allow amendments to the design of the extensions to be discussed.

APPLICANT: MR JOHN MORFFIT

Site and Surroundings

Gatehouse Farm Cottage (the cottage) is located in open countryside, approximately 2km to the north of Hathersage. The property is located on Gatehouse Lane and forms part of a cluster of four dwellings.

The existing building is a detached two bedroom dwelling constructed from natural gritstone under a pitched roof clad with concrete tiles. Windows and doors are white and a mixture of timber and uPVC. There is a projecting bay window at first floor on the west facing elevation.

The property was formerly a barn or outbuilding and part of Gatehouse Farm, altered and converted to form a dwelling which is now in separate ownership to the farmhouse. Access to the property is via driveway shared with the farmhouse.

The existing building backs directly onto the boundary of Gatehouse Farm, with the domestic garden extending to the front and side of the property. An existing outbuilding to the front of the property is also in the applicant's ownership.

The nearest neighbouring property is Gatehouse Farm which is adjacent to the north of the rear wall of the cottage. Little Gate House is located on lower ground to the south and Gatehouse is located further south east beyond.

Proposal

Extensions and alterations to the existing dwelling, re-organisation of drive and garden, erection of double garage and ancillary accommodation.

The submitted plans show a two storey side extension which would have a two storey rear extension, resulting in an 'L' shape plan form following the boundary with Gatehouse Farm. The side extension would match the eaves and ridge height of the existing building and have a width of 5.3m. The rear projecting element would be two storey but with eaves and ridge height reduced by 0.5m. The extension would be built from natural gritstone with concrete tile roof.

As part of the proposal the fenestration of the existing building would be altered. New timber windows and doors would be installed, together with roof lights on the front and rear elevation. The existing windows to the rear elevation would be blocked with matching stonework. The fenestration to the front of the extension would be a large cart-type opening, with glazed doors on the west side and rear elevation.

Amended plans have been submitted following discussions between Officers, the agent and applicant. The amended plans show the three light door reduced to double and the glazed door and Juliette balcony amended to a single window on the west elevation. The size of the window on the rear elevation has also been reduced. The number of roof lights to the front and rear of the building has also been reduced.

The existing outbuilding would be demolished and a new double garage erected. The garage would be built from gritstone with concrete tile roof. Two timber garage doors would be positioned in the west elevation, with roof lights in the east elevation.

A new building is also proposed to the rear of the dwelling to provide ancillary accommodation. The building would have a flat roof with a parapet formed by its walls which would have half round gritstone toppers. The outbuilding would be in the corner of the garden and its rear walls would be formed by the boundary wall which would be raised up to the height of the parapet.

The plans also show that a sliding door would be provided into the drive, the existing curved drystone wall within the garden is proposed to be removed and the boundary of the curtilage defined with a new drystone wall. The amended plans include the whole of the curtilage, along with proposed walling and planting details.

RECOMMENDATION:

That the application be REFUSED for the following reasons:

- 1. By virtue of its form it is considered that the proposed extension would result in a form of development that does not reflect the local building tradition so it would not contribute to the enhancement of the site and its setting. The resulting development, whilst offering some enhancement, would nonetheless result in a much larger building with inappropriate massing, contrary to Core Strategy policy GSP2, GSP3 and Local Plan policy LC4 and LH4, the Authority's adopted design guide and detailed design guide, and the National Planning Policy Framework.**
- 2. By virtue of its position and proximity to the neighbouring property known as Gatehouse Farm, it is considered that the proposed extension would be overbearing and oppressive and create additional over-shadowing which cumulatively would harm the residential amenity of occupants of that property contrary to Core Strategy policy GSP3, saved Local Plan policy LC4 and LH4, the Authority's adopted design guide and detailed design guide and the National Planning Policy Framework.**

Key Issues

- Impact of the proposed development upon the character, appearance and amenity of the existing building and its setting, the local building tradition, and on the amenity of the neighbouring property.

Relevant Planning History

2017 – Pre-application enquiry in regard to proposed extensions. Officers gave the following advice.

"The property is a modest two bedroom dwelling. It appears that there have been a number of unfortunate alterations to the property over the years and I agree that the bay window and unresolved fenestration generally does not reflect the local vernacular. I do think there is scope in principle for extensions / alterations geared around providing additional living space and enhancing the character and appearance of the building.

The proposed two storey side extension would not be read as subordinate instead the proposal is essentially to change the fenestration of the building so that it reads as a cottage with shippon. Normally my view would be that this extension is too large and that this was falsifying the history of the building and harming character (as it was formerly a barn) - however it appears that there is little left of the original character of the building which neither reads as a vernacular barn or

cottage at the moment.

In this circumstance I do think that a two storey side extension along the lines you are proposing would be acceptable in principle, however the key would be that the development results in enhancement.

However I do have concerns about the single storey rear element and the detailing proposed in the extension. My view is that the rear element should be reduced to a single storey 'cat-slide' element reflecting the shippon design. I also feel that the balcony and large glazed opening on the west facing gable are inappropriate and act to counter the overall aim of enhancement. Note: Officers provided a sketch plan to the agent with suggested amendments.

No details of garage or ancillary accommodation provided and therefore not possible to give detailed comments on these at the pre-application stage."

Consultations

Highway Authority – No objections subject to ancillary use.

District Council – No response to date.

Parish Council – Support the application for the following reasons.

The Councillors fully support this application on the grounds that: the building is currently not very attractive due to the changes in recent years; windows that are currently uPVC will be replaced with wooden ones; a window that is currently overlooking the neighbour will be removed; the design is in keeping with others in the vicinity; the overall appearance of the building will be greatly improved.

Representations

Three representations have been received to date, all three letters support the application. The reasons given are summarised below.

- The proposed development will be a visual improvement and improve the environment of the area.
- The development is sensitive to neighbours.

Main Policies

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

Relevant Local Plan policies: LC4, LC20, LH4, LT11 and LT18

National Planning 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.

Paragraph 60 of the Framework says Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.

Paragraphs 63 and 64 of the Framework say In determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Development Plan

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. LC20 requires planning applications to provide sufficient information to enable their impact upon trees, woodlands and other landscape features to be properly considered.

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

The Authority's adopted design guide and alterations and extensions detailed design guide are material considerations in the determination of this application.

Assessment

The application was considered by Planning Committee in December and a site visit was carried out by Members. Notwithstanding the officer recommendation for refusal, Members did not consider that the proposal would be unduly overbearing to the neighbouring property. Members gave a steer regarding the proposed fenestration, which they considered needed further amendment. The application was therefore deferred. It was suggested at that Committee meeting that if these matters could be resolved, the amended application could be determined by Officers under delegated powers. Whilst design amendments have been made as set out below, Officers continue to have concerns about the design and amenity impacts of the proposal and do not consider that the proposal is acceptable in policy terms and therefore do not consider it appropriate to approve the application under delegated powers. However, Officers recognise that the Planning Committee made a different assessment in December and therefore the application is returned to Committee to make a decision.

Design

The application building is a former barn previously associated with Gatehouse Farm but now in separate ownership. The building was, some time ago, converted to a dwelling and a number of unfortunate alterations have taken place including the introduction of a projecting bay window at first floor, unresolved window fenestration and a prominent flue. Officers therefore advised at the pre-application stage that there is an opportunity for a development to enhance the character of the building (see planning history section).

The proposed two storey side element would match the eaves and ridge height of the existing building and be fenestrated with a cart opening to the front elevation. The existing window openings would be altered and provided with more traditional openings. The resultant building would appear superficially as a traditional cottage with attached shippon. This would fundamentally change the character of the building and add a relatively large extension to the original building, well in excess of that normally permitted under adopted policy and design guidance, but in principle this approach is considered to have merit given that any character that the former barn possessed has been lost through alterations.

Officers have discussed amended plans with the applicant and agent. These discussions have focused on the window and door details of the design, in line with the steer from Committee. The amount of glazing to the west elevations of the extensions has been reduced on the amended plans and the Juliette balcony omitted. Officers consider that whilst these openings would still introduce more glazing than would be expected on an agricultural building, given the context of the existing building, they are acceptable in this case. The proposed alterations to reduce the overall impact of the roof lights are welcomed. The alterations to the proposed windows and doors have resolved Officer concerns in this regard.

However, Officers still have significant concerns about the proposed rear extension. The rear projecting element would further change the character of the building by changing the form to an 'L' shape plan and the form would be a gable, which would introduce a domestic element to the rear of what is otherwise detailed as an agricultural shippon/barn.

Officers consider that the benefits of improvements to fenestration would be outweighed by the impact of the rear extension. The improvements to the window and door details could be achieved without this element of the scheme. The Authority's policies and design guide seek enhancements to reinforce local distinctiveness and paragraph 64 of the Framework states clearly that permission should be refused for poor design that fails to take the opportunities available for improving the character and quality of an area.

The design of the proposed garage reflects a traditional building with the openings beneath the eaves in accordance with adopted design guidance. There are also no objections in principle to the approach to the proposed ancillary accommodation which is to the rear of the site and would not be prominent, subject to a reduction in the amount of glazing and detailing the walls to appear as a continuation of the boundary walls.

Amended plans have been received and Officers acknowledge that these overcome concerns in regard to window and door detail. However, Officers remain of the view that the two storey rear element is not acceptable in design terms and therefore taken as a whole it is considered that the development would result in a form of development that does not reflect the local building tradition so it would not contribute to the enhancement of the site and its setting, and that the opportunity to make that contribution would then be lost. The resulting development, whilst offering some enhancement, would nonetheless result in a much larger building with inappropriate massing, contrary to Core Strategy policy GSP2, GSP3 and Local Plan policy LC4 and LH4.

Amenity

Officers still have significant concerns with regard to the impact of the proposed development upon the amenity of occupants of Gatehouse Farm. Officers acknowledge that Planning Committee members did not share these concerns at the meeting in December, but given the strength of these concerns and the experience of the Authority in other cases where the impact on neighbour's amenity was not given appropriate consideration, Officers feel obliged to bring this application back to Committee.

The rear wall of the cottage effectively forms part of the southern boundary to Gatehouse Farm and the curtilage of the cottage follows northwards along the western boundary where there is a Yew tree within the boundary of Gatehouse Farm. There is an existing conservatory extension on the west side of Gatehouse Farm located approximately 4m from the rear wall of the cottage subject to the proposal. The very small distance between the properties is unusual and potentially reflective of the fact that until recently the properties were within a single ownership.

Due to the close distance of the two buildings and the orientation of the cottage which is on the southern boundary, the cottage currently over-shadows the conservatory and has an overbearing and oppressive impact. The conservatory is also currently overlooked by the two existing windows to the rear of the cottage which serve the staircase and bathroom. The existing windows currently represent a clear overlooking issue and potential loss of privacy to occupants of both properties.

The application proposes to block the rear windows of the cottage which would resolve the existing overlooking situation and this is welcomed. However, Officers do have significant concerns with regard to the impact of the proposed extensions upon what is already an overbearing relationship.

The proposed extension would effectively wrap around the south western corner of the boundary to Gatehouse Farm. This would increase the length of two storey walling along the boundary, which in the opinion of Officers would exacerbate the existing overshadowing and overbearing impact to the detriment of the amenity of occupants of Gatehouse Farm. This relationship would fall well below the standards set out in the Authority's adopted SPD on alterations and extensions. The fact that the neighbour has not objected is not, in itself, sufficient reason to disregard this guidance.

It is recognised that there is existing tree planting along the boundary on the Gatehouse Farm side and that these trees currently result in overshadowing. However, given the close proximity of the trees to the position of the proposed extension it is considered inevitable that these trees would need to be removed (this is confirmed by the submitted tree survey). The existing trees and their impact is under the control of the occupants of Gatehouse Farm, whereas this proposal would result in the permanent impact of the proposed extension.

It is therefore considered that the proposed extension would result in additional over-shadowing and exacerbate what is already an oppressive and overbearing impact to the occupants of Gatehouse Farm which would harm their residential amenity contrary to Core Strategy policy DS1, Local Plan policy LC4 and the Authority's adopted detailed design guidance.

Given the distance from the proposed ancillary accommodation to Gatehouse Farm and the relative positions it is considered that this part of the development would not have a harmful impact upon amenity. The proposed garage would be positioned close to the southern boundary of the site which is shared with Little Gate House to the south. Little Gate House sits at a lower level to the site of the garage but has a predominately blank facing elevation with a pathway between the boundary and therefore it is concluded that the proposed garage would not be overbearing or result any significant loss of light to that property.

Other Issues

The submitted application form states that there are no trees that are in falling distance of the development or that will need to be removed or pruned. However following the officer's site visit it became apparent that there are the coniferous trees along the neighbouring boundary mentioned earlier but also a mature sycamore within the curtilage of the garden. The approximate position of this tree was included on the initial plans, but it became clear having visited the site that the position of the tree is incorrect on the plan and diameter of overhanging branches greater than indicated.

The proposed ancillary accommodation appeared to be positioned within the root protection area of the sycamore and it was considered that the construction of footings and the building would have the potential to negatively impact upon the tree. In accordance with Local Plan policy LC20 Officers therefore requested a Tree Survey from the agent and was submitted.

The tree survey identifies the affected trees. The report states that two trees would need to be removed including the yew tree on the neighbours land. These trees are not significant in conservation terms and therefore there is no objection to their removal. The report also concludes that the mature sycamore trees on site can be safeguarded by a combination of specialist foundation design and tree protection fencing. Officers are therefore satisfied that the development would not adversely affect important trees on site subject to a planning condition to secure compliance with the recommendations of the tree survey.

The proposed development would not impact upon existing access arrangements and would retain sufficient parking for the proposed four bedroom dwelling. Therefore Officers agree with the Highway Authority that in principle there is no objection to the proposals on highway safety grounds.

Conclusion

It is therefore concluded that the proposed development would result in a form of development that does not reflect the local building tradition so it would not contribute to the enhancement of the site and its setting, and that the opportunity to make that contribution would then be lost. The resulting development, whilst offering some enhancement, would nonetheless result in a much larger building with inappropriate massing, contrary to Core Strategy policy GSP2, GSP3 and Local Plan policy LC4 and LH4. Moreover, it would severely harm the residential amenity of occupants of Gatehouse Farm, contrary to Local Plan policy LC4 and LH4 and adopted design guidance in the Alterations and extensions SPD.

It is therefore considered that the proposed development is contrary to the development plan and the National Planning Policy Framework. In the absence of any further material considerations the application is therefore recommended for refusal.

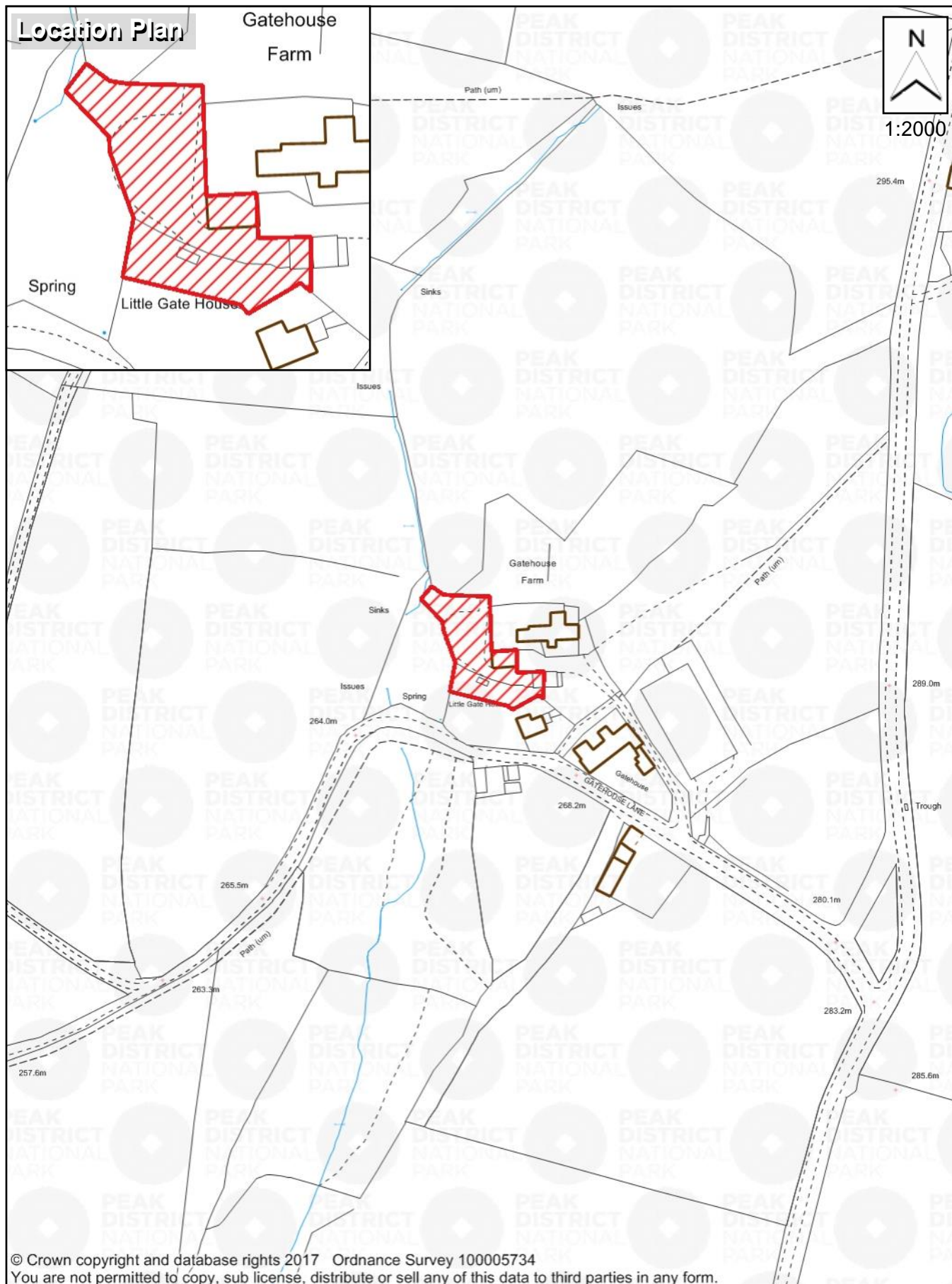
Human Rights

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

List of Background Papers (not previously published)

Nil

This page is intentionally left blank



Committee Date: 12th January 2017
Item Number: Item 6
Application No: NP/DDD/0817/0892
Grid Reference: 422385, 383340

Title: Gatehouse Farm Cottage



This page is intentionally left blank

7. FULL APPLICATION – LOFT CONVERSION INCLUDING RAISING OF ROOF HEIGHT/NEW DORMER WINDOWS AT LYDGATE BUNGALOW, ASHOPTON ROAD, BAMFORD. (NP/HPK/0117/0074 420124 / 384571 P8430 SPW 25/01/2017)

APPLICANT: MR JOHN WALTON

Note: This item was deferred at the Planning Committee meeting in May 2017 to allow further discussions with the applicant on an amended scheme.

Site and Surroundings

Lydgate Bungalow is located in the open countryside approximately 700m to the north-west of Bamford. It is located on the west side of Ashopton Road on the eastern slope of the Derwent Valley. It lies at a lower level than Ashopton Road with the rear of the dwelling looks out over open countryside. As such the existing dwelling is not prominent from the adjacent highway but is very prominent in wider views in the landscape across the valley including for example views of the site from Carr Road and the popular Thornhill Trail route from Bamford to Ladybower.

The bungalow is constructed of natural gritstone, with a natural blue slate roof. There are no immediate neighbours. It was built following planning approval in 2001, which was tantamount to allowing a replacement dwelling as the previous dwelling was a timber-framed single storey dwelling. Permitted development rights for alterations and extensions and outbuildings were removed when the 2001 permission was granted.

The site lies outside the Bamford Lydgate Conservation Area which lies approximately 50m to the north on the east side of the Ashopton Road.

Proposal

The original application proposed raising the height of the entire roof of the existing bungalow by 1.5m, installing five dormer windows, two with Juliet balconies, and seven rooflights and two circular windows, one in each of the main gable ends. The application also proposed alterations to the front elevation to enlarge an existing window to create a doorway and on the rear elevation repositioning a window and blocking up of a doorway. The development would facilitate conversion of the roofspace to additional living accommodation.

Following the deferral in May, officers discussed alternative designs with the applicant, following the steer given by the Planning Committee. Amended plans have now been submitted, which are a formal amendment to the application. The revised scheme now raises approximately two thirds of the existing bungalow to two storeys in height whilst retaining the rest as single storey, including the existing single storey extension on the front elevation. The fenestration has also been revised to reflect the local building tradition.

RECOMMENDATION:

That the application be APPROVED subject to the following conditions:

- 1. 3 year time limit**
- 2. Adopt amended plans, subject to minor design conditions covering materials, window and door details, etc.**

Key Issues

- Design and impact of the proposal on the setting of the Conservation Area and the landscape setting of the building.

History

1979 – Application withdrawn for erection of car port stables workshop and dog shed.

1980 – Erection of garage and outhouse, granted conditionally.

1993 – Planning permission granted for stone cladding of timber dwelling. Retention of simple single storey form of the building was considered to be more appropriate than replacing it with a more traditional 1.5 to 2 storey form. Permitted development rights were removed. This permission was never implemented.

2001 – Planning permission granted for extension to dwelling and new roof and cladding of existing building. This application was dealt with as a replacement dwelling using Policy LH5 of the Local Plan. Permitted development rights were removed.

2016 – Pre application advice in relation to current scheme being considered in this application. Plans showed loft conversion including raising the roof, introduction of dormer windows and rooflights. Officers advised that the existing bungalow is not a traditional vernacular dwelling but nevertheless retains a relatively simple form and massing and is clad with traditional materials including natural gritstone and blue slate. The single storey height and simple form and massing and use of traditional materials limits the impact of the building on the landscape. The proposal increased the eaves height by 1.5m, introduces several dormer windows and rooflights as well as two circular gable windows. The increase in height and addition of new elements within the roof will significantly increase the prominence of the building when viewed in the landscape. The proposed dormer windows would move the design of the building away from its simple character in a way which would not reflect the local vernacular or the Authority's Design Guide. Concern was therefore expressed that the design would harm the character and appearance of the building and have an adverse impact on the wider landscape. Officers advised that they could not support such an application. Advice was given that they should consider only marginally increasing the height of the eaves and lighting the accommodation with a smaller number of rooflights.

Consultations

Highway Authority – No objection

High Peak Borough Council – No response to date.

Bamford with Thornhill Parish Council – No objections. No objection to the amended plans

Representations

To date no representations have been received. No response to consultation on the amended plans

Main Policies

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

Relevant Local Plan policies: LC4, LC5, LH4.

Core Strategy Policy GSP1 requires that all development should be consistent with the National Parks legal purpose and duty, to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Parks; and promote opportunities for the understanding and enjoyment of the special qualities (of the National Parks) by the public.

Policy GSP2 says that opportunities for enhancing the valued characteristics of the National Park will be identified and acted upon, and opportunities will be taken to enhance the National Park by the treatment or removal of undesirable features or buildings.

Policy GSP3 says that all development must conform to the following principles: development must respect, conserve and enhance all valued characteristics of the site and buildings that are subject to the development proposal.

GSP3 goes on to say, amongst other things, that particular attention will be paid to: impact on the character and setting of buildings; scale of development appropriate to the character and appearance of the National Park; siting, landscaping and building materials; design in accordance with the National Park Authority design guide; impact on living conditions of communities.

L3 deals with heritage assets including Conservation Areas and requires that development must conserve and where appropriate enhance or reveal the significance of the heritage assets and their settings. Other than in exceptional circumstances development is not permitted that is likely harm the significance of a heritage asset.

Policies in the Core Strategy are also supported by saved Local Plan policies LC4, LC5, LH4 and LH5.

Local Plan Policy LC4 explains that if development is acceptable in principle it will be permitted provided that the detailed treatments are to a high standard that respects, conserves and where possible enhances the landscape, built environment and other valued characteristics of the area. Particular attention is paid to *inter alia* (i) scale, form, mass and orientation in relation to existing buildings, settlement form and character, and (ii) the degree to which design details, materials and finishes reflect or compliment the style and traditions of local buildings.

Local Plan Policy LC5 deals with development in Conservation Areas and also with development that affects the setting of a Conservation Area or important views into or out of the area. It requires that as part of the application it is demonstrated how the proposal will conserve and enhance the character and appearance of the Conservation Area. The following matters are taken into account, form and layout of the area including views into or out of it and open spaces; scale, height, form and massing of the development and existing buildings to which it relates; locally distinctive design details including traditional frontage patterns and vertical or horizontal emphasis; the nature and quality of materials.

Local Plan Policy LH4 deals specifically with extensions and alterations to dwellings which includes outbuildings. An extension of this type would not be permitted if it detracted from the character, appearance or amenity of the original building its setting or neighbouring buildings or if it dominates a building of vernacular merit.

Design Guidance

As noted above, GSP3 of the Core Strategy requires the design of new development to be in accordance with the National Park Authority's adopted design guidance. The Authority's 'Design Guide' and 'Detailed Design Guide for Alterations and Extensions' have been adopted as SPDs following public consultation and the 'Building Design Guide' is retained until it is replaced with the forthcoming technical appendices.

The Design Guide identifies local building traditions and materials and explains how to achieve a high standard of design which is in harmony with its surroundings.

Paragraph 7.2 explains that alterations need to be undertaken with care, insensitive changes can easily spoil a building. The key to a sensitive approach is to take note of what is there already before preparing the design and to work with and not against the buildings character.

Paragraph 7.7 discusses improvements to non-traditional houses. It explains that the 1950 and 1960 building boom resulted in houses being built in the National Park which are neither of good or modern design. If alterations or extensions are being considered then this is a chance to improve their appearance and enhance the area.

The design guide explains that all extensions should harmonise with the character of the original building respecting the dominance of the original building and be subordinate in terms of its size and massing, setting back the new section from the building line and keeping the eaves and ridge lower than the parent will help (Paragraph 7.8).

Paragraph 10.3 explains that windows are amongst the most important features of an elevation. They are the buildings eyes, and as such deserve special care and attention. 10.4 There are many traditional window patterns found locally, nearly all have a vertical emphasis to their overall shape as well as some degree of subdivision to the frame.

Further guidance has been produced the Detailed Design Guide Supplementary Planning Document for alterations and extensions. Section 3 sets out the design principles of massing, materials and detailing. Section 3.4 explains that the local vernacular tradition has very simple building shapes, extensions should reflect this by being themselves simple, bold shapes without extensions or appendages.

Section 3.11 to 3.13 deals specifically with extensions upwards into the roofspace. Paragraph 3.11 explains that raising the eaves and/or ridge to increase head height is generally unacceptable. It explains that dormers are not generally a feature of the Park and are therefore best avoided unless they are part of the building tradition in the village.

National Planning Policy Framework (NPPF)

The relationship between the Core Strategy and the National Planning Policy Framework has also been considered and it is concluded that they are consistent because the NPPF recognises the special status of National Parks and promotes sustainable development sensitive to the locally distinctive character of its setting. Furthermore always seeking high quality design is one of the core planning principles set out in the NPPF at Paragraph 17.

Assessment

Officers consider that a new chapter in the planning history of Lydgate Bungalow was opened when the development was permitted in 2001, replacing the timber chalet bungalow with a stone-faced bungalow. At this time permitted development rights were removed from the property. The existing dwelling has a simple design using traditional materials which was a considerable enhancement in comparison to the timber dwelling that it replaced. The simple form and use of traditional materials ensured that the building conserved the character of the site and its landscape setting, which is important given its location on the valley side, with views across the valley from the Yorkshire Bridge to Thornhill road.

The original application was recommended for refusal on the grounds set out in the pre-application advice (see above). However, Members considered that the building was capable of some alteration and extension, providing the additional accommodation required by the applicants whilst conserving the character and appearance of the site and its setting. Following

discussions with the applicant a number of alternative options were considered and the scheme has now been revised to create a more traditional massing of building, with a two storey section over approximately two thirds of the existing building (approximately 10 metres). The remaining length (approximately 5 metres) would remain as single storey. The existing single storey gable, which is heavily glazed with a “wrap-around” section of glazing, would remain, but with improvements to the fenestration to create a more traditional appearance. This would also be improved by stone facing on the existing light-coloured rendered panel on the relatively prominent gable, facing across the valley.

The existing single storey bungalow sits fairly comfortably on the site. From Carr Road for example the dwelling is seen just above a tree line and its generally recessive coloured roof helps it assimilate into the landscape. Whilst the additional height would increase the prominence of the building, from Carr Lane and the Thornhill Trail and other higher vantage points above on the footpaths up to Win Hill, it would be seen as a more traditional building in terms of its massing and detailing, particularly the window detailing. The revised scheme is much more sympathetic in this respect than the original submission. Consequently officers now consider that the development would not harm the character and appearance of the landscape setting of the building and the setting of the nearby Bamford (Lydgate) Conservation Area.

It should be noted that as the accommodation proposed would provide two additional bedrooms and an additional living room. It is understood the applicant has shown this arrangement to allow family members to stay and also to enjoy views from a first floor living room. However, the accommodation is no longer self-contained so there is no need for a condition controlling the use of this space.

There are no immediate neighbours so the proposal will not adversely affect the amenity of any other properties, even in its higher, amended form.

Conclusion

The original proposal was considered to be contrary to the policies of the development plan because its design would harm the character of the original dwelling and increase its prominence, resulting in harm to the landscape and the setting of the Conservation Area. The revised scheme would produce a building that would, in part, be higher than the existing building and the original proposal. It would, however, produce a building with more traditional massing and design so whilst it would be more visible in the landscape and from the Conservation Area, it is not unduly intrusive or incongruous. The proposal is therefore consistent with Core Strategy Policies GSP1, GSP2, GSP3, L1, L3 and Local Plan Policies LC4, LC5, LH4 and LH5 and the Authority’s design guidance.

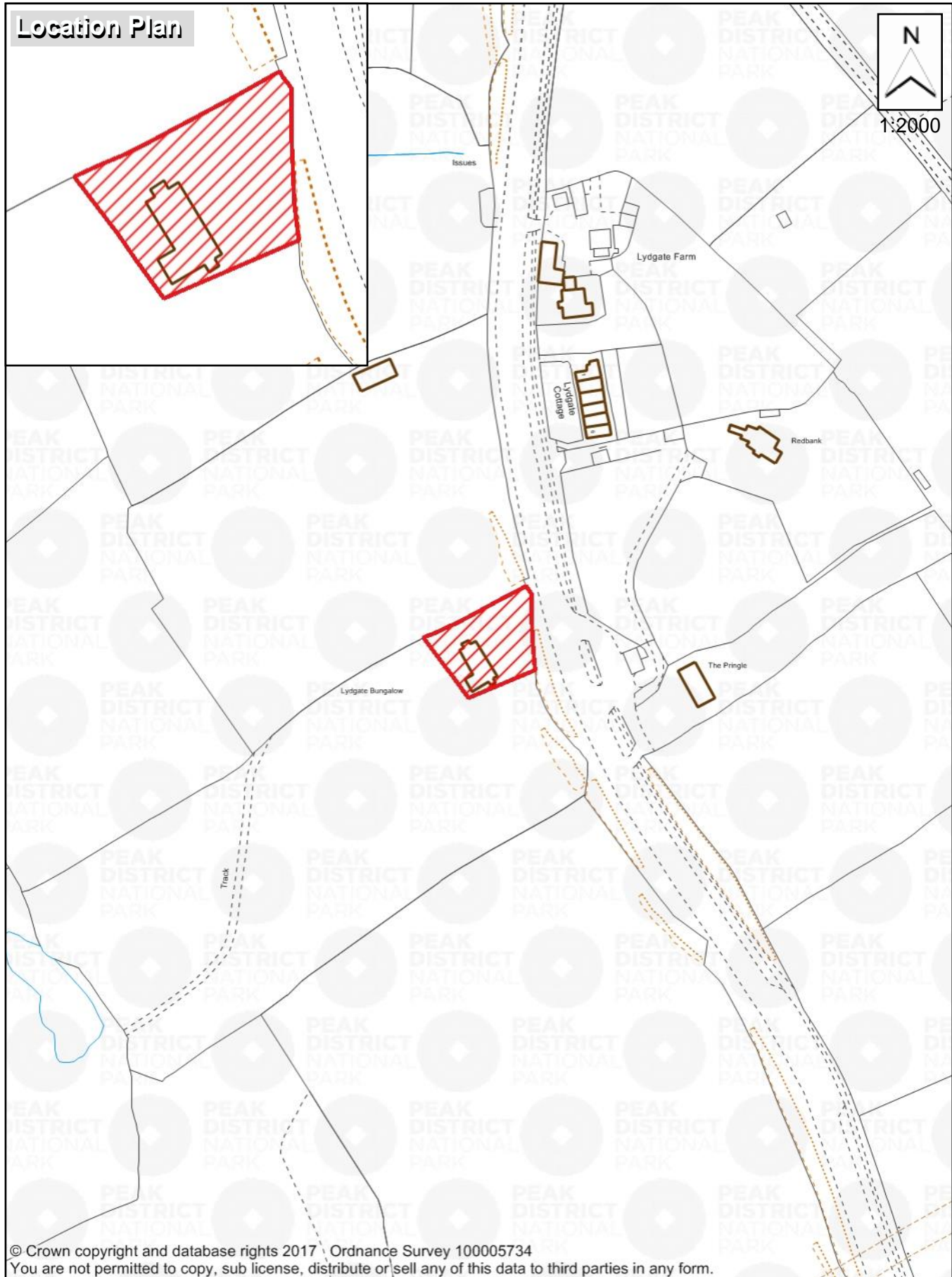
Human Rights


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

List of Background Papers (not previously published)

Nil

This page is intentionally left blank



Committee Date:	12th January 2018	Title: Lydgate Bungalow	 PEAK DISTRICT NATIONAL PARK
Item Number:	Item 7		
Application No:	NP/HPK/0117/0074		
Grid Reference:	420124, 384571		

This page is intentionally left blank

8. FULL APPLICATION – MODIFICATIONS TO EXISTING OUTBUILDING TO FORM LETTING BEDROOMS AND CONSTRUCTION OF NEW BUILDING TO PROVIDE LETTING BEDROOMS ASSOCIATED WITH THE LADYBOWER INN AND CAR PARK ALTERATIONS – LADYBOWER INN, LADYBOWER, BAMFORD. (NP/HPK/0917/1007 420450 / 386510 P2611 MN 11/10/2017)

APPLICANT: MRS TRUDI HALL

Site and Surroundings

The Ladybower Inn is located adjacent to the A57, northeast of Ladybower Reservoir. The site comprises the pub building, an additional building, and some car parking to the northern side of the road, with the main car park and a two storey outbuilding to the southern side.

The outbuilding fronts the road and has undergone various alterations, including some renovation as part of a previous permission to convert the building to holiday accommodation associated with the pub. The remnants of a former yard and enclosing wall can be found through the undergrowth immediately to the south of the building. This area of land is within the 'Natural Zone', as designated by the Authority's Development Plan. The South Pennine Moors Special Area of Conservation, the Peak District Moors (South Pennine Moors Phase 1) Special Protection Area, and the Eastern Peak District Moors SSSI all lie approximately 50m south east of the application site.

The car park is to the immediate east of the building, and is bounded by drystone walling in various states of repair around its perimeter to the east and south.

The site is outside of any designated conservation area.

Proposal

To convert the existing outbuilding to provide four letting rooms, construction of a new accommodation building to provide a further five rooms, and alteration and extension of the car park.

RECOMMENDATION:

That the application is Approved subject to the following conditions:

- 1. 3 year time limit**
- 2. In accordance with revised plans**
- 3. Development to remain ancillary to pub, with 28 day holiday let occupancy restriction**
- 4. Materials to match existing**
- 5. Notwithstanding the submitted information details of drainage and foul water treatment to be agreed prior to commencement**
- 6. Archaeological monitoring**
- 7. Compensatory Natural Zone planting and car park planting and landscaping to be implemented in the first planting season following commencement of the development**

8. Minor architectural and design details, including omission of barge boards or fascias

Key Issues

- The principle of providing additional accommodation in a new building and building on land designated as natural zone
- Design and landscape impacts of the proposal
- Highway safety and amenity

Relevant Planning History

1998 – Planning permission granted for conversion of outbuilding to two holiday lets

2002 – Planning permission granted for reconstruction of outbuildings to form ensuite bedrooms

Consultations

Highway Authority

Initially requested a revised parking layout to provide more spaces. They consider the revised scheme to achieve this and to significantly improve the internal circulation of the car park. They recommend conditions to ensure highway safety is maintained throughout the works, that the car park remains free from impediment to its designated use, and that the development remains ancillary to the Ladybower Inn.

District Council

No response to date.

Parish Council

Object to both the original and revised proposal. They consider that the size of the new building would dwarf the existing traditional barn, that the visibility of windows over the adjacent wall would have an adverse visual impact, that the style of the new building is not in keeping with the surrounding buildings, that it is too tall, and that the roof is visually intrusive due to being of different material to the existing barn and the Inn *[this is inaccurate – the roofing material would match the adjacent building]*.

Environment Agency

No detailed comments to make.

PDNPA – Landscape

Consider that the part of the site that is designated as Natural Zone should not have been designated, having been a compound relating to the former agricultural building. They advise that since there has recently been a review of the Natural Zone approved by the Authority this area will not be removed until the next review in 5-10 years' time. In these circumstances they advise that if planning permission is to be granted then as compensation for the loss of Natural Zone additional shrub planting shall be agreed with the NPA within another part of the Natural Zone that is under the ownership of the applicant, and should be maintained for a period of 5 years.

Consider that the mature trees adjacent to the car park entrance should be retained and protected.

Representations

One letter of representation has been received, on behalf of Friends of the Peak District. This was based on the submission as originally made and objects to the timber cladding [since omitted] and design of the new build accommodation, and expresses concern over the loss of trees within the site.

Main Policies

Relevant Core Strategy policies: GSP1, GSP2, GSP3, L1, RT2, E2, and T7

Relevant Local Plan policies: LC4 and LT18

National Planning Policy Framework and National Planning Practice Guidance

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 as 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 conflict between prevailing policies in the Development Plan and more recent Government guidance in the NPPF.

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

Further advice is provided in the National Planning Practice Guidance resource. Paragraph 020 of the Guidance addresses areas with inadequate wastewater infrastructure. It details a sequential test where connection to a mains sewer should always be the preferred wastewater connection method, with package treatment plants only considered where this can be demonstrated to be infeasible on financial and/or practicality grounds. It goes on to state that septic tanks should only be considered if it can be clearly demonstrated that discharging into a public sewer to be treated at a public sewage treatment works or a package sewage treatment plant is not feasible, again taking into account cost and/or practicability.

Development Plan Policies

Policy GSP1 sets out the broad strategy for achieving the National Park's objectives having regard to the Sandford Principle, (that is, where there are conflicting desired outcomes in achieving national park purposes, greater priority must be given to the conservation of the natural beauty, wildlife and cultural heritage of the area, even at the cost of socio-economic benefits). GSP1 also sets out the need for sustainable development and to avoid major development unless it is essential, and the need to mitigate localised harm where essential major development is allowed.

Policy GSP3 sets out development management principles and states that all development must respect, conserve and enhance all valued characteristics of the site and buildings, paying particular attention to, amongst other elements, impact on the character and setting of buildings, scale of the development appropriate to the character and appearance of the National Park, design in accordance with the National Park Authority Design Guide and impact on living conditions of communities.

Policy L1 identifies that development must conserve and enhance valued landscape character and valued characteristics, and other than in exceptional circumstances, proposals in the Natural Zone will not be permitted.

Policy RT2: Hotels, bed and breakfast and self-catering accommodation states:

“Proposals for hotels, bed and breakfast and self-catering accommodation must conform to the following principles:

A. The change of use of a traditional building of historic or vernacular merit to serviced or self-catering holiday accommodation will be permitted, except where it would create unacceptable landscape impact in open countryside. The change of use of entire farmsteads to holiday accommodation will not be permitted.

B. Appropriate minor developments which extend or make quality improvements to existing holiday accommodation will be permitted”.

Core Strategy Policy E2 states that proposals to accommodate growth and intensification of existing businesses will be considered carefully in terms of their impact on the appearance and character of landscapes.

Core Strategy Policy T7 requires development to be provided with the minimum amount of parking required for operational purposes. Local Plan policies LT11 and LT18 of the Local Plan require new development to be provided with adequate access and parking provision but also say that access and parking provision should not impact negatively on the environmental quality of the National Park.

Local Plan policy LC4 states that where development is acceptable in principle it will be permitted provided it is of a high standard of design that respects and conserves the landscape, built environment and characteristics of the area.

Adopted design guidance within the ‘Design Guide’ and the Authority’s Landscape Strategy and Action Plan offer further guidance on the application of these policies.

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

Assessment

Principle

Public houses are recognised as important community facilities by the Authority, and whilst the customer base of pubs outside of settlements will inevitably be broader than just local people, they still provide a valuable facility for those living in isolated locations as well as serving people from surrounding villages. National and local planning policies therefore seek to support and retain them wherever possible.

Whilst part of the proposal involves the provision of a new freestanding building, it is an extension of the existing business rather than a new and unrelated development in the countryside and so those policies relating to the expansion of existing businesses within the countryside are applicable. It is accepted that there are no other vacant buildings on the site that could fulfil the need for further accommodation, which the applicant identifies as being necessary to ensure the future viability of the business. This is consistent with Core Strategy policy RT2: Hotels, bed and breakfast and self-catering accommodation.

The Authority's economic planning policies do make provision for limited extension of existing businesses within countryside locations, providing certain criteria are met and the proposal therefore complies with this in principle.

The other issue in terms of principle relates to the current designation of part of the site as Natural Zone in the Development Plan. This designation covers the land on which the new building would be constructed. Normally this would prevent development of the type proposed from being supported, as it would conflict with policy LC1, which is very restrictive of development within the Natural Zone.

In this case, however, the Authority's landscape architect has advised that the section of land on which the building would be constructed has been included in the Natural Zone in error, having previously formed an enclosed hardstanding and containing only low value scrub planting that has established over the last five years. They have advised that the area will be removed from the Natural Zone when the boundary is next revisited. Further, replacement planting and management has been proposed to compensate for the loss of any ecological value in this area.

On this basis, and subject to the proposed compensatory planting and its maintenance being secured by condition, the principle of extending the pub business through conversion and a new building, and car park extension is not considered to conflict with policies LC1, E2, LE4, or the wider aims of the Development Plan and is acceptable in principle.

If permission was granted it would be necessary to require the new building to remain ancillary to the operation of the pub, and limit the length of occupation by guests. Without this the development would amount to independent new build holiday accommodation, contrary to the planning policies of the Development Plan.

Design and appearance

The proposed building has undergone some design revision during the course of the application, including reducing its width, removing overhanging eaves, changing materials, and changing details to the proposed external stairs.

The new building, as revised, would have a larger footprint than the adjacent building but by virtue of its height would appear of modest scale in relation to it in public views, and would certainly be considered to be modest in relation to the pub business when taken as a whole. In this regard it would comply with policy LE4. Its scale would also ensure it did not dominate the adjacent building and in massing terms, according with adopted design guidance.

Following the revisions the building now has a simple form that is considered to relate acceptably to the adjacent building. Materials and design details are generally also considered acceptable.

The exception to this is the fascia and barge boards around the roof, which would be out of keeping; if permission is granted it is recommended that these are omitted by condition.

The building would have a low impact in the wider landscape; on approach from the west it would be partially screened by the existing building and vegetation, and from the east it would be set behind the boundary wall of the car park, with the walls projecting only a short distance above this and the roof above being visible.

It would not appear isolated due to its close relationship to both the car park and the existing building, and its single storey nature would prevent it being a dominant feature in the landscape.

The changes to the existing building are relatively minor, the most notable being the removal of a rear lean-to extension and moving the external stair to the rear of the building. Whilst the stair would be less traditional in this position – as would the link to the new building – their treatment is otherwise considered appropriate and given their recessive position to the rear of the building the arrangement is, on balance, considered acceptable.

The proposed parking layout has also been revised since submission, providing additional spaces to address the initial consultation response of the highway authority. In landscape terms, this would extend the car park further east. However, a new hedgerow and additional tree planting are proposed along the eastern boundary, which would serve to better screen the car park from wider view than is currently the case. Overall, this part of the proposal is considered to result in a minor landscape enhancement.

Overall, the form, massing, materials, design, and landscaping of the proposal are all considered to ensure that it would conserve the character and appearance of the built environment and landscape in this location, in accordance with planning policy.

Ecology

There are two mature trees adjacent to the car park entrance close to where the car park would be extended. These works have the potential to affect the trees, which are considered to be important landscape features. The applicant has therefore submitted details of how the extended car park would be constructed to protect the existing trees and their roots. This is considered to offer sufficient protection to the trees, particularly given that much of their root areas would be outside the area to be developed and because much of the ground would be built up rather than reduced in height, minimising impacts on roots.

Significant internal works to the existing building have been undertaken as part of implementing the 1998 permission for its conversion to two holiday let units. There are no proposals for any external changes to the roof of the building, which appears to have also been repaired or replaced during the conversion works and is in good condition. In this context it is not considered that the building is likely to provide bat habitat.

Other matters

The proposed site of the new accommodation block is directly over the line of the turnpike road between Grindleford and Penistone ('The Mortimer Road'), which was constructed following a private Act of Parliament in 1771. This is included in the Peak District Historic Buildings, Sites and Monuments Record (MPD4784) and is therefore considered to be a non-designated heritage asset of local significance.

The Authority's Senior Archaeologist has advised that there is the strong possibility that the groundwork associated with the new building (including for foundations, landscaping, services etc.) could encounter, damage or destroy surviving belowground remains of 'The Mortimer Road'. This would result in harm to the significance of this non-designated heritage asset. A programme of archaeological monitoring, investigation and recording would appropriately mitigate this harm, and it is recommended that this is secured by condition.

It is proposed to relocate an existing septic tank as part of the proposal, as this is currently in situ where the new building would be constructed. The six new letting bedrooms would increase the amount of waste being discharged to the tank, increasing the level of groundwater pollution. National Planning Practice Guidance states that septic tanks should only be considered if it can be clearly demonstrated by the applicant that discharging into a public sewer or the installation and operation of package sewage treatment plant are not feasible alternatives, taking into account cost and/or practicability. No evidence of this has been put forward and so Officers therefore consider that if permission is granted – and notwithstanding the submitted information – a condition should be imposed requiring details of drainage and foul water treatment to be agreed prior to commencement of the development.

Due to the isolated position of the building it is not considered to affect the amenity of any nearby residential property.

No environmental management measures have been proposed. Given the setting of the building and its orientation it is difficult to envisage how renewable energy measures could be incorporated without either landscape or ecological harm. Internally, a high standard of insulation would improve energy efficiency, but as this is addressed by building regulations it is not appropriate to duplicate this control through the planning system.

Conclusion

The principle of improving the viability of the public house is welcomed, and the proposed works are considered to conserve both the built environment and landscape character of the area, subject to conditions. The identified impacts relating to archaeology, ecology and ground water pollution can all be mitigated satisfactorily by conditions.

Overall the proposal is therefore considered to be in accordance with the policies of the Development Plan and the Framework. All other material matters have been considered, and impacts have been found to be acceptable. The application is therefore recommended for approval.

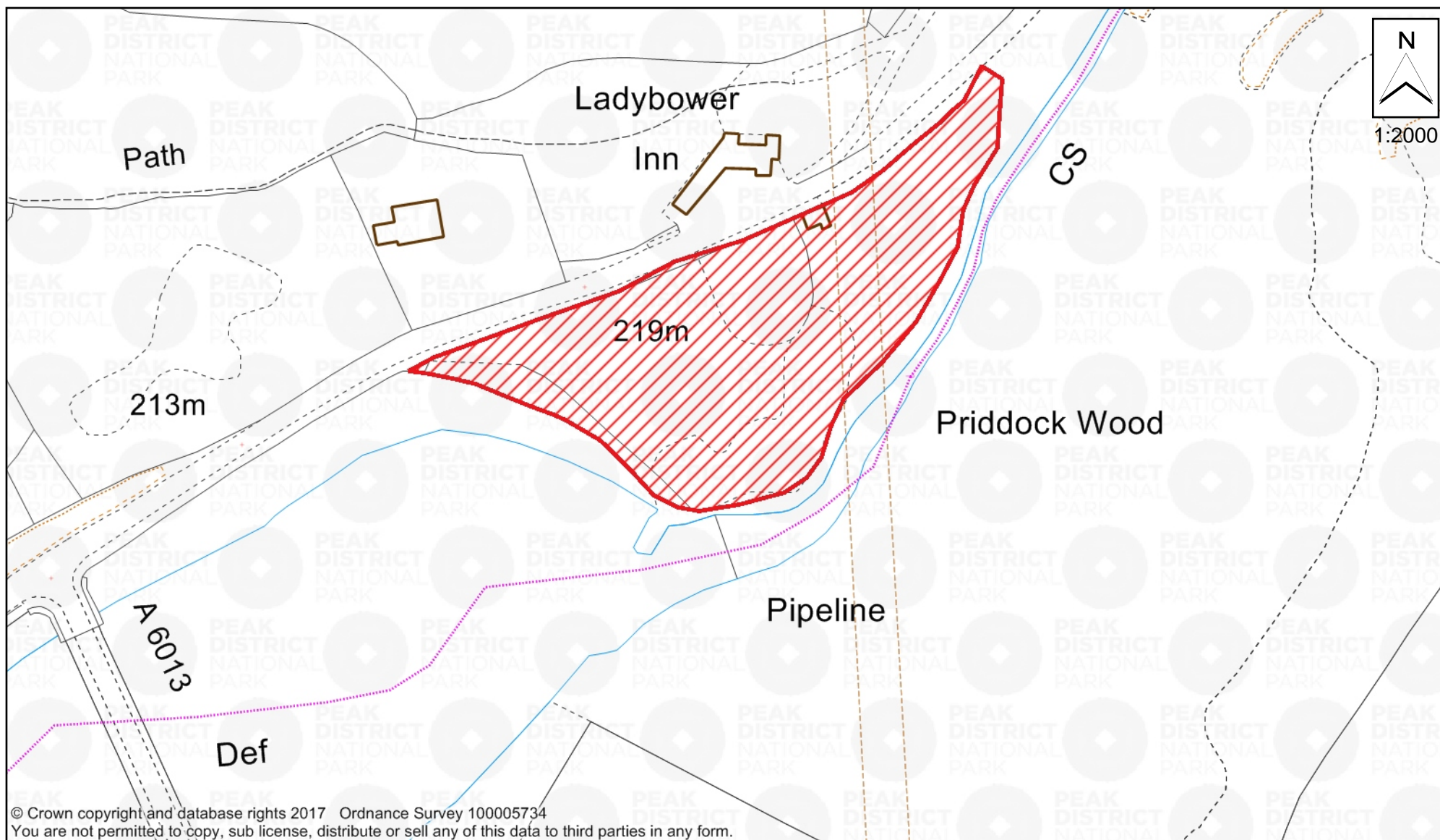
Human Rights

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

List of Background Papers (not previously published)

Nil

This page is intentionally left blank



Committee Date: 12th January 2018
 Item Number: Item 8
 Application No: NP/HPK/0917/1007
 Grid Reference: 420450, 386510

Title: Ladybower Inn



**PEAK
DISTRICT
NATIONAL
PARK**

This page is intentionally left blank

9. FULL APPLICATION – CHANGE OF USE OF AGRICULTURAL WORKERS DWELLING TO HOLIDAY ACCOMMODATION (RETROSPECTIVE) AT BOOTH FARM, WASHGATE LANE, HOLLINSCLOUGH. (NP/HPK/1017/1120 405727 / 368005 P10689 MN 30/10/2017)

APPLICANT: Mr Kevin Mycock

Site and Surroundings

Booth Farm Bungalow forms part of a small group of buildings in open countryside, located approximately one mile north west of Hollinsclough.

A pre-fabricated chalet (home to the applicant) is sited some 80 metres north east of the application building, and two agricultural buildings are also located in the area between the two properties. To the immediate west of the bungalow is the main former farm house of Booth Farm, which is understood to now be in separate ownership to the bungalow. There are no other neighbouring properties.

The bungalow is an agricultural worker's dwelling approved nearly forty years ago. It has been extended since that time and currently comprises two parallel sections under pitched roofs with a flat roofed section between these two parts. A large area of hardstanding extends in front of the building, with a restricted curtilage to the side and rear.

The submission explains that the dwellings on the site are occupied by persons either commuting to work elsewhere or who have retired, and that the farm is now operated only as a hobby farm. The land in ownership at the site extends to 30 acres.

The bungalow is currently in unauthorised use as holiday accommodation, which this application seeks to regularise.

Proposal

To change the use of the building from an agricultural worker's dwelling to two holiday let units. No physical development requiring planning permission is proposed as part of the conversion.

RECOMMENDATION:

That the application be REFUSED for the following reason:

- 1. The existing dwellinghouse was approved on an exceptional basis to provide accommodation for an agricultural worker.**

Policies LH3 and LC12 of the Development Plan only permit the permanent change of use of such dwellings to other uses where it has been demonstrated that reasonable attempts have been made to allow the dwelling to be used by a person who could occupy it in accordance with the existing occupancy restriction, and where it has been demonstrated that the long term need for the dwelling in the locality, with the occupancy restriction in place, has ceased.

The application fails to meet either of these criteria. This is because the property has not been marketed as an agricultural worker's dwelling and it cannot therefore be established whether or not it could be occupied in accordance with the occupancy restriction.

Key Issues

- Is the principle of removing the agricultural workers dwelling restriction acceptable?
- Is changing the use of the building to two holiday let units acceptable?

Relevant Planning History

1978: Planning permission granted for an agricultural worker's dwelling. The occupation of the dwelling was restricted by planning condition to a person solely or mainly employed, or last employed, in the locality in agriculture or forestry (including dependants of such a person residing with him), or a widow or widower of such a person.

2017: Lawful Development Certificate application refused for use of part of the building as a holiday let unit. In taking that decision the Authority concluded that whilst part of the building had been used as holiday accommodation at times since 1992 there had not been a material change of use of the property from a single dwelling into two separate dwellings. This was because the two parts of the property had not been physically separated until recently, because the use of part of the building as holiday accommodation had not been continuous over that period, and because the dwelling was otherwise occupied in accordance with the terms of the occupancy condition. As such, no lawful change of use had taken place.

Consultations

Highway Authority: Advise that the building is located via a private track access and is unlikely to affect the public highway, and consider that the proposals are unlikely to result in any significant increase in traffic movements. Additionally, they take account of the fact that the proposals would re-use an existing building and have taken commensurate use into its consideration of the proposals.

They also understand that the change of use has already occurred and that the application is to formalise the changed use. Advise that their Authority is not aware of any problems affecting the highway network that have resulted from this change of use. They note that parking and turning space is available and assume that refuse collection is already occurring from the site.

On the basis of the above they do not wish to raise objections.

District Council: No response to date.

Parish Council: Support the application on the grounds that it is only a change of use and will have no landscape or other impacts on the surroundings to the site.

Representations

No representations received to date.

Main Policies

Relevant Core Strategy policies: GSP1, GSP2, GSP3, GSP4, HC2, L1, RT2, CC1 and T7

Relevant Local Plan policies: LC4, LC12, LH3, LT11 and 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 as 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 conflict between prevailing policies in the Development Plan and more recent Government guidance in the NPPF.

Development Plan Policies

Core Strategy policy HC2 deals with the provision of housing for key workers in agriculture, forestry or other rural enterprises, including detailing the circumstances in which such housing can be supported.

The supporting text for this policy states that applications to remove key worker occupancy restrictions must be carefully assessed. When the exceptional need for this type of home no longer exists it can contribute to the provision of intermediate "more affordable" housing or tourist accommodation to meet the aims of other policies.

Policy LH3 deals with proposals to replace agricultural occupancy conditions and says that the removal of a condition or obligation which restricts the occupancy of a dwelling to a person employed or last employed in agriculture or forestry will not be permitted unless it can be demonstrated that:

- i. reasonable attempts have been made to allow the dwelling to be used by a person who could occupy it in accordance with the restriction;
- and
- ii. the long term need for the dwelling in the locality has ceased and removing the restriction would be more appropriate than a temporary relaxation.

The policy also states that where, exceptionally, permission is granted for the release of an agricultural occupancy restriction, the occupancy of the dwelling will be limited, by an obligation, to local persons as described in Policy LH2. It states that where a local person cannot be found to occupy the dwelling, permission will be given, on a personal basis, to let the dwelling for holiday use until such time as an agricultural or local need arises again.

Policy LH2 defines people with a local qualification and is used, amongst other things, to inform eligibility for the temporary occupation of farm workers dwellings in cases where this is permitted by LH3. This requires the person occupying the dwelling to meet at least one of the following criteria:

- (i) a person (and his or her dependents) 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;
- (ii) a person (and his or her dependents) 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;
- (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;
- (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;
- (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.

Local Plan policy LC12 also addresses housing for key workers, including agricultural workers. The supporting text provides information relating to the circumstances in which relaxation of the occupancy may be considered. It advises that in cases where adequate assurances exist and there is no ongoing agricultural or forestry need in the locality, the Authority may consider temporary relaxation of the occupancy condition. This would allow the property to be let outside of agriculture on a short term basis.

It also advises that only where there is certainty of no further local agricultural or forestry need should the occupancy condition be permanently removed, and in those cases the dwelling should be made available to meet a local need for affordable housing.

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

These policies are supported by a wider range of design and conservation policies including Core Strategy policy L1 which requires all development to conserve and enhance valued landscape character as identified in the Landscape Strategy and Action Plan. Other than in exceptional circumstances, development which will have a harmful impact will not be permitted.

Policy GSP3 of the Core Strategy and saved Local Plan policy LC4 are also directly relevant to the current application because they set out the design principles for development in the National Park, and also seek to safeguard the amenities of properties affected by development proposals, and set out criteria to assess design, siting and landscaping. The Authority's Supplementary Planning Documents (SPD) the Design Guide and the Building Design Guidance offer further advice on design issues.

Policy T7 requires development to be provided with the minimum amount of parking required for operational purposes. Policies LT11 and LT18 of the Local Plan require new development to be provided with adequate access and parking provision but also say that access and parking provision should not impact negatively on the environmental quality of the National Park.

The Authority's emerging Development Management Policies document is also a material policy consideration in this case. Whilst not yet adopted, the document is at an advanced draft stage and has been through an initial consultation, with a further consultation on some modifications currently open.

Officers therefore consider it appropriate to afford this document some limited weight, as it provides a strong and current indication of the Authority's position in relation to a range of planning policy areas, including issues relating to agricultural worker's dwellings.

In particular, policy DMH11 addresses the imposition of legal agreements in relation to the grant of planning permission, including for essential workers dwellings - which includes agricultural workers. This provides context for the current application in so far as it details the circumstances in which the Authority will consider relaxing occupancy restriction, and to what other uses.

It notes that where, exceptionally, permission is granted for the temporary release of an occupancy restriction on an essential workers dwelling outside a named settlement the dwelling will remain tied to the business, or will revert to holiday use, or will be temporarily occupied by local person who has lived in the parish or adjoining parish for ten out of the last twenty years and is in housing need, until such time as a business need arises again.

In relation to the permanent removal of legal agreements on essential worker dwellings it advises that this will not be permitted unless it can be demonstrated that reasonable attempts have been made to allow the dwelling to be used by a person who could occupy it in accordance with the restriction; and the long term need for the dwelling in the locality has ceased and a temporary relaxation therefore serves no purpose.

Notably, it does not impose a requirement for the dwelling to meet a local need for affordable housing in these circumstances – differing from Core Strategy policy HC2 and Local Plan policies LH3 and LC12 in this regard.

Assessment

Is the principle of changing the use of the building from an agricultural worker's dwelling acceptable?

Whilst this application does not seek to vary the 1978 permission that imposed the current occupancy restriction, the effect of granting planning permission for the proposed development would be to circumvent that condition and to allow the building to be used for another purpose. As such, the application is subject to the same policy tests that would be applied to an application to vary or remove the occupancy restriction from the 1978 permission.

As agricultural worker's dwellings are permitted only on an exceptional basis both existing and emerging planning policies require reasonable attempts to have been made to allow the dwelling to be used by a person who could occupy it in accordance with the restriction before consideration will be given to either a temporary relaxation or permanent removal of the restriction.

The applicant's agent has advised that Booth Farm is no longer a viable hill farming enterprise. They note that there are no full time farms in the immediate vicinity of the bungalow and consider that any full-time farms that are still surviving in the area would be employing a family member due to differing employment rights between family and non-family employees, and as such would not be seeking housing away from their family farms.

They also contest that the remote location of the dwelling means that it would not be viable, either practically or financially, for a worker at another farm to live here and commute. On this basis they consider that the likelihood of the bungalow being conveniently situated for the accommodation of an independent agricultural worker is very low and that any marketing of the property would be highly unlikely to attract any eligible occupants.

However, no evidence has been provided to support their case, for example no marketing exercise has actually been undertaken. Officers therefore do not consider that reasonable attempts have been made to allow occupation of the property by somebody who could comply with the occupancy restriction. The application is therefore contrary to policies LH3 and LC12.

Officers consider that marketing of the property as an agricultural workers dwelling for a defined period would be necessary to establish demand. It could be the case, for example, that even if there is no local interest in occupying the building in association with the attached farmland there could still be other people employed in agriculture elsewhere in the area who are seeking housing and who would comply with the occupancy condition.

Only if no eligible occupiers were found within that period would a temporary relaxation of the condition comply with LH3 and LC12.

Further, without an appropriate period of marketing the property the Authority cannot be assured that the long term need for the dwelling in the locality has ceased, which policy LH3 requires before the permanent removal of the restriction, as proposed, would comply with policy.

Officers have considered the statement of the applicant's agent, which states that they are trying to keep the family farm intact and that the additional source of income from holiday letting would benefit this aim. However, they also advise that the farm is no longer viable and now operates only as a hobby farm. On this basis the weight that can be given to the proposal in terms of it supporting agriculture is very limited. The loss of a farm workers dwelling without justification would potentially undermine agricultural viability in the locality rather than supporting it.

Is changing the use of the building to two holiday let units acceptable?

This matter is secondary to the principle of the loss of the building as an agricultural worker's dwelling. As noted above, the proposal is contrary to adopted policy in that regard. The assessment below is included to help explain the planning policy position regarding the proposed use.

Whilst policy RT2 does not typically support the change of use of buildings of this type to holiday accommodation – requiring them to be of historic or vernacular merit – policies LH3 and LC12 do make provision for any farm worker's dwelling to be taken in to such use in specific circumstances, irrespective of character and appearance.

There are two parts to the consideration of when such a change of use may be acceptable:

- i. whether a temporary use of the building for holiday accommodation would be acceptable
- ii. whether the permanent use of the building for such use would be acceptable.

Temporary change of use to holiday accommodation

If it was proved that the building was not currently required as an agricultural workers dwelling then policy would support a temporary change of use. Current policy advises that, in the first instance, this should be to allow occupation by a local person meeting the policy criteria of LH2. Only if no such person was found does the policy support use of the building as holiday accommodation. Emerging policy does not impose such a hierarchy, however, stating that use as either holiday accommodation or accommodation for a local person would be equally acceptable in these circumstances.

In this case, the floor space of the dwelling (almost 150m²) far exceeds what the Authority would generally consider to be affordable. On this basis, restricting the temporary change of use of the building to a dwelling to be occupied by a local qualifying person would serve no planning purpose.

Whilst it could be argued that the building can be split in to two affordable dwellings and that these would then meet the size requirements of such dwellings, this is not what has been applied for and this proposal should be considered on its own merits.

Having considered these points, and given that the provision of holiday accommodation within the Park does fulfil a statutory purpose and Development Plan objective, Officers consider that the temporary use of the building as holiday accommodation could be supported if it was accepted that there was no need for an agricultural workers dwelling in this location at this time.

As noted earlier in this report though, a period of marketing of the property would be necessary before it was proven there is no current need for the dwelling in the locality. This has not been undertaken.

Permanent change of use to holiday accommodation

Current policy advises that where it is accepted that the long term need for an agricultural workers dwelling in this location no longer exists, such dwelling should be made available to meet a local need for affordable housing, rather than for use as holiday accommodation. However, emerging policy does not make such a restriction, allowing conversion to market

dwellings in these circumstances.

As noted above, due to the floor space of the dwelling far exceeding what would be considered to be affordable, restricting the change of use of the building to an affordable dwelling would serve no planning purpose.

Having considered these points, and given that the provision of holiday accommodation within the Park does fulfil a statutory purpose and Development Plan intention, Officers consider that the conversion of the building to holiday accommodation could be supported if it was proven that the long term need for an agricultural workers dwelling in this location no longer existed.

As noted earlier in this report, an appropriate period of marketing the property would be necessary before it was proven that the long term need for the dwelling in the locality has ceased. This has not been undertaken.

Design, siting and landscape impacts

No physical external changes are proposed to the building. It would be unlikely to generate significant further traffic than if used as a single dwelling, and would require no additional parking or outdoor amenity space. The proposal is therefore considered to conserve the built environment and landscape of the area as required by policy.

Amenity impacts

The proposed use would have very similar amenity impacts to the current use as an agricultural workers dwelling. It is not considered that there would be a significant change to noise or privacy levels for neighbours, and no physical works are proposed that would alter the relationship between the buildings already on site. On this basis the amenity of neighbours is considered to be maintained by the proposal.

Environmental management

No detailed information in regard to environmental management considerations has been submitted with the application. As the building is already in use as a dwelling and because no physical works are proposed it is not considered that any such measures are required in order for the proposal to comply with planning policy.

Conclusion

The application has not demonstrated that there is no longer a need for the property as an agricultural workers dwelling – in either the short or long term. As a result its change of use to holiday accommodation fails to satisfy policies LH3 and LC12.

Therefore whilst the landscape, highway, and amenity impacts arising from the development would all be negligible, the proposal remains fundamentally contrary to planning policy. Having considered this and all other material matters and found nothing to outweigh the conflict with adopted policy the application is recommended for refusal.

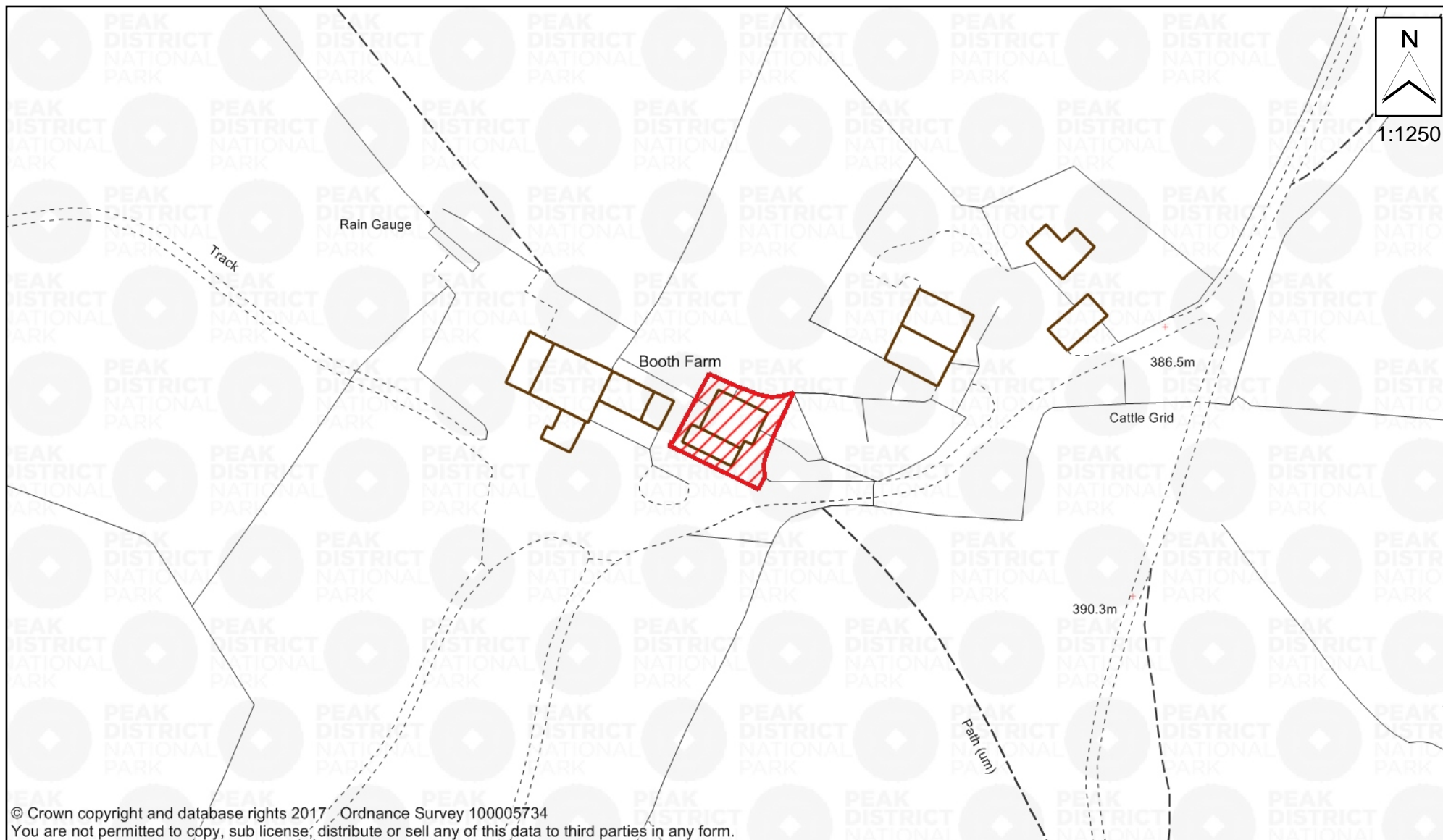
Human Rights

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


List of Background Papers (not previously published)

Nil

This page is intentionally left blank



© Crown copyright and database rights 2017. Ordnance Survey 100005734
 You are not permitted to copy, sub license, distribute or sell any of this data to third parties in any form.

Committee Date:	12th January 2018	Title: Booth Farm	 PEAK DISTRICT NATIONAL PARK
Item Number:	Item 9		
Application No:	NP/HPK/1017/1120		
Grid Reference:	405727, 368005		

This page is intentionally left blank

10. S.73 APPLICATION – FOR THE REMOVAL OR ALTERATION TO CONDITION 4 (HOLIDAY OCCUPANCY CONDITION) FROM PLANNING CONSENT NP/SM/0106/0032, OLD DAINS MILL, UPPER HULME (NP/SM/1017/1042, P.2315, 401278/361117 06/10/2017/TS)

APPLICANT: Mr R Ball

Site and Surroundings

Dains Mill lies is located in open countryside to the north of the ford at Upper Hulme and is a two storey stone building that was formerly a mill and is part way through refurbishment. There is a three-storey building formerly used as a store house adjacent to the mill building and an access track runs from Upper Hulme through these two buildings and on up a steep bank to a second private access track at a much higher level.

The track from Upper Hulme passes through a series of properties, which all share the same access. The two nearest neighbouring properties to the mill are Mill House, which is approximately 25m to the south west, and Mill Cottage 32m to the south. There is also a public Right of Way that runs in a northerly direction approximately 70m to the west of the mill building and the site lies within the designated Upper Hulme Conservation Area.

Proposal

This application has been submitted under section 73 of the Town and Country Planning Act 1990, as amended.

This application seeks the removal of planning condition 4 imposed on Planning Decision NP/SM/0106/0032 which restricts the occupancy of the application building to short let holiday residential use, and prevents the holiday let from being occupied by any one person for a period exceeding 28 days in any calendar year.

The effect of granting planning permission for the current application would be to allow the use of the mill building as a permanent open market house to meet general demand. However, this would not prevent the premises continuing to be used as a holiday let once the current refurbishment has been completed.

An application to remove the condition was refused by the Authority in September 2016. The current application contains additional financial and heritage information, which is referred to and discussed in the Assessment section below.

RECOMMENDATION:

That the application be REFUSED for the following reasons:

- 1. The proposal fails to meet the requirements of Core Strategy Policy HC1(C) and national planning policies because the removal of the planning condition is not required in order to achieve conservation of the mill building and adjacent store house, and the proposals would not otherwise achieve any significant enhancements to the character and appearance of the building or its landscape setting.**

Key Issues

- Whether the removal of the holiday occupancy is required in order to achieve the conservation and / or enhancement of a building of vernacular merit in accordance with Core Strategy policy HC1(C)I and the provisions of paragraph 55 of the Framework.

History

2004 Restoration of derelict water mill - Granted subject to conditions (NP/SM/1203/0923)

2006 Change of use of restored water mill to holiday accommodation - Granted subject to conditions (NP/SM/0106/0032)

Condition 4, which is the subject of the current application and attached to this permission says: *“This permission relates solely to the use of the main mill building hereby approved for short-let holiday residential use; the property shall not be occupied as a permanent dwelling and shall not be occupied by any one person for a period exceeding 28 days in any calendar year. The owner shall maintain a register of occupants for each calendar year which shall be made available for inspection by the National Park Authority on request.”*

The reason for the above condition was stated as *“Permission has been granted solely for the holiday use and the National Park Authority wishes to retain control over the use of the property which is unsuitable for full residential use.”*

2016 Section 73 application to remove condition 4 was refused for the following reason:

“The proposal fails to meet the requirements of Core Strategy Policy HC1(C) and national planning policies because the removal of the planning condition is not required in order to achieve conservation of the mill building and adjacent store house, and the proposals would not otherwise achieve any significant enhancements to the character and appearance of the building or its landscape setting.”

Consultations

County Council (Highway Authority) – No objections

District Council - No response received to date.

Heathylee Parish Council – Heathylee Parish Council supports this application.

Authority’s Senior Archaeologist – Objects to the application.

Representations

No letters of representation have been received.

Main Policies

In this case, the effect of removing the holiday occupancy restriction attached to the building would be to create a new open market house outside a named settlement to meet general demand. Therefore, the most relevant policy in the determination of the current application is policy HC1 of the Core Strategy.

Policy HC1 says provision will not be made for housing solely to meet open market demand, and housing land will not be allocated in the development plan. Exceptionally, new housing can be accepted where it is (A) for affordable housing to meet local need or for assisted accommodation; (B) for key workers or (C) in accordance with core policy GSP2, it is required in order to achieve conservation and/or enhancement of valued vernacular or listed buildings.

The current proposals fall to be considered under the criteria of HC1(C) because the thrust of the submitted application is that the removal of the holiday occupancy restriction is required in order to complete the restoration and therefore the conservation and enhancement of a building that has both architectural and historic interest albeit the mill building is not listed.

There is no indication within the submitted application that the new house is otherwise intended for a key worker within the criteria of HC1(B), and there are no proposals to create affordable housing to meet local need or accommodation that would be prioritised by HC1(A).

The provisions of HC1(C) are supported by policies DS1 and GSP2 of the Core Strategy and policy LH1 of the Local Plan.

DS1 sets out very clearly new residential development should normally be directed to existing settlements within the National Park. By virtue of the distance between Parwich Lees and the main built up area of Parwich, the application site cannot be said to be within the village and therefore lies in open countryside.

Local Plan policy LH1 says exceptionally, residential development will be permitted either as a newly built dwelling in or on the edge of settlements or, as the conversion of an existing building of traditional design and materials in the countryside provided that it would be affordable housing to meet local need.

Policy GSP2 of the Core Strategy says opportunities will be taken to enhance the National Park will be taken and, in the supporting text to HC1, it is recognised that new housing may be the best way to achieve conservation and enhancement of a valued building. Hence, the provisions of HC1(C), which acknowledge that sometimes this requires the impetus provided by open market values.

However, the supporting text to HC1 also reiterates that unless open-market values are demonstrably required for conservation and enhancement purposes, all other schemes of this type that provide new housing should be controlled by agreements to keep them affordable and available for local needs in-perpetuity.

National Planning Policy Framework (NPPF)

It is considered the provisions of HC1(C) and supporting policies in the Development Plan are consistent with national policies in respects of new housing with the National Park. Firstly, because paragraph 54 of the Framework states that in rural areas, local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate.

Paragraph 55 of the Framework goes on to say local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as:

- the essential need for a rural worker to live permanently at or near their place of work in the countryside; or
- where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or
- where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; or
- the exceptional quality or innovative nature of the design of the dwelling

In these respects, whilst prioritising affordable housing to meet local need on rural exception sites, policy HC1 clearly provides the opportunity for new residential development that would secure the optimal viable use of a heritage asset, or represent enabling development, or allow for the re-use of a disused building even where the application site may be outside of a recognised settlement in full accordance with the provisions of paragraphs 54 and 55 of the Framework.

Wider Policy Context

Relevant Core Strategy policies include: GSP1, GSP3, HC1, L1 and L3.

Relevant Local Plan policies include: LC4 and LC6.

GSP1 requires all new development in the National Park to respect and reflect the conservation purpose of the National Park's statutory designation and promotes sustainable development. L1 promotes development that would conserve and enhance the landscape character of the National Park.

Policies L3 and LC5 set out specific criteria applicable to proposals that would affect the special qualities of the National Park's designated Conservation Areas stating that, other than in exceptional circumstances, all development should conserve, and where possible enhance the significance of designated heritage assets. Policies LC4 and GSP3 set out further criteria to assess the acceptability of all new development in the National Park

The policies are also consistent with national policies in the Framework, which taken as a whole, encourage sustainable development proposals that would be of a high standard of design and sensitive to the locally distinctive character of the National Park and its cultural heritage

Assessment

In this case, a significant amount of work has been undertaken to restore the mill building and adjacent store house following the grant of planning permission for its restoration in 2004. Prior to these works, the mill building was in a derelict state and a significant amount of capital investment has been made to bring both the mill building and the adjacent store house back from the point of falling down and being lost forever. Information provides sets out that around £366,000 has been spent on the building to date. £315,000 of this was provided in DEFRA grants. The remainder was funded by the owners. The shells of both buildings have now been fully restored and a water wheel has been reinstated within the former mill building.

Therefore, it is mainly internal works that are required to fully implement the 2006 permission for the change of use of the buildings to holiday accommodation and bring the buildings back into use. However, costings provided by the applicant (detailed later in this report) suggest a significant amount of additional money will need to be spent to be able to complete the building works. Consequently, works have stalled on site not least because the projected revenue from the completed holiday let does not provide a sufficient return on investment to encourage further investment in the buildings now that they are secure and watertight. In summary, removing the holiday occupancy restriction and the impetus of open market values that would arise from the property becoming a house to meet general demand would 'unlock' the development and bring the buildings back into use.

In these respects, there is an argument that the holiday occupancy condition no longer fulfils a proper planning purpose because retaining this restriction means that the mill building and store house could stand empty for some considerable time whereas it could be brought back into use to provide housing much sooner if the condition was removed. However, there is no reason to consider that holiday accommodation would amount to a non-conforming use in this location and there are no changes in circumstances since the 2006 approval that would mean that the change of use of the building to a holiday let would no longer be acceptable in planning terms. Therefore,

there are no immediate reasons to consider that the holiday occupancy condition should be removed in the interests of the proper planning of the local area.

The Authority's policies also continue to support the re-use of buildings for holiday accommodation because this would support both purposes of the National Park statutory designation by conserving buildings and promoting enjoyment and understanding of the National Park's special qualities. In some cases, holiday accommodation can also provide a supplementary income for local residents including farmers. In a range of appeal decisions, Planning Inspectors have agreed with the Authority that removing a holiday occupancy condition to provide open market housing does not in itself accord with the Authority's housing policies, the National Park's purposes or the Authority's duty to foster the social and economic welfare of local communities. This has been the case even where there has been some doubt about the viability of holiday accommodation.

One of the key reasons that removal of holiday occupation conditions to allow permanent open market housing has not been supported at appeal is because HC1(C)I is consistent with paragraph 55 of the NPPF insofar as both policies only support housing in open countryside as a means to achieve significant enhancements to particular sites and their settings. This means the removal of a holiday occupancy condition to create an open market housing to meet general demand would not accord with policy HC1(C)I or present the exceptional circumstances required by national planning policies if an approval of a new house in open countryside would not achieve enhancements to the site or its setting. In contrast, the creation of affordable housing or a farm worker's dwelling are accepted in policy terms because both would meet a genuine or essential need for new housing outside of a designated settlement in a manner that is consistent with the priorities set out in the Authority's Development Plan and the Framework.

In this case, removing the holiday occupancy condition would not in itself secure any enhancement to the site and surroundings above what has already been achieved because the external shells of both buildings have been fully restored. Affordable housing is not being proposed albeit it is likely that the new house would not be affordable unless the premises were to be subdivided. Equally, a key worker's dwelling is not being proposed but again it is not clear that the property would be affordable to a person who needed to live close to their work who would be employed in the local area. Therefore, the removal of the condition would not provide any wider public benefits other than the impetus of open market values might bring the buildings back in to use in a much shorter timeframe and there is no overriding justification to allow an exceptional approval for the removal of the holiday occupancy condition on conservation and enhancement grounds.

Since the previously refused application to remove the holiday occupancy restriction, the applicant has provided additional information relating to the viability of completing the development for holiday use and which also considers the possible alternative use of the building to provide affordable local need dwellings.

The financial information is summarised as follows:

Costs (all additional to the money that has already been spent on the conversion to date)

- Completing the conversion for holiday accommodation will cost £286,695.
- Completing the conversion to an open market dwelling with on-site energy generation will cost £218,950.
- Completing the conversion to an open market dwelling with connection to mains will cost £265,850.
- Conversion of the building to two dwellings would cost £371,600.
- A personal loan of £130,000 has already been taken out to part-finance the works that have been carried out to date.

Returns

- Income from the holiday let would realise an annual profit of £8,836 in 2020
- The annual profit does not take into account the large capital loan that would be needed to finance the conversion so would result in an annually increasing overdraft.
- An open market dwelling is forecast to be valued at £400,000
- Sale of an open market dwelling with on-site energy generation would realise a net profit of £161,954 (not including the money spent on the project to date).
- Sale of an open market dwelling with mains connections would achieve a net profit of £129,940 (not including the money spent on the project to date).
- The conversion of the property to two affordable dwellings for local needs would achieve sales of £300,000 and would result in a loss of £93,016.
- The conversion of the property to one open market dwelling and one affordable dwelling for local needs would achieve sales of £375,000 and would result in a loss of £18,766

In addition to the above information, the submitted planning statement states in respect of financing completion of the project for holiday let use that *“Discussions with two mainstream lenders have furthermore confirmed that no lender would finance the sum required, as the business is not forecast to make sufficient profits to fund capital and interest repayments.”*

Based on the information submitted by the applicant, it is therefore acknowledged that an alternative conversion including either one or two affordable local needs dwellings is not viable and therefore does not represent a realistic alternative use to the previously approved holiday let use. It is also acknowledged that, based on the submitted figures, the holiday let returns are unlikely to incentivise the current owners to complete the project for holiday let use. It is therefore further acknowledged that there is a possibility that if the application to remove the holiday occupancy condition is refused that the building may remain empty.

The submitted planning statement acknowledges that the previous application was refused as the Authority considered that there would be no conservation or enhancement benefit as the external shells of the mill building and adjacent drying house have already been fully restored. However the statement goes on to assert that *“this stance is somewhat short sighted, and is contrary to the principles of sustainable development.”* This is because the applicant maintains that the removal of the condition is required to bring the building into use and failure to bring the building into use will result in harm.

A Heritage Statement has been submitted which outlines the significance of the mill buildings and it is agreed that the site is one of historic, archaeological and architectural interest. The site is considered to be a non-designated heritage asset. Buildings on the site include the remains of a water-powered corn mill and drying kiln. There are also water management features associated with this and, possibly earlier, mills lying immediately to the north of the existing buildings.

The Heritage Statement makes an assessment of the impact of not allowing the mill complex to become an open market residential dwelling, i.e. if the building remains unused. This concludes that:

*“Whilst the mill buildings are currently in good repair, the greatest risk to the restored mill would be for it to be left vacant and unmaintained. This would inevitably result in the carefully restored buildings once again falling into disrepair and eventual dereliction. This would represent an impact of **substantial harm** to the significance of an important heritage asset.”*

The Planning Statement goes on to state that: *“The building’s long-term survival is dependent upon an assured level of future permanent maintenance and the removal of the holiday occupancy restriction is the only means of achieving this.”*

It is fully acknowledged that it would be desirable to bring the heritage asset into an appropriate use that accords with the Authority's planning policies, which the approved holiday let use would do. It is also acknowledged that, in light of the financial information that has been submitted, there must be some doubt about the likelihood of the holiday let use being implemented by the current owners. However, it is considered that the view put forward in the supporting information that leaving the building vacant would result in substantial harm is not correct.

The Authority's Senior Archaeologist has noted that substantial harm is a very high test, usually arising from significant demolition of buildings, and one that would not be reached from leaving the building vacant. The gradual decline of the buildings would result in some harm to significance, but not substantial harm. Any decline from vacancy is likely to be slow and gradual. Due to the earlier work, the buildings are currently secure and the conservation of the buildings has been realised. It is considered likely that the buildings will remain in their current condition with minimal maintenance for decades to come.

The NPPF sets out that Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances, including where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets. The supporting information states that the proposed removal of the holiday occupancy condition will derive an end use which represents the optimal viable use of this existing heritage asset, and therefore the development will be consistent with the provisions of paragraph 55 of the NPPF. However, it is important to clarify that Optimum Viable Use is defined by Historic England as follows: *"If there are a range of alternative ways in which an asset could viably be used, the optimum use is the one that causes the least harm to the significance of the asset, not just through necessary initial changes but also as a result of subsequent wear and tear likely future changes."*

The optimum viable use therefore is not the one which is most profitable. Case law has confirmed this, notably *R Gibson v Waverley Borough Council* (2012) which establishes that *"the optimum viable use is that which has the least harmful impact on the significance of the asset, a use that may not be the most profitable"*.

No options appraisal has been submitted with the application so it is not possible to conclude with any certainty that an open market dwelling is the optimum viable use of the heritage asset.

It is therefore considered overall that there is a fine balance between the desire to see the building brought into use and also protection of the Authority's housing policies. It is considered that the holiday use restriction should only be removed if doing so would deliver tangible conservation or enhancement benefits. The applicant's assertion that failure to approve the removal of the condition would result in substantial harm to the building, and as such there is a conservation benefit by avoiding substantial harm, is not accepted. This is because any decline through the building remaining empty is likely to be very gradual, given the conservation works that have already been done. It is also considered that, whilst the submitted information has demonstrated that the financial returns are unlikely to incentivise the current owner to complete the project for holiday let use or an affordable housing scheme, the application has not demonstrated that other options have been fully explored and discounted or that the property has been marketed for a different developer to complete the works required to implement the holiday let use. It is ultimately considered that removal of the condition is not required to achieve conservation or enhancement of the non-designated heritage asset.

In these respects, in the determination of an application to remove a condition, a local planning authority should apply relevant policies in the Development Plan and the Framework, and in this case: the proposals conflict with policy HC1(C)I and the provisions of paragraph 55 of the Framework which place strict controls on residential development in open countryside in the National Park. It is acknowledged that the removal of the condition would have some benefits for

the applicant and the local area by bringing the buildings back into use as housing. However, these benefits do not outweigh the identified conflict with national and local housing policies because there are no exceptional circumstances that warrant releasing the holiday occupancy condition that continues to fulfil a useful planning purpose consistent with planning policy and the National Park's purposes. Consequently, the current application should be refused unless any other relevant planning considerations indicate otherwise.

Other Relevant Considerations

The Authority's Senior Archaeologist has raised concerns that open market residential use would represent a more intensive use of the site than the approved holiday use and it would harm the setting and significance of the important non-designated heritage asset. However, it is considered that the mill building and adjacent store house could be occupied on a permanent basis without harming the character and appearance of the building or their setting especially taking into account there would be no changes to the buildings compared to what has been approved in 2004 and 2006. Adequate parking and provision and outdoor amenity space could be achieved without harming the character of the surrounding landscape also noting that the application site is hardly visible in the wider landscape. It is therefore considered that a refusal on grounds of harm to the heritage asset could not be substantiated. It is also considered that the permanent occupancy of the property would not harm the living conditions of the occupants of the nearest neighbouring properties not least because of the intervening distances between them.

Access to the buildings from Upper Hulme is through a range of other properties but there is no reason to consider the proposals to remove the holiday occupancy condition would unacceptably intensify the use of the shared access track or give rise to highway safety concerns. It remains the case that the property already has a suitable access from Upper Hulme and no objections have been received to the continued use of this access.

Conclusions

It is therefore concluded that removing the condition and the creation of a house to meet general demand in open countryside in a National Park is unacceptable and no material considerations exist which outweighs this. In this case, the proposal fails to meet the requirements of Core Strategy Policy HC1(C) and national planning policies because the removal of the planning condition is not required in order to achieve conservation of the mill building and adjacent store house, and the proposals would not otherwise achieve any significant enhancements to the character and appearance of the buildings or its landscape setting.

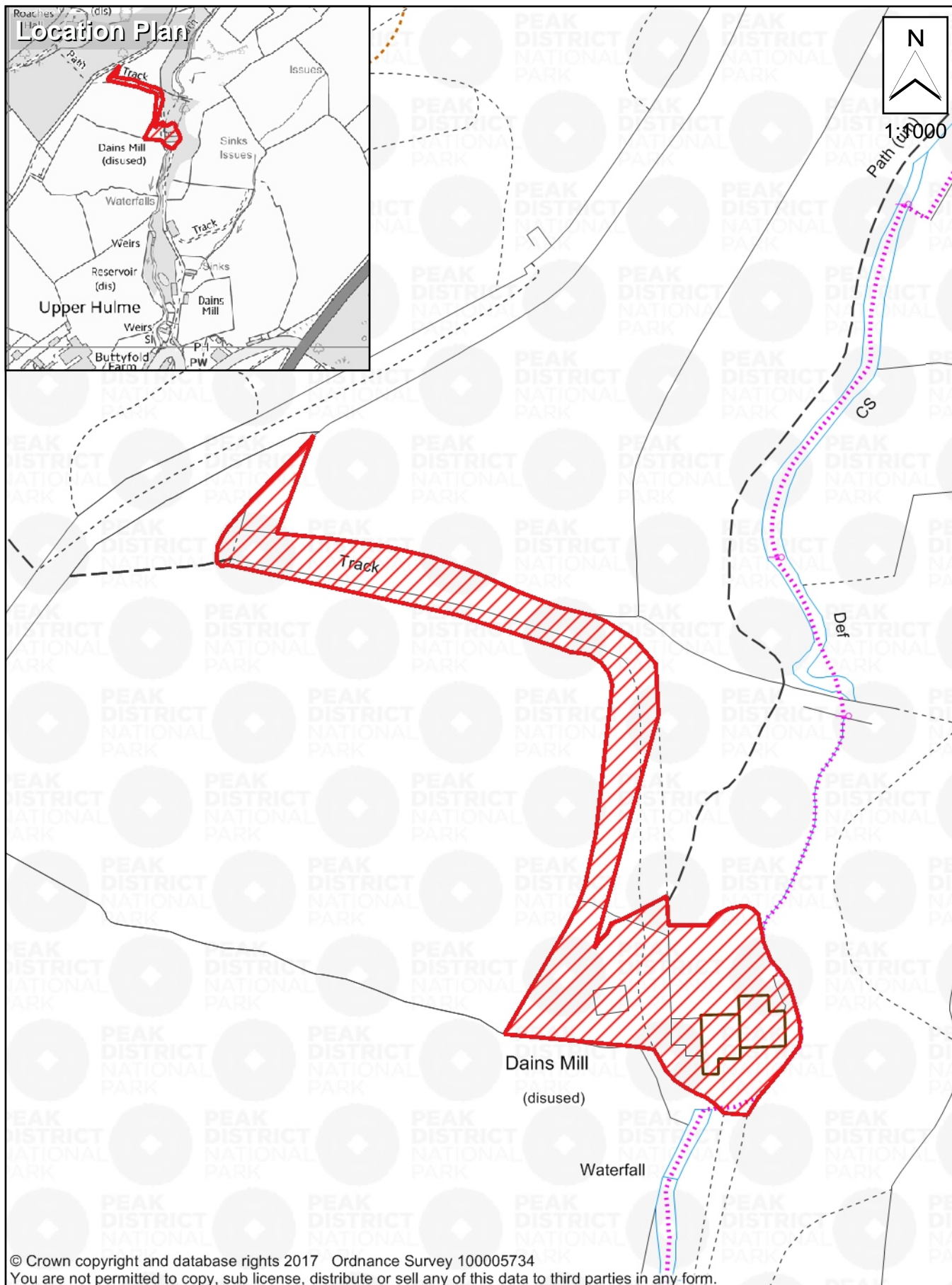
Accordingly, the current application is recommended for refusal.


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



Committee Date:	12th January 2018	Title: Dains Mill, Roach Road, Upper Hulme	 PEAK DISTRICT NATIONAL PARK
Item Number:	Item 10		
Application No:	NP/SM/1017/1042		
Grid Reference:	401278, 361117		

This page is intentionally left blank

11. MONITORING & ENFORCEMENT QUARTERLY REVIEW – JANUARY 2018 (A.1533/AJC)

Introduction

This report provides a summary of the work carried out by the Monitoring & Enforcement Team over the last quarter (Oct – Dec 2017). The majority of breaches of planning control are resolved voluntarily or through negotiation with the landowner (or other relevant persons) without resorting to formal enforcement action. In cases where formal action is considered necessary, the Head of Development Management and Head of Law have joint delegated powers to authorise such action whereas delegated authority not to take formal action is held by the Head of Development Management, Monitoring & Enforcement Manager and Area Planning Managers.

The Authority has a duty to investigate alleged breaches of planning control, but enforcement action is discretionary and must only be taken where it is 'expedient' to do so, having regard to planning policies in the development plan and any other material considerations. Any action needs to be proportionate with the breach of planning control to which it relates. This means that the breach must be causing unacceptable harm to the appearance of the landscape, conservation interests, public amenity or highway safety, for example. It must also be clear that resolving the breach would be in the public interest.

The National Planning Policy Framework states that Local Planning Authorities (LPAs) should consider publishing a Local Enforcement Plan to manage enforcement proactively, in a way that is appropriate to their area. Many, but by no means all, LPAs have published a Plan. In March 2014 the Authority published its Local Enforcement Plan, which sets out what breaches of planning control are, how potential breaches can be brought to the attention of the Authority, what matters may or may not be investigated and the priorities for investigation and action. It also outlines the tools that are available to the Authority to resolve any breaches. The Local Enforcement Plan is available on the Authority's website.

RECOMMENDATION:

That the report be noted.

Summary of Activity

(a) **Formal notices issued this quarter:**

None

(b) **Breaches resolved this quarter:**

17/0063
Withamley House
Hoar Stones Road
Bradfield

Tipping of spoil

Landscaping scheme
approved

16/0094
Heather Lea
Jeffrey Lane
Bradwell

Erection of building

Enforcement Notice
complied with – building
removed

16/0159 Endmoor Farm Tagg Lane Monyash	Display of advertisements	Advertisements removed
17/0067 The Dower House Main Street Winster	LISTED BUILDING - Demolition of Coal House	Listed Building Consent granted
16/0084 Wicken Walls Farm Dovehead And Three Shires Head Quarnford	Erection of a building and associated ground works	Planning permission granted
17/0065 Willow Cottage 75 Castleton Road Hope	Summerhouse not erected in accordance with approved plans (NP/HPK/0316/0221)	Planning permission granted
17/0061 Bar Lodge Bar Road Baslow	Extension to dwelling	Planning permission granted
17/0068 73 Castleton Road Hope	Summerhouse not erected in accordance with approved plans (NP/HPK/0316/0222)	Planning permission granted
17/0130 Brightgate House Brightgate Bonsall	Shepherd's hut	Immune from enforcement action
17/0108 5 Eaton Drive Baslow	Breach of condition 3 (finishing materials) on planning permission for side extension (NP/DDD/1116/1093) and erection of rear extension	Not in breach of condition 3; rear extension is permitted development
16/0085 Gin Clough Quarry Smith Lane Rainow	Storage of caravans	Use ceased
17/0133 Butterton Cross Farm Meadow Lane Tideswell	Barn not erected in accordance with approved plans (NP/DDD/0311/0235)	Immune from enforcement action
17/0027 Crawshaw Head House Hollow Meadows Sheffield	Use of land for outdoor storage and siting of unauthorised steel container	Outdoor storage and container removed

17/0092 Eaton Rise Eaton Drive Baslow	Erection of extension	Planning permission granted
14/0359 The Hall (Hucklow Hall) Great Hucklow	LISTED BUILDING – replacement window to south elevation, rooflights and window alterations	Listed building consent granted; window to south elevation is temporary whilst works carried out
17/0124 Old Barn Back Lane Earl Sterndale	Change of use of land to residential garden	Not expedient to take enforcement action
14/0395 The Coach House Grindleford Road Calver	LISTED BUILDING - Rooflights on rear roofslope	Listed building consent granted
17/0127 5 Annies Close Birchover	Use of dwelling as taxi business	Not a material change of use
17/0118 Piece of land to the North-West of Little Gate House Gatehouse Lane Hathersage	Removal of trees and hedge and excavation works	No breach of planning control
17/0107 Newburgh Hall Netherside Bradwell	Removal of external steps	Case combined with 17/0157
14/0193 Herod Farm Turnlee Road Glossop	LISTED BUILDING - satellite dish	Satellite dish removed
17/0051 Wye Bank House Wye Bank Bakewell	Erection of tree house	Not expedient to take enforcement action
17/0050 Avenue House The Avenue Bakewell	Erection of outbuilding	Not expedient to take enforcement action

13/0125 Lydgate Farm Aldwark Grange Mill	LISTED BUILDING - alterations to curtilage listed barn	Planning permission and listed building consent granted
17/0160 5a Burton Close Mews Bakewell	LISTED BUILDING - Removal of window	Window replaced 'like for like'
17/0106 Land rear of Bank Cottage Main Road Great Hucklow	Siting of caravan on land outside of the residential curtilage	Caravan removed
16/0161 Codel Station Building, Station Road, Bakewell	Display of advertisement	Advertisement has deemed consent
17/0107 Butterton Cross Farm Meadow Lane Tideswell	Change of use of agricultural building to manufacture of shepherd's huts (B1 use)	Planning permission granted
17/0087 Bridge Foot Cottage Bubnell Lane Baslow	Erection of building	Planning permission granted
17/0020 Spar Stores Parwich	Change of use of dwellinghouse to self- catering 'party house'	Not a material change of use
15/0005 Land on west side of Ravenhoe Lane, Rainow	Creation of hardstanding area for parking	Immune from enforcement action
17/0071 Ye Olde Royal Oak Royal Oak Road Wetton	Use of land for overnight parking of camper vans	No breach as use now restricted to that authorised by the relevant legislation
17/0185 Olde House Barn Townhead Eyam	LISTED BUILDING – erection of boiler flue in breach of condition 3 of NP/DDD/0696/266	Condition discharged

(c) Overview of caseload

Figures in brackets are for the previous quarter.

	Received	Investigated/Resolved	Outstanding
Enquiries	87 (106)	127 (118)	58 (78)
Breaches	63 (51)	33 (38)	557(527)

This page is intentionally left blank

12. LOCAL DEVELOPMENT PLAN ANNUAL MONITORING REPORT FOR 2016/17 (BJT)

Purpose of the report

1. To agree the Annual Monitoring Report for the Local Development Plan for 2016/17

Key Issues

2.
 1. To observe the application and delivery of the Core Strategy;
 2. To observe emerging trends;

Recommendation:

3.
 1. **Members agree the Annual Monitoring Report for 2016/17 (Appendix 1)**

How does this contribute to our policies and legal obligations?

4. The Local Development Plan is a portfolio of documents setting out the planning policies for an area and is a key component for achieving the aspirations of the National Park Management Plan and the Authority's Corporate Objectives. Achieving excellence in our core services is a key cornerstone for the Authority moving forward. The ability of the Authority to monitor and review the policies and objectives of our strategic planning and business documents is therefore crucial to ensure we reflect our statutory purposes and the needs of communities and the local economy.
5. Section 113 of the Localism Act amends section 35 of the Planning and Compulsory Purchase Act 2004 and retains an overall duty to monitor. This requires local planning authorities to make monitoring information available to the public at least yearly in the interests of transparency. Local Planning Authorities can choose which targets and indicators to include in the report as long as they are in line with the relevant UK and EU legislation. Guidance from Planning Advisory Service (an advisory agency for the department of Communities and Local Government) confirms that the report's primary purpose will be to consider the performance and achievements of the planning service locally and with the local community.

Background

6. This is the fifth full monitoring period to be reported against since the adoption of the Core Strategy in 2011.
7. The Authority uses its planning database (called M3) to draw on data flowing from our planning decisions. Planning policy indicators are used to tell us how many approvals are made for particular types of development, thus revealing whether the strategic plans are guiding and directing development as intended. Monitoring also reveals how much development has been completed as an indicator of what policy has actually achieved on the ground.

Individual cases have unique circumstances and individual merits which are judged against policy. It is not correct to automatically trigger a review of policy on the back of individual planning applications, but the AMR can be used to consider trends in decision making over time to use at a future date when reviewing policy.

8. As the Authority approaches the examination and adoption of its Development Management Policies consideration must then be given to full strategic review of the

whole development plan. As such an attempt has been made in recent monitoring reports to consider planning data over more strategic timescales and across the breadth of the plan to consider the degree to which spatial objectives are being addressed.

9. A comprehensive AMR will be a vital supporting document in support of the impending independent examination into the Development Management Policies.

Summary of Findings

- 10.
- i. 2017 represents 11 years from the base date of the Core Strategy (2006). As the Core Strategy was only adopted in October 2011 first full monitoring year was 2012/13. Nevertheless, to allow consideration of progress, this year's AMR again presents data for housing delivery from 2006, showing also progress at a spatial (landscape) scale.
 - ii. The Core Strategy estimated delivery of between 615 and 1095 homes in designated settlements by 2026 with an additional 190 estimated outside these settlements (e.g. agricultural dwellings and change of use or conversion).
 - iii. Data shows nearly 800 homes have now been completed between 2006 and April 2016 with more committed (with planning permission) some of which are also under construction. Delivery has largely (82%) been directed to parishes with a named settlement.
 - iv. Data indicates that a higher proportion of overall dwelling approvals are for open market homes rather than affordable homes.
 - v. Overall a higher proportion of delivery has been via change of use and conversion as opposed to new build driven by conservation and enhancement purposes. This is encouraged by the Core Strategy and indicates good conservation returns for the National Park as well as satisfying the duty to have regard for social and economic well-being of the area. Tables highlight higher proportions of new build development in settlements where new build schemes of affordable housing or enhancement driven development has taken place such as in Bakewell, Tideswell, Eyam, Baslow, Bradwell and Bamford
 - vi. Key enhancement sites highlighted in the Core Strategy (in Bakewell, Bradwell and Hartington) are all now the subject of planning approvals with the Newburgh engineering site in Bradwell having recently received planning permission supported by an adopted Neighbourhood Plan. Unlocking these strategic sites is a key aim of the Core Strategy and the Authority is working hard to achieve the best results in these important settlements both for National Park purposes and community sustainability.
 - vii. Only 1 case was approved by the Authority contrary to strategic principles in the plan and only 4 cases raised issues of worthy of recording in the AMR (in addition to those noted on appeal). While a higher number of appeals have been allowed during the year there continue to be very few cases raising issues for adopted Core Policies on appeal.
 - viii. This is welcome and shows that the Authority's decisions and its policies are generally being supported by the Planning Inspectorate. As the Core Strategy was adopted before the National Planning Policy Framework of 2012 it is vital to undertake monitoring of the consistency of adopted policies against the NPPF. The monitoring year realized a higher than average figure in terms of

the number of appeals decided (41) and the number of appeals allowed (14 or 34%), however again the cases involved very few issues in terms of the consistency of the plan with the National Planning Policy Framework. The Authority remains positive that changes to emerging Development Management Policies will assist the overall consistency of adopted policies with the Framework.

- ix. As with the previous monitoring years a number of permissions have again been recorded within the Natural Zone and while these are small-scale and related to existing property the impact of this trend is being monitored in order to consider the implications for the wildest parts of the National Park. Similarly a number of low level developments are recorded within flood zone areas although these have not added any significant built footprint.
- x. Adopted policy and supplementary guidance has influenced the take up of renewables and sustainability measures. Monitoring reveals the recent take up of innovative farm technologies such as anaerobic digestion plus roof and ground mounted solar panels. Nevertheless the Authority has observed that more can still be done to influence the sustainability of larger developments, particularly housing on enhancement (brownfield) sites.
- xi. There was no net loss of community facilities and 11 new approvals for improvements to existing shops use.
- xii. There were 11 permissions for additional business floorspace or change use to B uses. All but two permissions were inside named settlements.

Moreover an appeal against the refusal of planning permission for housing at the Deepdale employment site in Bakewell was dismissed, thus safeguarding future employment space at this important and well located site.

- xiii. In June 2016 the Secretary of State confirmed the Prohibition Order and upheld the restoration scheme proposed by the Authority in respect of the Backdale area and the restoration scheme agreed between the Authority and the landowner in respect of Wagers Flat, which now form part of the Order.
- xiv. Transport policies have been applied in order to influence a range of highways related proposals ranging from the significant works on the A628, to other schemes along the A54 and village based parking enhancement schemes in Castleton and Baslow.
- xv. Work progressed well on a Transport Design Guide which is due for adoption in 2018, along with significant progress with Development Management Policies which will also be submitted for examination in early 2018.

Are there any corporate implications members should be concerned about?

Financial:

- 11. None

Risk Management:

- 12. Progress in delivering the Core Strategy is good with positive performance on appeals suggesting close conformity with national policy. Government expects all planning authorities to have an up to date Local plan in place by 2017. Where this is not the

case there will be intervention, although this will be prioritised in areas where no plan has been adopted and where there is greatest pressure for growth. Officers are confident that by completing the development management policies during 2017 and submitting in early 2018 (effectively completing the Local Plan for the National Park) there will be no risk of Government intervention in the Peak District National Park.

Sustainability:

13. The AMR highlights the delivery and performance of locally adopted policies and as such presents a set of indicators for the sustainability of the area. In this regard it shows good overall progress in housing delivery, the protection of local services and positive strides in increasing the uptake of renewable and low carbon technologies.

Human Rights:

14. None

Consultees:

15. AMR prepared jointly with Research Team. Consultation also undertaken with Director of Conservation and Planning

Background papers: (not previously published)

None

Appendices:

Appendix 1- Annual Monitoring Report 2016/17

Report Author, Job Title and Publication Date

Brian Taylor, Head of Policy and Communities, 4 January 2018



Peak District National Park Authority Local Development Plan

Annual Monitoring Report

2016-2017

Contents	Page number
Executive Summary	3
1. Introduction	4
2. Spatial Portrait and progress at a spatial scale	5
3. Progress in plan making	17
4. Policy Monitoring	
4.1 General Spatial Policies	21
4.2 Landscape and Conservation	31
4.3 Recreation and Tourism	34
4.4 Climate Change and Sustainable Building	37
4.5 Homes Shops and Community Facilities	42
4.6 Supporting Economic Development	52
4.7 Minerals	55
4.8 Accessibility Travel and Traffic	58
5. Improvements to the Annual Monitoring Report	63

Aldern House
Baslow Road
Bakewell
Derbyshire
DE45 1AE
Tel: (01629) 816 200
Email: customer.service@peakdistrict.gov.uk
Website: www.peakdistrict.gov.uk

Your comments and views on this Monitoring Report are welcomed. Comments and enquiries can be directed to Research Team ResearchTeam@Peakdistrict.gov.uk this report is accessible from our website, located under 'publications'.

We are happy to provide this information in alternative formats on request where reasonable, so please contact us by phone on 01629 816200, by text phone on 01629 816319 or by email at customer.services@peakdistrict.gov.uk

Executive summary

Each year the Authority reviews various planning datasets to provide an indication of the performance of adopted policies. This Annual Monitoring Report (AMR) draws out greater focus on:

- major development; and
- appeals performance

2017 represents 11 years from the base date of the Core Strategy. To allow consideration of progress, the AMR again presents data for housing delivery from the 2006 base date, showing also progress at a large, landscape scale.

The Core Strategy estimated delivery of between 615 and 1095 homes in designated settlements by 2026 with an additional 190 estimated outside these settlements (e.g. agricultural dwellings and change of use or conversion). Data now shows nearly 800 homes have now been completed between 2006 and April 2016 with more committed (with planning permission) some of which are also under construction. In settlements 38% of housing is achieved via new build and 61% via conversion or change of use. In the countryside 10% is via new build and 86% via conversion or change of use. The remainder is made up of developments achieved via certificates of lawful use or variations of conditions (e.g. holiday let to permanent occupancy). Overall 82% of all housing is achieved in named settlements. This is a good indicator that the spatial strategy is driving the right forms of development to the right areas whilst driving conservation and enhancement objectives for the National Park.

Only 1 case was approved by the Authority contrary to strategic principles in the plan and only 4 cases raised issues of worthy of recording in the AMR (in addition to those noted on appeal). While a higher number of appeals have been allowed during the year there continue to be very few cases raising issues for adopted Core Policies on appeal.

This is welcome and shows that the Authority's decisions and its policies are generally being supported by the Planning Inspectorate. As the Core Strategy was adopted before the National Planning Policy Framework of 2012 it is vital to undertake monitoring of the consistency of adopted policies against the NPPF. The monitoring year realized a higher than average figure in terms of the number of appeals decided (41) and the number of appeals allowed (14 or 34%), however again the cases involved very few issues in terms of the consistency of the plan with the National Planning Policy Framework. The Authority remains positive that changes to emerging Development Management Policies will assist the overall consistency of adopted policies with the Framework.

As with the previous monitoring years a number of permissions have again been recorded within the Natural Zone and while these are small-scale and related to existing property the impact of this trend is being monitored in order to consider the implications for the wildest parts of the National Park. Similarly a number of low level developments are recorded within flood zone areas although these have not added any significant built footprint.

Adopted policy and supplementary guidance has influenced the take up of renewables and sustainability measures. Monitoring reveals the recent take up of innovative farm technologies such as anaerobic digestion plus roof and ground mounted solar panels. Nevertheless the Authority has observed that more can still be done to influence the sustainability of larger developments, particularly housing on enhancement (brownfield) sites.

Monitoring helps highlight areas of specific concern within development management policy. Close dialogue with parishes and members over the past 6 years, following adoption of the Core Strategy, has allowed a new development management policy document to be drafted. This gives clarity on the approach to a full range of policy areas including areas which have tested policy over recent years such as affordable housing definitions, replacement dwellings, conversion of traditional buildings, farm based development and business in the countryside.

Consultation took place on the published version of the Development Management Policies between November and 2016 and January 2017. Following the approval of a schedule of modifications to the document the Authority has

now undertaken a period of consultation on the Modifications schedule. It is anticipated that the Authority will submit the development management policies to the Planning Inspectorate in February 2018 with the intention of creating a full and up to date Local Plan for the National Park. Once this is completed attention will again return to a full review of strategic policies.

1. Introduction

The National Park Authority adopted the Core Strategy in October 2011. The Annual Monitoring Report (AMR) monitors policies in the Core Strategy. This involves monitoring National Park Planning Policy with a focus on the longer-term direction of travel for spatial development with the National Park (see page 157 of the Peak District National Park Authority Core Strategy for the Monitoring Framework).

This AMR relates to the period from 1 April 2016 to 31 March 2017. Its purpose is to monitor progress on preparing documents in the Local Development Plan, and the extent to which policies in the current Plan, (which during that period comprised the adopted Core Strategy and saved policies of the Local Plan adopted 2001), are being achieved.

Following the Localism Act in March 2012 the statutory requirement for local planning authorities to produce an Annual Monitoring Report was removed, while retaining the overall duty to monitor. Authorities can now choose which targets and indicators to include in the report as long as they are in line with the National Planning Policy Framework and relevant UK and EU legislation. Guidance from Planning Advisory Service (an advisory agency for the department of Communities and Local Government) confirms that in future the report's primary purpose will be to consider and share the performance and achievements of the Planning Service with the local community.

Although the AMR will have a greater focus on local issues and data, monitoring will continue to be aligned with the [National Park Management Plan](#) and other district, county and national monitoring indicators to highlight how delivery in the National Park contributes to both the socio-economic welfare of the wider Peak District and to a range of local and national priorities for action (such as social housing and health issues).

With the introduction of the National Planning Policy Framework in 2012 it is important to monitor the on-going consistency of adopted policies to the Framework as well as the various soundness tests that provide the framework for assessing the justification and relevance of development plans.

The boundary of the Peak District National Park (PDNP) does not align to other administrative boundaries. Data to fit the Park boundary has been used where available. In other cases, a 'best fit' geography has been used based on the smallest geographical areas for which data is available. The National Park Authority (NPA) continues to press for data available to Local Authorities from government related sources to be made available to National Park Authorities (NPAs) on the same basis, to avoid the additional costs currently incurred.

AMRs are structured to reflect the policies and objectives of the Core Strategy and consider delivery at a spatial scale, addressing the 3 broad character areas set out in the plan. Moreover, in addition to the normal collection of data it will utilise qualitative descriptions to reflect on the "direction of travel" for Core Policy and the Plan as a whole, as well as recording particular planning cases that have tested the intent of policy. A first review will take place into the achievement of policies upon completion of the Development Management Policies document, anticipated for 2017. The Core Strategy will have operated for 6 years in October 2017.



2. Spatial Portrait

The National Park is a complex tapestry of different landscapes but there are three distinct areas: the less populated upland moorland areas and their fringes (the Dark Peak and Moorland Fringes); the most populated lower-lying limestone grasslands and limestone dales and the Derwent and Hope Valleys (the White Peak and Derwent Valley); and the sparsely populated mixed moorland and grassland landscapes of the south west (the South West Peak). The challenges for spatial planning in the National Park broadly fall into seven closely related themes:

- Landscapes and conservation
- Recreation and tourism
- Climate change and sustainable building
- Homes, shops and community facilities
- Supporting economic development
- Minerals
- Accessibility, travel and traffic

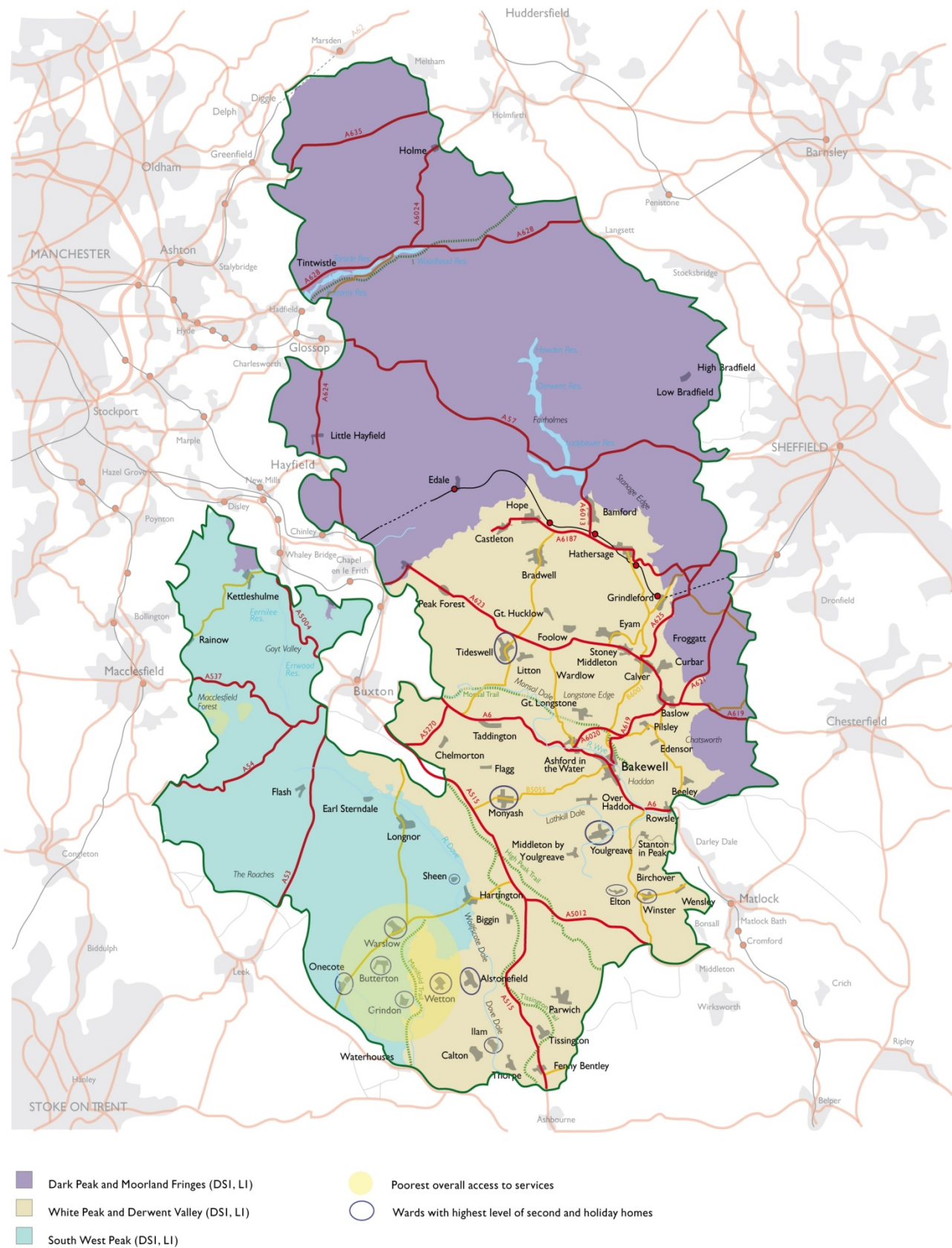
A full spatial portrait was included in the adopted Core Strategy to describe the spatial issues affecting the National Park at the time of production. This provides a baseline set of conditions and background against which Core Policies were developed. Policies may then be viewed as a strategic response to help achieve the statutory purposes of the National Park and in doing so to also provide a framework for the delivery of sustainable forms of development.

For the purposes of effective monitoring the Authority is keen to record annually the contextual changes occurring around the National Park and its Core Strategy so that a proper consideration may be given to the performance of policies and their relevance to the National Park and the issues facing it.

Hence this section provides an update of spatial issues and challenges across the 7 themes highlighted above.

During this period the Authority also consulted on the Publication Version of its Development Management Policies (part 2 of the Local Plan for the National Park) which will work alongside and in support of the Core Strategy. The process not only helps in the positive management of development but also maintains the dialogue on planning issues with communities, businesses, land owners and statutory bodies to ensure that policies are relevant and as consistent as possible with the National Planning Policy Framework.

Spatial Portrait



2.1 Spatial Vision

Early in the process of developing the LDF Core Strategy, the consultation around issues was closely entwined with the developing National Park Management Plan. The result was broad support to use the same vision for the Management Plan and Core Strategy documents. The vision in the spatial plan should always be based on the NPMP.

This principle was retested during the examination into the Core Strategy. The key issue was that over time, should the Management Plan Vision change, this may leave the spatial strategy vision out of date. As such explanation was included in the Core Strategy to say:

“This Core Strategy is the principal document of the Local Development Framework (LDF), and provides the spatial planning expression of the National Park Management Plan (NPMP) 2006-2011 and its successors. The NPMP established a vision, which the Core Strategy builds upon in the spatial vision and outcomes at Chapter 8. At the time of adoption of the Core Strategy, the NPMP is being reviewed, taking account of the new influences on the overall vision. Further reviews will take place during the life of the Core Strategy. The revised Management Plan vision should be read in conjunction with this Core Strategy. The National Park Authority is confident that an enduring relationship between the LDF and the NPMP (and its successors) is a sound approach to maintaining a relevant spatial vision and strategy”

The Vision for the National Park was developed in the current National Park Management Plan for 2012-17 and reads as follows:



During consultation on the Core Strategy, several detailed suggestions were made to amend the spatial objectives. The overriding advice from the Government and Planning Advisory Service has been the need to develop an increased spatial, “place-based” approach to developing objectives and ultimately, policies. Consideration of this and comments by stakeholders has led to the development of more area based spatial objectives for the Core Strategy.

During 2016 and 2017 work began to review the current National Park Management Plan with the main consultation period taking place during the summer 2017. A key component of the new National Park Management Plan will be

the review of the Special Qualities underpinning the designation of the National Park. Currently the Core Strategy refers to a set of “valued characteristics” which are the defined special qualities for the purposes of planning policy.

The review moves the current list to a set of 7 Special Qualities which will also inform future Local Plan reviews. At the time of producing the AMR the Special Qualities are defined as:

- 1. Beautiful views created by contrasting landscapes and dramatic geology**
- 2. Internationally important and locally distinctive wildlife and habitats**
- 3. Undeveloped places of tranquillity and dark night skies within reach of millions**
- 4. Landscapes that tell a story of thousands of years of people, farming and industry**
- 5. Characteristic settlements with strong communities and traditions**
- 6. An inspiring space for escape, adventure, discovery and quiet reflection**
- 7. Vital benefits for millions of people that flow beyond the landscape boundary**

2.2 Spatial Outcomes and Objectives

The spatial outcomes for the Peak District National Park are that by 2026:

- Landscapes and Conservation

The valued characteristics and landscape character of the National Park will be conserved and enhanced.

- Recreation and Tourism

A network of high quality, sustainable sites and facilities will have encouraged and promoted increased enjoyment and understanding of the National Park by everybody including its residents and surrounding urban communities.

- Climate Change and Sustainable Building

The National Park will have responded and adapted to climate change in ways that have led to reduced energy consumption, reduced CO₂ emissions, increased proportion of overall energy use provided by renewable energy infrastructure, and conserved resources of soil, air, and water.

- Homes, Shops and Community Facilities

The National Park’s communities will be more sustainable and resilient with a reduced unmet level of affordable housing need and improved access to services.

- Supporting Economic Development

The rural economy will be stronger and more sustainable, with more businesses contributing positively to conservation and enhancement of the valued characteristics of the National Park whilst providing high quality jobs for local people.

- Minerals

The adverse impact of mineral operations will have been reduced.

Appendix 1

- Accessibility, Travel and Traffic

Transport sustainability for residents and visitors will have been improved in ways that have safeguarded the valued characteristics of the National Park.

Area-based Spatial Objectives have then been drawn up to highlight the way that Core Policies are expected to lead to a different outcome in different areas of the National Park to reflect the variety of landscape types, community characteristics and local priorities.

The Authority is keen to develop the capacity to monitor at this spatial scale and will be working with partners as part of the review of the landscape Strategy and Action plan.

Dark Peak and Moorland Fringe

Landscapes and Conservation policies will:

- Protect the remoteness, wildness, open character and tranquillity of the Dark Peak landscapes
- Protect and manage the Eastern Moors upland landscapes including through the promotion of the Moors for the Future Project
- Seek opportunities to manage and enhance cultural heritage, biodiversity, recreational opportunities and tranquillity whilst maintaining the open character
- Manage the landscapes to mitigate the impacts of climate change
- Seek opportunities to protect and manage the tranquil pastoral landscapes and the distinctive cultural character of the Dark Peak Yorkshire Fringe
- Seek opportunities to enhance recreation opportunities, woodlands, wildness, and diversity of more remote areas
- Protect and manage the settled, cultural character and the biodiversity and recreational resources of the Dark Peak Western Fringe whilst maintaining strong cultural associations with the Dark Peak landscapes

Recreation and Tourism policies will:

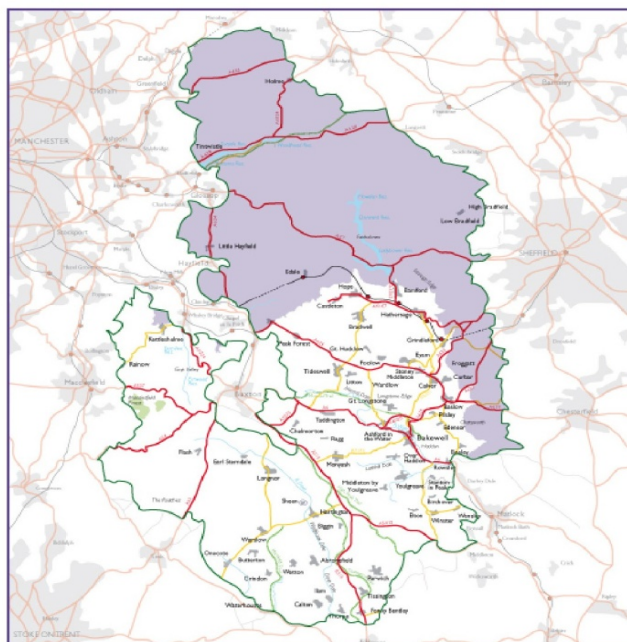
- Enable development of appropriate sites and facilities at key sites such as the Hope Valley, Stanage Edge, the Upper Derwent, Langsett and Longshaw
- In countryside locations between the remoter moorlands and surrounding urban areas, limit development to appropriate signage and interpretation, in line with the Recreation Strategy, Interpretation Plan and Working with People and Communities Strategy
- Help constituent councils to use the potential for activity that addresses poor health and improves equality of opportunity
- Support tourist accommodation that is particularly suited to the wilder and quieter areas, such as back-pack or farm-based tent and caravan sites

Climate Change and Sustainable Building policies will:

- Support work to protect peatland and promote its role as a carbon sink
- Support work to manage floodplain landscapes to increase flood storage and enhance biodiversity
- Protect open skylines, long views and semi-natural moorland expanses Support work to protect peatland and promote its role as a carbon sink

Homes, Shops and Community Facilities policies (in the context of the Development Strategy (DS1)) will be able to support:

- The provision of affordable homes for local need and consolidate services in the following settlements Edale,



Hayfield, High Bradfield, Holme, Little Hayfield, Low Bradfield, and Tintwistle

- The provision of between 35 and 75 homes in Edale, Hayfield, High Bradfield, Holme, Little Hayfield, Low Bradfield and Tintwistle (depending on identified capacity) with perhaps an additional 35 outside these settlements, agricultural dwellings and change of use or conversion.

Economy policies will:

- Support agricultural and land management businesses that conserve and enhance the valued characteristics of the landscape.
- Support diversification of agriculture and land management businesses
- Encourage the effective re-use of traditional buildings of merit

Minerals policies will :

- no specific outcomes for this area

Accessibility, Travel and Traffic policies will seek to ensure:

- The Woodhead route will be safeguarded but without accepting the principle of a new or reinstated railway
- Opportunities will be taken to increase public transport, particularly if they are integrated with recreational and leisure activities
- The TransPennine Trail will be retained
- The A628 Tintwistle bypass route will not be protected

White Peak and Derwent Valley

Landscape and Conservation policies will:

- Protect and manage the distinctive and valued historic character of the settled, agricultural landscapes of the White Peak, while seeking opportunities to enhance the wild character and diversity of remoter areas
- Protect and manage the settled, agricultural character of the Derwent Valley landscapes, seeking opportunities to enhance wooded character, cultural heritage and biodiversity
- Manage floodplain landscapes to increase flood storage and enhance biodiversity
- Protect and manage the tranquil pastoral landscapes and distinctive cultural character of the Derbyshire Peak Fringe through sustainable landscape management, seeking opportunities to enhance woodlands, wetlands, cultural heritage and biodiversity

Recreation and Tourism policies will:

- Support the development of appropriate facilities in recognised visitor locations such as Bakewell, Castleton, the Hope Valley, Dovedale, Chatsworth and Ilam
- Support work that maintains and fills gaps in the rights of way network
- Protect the recreational value of the Manifold, Tissington, and High Peak trails
- Retain the continuity of the Monsal Trail and explore its further potential
- Consolidate Bakewell's role as a tourist centre and a hub from which to explore other attractions
- Support the change of use of traditional buildings to visitor accommodation
- Enable a new hotel in Bakewell

Climate Change policies will:

- Support work to manage floodplain landscapes and enhance biodiversity

Homes and Communities policies (in the context of the Development Strategy (DS1)) will be able to support:

- The provision of between 550 and 890 homes, affordable homes for local need and consolidate services in the following settlements Alstonefield, Ashford, Bakewell, Bamford, Baslow, Beeley, Biggin, Birchover, Bradwell, Calver, Castleton, Chelmorton, Curbar, Earl Sterndale, Edensor, Elton, Eyam, Fenny Bentley, Flagg, Foolow, Froggatt, Great Hucklow, Great Longstone, Grindleford, Hartington, Hathersage, Hope, Litton, Middleton by Youlgrave, Monyash, Over Haddon, Parwich, Peak Forest, Pilsley, Rowsley, Stanton in Peak, Stoney Middleton, Taddington, Thorpe, Tideswell, Tissington, Wardlow, Wensley, Wetton, Winster, and Youlgrave (depending on identified capacity)



with perhaps 125 outside these settlements, agricultural dwellings and change of use or conversion

Economy policies will:

- Support business start-up and development particularly where it creates high skill - high wage jobs in the places shown on the key diagram
- Retain and enhance the role of Bakewell as a market town and centre for agricultural business
- Safeguard employment sites in sustainable locations such as Bakewell, Tideswell and through the Hope Valley, but consider redevelopment of lower quality employment sites in less sustainable locations for other uses including mixed use
- Support agricultural and land management businesses that conserve and enhance the valued characteristics of the landscape
- Support diversification of agriculture and land management businesses;
- Encourage the effective re-use of traditional buildings of merit

Minerals policies will:

- Allow the underground working of fluorspar ore from Watersaw and Milldam Mines whilst resisting proposals for fluorspar working by opencast methods

Accessibility, Travel, and Traffic policies will seek to ensure:

- The line of the Bakewell relief road will not be safeguarded
- Opportunities will be taken to enhance services on the Hope Valley Railway Line, particularly if they demonstrate a lasting decrease in private cars on adjacent roads
- The Matlock to Buxton route will be safeguarded but without accepting the principle of a new or reinstated railway
- The Monsal Trail will be retained

South West Peak

Landscape and Conservation policies will:

- Protect and manage the distinctive historic character of the landscapes
- Seek opportunities to celebrate the diverse landscapes
- Enhance recreation opportunities, woodlands, wildness and diversity of remoter areas

Recreation and Tourism policies will:

- Manage off-road recreation so that legitimate uses and users can enjoy the area without damaging the landscape or other peoples' enjoyment of it
- Support measures to improve visitor access into and around the area

Climate Change policies will:

- Support work to manage floodplain landscapes and enhance biodiversity
- Support work to protect peatland and promote its role as a carbon sink

Homes and Communities policies (in the context of the Development Strategy (DS1)) will be able to support:

- The provision of affordable homes for local need and consolidate services in the following settlements Butterson, Calton, Flash, Grindon, Kettleshulme, Longnor, Rainow, Waterhouses, and Warslow
- The provision of between 30 and 130 homes in Butterson, Calton, Flash, Grindon, Kettleshulme, Longnor, Rainow, Sheen, Waterhouses and Warslow (depending on identified capacity) with perhaps an additional 30 outside these settlements, agricultural dwellings and change of use or conversion.

Economy policies will:

- Seek to retain an appropriate range of employment sites in sustainable locations such as Longnor and Warslow
- Support agricultural and land management businesses that conserve and enhance the valued characteristics of the landscape
- Support diversification of agriculture and land management businesses
- Encourage the effective re-use of traditional buildings of merit

Minerals policies will:

- No specific outcomes for this area

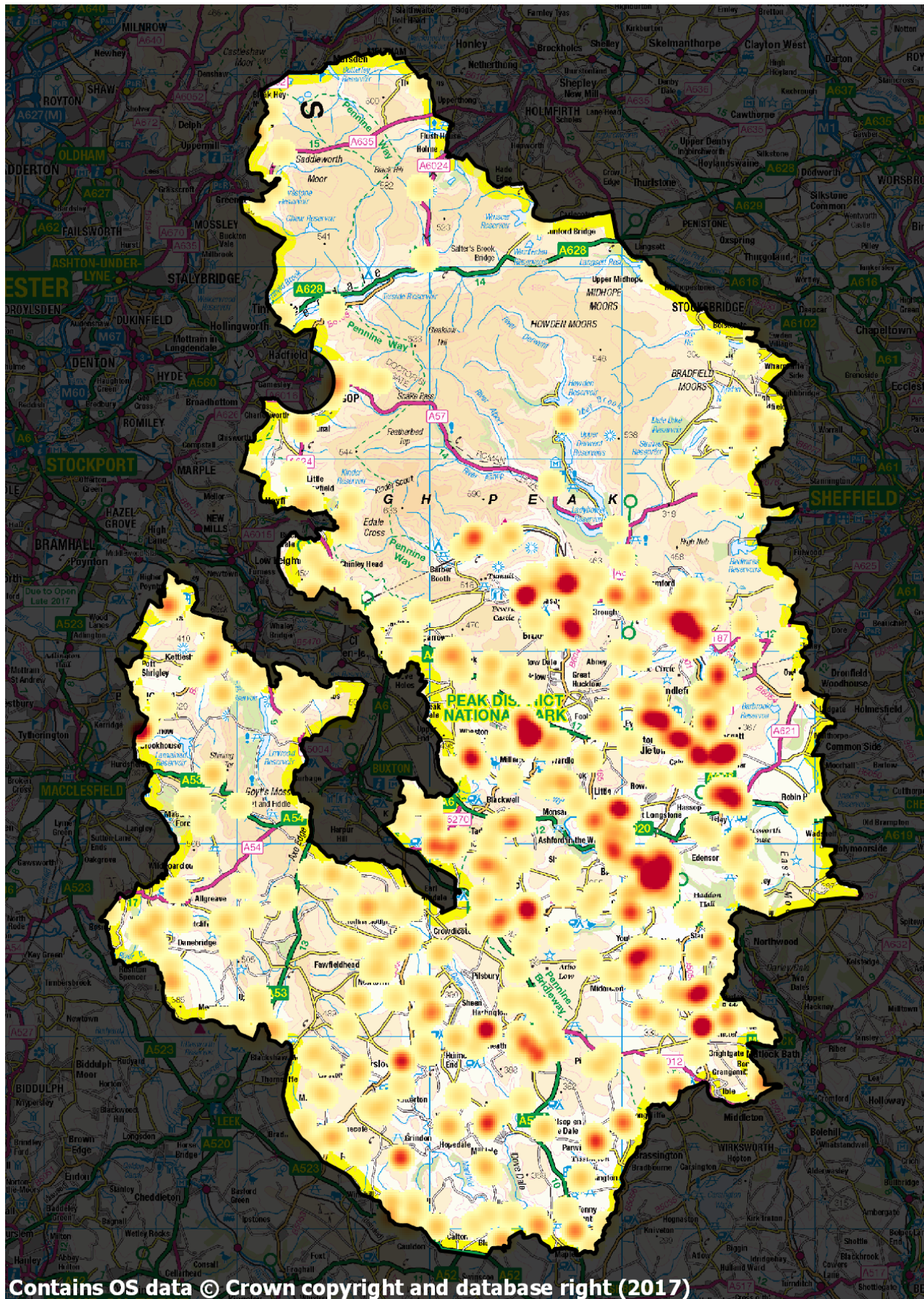
Accessibility, Travel and Traffic policies will seek to ensure:

- Increasing sustainable access for residents and visitors to key services, facilities and visitor places of interest



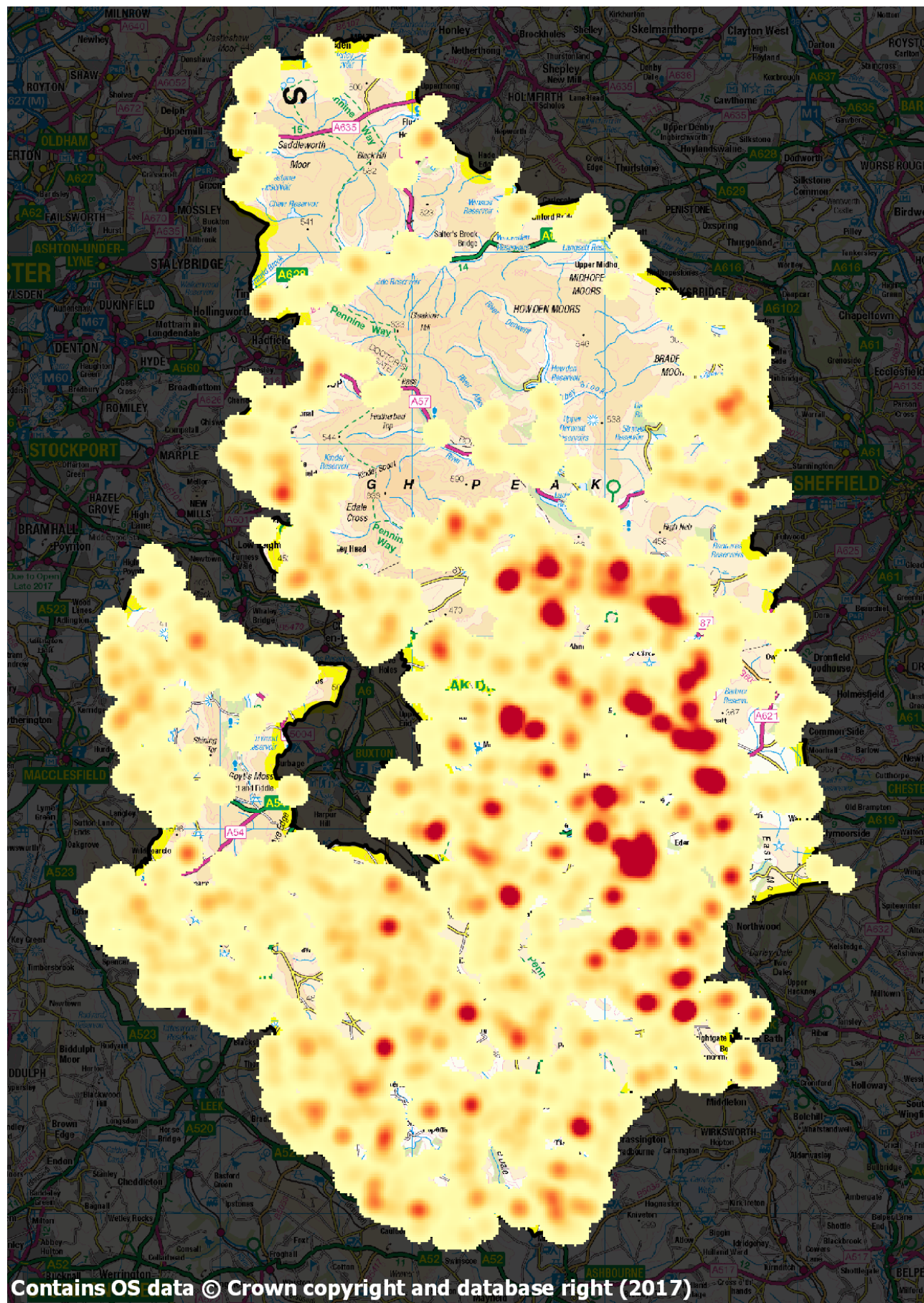
2.3 Progress at a Spatial Scale

Heatmap demonstrating spatial impact of planning applications in 2016/17



Appendix 1

Heatmap showing cumulative spatial impact of planning applications since 2006/07



The Dark Peak and Moorland Fringe

In the Dark Peak and Moorland fringe policies seek to protect the remoteness, wildness, open character and tranquility of the landscapes.

The dominance of national and international landscape designations including the Natural Zone mean the development potential is limited to the fringes of the Dark Peak and its transport corridors. The heat-maps above give an indication of this for the 2016/17 period, and for the period since the Core Strategy was adopted. Conservation and enhancement of this area revolves around the significant Moors for the Future landscape partnership which has recently secured additional funding from the EU Moorlife 2020 grant to continue the fantastic moorland restoration and legacy work.

A range of large scale infrastructure projects continue to be progressed across the Longdendale Valley following the line of the A628 (Woodhead Pass). The Authority is a key partner working with Government agencies exploring the potential for a tunnel to improve highway capacity and connectivity between major population and economic centres in the east and west of England. Government plans also include improvements to the existing A628 on the fringes of the National Park to improve journey times and reliability, whilst improving the quality of life for local communities in the congested areas of Mottram, Hollingworth and Tintwistle. At the time of writing government announcements indicate that a full tunnel under the entire National Park is not likely and that a partial tunnel option will be explored. The National Park Authority aims to influence the design stages to ensure that any scheme brings a range of environmental benefits to the National Park landscape and its wildlife, whilst ensuring that the public retains excellent access opportunities to enjoy the many footpaths and trails that follow and cross the route.

In addition to the highways interests work progresses to underground overhead high voltage power lines which have a significant presence and impact through this valley. The Authority was successful in a scheme to remove overhead wires at the Dunford Bridge (Barnsley side) of the Valley and further funding has been made available to undertake wider landscape enhancement work

The Authority has maintained a range of discussions with neighbouring planning authorities under the Duty to Cooperate. Through 2016/17 dialogue has focused on the Sheffield, Barnsley and Oldham areas with consideration being given to the impact of development on the setting of the National Park (such as housing estates) and the positive opportunities for linking up recreational routes (green infrastructure paths and cycle ways).

In the context of the emerging Greater Manchester Spatial Framework the community at Saddleworth has been in dialogue with the National Park Authority regarding development potential promoted at the Fletcher's Mill site close to Dovestone Reservoir. A shared vision for the site is being developed which also seeks to protect the natural landscape setting.

Neighbourhood plans are also progressing in this area with the adoption of the Chapel-en-le-Frith plan (High Peak), support to the emerging Dore plan (Sheffield) and discussions to designate areas in Saddleworth (Oldham) and Holme (Kirklees).

White Peak and Derwent Valley

The White Peak and Derwent valley represents the most populated parts of the National Park and across the many villages, farms and individual properties lies the greatest potential for development.

Policies seek to protect and manage the distinctive and valued historic character of the settled, agricultural landscapes of the White Peak and Derwent Valley, while seeking opportunities to enhance wild character, woodland cover, cultural heritage and biodiversity. The heat maps above highlight the concentration of development into the White Peak and through the villages of the Derwent Valley.

The Authority continues to support housing enabling through new housing needs surveys and through brownfield enhancement sites. Completions have been achieved on a former quarry site in Birchover and an infill exception site in Youlgrave where a scheme of 8 affordable homes have been passed to a newly created Community Land Trust.

In Bradwell a long standing desire to redevelop the Newburgh industrial site was finally resolved in early 2016 with a planning approval for 55 homes (including 12 affordable homes) and redeveloped industrial space. The approval was in accordance with a Neighbourhood Plan for Bradwell which was also adopted through the monitoring period.

In Bakewell the former Cintride factory site received planning approval for a new supermarket, while on the adjacent Riverside Business Park approval was granted in July 2016 for the first stage of redevelopment, replacing the older structures with modern business units. Further permissions have also been achieved for a 72 bed hotel on the Riverside site, which is due to commence in 2018

A significant development was also allowed at the former cheese factory site in Hartington. This is a key brownfield site in the National Park that could deliver environmental enhancement and community benefit with a scheme of 26 houses contributing 4 affordable homes.

The Authority is supporting the Hartington and Bakewell communities in preparing a Neighbourhood Plan. During the monitoring period the Authority commissioned a study of employment land in Bakewell to support both the Neighbourhood Plan and emerging development management policies.

Close dialogue has taken place with Derbyshire Dales District Council under the duty to cooperate on plan making. A key issue for the district council is the ability to response to the objectively assessed need figure for housing. Owing to the fact that a large area of the Derbyshire Dales lies inside the National Park it has proved difficult for the District Council to find sufficient sites in its emerging Local Plan to compensate for the constrained figures arising in the National Park. The National Park Authority has considered the potential for further development in the Derbyshire Dales area of the Park over the next 20 years and provided an indicative figure of 400 additional homes which may be taken off the target in the Derbyshire Dales Plan.

Positive results have emerged with sustainability on farms with the first anaerobic digesters being approved in the White Peak during the monitoring period. Policy CC4 was specifically produced to encourage this means of utilising farm waste. The AMR details 3 applications now received in the Bakewell, Tideswell and Aldwark areas.

In terms of recreation and tourism policy, further approvals are noted for camping pods and shepherd's huts in the Alport and Grindon areas and further works to improve the quality of existing camping and caravan sites.

South West Peak

In the South West Peak policies seek to protect and manage the distinctive historic character of the landscapes and seek opportunities to celebrate their diversity. Opportunities are also sought to enhance recreation opportunities, woodlands, wildness and diversity of remoter areas.

The heat map above demonstrates a lower level but scattered nature of development right across the South West Peak reflecting the character of farms and villages in this part of the National Park.

To assist these aims the South West Peak Landscape Partnership has worked hard during 2016/17 to progress the 18 project ideas aimed at supporting the full range of landscape, heritage and biodiversity objectives as well as projects focused on community development and engaging with young people.

The Leekfrith neighbourhood plan has now reached draft plan stage and will soon be the subject of public consultation. It has a sharp focus on finding opportunities in the deeper rural setting of this landscape, such as opportunities for ancillary development on farmsteads and looking at the potential of the old mill complex at Upper Hulme. The potential of the site for refurbishment is being explored as a means of solving housing and employment issues in a quieter, relatively undeveloped corner of the National Park. The site also serves as an important gateway to the Roaches and so the tourism benefits of enhancement are also considered.

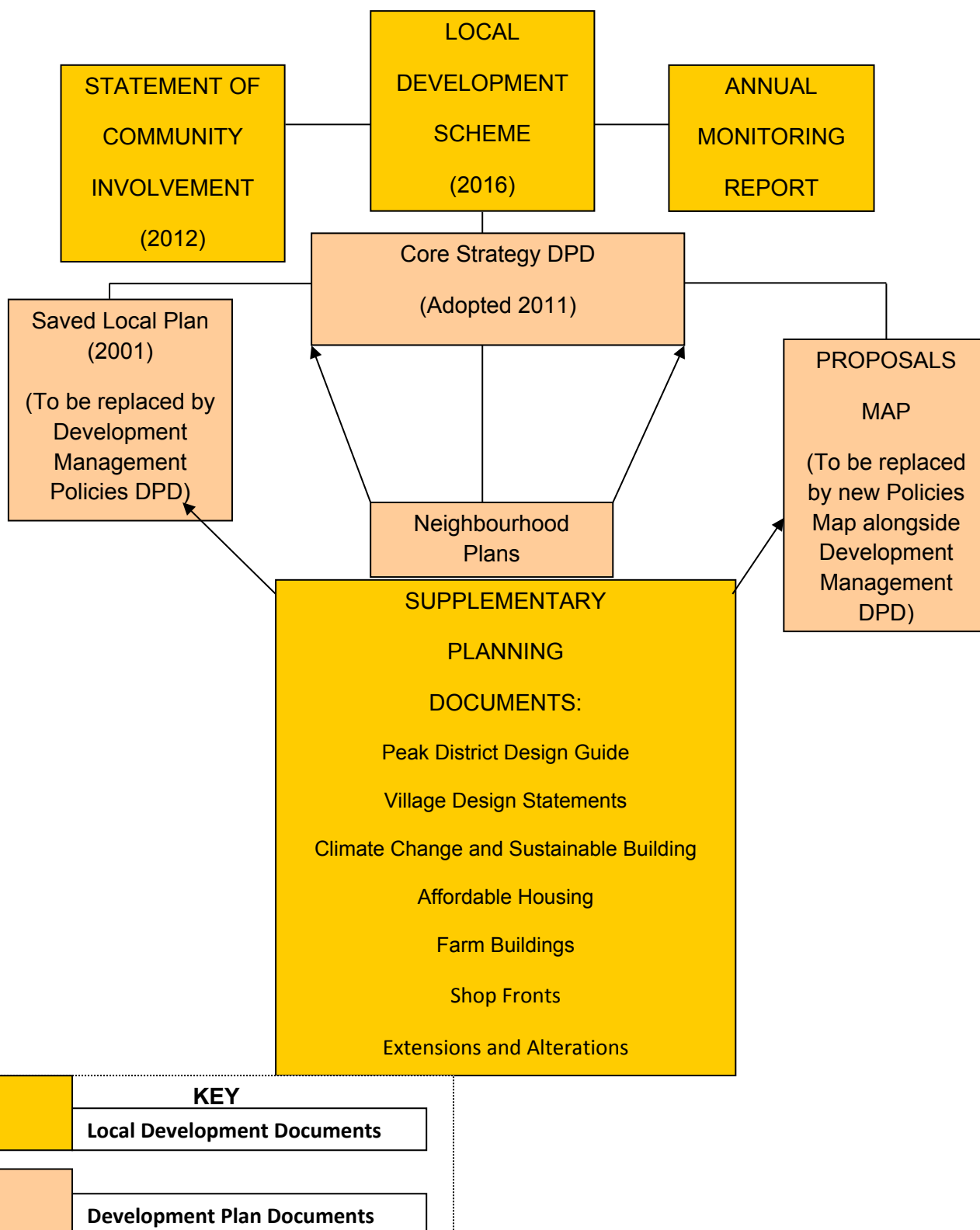
Duty to cooperate discussions have progressed with Staffordshire Moorlands District Council with close involvement in landscape capacity discussions and site options where these fall close to the National Park boundary.

3.0 Progress in Plan Making

The Local Development Scheme (LDS) sets out the various documents that comprise the Local Development Plan for the area. It establishes profiles describing the role of each document and details the timetable for their preparation.

The Authority approved a revised LDS in October 2016 to update the position with regard to plan making since the adoption of the Core Strategy in 2011. The diagram below details the Local Development Plan, and the relationship between Local Development Documents and Development Plan Documents. The agreed timescales for producing the Local Development Plan are set out in the [Local Development Scheme](#). Since the adoption of the last LDS timings for plan production have changed. It is also now proposed to bring forward the Recreation Hubs document as a Supplementary Planning Document. As such it is recommended that the LDS be revised prior to the submission of the Development Management Policies Document.

SUMMARY DIAGRAM OF THE PEAK DISTRICT NATIONAL PARK LOCAL DEVELOPMENT SCHEME



Current Local Development Scheme Timeframe

Document title	Status	Role and content	Geographical coverage	Chain of conformity	Pre-production survey and involvement	Date for pre-submission consultation/ draft SPD	Date for submission to Secretary of State	Proposed date for adoption
Revised Statement of Community Involvement	LDD	Describes how stakeholders and the community will be involved in the LDF and planning applications.	Whole National Park	N/A		Feb 2012	N/A	Adopted May 2012
Core Strategy (Local Plan Part 1)	DPD	Sets the vision, objectives and spatial strategy for the National Park, and the primary policies for achieving the vision.	Whole National Park	Consistent with National Planning Policy		September – October 2010	December 2010	Adopted October 2011
Development Management Policies (Local Plan Part 2)	DPD	Policies which will ensure that development meets certain criteria and contributes to the achievement of the Core Strategy.	Whole National Park	Consistent with the Core Strategy and national policy.	From October 2011	November 2016 – January 2017	February 2018	August 2018
Policies Map	DPD	Illustrates the spatial application of LDF policies & proposals on an Ordnance Survey base map. Prepared with DPDs which identify policy areas or have site allocations.	Whole National Park	Consistent with the Core Strategy and Development Management DPD's	From Feb 2014	November 2016 – January 2017	February 2018	August 2018
Neighbourhood	DPD	Policies to manage development, exploring settlement capacity,	Parishes across the	To conform with the Core	On-going from Jan	On-going with	On-going with	On-going with

Plans		opportunities for affordable housing, businesses and community facilities as well as seeking opportunities to conserve features of local value.	National Park.	Strategy	2013	communities at different stages	communities at different stages	communities at different stages
Recreation Hubs	SPD	Guidance to facilitate improvements to visitor facilities and sustainability at a range of key visitor hub sites	Whole National Park	Conform with Core Strategy and Development Management Policies	On-going from June 2014	March 2019	N/A	July 2019
Barn Conversions	SPD	Guidance to support the re-use of traditional barns and their role as heritage assets in a historic landscape, through high quality design and consideration of landscape setting.	Whole National Park	Conform with Core Strategy and Development Management Policies	From mid-2014	September 2018	N/A	December 2018
Historic Farmsteads	SPD	Guidance to manage the successful integration of new development on historic farmsteads	Whole National Park	Conform with Core Strategy and Development Management Policies	From mid-2017	September 2018	N/A	December 2018
Transport Design Guide	SPD	Guidance to manage the successful integration of new highways infrastructure into the National Park	Whole National Park	Conform with Core Strategy and Development Management	From March 2017	November 2017	N/A	June 2018

Appendix 1

				Policies				
Monitoring Report	N/A	Sets out progress in producing DPDs & SPDs and implementing policies,	Whole National Park	N/A		N/A	July each year	N/A

4. Policy Monitoring

4.1 Measuring performance

Each indicator has been assigned a colour based on a status of;

- **Green – Indicator on track** - indicator target achieved and/or within acceptable limits and/or on trend
- **Amber – agreed targets or measures of performance are not being achieved but not a recurring trend or concern** - Reasonable progress towards success factor anticipated
- **Red – agreed targets or measures of performance are not being achieved and it is unlikely that this will be addressed without specific interventions**

The targets below are based on a direction of travel and in most cases a numeric target has not been applied. Other indicators are based on a textual format, where progress is measured by a qualitative review of action and monitoring of Policy.

4.1 General Spatial Policies



4.1.1 Policy Objectives

General Spatial Policy (GSP) 1 sets the distinctive context for a sustainable approach to development in the context of its statutory purposes to conserve and enhance the natural beauty, wildlife and cultural heritage of the area and to promote opportunities for the understanding and enjoyment of these areas by the public. GSP 2 provides a particular focus on the need to enhance as well as conserve the National Park by seeking to understand the particular valued characteristics that may be affected as part of any development and exploring ways of enhancing these characteristics as far as possible. GSP 3 provides a set of Development Management Principles in order to ensure an appropriate level of sensitivity to the finer level details that cumulatively make a National Park stand out as being a landscape of high quality. GSP4 provides a framework for the consideration of the use of Planning conditions and legal agreements and explains the relationship to infrastructure priorities of constituent local authorities which the National Park must take account of.

The Development Strategy (DS1) provides an overarching framework for all decisions. DS1 sets out the principles and expectations for development across the whole National Park, in effect providing a spatial hierarchy to direct particular forms and scales of development to the most appropriate places, predominantly driven by the statutory conservation purpose but also to promote a sustainable pattern of development within this protected context.

63 settlements are identified as places where new buildings are acceptable for affordable housing, small shops, community and business uses. In the countryside scope is limited to agricultural and land management uses, with a preference for the re-use of traditional buildings. Economic uses are particularly supported as they require less change to the character of buildings and the surrounding landscape. Some parts of the countryside continue to be defined as Natural Zone. These are the wildest, most remote and least developed parts of the Park where the presumption is against all forms of development, except where it might support the management of the area, or by overridden by nationally significant development considered to be more important in the public interest.

4.1.2 Policy Monitoring

Policy DS1	Development Strategy
Indicator	New development occurring outside of named settlements
Target	80% - 90% of new build development inside named settlements
Achieved	1 new build houses outside of named settlements

Policy:

Whilst a level low level of development is anticipated in countryside locations an over-supply of new development outside named settlements would adversely affect undeveloped character of the area as well as impacting negatively on the sustainability of the area. It would exacerbate problems for service providers, and potentially place

Appendix 1

more people in remote locations where social interaction and service provision is more difficult, particularly for less mobile members of society, both young and old. It is estimated that the outcome of the strategy will be to direct 80% to 90% of all new development towards the named settlement.

Indicator:

There were 39 new-build applications for housing in 2016-2017 and only 1 of these were outside named settlements.

NP/CEC/1213/1148 Erection of replacement dwelling and solar panel array.

Discussion:

While this indicator does appear to be on track the value of it is under review as it clear that a significant proportion of development overall does take place outside named settlements. However, the majority of development outside of Named Settlements is for change of use from farm buildings to holiday, ancillary, agricultural or open market dwellings. Consideration will be given to reviewing the value and proportion set out in the indicator in the next strategic policy review.

Policy GSP1	Securing National Park Purposes and sustainable development
Indicator	Applications granted contrary to Policy
Target	contrary to policy principle - tolerance of 3 per year harm/judgement based cases raising significant policy issues – tolerance of 10 per year
Achieved	1

Policy:

General spatial policies (GSPs) provide overarching principles for spatial planning in the National Park and relate closely to the delivery of national park purposes. Policy 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. Where there is an irreconcilable conflict between the statutory purposes, the Sandford Principle will be applied and the conservation of the National Park will be given priority.

A proactive response is required to manage either consequence for all policies and understand the cumulative impacts of these decisions.

Indicator:

Year	Application Description	Policies involved	Comments
2016/17	Full application for portal framed agricultural building at Tor Farm, Bradfield	Core Strategy policies GSP1,L1, Local Plan policy LC13	Delegated item. Despite being identified as contrary to policy owing to damage to moorland habitat within the Natural Zone, Officers considered that on balance this former stone quarry was the only site that could accommodate a new building for the farmstead. In itself the building was well screened by the former quarry site. As part of the planning gain a legal agreement was entered into ensuring the improved future management of adjoining Natural Zone, e.g. by lowering stocking levels.

1 application granted contrary to Policy

Raised significant policy issues

Target: Reducing with a tolerance of 10

Achieved: 4

2016/17 4 applications raised significant policy issues

Year	Application Description	Policies involved	Comments
2016/17	<p>Full Application - Change Of Use Of Former Portal Framed Building To A Building Used For Community Events, Weddings And Other Celebrations And Events (Use Class D2 Assembly And Leisure) (Retrospective), External Alterations And Extension To Existing Building To Form Amenities Block And Associated Car Parking Provision At Lower Damgate Farm, Ilam Moor Lane, Ilam</p> <p>October 2016</p>	<p>Core Strategy policies GSP1, GSP2, GSP3, L1, L2, L3. Local plan policies LC4, LC8, LC16, LC17, LT11, LT18.</p>	<p>Officers recommended refusal on the grounds (in summary) that</p> <ul style="list-style-type: none"> • The scale of the use proposed would harm the character and amenities of the local area contrary to saved Local Plan policies LE4(b)(i) and LE4(b)(ii) and would be unneighbourly, contrary to saved Local Plan policy LC4, policy GSP3 of the Core. • The use of the building at the scale proposed would detract from the tranquillity of its landscape setting, contrary to the landscape conservation objectives of policies GSP1, GSP2 and L1 of the Core Strategy. • The proposals do not accord with the social and environmental principles of sustainable development and the harm arising from the grant of planning permission would not be demonstrably offset by any economic benefits to the rural economy, contrary to the core planning principles in the Framework and with policy GSP1 of the Core Strategy. <p>Officers considered that these concerns could not be addressed through planning conditions</p> <p>The Committee considered that the development was consistent with policy as it provided for the re-use and some enhancement of a non-traditional agricultural building. The proposal would also assist the rural economy. The application was approved contrary to the officer recommendation of refusal, with an annual limit</p>

			of 12 wedding events and subject to additional conditions to control numbers of visitors, noise mitigation, hours of operation, parking and traffic issues and alterations to the building.
2015/16	<p>NP/DDD/0916/0881</p> <p>Full application: Temporary use of land for a horticultural show, including the erection of temporary structures, on a yearly basis, with associated operational development, river crossings and other features and the creation of temporary show gardens, Chatsworth House, Chatsworth.</p> <p>November 2016</p>	<p>Core Strategy policies: GSP1, GSP2, GSP3, DS1, L1, L2, L3, RT1, E2, T1, T2, T7</p> <p>Local Plan policies: LC4, LC6, LC9, LC15, LC16, LC17, LC18, LC20, LR1.</p>	<p>Officers recommended that a three year permission would allow the Authority to retain some control and monitoring and enable them to work with the applicant on any issues that arose from the operation of the show. Officers noted that Section 66 of Planning (Listed Building and Conservation Areas) Act 1990 establishes that any harm to Listed Buildings gives rise to a presumption in favour of refusal and requires clear and convincing justification. As the harm is considered by Historic England to be “less than substantial”, the Authority can weigh this harm against the public benefits of the proposal.</p> <p>The application was approved for 10 years, subject to conditions Members were mindful of the National Park’s statutory purposes and the impacts on the site but considered that with a personal consent to the applicant and conditions including traffic controls and a liaison committee the public benefits of the proposal would outweigh the harms. The Committee considered that there would public benefits in respect of income that would be spent on maintaining and restoring heritage assets at Chatsworth, the benefits to the local economy and the educational benefits to visitors to the show. A condition requiring the submission of an annual management plan to be submitted and agreed by the Authority was imposed, together with conditions regarding annual monitoring of the ecology and archaeology impacts, traffic controls including for construction traffic and the setting up of a liaison committee.</p>
2015/16	<p>NP/DDD/0315/0239</p> <p>Outline application: construction of new employment building, associated landscaping operations and access improvements, Backdale Quarry, Hassop Road, Hassop</p>	<p>Core Strategy Policies DS1, GSP1, GSP2, GSP3, L1, E2</p> <p>Local plan policies, LC4, LE4, LT11, LT18.</p>	<p>The Officer recommendation of approval was approved by Members.</p> <p>The application raised policy issues because it involved a relatively large building on a site outside a designated settlement. The justification for the proposal was that it replaced an unsightly range of mineral processing and industrial building which, whilst derelict, was lawful. The approval therefore provided a justification for the removal of the buildings and</p>

	September 2016		the erection of a lower, better sited and landscaped building
	<p>NP/DDD/0216/0084</p> <p>Full application - Extension to existing hides' building and proposed adjoining new building to encompass processing of animal by-products to extract oil for on-site electricity generation, The Knackers Yard, Main Road, Flagg</p> <p>October 2016</p>	<p>Core Strategy policies: DS1,E1, GSP1, GSP2, GSP3,L1, T1 and T4</p> <p>Local Plan policies: LC4,LE4, LT2,LT9 and LT18</p>	<p>Officers recommended refusal on the following grounds (in summary):</p> <ul style="list-style-type: none"> • Intensification of the existing use of the site, not been established that the business operating from the Knackers Yard is sited in an appropriate location with regard to the existing impacts associated with the business and potential adverse impacts of allowing the business to expand., therefore conflict with saved Local Plan policy LE4(a)(i) and (ii). • The potential adverse cumulative impacts of the existing and proposed developments at the Knackers Yard on the amenities of the local area through odour nuisance, contrary to policy GSP3 of the Core Strategy, saved Local Plan policy LC4. • The positive aspects of the development proposals are not considered to demonstrably or significantly offset or outweigh the identified harm to policies and the harm to the amenities of the local area, contrary to policy GSP1 of the Core Strategy and national planning policies in the Framework. <p>In approving the application Members acknowledged that the existing business provided an important service to local farmers and that the proposed building and associated processes were likely to result in a reduction in odour and traffic concerns. The new building would fit into the existing building group without any adverse landscape impact.</p>

Policy GSP1	Securing National Park Purposes and sustainable development
Indicator	Applications granted for Major Development > 10 Dwellings > 1000 Square Metres Floor Space
Target	No numeric target applied each application will be reviewed
Achieved	Data not available (currently no system in place to monitor this)

Policy:

A planning recommendation and subsequent decision must be made based on the policy principles in the strategy. This approach will help ensure that all recommendations and decisions secure national park purposes, sustainable development and that the 'conservation and enhancement of the National Park will be given priority'.

Appendix 1

All policies must be read in combination to further the National Park's legal purposes and duty as established in the Environment Act 1995.

Policy GSP1 draws all decisions back to the achievement of National Park purposes and establishes a range of principles to secure this aim, such as the expectation that major development should not take place in National Parks except in exceptional circumstances and where it can be demonstrated they are in the public interest. Consideration of applications should include an assessment of:

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

Previous AMR's have not focussed on this issue however a review of indicators, in tandem with a review of major developments across the National Parks [undertaken by the Council for National Parks] reveals that closer monitoring is warranted.

Indicator:

Application Number	Development Description	Development Address	Application Type
NP/DDD/0316/0280	Demolition of existing industrial units and construction of replacement employment floorspace improvements to existing site access parking landscaping and other associated works.	Riverside Business Park Buxton Road Bakewell	Full Planning Applications (Major Applications and 13 week deadlines)
NP/DDD/1116/1181	Alterations to the internal layout and access at Fenny Bentley Sewage Pumping Station (SPS).	The site is an existing Sewage Pumping Station (SPS) Fenny Bentley	Full Planning Applications (Major Applications and 13 week deadlines)
NP/HPK/1015/0996	Proposed extension to existing factory building and new car park accessed from Station Road (through existing station car park) together with associated landscaping surfaces and low level bollard lighting along Station Road	Carbolite Ltd Parsons Lane Hope	Full Planning Applications (Major Applications and 13 week deadlines)
NP/S/0316/0281	Erection of Agricultural Building	Cliff House Farm Loxley Road Sheffield	Full Planning Applications (Major Applications and 13 week deadlines)

There was one major development application which involved housing:

Application Number	Development Description
NP/DDD/0815/0779	Demolition of existing industrial buildings, development of 55 dwellings (C3), erection of 6 industrial starter units (B1), car parking, landscaping and drainage attenuation with access from Netherside (starter units) and Bradwell Head Road (residential).

Discussion:

With the introduction of case law in 2013 officers now consider the impact of a case in its locality to determine whether it is 'major development' or not, before applying major development tests.

The case at Riverside Business Park highlights that officers used case law to determine that despite national and local policy and requirements in the Town and Country Planning (Development Management Procedure) Order 2010, it was reasonable to assess whether or not the development is major by reference to its potential impacts on the National Park's valued characteristics as protected by planning policies. In the context of the surrounding business park the impacts were not significant and as such the major development tests above were not applied.

The cases at Fenny Bentley and Carbolite took the same approach but also deemed that the proposals were not significant in terms of its scale or nature and as such the developments could not reasonably be considered to be major in terms of its likely impacts.

The case at Cliffe House Farm was approved on appeal and was identified by the Inspector as being major development. This application was the second of 2 large buildings on this farmstead. The appeal building had been refused by planning committee and the committee report on this occasion offered a detailed assessment against the major development tests. There is no reference to case law. However, in this case the Inspector considered that an earlier approval for an initial large agricultural building had implemented a comprehensive business plan for the site including a significant scheme of landscaping which the Inspector felt (if completed) would help to mitigate the impact. Nevertheless the approval of the first building was significant. The Authority failed to consider the significance of the impact of the building in its setting and as such did not identify the development as "major". Thus "major development" tests were not applied in the first instance. In terms of policy monitoring this case is significant and suggests the need for new policy and guidance to improve the case by case assessment. Development management policy has been produced to assist in the first instance alongside case law.

Similarly the large scale redevelopment at Bradwell is deemed to be 'major development' however the scheme was approved, having regard to a detailed assessment of the relevant tests.

The Authority will continue to monitor this and consider whether a pure case by case impact assessment is sufficient to secure the achievement of national park purposes. The inclusion of the exceptional approach to major development in both local and national policy is an important principle and the move towards larger farm buildings, industrial units, road schemes etc needs to be rigorously scrutinised as managed.

Policy GSP2	Achieving enhancement of the National Park
Indicator	Permissions granted for removal of undesirable features or buildings
Target	No numeric target is applied
Achieved	Data not available (currently no system in place to monitor this)

Policy:

Planning powers can provide an effective mechanism to realise other enhancements to the built and natural environment. Development decisions and other tools may allow opportunities to remove or treat undesirable

features or buildings, but works must be undertaken in a sympathetic manner so as not to harm other valued characteristics which may exist on or surrounding a site. This aims to develop an understanding of the cumulative effect of proscriptions for removal/treatment of undesirable features. Inform the use of these powers in the protection/enhancement of valued characteristics of the park. Communicate the effect of these powers.

Indicator:

The Authority is currently reviewing the indicators relating to enhancement policies. Within the monitoring period one example has been observed in which the enhancement policy GSP2 (which links closely to the national parks' statutory conservation and enhancement purpose) can be seen to have outweighed potential conflict with other policy.

The case at Backdale quarry highlights an issue where despite the legal clarity provided over the winning and working of vein mineral and the ultimate cessation of quarrying activity the ability to completely restore the site to a natural setting is complicated by the lawful uses that also exist on site for business related premises.

A new application was submitted for a replacement business related development. The application raised policy issues because it involved a relatively large building on a site outside a designated settlement. The justification for the proposal was that it replaced an unsightly range of mineral processing and industrial building which, whilst derelict, was lawful. An approval based on enhancement therefore provided a justification for the removal of the buildings and the erection of a lower, better sited and landscaped building.

Enhancement led approvals sit behind many of the market led housing schemes in the National Park under policy HC1. The overall impact of approving such schemes, (sometimes as an exception to other policies) is a matter for policy review going forward. It is proposed to bring forward a research project to trace back 10 years, picking out cases identified as contrary to policy or raising policy issues, but which were ultimately approved either completely or partially on enhancement grounds.

Policy GSP3	Development Management Principles
Indicator	Applications granted contrary to Policy against specialist (internal advice) and statutory consultee advice
Target	0
Achieved	0

Policy:

It is essential that the standard of design and landscape aspects of new development conserve and enhance the valued characteristics of the National Park. The Authority's specialist fields of knowledge in landscape, biodiversity and cultural heritage are underpinned by high quality guidance notes and appraisal documents.

We are also reliant on technical/regulatory guidance provided by external statutory consultees.

The main consequence of applications granted contrary to specialist advice is that they may, by definition, be at risk of being contrary to the statutory purposes. A proactive response is required to manage and mitigate for this consequence for all policies. The implication being that specialist advice is not followed in rare circumstances to facilitate significant enhancement(s)/protection and that 'harm' in one characteristic sphere is therefore mitigated by enhancement in another.

Internal Advice;

- Landscape
- EHRS
- Archaeology
- Village
- Forestry
- Minerals
- C&E
- Rangers
- Built Environment
- Ecology
- Policy

Appendix 1

External Advice;

- Environment Agency
- English Heritage
- Utility Providers
- Natural England
- Highway Authorities
- Environmental Health

This does not include Parish Council as a Statutory Consultee. Or include negotiated conditions/position prior to recommendation/decision. This indicator relates to decisions which are, or contain elements or conditions, which internal or external consultees have advised against.

Indicator:

There was no applications granted which were contrary to Policy and specialist (internal advice) and statutory consultee advice

Policy GSP4	Securing planning benefits
Indicator	Number and type of Section 106 agreements or infrastructure secured through other mechanisms including any introduced Community Infrastructure Levy
Target	No numeric target is applied
Achieved	20 106 Agreements

Policy:

Planning consents commonly make use of conditions and legal agreements about specific matters related to development to provide a wider benefit. In the National Park it would be appropriate to include requirements that aid the implementation of national park purposes, for example to make provision for landscaping, or to develop in such a way that species such as bats are able to make use of the new structure. In pursuing national park purposes it would also be appropriate to use conditions/legal agreements to ensure sustainable development e.g. through design and/or measures to improve energy conservation or renewable energy generation.

Indicator:

Year	Number of 106
2013/14	26
2014/15	27
2015/16	27

2016/17 20 Section 106's split into the following:

Type of 106	Number
Affordable occupancy	9
Farm workers occupancy	5
Restricting use to ancillary holiday accommodation	2
Minerals Disposal / landscaping / landscape restoration	2
Community benefits / highways / occupancy restrictions	1
Discharge of conditions regarding parcelling of land for sale - Deed of Discharge	1

Discussion

The proportion of s106 use is broadly consistent with previous years and still reflects a broadening of the use of s106 into a wider set of legal matters. The Authority has undertaken a small research project into the use of s106 agreements. This has highlighted that the principle use of legal agreements in the National Park is not for infrastructure provision as elsewhere but mainly to assist the management of sites and buildings to achieve policy

aims, such as affordable housing in perpetuity, and farm house ties to ensure sustainable farming units. Counsel opinion has recently confirmed the reasonableness of this approach however it is important that each case is assessed on its merits and that in other cases (such as those involving the ties to ancillary accommodation) that the option of planning conditions is properly considered in the first instance.

4.1.3 Statement of Progress

The distribution and quantum of permitted applications reflects the landscape characteristics and settlement pattern of the 3 spatial areas defined in the plan. Closer monitoring of the splits between development directed to settlements and that in the open countryside reveals a high proportion directed to settlements in accordance with the spatial development strategy DS1.

Applications raising significant policy issues are running within the tolerance level while there was only one scheme recorded as contrary to policy. Overall this highlights that the vast majority of cases approved support National Park purposes with only a few cases testing fundamental principles. Several cases test the threshold on design quality and the desired levels of enhancement to the Park's valued characteristics used to justify development. It is anticipated that revised development management policy and new design guidance will bring about greater policy consistency and design quality.

41 appeals were decided during the monitoring year representing a higher than average year. The percentage of appeals allowed was also higher than the last monitoring year at 34%, whilst reflecting a similar trend to previous 5 years.

Summary of appeal decisions

	2016/17	2105/16	2014/15	2013/14	2012/13
Decisions	41	29	35	33	38
Allowed	14	7	15	11	10
	34%	24%	43%	33%	26%
Dismissed	27	22	20	22	28
	66%	76%	57%	67%	74%

Year (April-March)	Total No. of Appeals Determined (incl. Enforcement)	No. of Enforcement Appeals Determined	No. of Appeals Allowed / % of Total		No. of Appeals Dismissed or Part Allowed, Part Dismissed / % of Total		No. of Major Apps Determined			No. of Majors Appealed			% Majors Allowed Against Total Majors Determined	No. of 'Non-Majors' Appealed				
			Total	%	Total	%	Total	Approved	Refused	Total	Allowed	Dismissed		Total	Allowed	%	Dismissed	%
2011/2012	38	1	14	37%	24	63%												
2012/2013	38	5	9	24%	29	76%												
2013/2014	32	4	11	34%	21	66%	2	1	1	0	0	0	0%	32	11	34%	21	66%
2014/2015	42	1	17	40%	25	60%	6	5	1	1	1	0	17%	41	16	39%	25	61%
2015/2016	30	5	7	23%	23	77%	4	2	2	2	1	1	25%	28	6	21%	22	79%
2016/2017	40	3	14	35%	26	65%	4	3	1	2	2	0	25%	39	13	33%	26	67%
2017/2018 (so far)	10	0	7	70%	3	30%	2	2	0	0	0	0						
TOTAL	230	19	79	34%	151	66%	18	13	5	5	4	1						

Amongst the allowed decisions was a significant proposal for the demolition and redevelopment of the former Hartington cheese factory. Although this decision was obviously an important one given the scale of the development (26 houses on a brownfield site), it did not raise any significant policy concerns, and the Inspector accepted the Authority's policies as his starting point.

Two other decisions to note were as follows. Firstly, whilst dismissing an appeal for the conversion of a barn to a dwelling at Brink House, Pott Shrigley, the Inspector gave Policy HC1 “limited weight as it is not fully consistent with Paragraph 55 of the Framework”. This paragraph lists the special circumstances where it may be appropriate to allow new isolated dwellings in the open countryside, one of which is where the conversion relates to the re-use of redundant or disused buildings which leads to the enhancement of the immediate setting. The Inspector considered that as the barn is neither disused nor redundant, the special circumstances set out in Paragraph 55 of the Framework do not apply. However, this is not a view taken by other Inspectors in similar appeals, so officers concluded that it did not justify a review of this policy.

Two significant appeal decisions gave strong support to the Authority’s policies and National Park purposes, namely, the making of a Prohibition Order at Longstone Edge/Backdale Quarry, and the refusal of 12 open market apartments at Deepdale Business Park. With regard to the Prohibition Order, the Secretary of State agreed with the Inspector that safety considerations make the scheme proposed by the Authority the more appropriate restoration scheme for the site, while remaining both reasonable and practicable. This was a key step in resolving the issues raised over many years by mineral extraction at Longstone Edge.

The appeal at Deepdale Business Park was significant in that it gave clear support to the Authority’s housing and employment policies, and supported the resumption against open market housing other than where these meet the Authority’s conservation and enhancement objectives.

4.2 Landscapes and Conservation



4.2.1 Policy Objectives

Allied with the development strategy new policies for Landscapes and Conservation aim to ensure proper regard is always had for Natural Beauty, Wildlife and Cultural Heritage assets in any development proposal in accordance with the statutory purposes of national parks.

L1 clarifies the strict control to be applied in the Natural Zone while development in the remainder of the countryside requires close consideration of the particular landscape characteristics with reference to the adopted Landscape Strategy and Action Plan.

L2 requires that development must conserve and enhance any sites, features or species of biodiversity and geodiversity importance. Other than in exceptional circumstances development policy aims to resist development where it is likely to have an adverse impact on such sites.

The focus of L3 is on the need for development to conserve and where possible enhance, or reveal the significance of archaeological, architectural, artistic or historic assets and their settings.

Just as with general spatial policies and the development strategy these policies must always be considered alongside other policies when determining planning applications in order to have proper regard to National Park purposes.

4.2.2 Policy Monitoring

Policy L1	Landscape character and valued characteristics
Indicator	Number of planning permissions for development in the Natural Zone
Target	None
Achieved	24 permissions inside the Natural Zone

Policy:

Alongside the adopted Landscape Strategy, legislation requires the National Park Authority to identify areas which it considers are particularly important to conserve. These areas are largely underpinned by Natura 2000 sites and for spatial planning purposes the Authority calls these areas the Natural Zone. The consequence of development in the natural zone is therefore damage or loss of particularly important natural resources.

Indicator:

Permissions represent those entirely within the Natural Zone:

Row Labels	2013-14	2014-15	2015-16	2016-17
Advertisement Consent		1	1	1
Full Minerals Application		1		
Full Planning Application (EIA)	1			
Full Planning Applications (Major Applications and 13 week deadlines)		1		
Full Planning Permission	24	28	13	18
GDO Application extended		1	1	
Listed Building Consent (alter or extend)	1	2		2
Renewal		1		
Section 73	1	1		2
Overhead lines			1	1
Total	27	36	16	24

There have been a significant number of permissions in the Natural Zone. While the impacts of these permissions are negligible in terms of no new housing or business developments the Authority will continue to monitor the number and nature of permissions in the Natural Zone carefully owing to the sensitive character of the area.

Policy L2	Sites of biodiversity or geo-diversity importance
Indicator	Number of permissions granted with conditions Landscape treatment and habitat creation
Target	None
Achieved	No data

Policy L2	Sites of biodiversity or geo-diversity importance
Indicator	Losses in areas of biodiversity importance as listed in Policy
Target	None
Achieved	No loss through planning decisions

Policy:

Proposals likely to affect designated or candidate sites of international importance known collectively as Natura 2000 sites, comprising Special Areas of Conservation (SACs) and Special Protection Areas (SPAs), are subject to separate statutory procedures such as the Appropriate Assessment under the Habitats Regulations designed to

provide the highest levels of safeguarding. Specific policies are not included for these sites, but the Authority will consider these internationally important sites under L2 and show them on a subsequent proposals map with associated Development Management policies.

The sites, features and species covered by this policy include;

- Sites of Special Scientific Interest (SSSIs);
- National Nature Reserves (NNRs);
- Species listed under the schedules 1, 5 or 8 of the Wildlife and Countryside Act
- 1981 or subsequent legislation or reviews;
- Local Nature Reserves;
- Local Wildlife Sites or their equivalent;
- Regionally Important Geological Sites, or their equivalent;
- National, regional or local Biodiversity Action Plan priority habitats or species;
- Significant populations of national or local Red Data Book or Notable species.

Indicator:

Planning decisions have led to no losses to the listed sites during the monitoring period.

Policy L3	Cultural heritage assets of archaeological, architectural, artistic or historic significance
Indicator	Losses to designated cultural heritage assets of archaeological, architectural, artistic or historical significance
Target	None
Achieved	No loss through planning decisions

The following policy covers all cultural heritage assets including, but not exclusively, those assets already subject to development management policies. Cultural heritage assets that are of particular relevance to the planning process in this National Park include Listed Buildings, other buildings of historic or vernacular merit, Conservation Areas, important parks and gardens including those on the national register, and archaeological sites including Scheduled Monuments, features and landscapes. Detailed policy criteria relating to cultural heritage assets will be provided in the Development Management Policies DPD.

Indicator:

Planning decisions have led to no losses of designated heritage assets. Policies have proactively supported the approval of many applications which impact upon both designated and non-designated heritage assets. For instance the approval of the garden show at Chatsworth for a 10 year temporary period raises concerns over the impact on historic parkland and the setting of the grade 1 listed building.

4.2.3 Statement of Progress

Overall the integrity of the Natural Zone has been retained with low development levels in these areas and important projects covering the Dark Peak, Eastern Moors and South West Peak assisting the pursuit of conservation objectives.

Overall while a number of approvals have again been observed in or adjacent to the Natural Zone, these are mainly small domestic developments related to existing property and do not undermine the objectives of the designation .

However one scheme received during the monitoring period did highlight loss of a portion of Natural Zone in the Bradfield area. The application for a portal framed farm building involved site preparation of a former stone quarry

adjacent to the farm. The site was within the Natural Zone and had been colonised by moorland vegetation. Nevertheless whilst contrary to policy the Authority took a pragmatic approach in this instance setting out a legal agreement as part of the planning permission to enable future management of the surrounding Natural Zone. The building itself integrates well into this landscape, using the historic cut of the stone quarry to nestle into the hillside.

Other proposals of note further the enjoyment of the National Park such as an additional cycle track through the Lady Canning's Plantation in the Sheffield area and a pair of Shepherd's Huts in the Cheshire East area. Such proposals will be drawn out as part of a strategic review of the Core Strategy.

It is also noted that some highways schemes undertaken by statutory undertakers can lead to losses in designated sites adjacent to the highway as part of road improvement works. While comments and advice are frequently put forward by National Park Authority officers these do not form part of the normal planning process and as such cannot prevent such loss although in many cases mitigation and improved schemes are achieved which greatly reduces the scope for harm to the scenic and wildlife qualities of the area.

Other schemes involving traditional buildings over recent monitoring periods raise the issue of how to assess the significance of a non-designated heritage asset (e.g. a common field barn). In such cases Development Management policies and further guidance will be necessary to help consider the historic landscape setting that must be managed with care.

An inability to make desired changes to the M3 Planning database and processes has resulted in some gaps in data for landscapes and conservation however a landscape character led approach embedded by policy L1 has ensured close consideration of the wider scenic qualities of the National Park. A review of landscape indicators will track the emerging work on special qualities and landscape monitoring.

4.3 Recreation and Tourism



4.3.1 Policy Objectives

Policies for recreation and tourism set out a positive approach to encourage in accordance with the Landscape Strategy and Action to enable such development in support of the second statutory purpose of national parks.

Policy RT1 supports proposals for recreation, environmental education and interpretation, including facilities and businesses which encourage understanding and enjoyment of the National Park, appropriate to and not in conflict with its valued characteristics and which encourage opportunities for access for sustainable means.

Attractions or facilities such as theme parks and larger holiday parks with swimming pools, restaurants, cinemas and sports equipment that are unrelated to the National Park will be strictly resisted in favor of facilities that both conserve and the National Park and encourage the enjoyment and understanding of it.

RT2 and RT3 provide scope for tourism accommodation with particular emphasis on bed and breakfast and self-catered holiday cottages, along with small-scale caravan and camping sites, all of which provide locations and

experiences of the park landscapes and its villages to support enjoyment and encourage spend close to service centres, or as a diversified income to the farming community.

4.3.2 Policy Monitoring

Policy RT1	Recreation, environmental education and interpretation
Indicator	Number of applications granted and completions for development to promote recreation / Understanding
Target	An increasing number
Achieved	9

Policy:

The policy supports the provision of recreation, environmental education and interpretation developments which encourage the sustainable enjoyment of the National Park. To reflect its special status, developments should be appropriate to the valued characteristics. For example, proposals which do not reflect, explore or depend on characteristics such as the natural beauty, wildlife, historic buildings, customs or quiet enjoyment will not be acceptable. Factors such as landscape impact, environmental capacity, scale and intensity of use or activity will be important considerations. Some parts of the National Park are particularly valued for the wilderness and solitude they offer, which must be maintained.

Indicator:

	2013-2014	2014-2015	2015-2016	2016-2017
Permissions to promote recreation / Understanding	17	14	15	9

Although no numeric target is applied to this indicator, the level of permissions this year is at its lowest. However, this indicator is on trend in terms of the overall amount. The Authority does not currently monitor any refusals, and therefore, the overall numbers of permissions are determined by the number of applications. There is no methodology for assessing the scale or level of recreation/understanding each permission provides. Currently, there is no resource to collect completions data for recreation / understanding developments.

Policy RT2	Permissions for use class C1
Indicator	Permissions granted for hotels use class C1
Target	No new build hotel accommodation (>5 beds) outside Bakewell
Achieved	0

Policy:

The focus of permanent built holiday accommodation has traditionally centred on the conversion of traditional farm buildings. The National Park seeks a different offer that responds to both the needs of surrounding towns in offering a “gateway” experience and the National park offering a smaller scale experience that brings people in closer contact with nature and heritage within the various landscape of the Peak District. As such new build hotels are strictly limited to Bakewell under policies DS1 and RT2. Developments outside Bakewell are limited to the change of use and conversion of traditional buildings and other minor developments which extend or make quality improvements to existing holiday accommodation.

Policy RT3	Caravans and camping
Indicator	Caravan & Camping site Permissions
Target	0 new static caravans, chalets or lodges
Achieved	0

Policy:

Camping and caravanning is the most popular type of holiday accommodation in the Peak District. The following policy will enable a range of sizes and types of site to cater for holidaymakers, provided there is no adverse impact on landscapes and valued characteristics. Policies will particularly encourage well located sites where there are currently gaps in provision.

Indicator:

	2013-2014	2014-2015	2015-16	2016-2017
Permissions for static caravans, chalet or lodges	0	0	0	0

There were 0 permissions for static caravans, chalet or lodges but a number of applications related to caravans/camping - these are as follows;

NP/DDD/0716/0723	1. Installation of a disabled access camping pod with surfaced parking and wheelchair accessible pathway to campsite building.2. Installation of two additional camping pods in the north-east of the campsite in an area of bracken and scattered trees.
NP/HPK/0916/0860	The proposal intends to:- realign 48 existing pitches with additional grass and removal of stone chippings to ensure adequate fire separation is achieved- add stone chippings to 3 No. existing pitches - this will result in a loss of 1 No. pitch.- install 12 existing pitches with fully serviced facilities- re-position 1 No. window and 1 No. door around the toilet block building- install a new motor van waste point - with the removal of 1 No. existing pitch.
NP/SM/0916/0893	Change of use of land to a mixed use to accommodate six seasonal touring pitches and six glamping units re-siting agricultural building and construction of amenity building
NP/DDD/0816/0789	Alterations to access to existing touring caravan site and proposed holiday units Proposed Shower/Toilet Block with reception area and Increased car parking and recreation areas for the holiday units.

4.3.3 Statement of Progress

Policies aim to support the pursuit of National Park purposes. Good progress continues to be made in permitting facilities and information which support and encourage a high quality visitor experience. New forms of tourism accommodation continue to emerge such as small wooden pods and shepherds huts. Such developments are currently an exception under policy RT3 where they realise only minimal impact to the landscape. Emerging development management policy seeks to formalise the positive potential well sited pods and shepherds huts may have.

Progress is also being made on a new Supplementary Planning Document which seeks to promote positive and appropriate improvements at a range of recreation hub sites across the National Park. It is anticipated that a full draft document will be available for consultation by the end of 2018.

Within the monitoring year there have been no new applications for hotels outside of Bakewell. Progress continues to be made (via discharge of conditions and amended plans) at the Rock Mill site in Stony Middleton for the development of the business park to hotel and heritage centre. In Bakewell permissions have been granted on appeal for a 72 bed hotel development (Premier Inn) as part of the redevelopment of the Riverside Business Park. Furthermore progress is being made (via amended plans) in Bakewell town centre to complete a 12 bed boutique style hotel

4.4 Climate Change and Sustainable Building



4.4.1 Policy Objectives

Policy CC1 states that the highest possible standards of carbon reductions are required and in new housing nationally recognised standards must be applied. The energy hierarchy is strongly promoted to ensure that the best possible advantage is sought from within the fabric of a building before we alter the external character.

Policy CC2 ensures that a wide range of renewable energy solutions are encouraged through policy where they integrate well and do not harm the character of the landscape. A Supplementary Planning Document was adopted in 2013 to specifically support this aim.

Policies CC3 and 4 support sustainable means of managing waste in the National Park that deal with the issue at a local scale, e.g. for domestic and farm based waste. Policies do not support the importation of waste from outside a community, to ensure that strategic streams of waste intended for treatment at approved County Council sites outside the National Park are not diverted to small communities within the protected area with clear issues for landscape, traffic and other environmental impact with knock on consequences for the enjoyment of the National Park by the public.

Policy CC5 provides a sustainable basis for managing flood risk and water conservation as part of development proposals by steering development away from flood risk areas, the encourage of sustainable drainage schemes and making connections between flood management schemes and wider environmental benefit such as habitat creation or landscape enhancement.

4.4.2 Policy Monitoring

Policy CC1	Climate Change mitigation and adaptation
Indicator	Proportion of new residential development meeting the standard required by government for affordable housing provided by Registered Social Landlords in the Code for Sustainable Homes / & Other Environmental Management Schemes
Target	100%
Achieved	See statement of progress

Policy:

All development, including replacement and enhancement schemes will need to demonstrate how it has had regard to the energy hierarchy. In addition, all housing, other than privately built affordable housing development of one

Appendix 1

and two units, will be required to achieve higher sustainability standards as a means of adapting to and mitigating climate change.

Indicator:

See statement of progress

Policy CC2	Low Carbon and renewable energy development
Indicator	Standalone Applications granted and completed for other low carbon developments and for renewable energy generation
Target	An increased number
Achieved	8

Policy:

The purpose of this policy is to reduce carbon emissions. The 2010 National Parks Circular requires a renewed focus on achieving National Park purposes and leading the way in adapting to, and mitigating climate change as a key outcome of the next five years.

Indicator:

	2013-2014	2014-2015	2015-2016	2016-17
Permissions for low carbon developments and for renewable applications	13	11	15	8

Policy CC2	Low Carbon and renewable energy development
Indicator	Objections on consultations and district authority responses
Target	None
Achieved	2

Policy:

The National Park Authority's policies for landscape and conservation are set out in policy L1. Development must conserve and enhance landscape character, natural beauty, wildlife, cultural heritage and valued characteristics in accordance with the statutory purposes under the Environment Act 1995. The valued characteristics include the flow of landscape character across and beyond the National Park boundary; which provides a continuity of landscape and valued setting for the National Park. This is a special value attached to the National Park by surrounding urban communities.

Indicator:

The Peak District National Park Authority objected to two schemes at Griffie Grange and Hoben, a scheme of 5 turbines now at appeal and a single a turbine close to the boundary but both in Derbyshire Dales. The District Council refused permission for both schemes the details of which can be found here.

14/00224/FUL 15/00041/INQUIR | Erection of 5 wind turbines with height to blade tip of up to 100 m (hub height 59 m) and associated substation building, new and upgraded access tracks from Manystones Lane and B5056, hardstandings, temporary compounds and associated works | Land At Manystones Lane Brassington Derbyshire

15/00370/FUL | Erection of wind turbine 77 meters to blade tip (50m to hub), with associated access track, crane hardstanding, electrical cabinets and cable run | Hoben International Limited Brassington Works Manystones Lane Brassington Derbyshire DE4 4HF

Policy CC3	Waste management - domestic, industrial and commercial waste
Indicator	Applications for waste management
Target	None
Achieved	0

Policy:

The purpose of this policy is to achieve more sustainable use of resources. There can be an inter-relationship between energy production and waste development, with waste being used as a source of energy production. In any proposal for energy from waste development the Authority will consider the proposal against all relevant policies including CC2 on low carbon and renewable energy development; however policies CC3 or CC4 will be primary considerations.

Indicator:

	2013-2014	2014-2015	2015-16	2016-17
Permissions for waste management	0	0	0	0

There were 0 applications for waste management sites in the Peak District National Park during this time.

Policy CC3	Waste management - on-farm anaerobic digestion (dealing with mixed waste streams)
Indicator	Number of small-scale community waste management facilities granted (excluding on- farm manure and slurry development (see CC4))
Target	None
Achieved	0

Policy:

Agricultural waste is a particular issue given the rural nature of the National Park and the fact that it is a Nitrate Vulnerable Zone (NVZ). Policies seek to protect the environment and help farmers to manage agricultural waste. Small-scale waste management facilities on farms may be permitted provided that waste arises from the farm or farms concerned, and provided that any development can be accommodated without harm to the valued characteristics or other established uses of the area. Where such schemes involve the importation of waste they are dealt with under the general waste management policy CC3 and are unlikely to be deemed appropriate.

Indicator:

	2013-2014	2014-2015	2015-16	2016-17
Count and type of waste management facilities	0	0	0	0

There were 0 applications for Count and type of waste management facilities in the Peak District National Park during this time.

Policy CC4	Waste management - on-farm anaerobic digestion of agricultural manure and slurry
Indicator	Number of new on-farm anaerobic digestion waste management facilities permitted
Target	An increased number of additional on-farm AD facilities
Achieved	2

Policy:

Anaerobic digestion can protect the environment by processing animal faeces, urine, manure, slurry and spoiled straw into digestate for spreading on the land. Single on-farm units are more likely to be acceptable in terms of scale in the designated landscape. However, policy CC4 recognises that farms in close proximity may wish to group together to achieve functional and economic viability and ensure that there is sufficient feedstock for the digestion process. This will be permitted provided that a comparative analysis of single on-farm proposals shows that a shared

Appendix 1

facility is beneficial. The National Park Authority would expect to see individual waste management plans or NVZ records. Anaerobic digestate produced from waste material from individual farms or from groups of farms, where environmental impact is satisfactorily addressed, can also generate biogas for use as a fuel.

Indicator:

	2013-2014	2014-2015	2015-2016	2016-17
Count and type of waste on farm anaerobic digestion	0	0	2 (3 apps)	2

-

NP/DDD/0216/0098 Installation of an Anaerobic digester.

NP/SM/0816/0818 Erection of agricultural building retention of bio-mass store and details of extension of brick building.

Policy CC5	Permissions for new build in flood zone
Indicator	Permissions for new build in flood zone
Target	No development in mapped zone flood risk areas
Achieved	1 developments were deemed to have a significant impact

Policy:

This policy seeks to safeguard floodplains, secure a net reduction in overall flood risk, encourage Sustainable Drainage Systems (SuDS), and reduce water consumption. The policy mirrors the expectations of the NPPF on Development and Flood Risk. It reflects the strategic need to understand flood risk, and to reduce those risks. It recognises the need to avoid flood risk areas and protect functional flood plains (and water storage/conveyancing corridors). It recognises that where options to limit or avoid flood risk are few, there is a need to reduce the risk, especially for the most vulnerable types of development such as sheltered housing, schools, and sources of potential contamination. In some cases, because of the lack of appropriate 'safe' options, development in areas of risk may be allowed, but only where adequate levels of mitigation and flood protection can be secured. Where practicable, areas of flood plain may be re-established where they have been previously developed or protected by flood defenses.

Indicator:

Number and Application type of permissions granted within the flood zone:

Application Type	2015/16	2016/17
Full Planning Permission	74	22
Listed Building Consent (alter or extend)	13	6
Advertisement Consent	5	2
Section 73	3	2
Waste Application	1	1
Full Planning Applications (Major Applications and 13 week deadlines)	1	2
Overhead Lines	1	0
Demolition (GPDO)	1	1
Change of Use (GPDO)	1	0
TOTAL	100	36

5 developments were deemed to have a potential impact by creating an impermeable footprint. However, these were only small extensions to existing properties, one of the applications was a major development to existing industrial units.

NP/DDD/0316/02 80	Full Planning Applications (Major Applications and 13 week deadlines)	Demolition of existing industrial units and construction of replacement employment floorspace, improvements to existing site access, parking, landscaping and other associated works.
----------------------	---	---

4.4.3 Statement of Progress

A further 8 approvals of stand-alone renewables and low carbon development are noted. In addition this period has highlighted the first significant interest in the management of on-farm waste using anaerobic digestion. Two schemes have now been approved.

Through the Authority's corporate performance monitoring there has been an additional push to ensure the Authority take a proactive stance re sustainability. The following data has been taken as a snapshot of a further month during the monitoring period in order to analyse the impact of policy through the decision making process:

	March 2015	May 2015	April 2016	October 2016
Total number of planning applications	70	84	72	44
Percentage of planning applications that could incorporate energy efficiency and micro renewables	53%	65%	35%	41%
Percentage incorporating energy efficiency and micro renewables at application stage	32%	27%	56%	33%
Percentage of approved permissions incorporating energy efficiency and micro renewables at decision stage	39%	40%	68%	50%

Further work will be done to assess the credibility of this data but indications are that in all sample months planning officers have been able to utilise policy to encourage a greater proportion of developments to incorporate sustainability measures.

During recent monitoring periods changes to national policy have been brought forward with the general aim of reducing the perceived burden on developers. As such many planning gains, e.g. the requirements for affordable homes and increased sustainability standards have been removed.

Authorities are no longer able to require development to meet the Code for Sustainable Homes and as such the ability to negotiate will be even more important.

CC1 requirement for 100% of non-residential development over 1000m2 should achieve Building Emissions rate at least 10% less than Target Emissions Rate. Unlike the Code for Sustainable Homes standard there have been no successes in securing this policy requirement.

Several cases have been observed over recent monitoring periods involving larger ‘enhancement’ driven schemes where the focus has been to drive improvements in the character and appearance of the area and to achieve contributions to affordable housing. While some very worthy results have been realised it has often been necessary to secure wider environmental benefits (such as renewable energy installations) through planning conditions. This can still be viewed as an impact of policy objectives but the Authority is keen to encourage more sustainable design from earlier stages in the development inception and through pre-application advice.

4.5 Homes, shops and community facilities



4.5.1 Policy Objectives

There remains no target to provide open market housing in the National Park, leaving three main ways to justify new homes via policy HC1. Firstly where they address the local need for affordable housing, secondly where they provide for key workers in agriculture and other rural enterprises (policy HC2 also applies), and thirdly where they are justified to achieve the conservation or enhancement of a building of character or a settlement listed in the plan.

In the last of these approaches, contributions are also sought for the provision of affordable housing where it does not undermine the conservation objectives.

Policy HC3 provides limited provision for gypsy and traveller sites where there are exceptional circumstances of proven need for a small site that can be met without compromising national park purposes

Policies HC4 and 5 support the provision of new community facilities and to protect existing ones, as well as looking at the important role shops play in Bakewell and the villages as well as supporting small scale trade on farms and other countryside businesses where they are ancillary to other businesses to relate directly to recreation and tourism in the area and take account of the impact on local centres.

4.5.2 Policy Monitoring

Policy HC1 and HC2	New Housing
Indicator	Permissions and completions by type
Target	N/A
Achieved	98 GROSS 90 NET

Policy:

New housing in the National Park is not required to meet open market demand. The limited number of opportunities for new residential development emphasises the importance of concentrating on the need within the National Park for affordable (including intermediate) homes, rather than catering for a wider catchment area.

Indicator:

Between 1991-2017 there were on average, 53 new build Open Market new build and 19 Local Needs completions per annum. There are large fluctuations in the housing stock completions levels with no trend.

Type	2016/17 Gross	2016/17 Net
Open Market	54	48
Local Needs	7	7
Agricultural	4	4
Ancillary	4	4
Agriculture or Holiday	0	0
Ancillary or Holiday	3	3
Holiday	26	24
Total	98	90

Between 1991-2016 there were on average, 21 Holiday and 81 Residential (not including Holiday) Local Needs Net completions per annum.

Open Market Completions		
Type of Application	2016/17 Gross	2016/17 Net
New	33	31
Conversion	4	1
COU	17	16
LDCE	0	0
Var. of Cond	0	0
Total	54	48
Local Needs Completions		
Type of Application	2016/17 Gross	2016/17 Net
New	5	5
Conversion	0	0
COU	1	1
LDCE	1	1
Var. of Cond	0	0
Total	7	7
Agricultural Completions		
Type of Application	2016/17 Gross	2016/17 Net
New	1	1
Conversion	0	0
COU	3	3
LDCE	0	0
Var. of Cond	0	0
Total	4	4
Ancillary Completions		
Type of Application	2016/17 Gross	2016/17 Net
New	1	1
Conversion	0	0

COU	3	3
LDCE	0	0
Var. of Cond	0	0
Total	4	4
Ancillary or Holiday Completions		
Type of Application	2016/17 Gross	2016/17 Net
New	0	0
Conversion	0	0
COU	3	3
LDCE	0	0
Var. of Cond	0	0
Total	3	3
Holiday Completions		
Type of Application	2016/17 Gross	2016/17 Net
New	1	1
Conversion	2	1
COU	22	21
LDCE	1	1
Var. of Cond	0	0
Total	26	24

Completions: Core Strategy Period 2006-2017

Landscape Area	Gross	Percentage	Net	Percentage
White Peak & Derwent Valley	663	74%	576	73%
South West Peak	143	16%	135	17%
Dark Peak & Eastern Moors	85	10%	79	10%
Grand Total	891		790	

Gross Completions by Occupancy Type: Core Strategy Period 2006-2017

Type of Occupancy	White Peak & Derwent Valley	South West Peak	Dark Peak & Eastern Moors	Grand Total
Agricultural	25	9	2	36
Agricultural or Holiday	0	2	0	2
Ancillary	36	17	3	56
Ancillary or Holiday	4	0	6	10
Holiday	130	75	33	238
Local Needs	191	16	4	211
Open Market	273	24	37	334
Student	4	0	0	4
Grand Total	663	143	85	891

Net Completions by Occupancy Type: Core Strategy Period 2006-2017

Type of Occupancy	White Peak & Derwent Valley	South West Peak	Dark Peak & Eastern Moors	Grand Total
Agricultural	21	7	2	30
Agricultural or Holiday	0	2	0	2
Ancillary	25	17	1	43

Appendix 1

Ancillary or Holiday	4	2	5	11
Holiday	118	71	31	220
Local Needs	174	16	4	194
Open Market	232	20	36	288
Student	2	0	0	2
Grand Total	576	135	79	790

Net Completions by Parish: Core Strategy Period 2006-2017

Parish	Named Settlement	White Peak & Derwent Valley	South West Peak	Dark Peak & Eastern Moors	Total
Bakewell CP	Y	73			73
Eyam CP	Y	56			56
Tideswell CP	Y	45			45
Hayfield CP	Y			24	24
Bradwell CP	Y	24			24
Baslow and Bubnell CP	Y	23			23
Litton CP	Y	20			20
Over Haddon CP	Y	20			20
Birchover CP	Y	20			20
Elton CP	Y	18			18
Bradfield CP	Y			16	16
Warslow and Elkstones CP	Y		16		16
Hope CP	Y	15			15
Heathylee CP	N		14		14
Hathersage CP	Y	13			13
Monyash CP	Y	12			12
Onecote CP	N		12		12
Wincle CP	N		12		12
Edale CP	Y			12	12
Rainow CP	Y		11		11
Waterhouses CP	Y	1	10		11
Bamford CP	Y	11			11
Hartington Nether Quarter CP	Y	11			11
Winster CP	Y	11			11
Castleton CP	Y	11			11

Appendix 1

Flagg CP	Y	10			10
Chelmorton CP	Y	10			10
Taddington CP	Y	9			9
Ashford in the Water CP	Y	9			9
Grindleford CP	Y	9			9
Parwich CP	Y	9			9
Fenny Bentley CP	Y	8			8
Hartington Middle Quarter CP	Y	7	1		8
Stoney Middleton CP	Y	8			8
Leekfrith CP	N		7		7
Youlgreave CP	Y	7			7
Calver CP	Y	7			7
Hartington Town Quarter CP	Y	3	4		7
Alstonefield CP	Y		7		7
Grindon CP	Y		6		6
Sheen CP	Y		6		6
Harthill CP	N	6			6
Tissington and Lea Hall CP	Y	6			6
Great Longstone CP	Y	5			5
Peak Forest CP	Y	5			5
Curbar CP	Y	5			5
Ilam CP	Y	5			5
Quarnford CP	Y		5		5
Chinley, Buxworth and Brownside CP	N			4	4
Dunford CP	N			4	4
Foolow CP	Y	4			4
Kettleshulme CP	Y		4		4
Rowland CP	N	4			4
Thornhill CP	N	4			4
Wormhill CP	N	4			4
Fawfieldhead CP	N		4		4
Middleton and Smerrill CP	Y	4			4
Blackwell in the Peak CP	N	3			3
Butterton CP	Y		3		3
Chapel-en-le-Frith CP	N	1	1	1	3
Charlesworth CP	N			3	3
Eaton and Alsop CP	N	3			3
Hollinsclough CP	N		3		3
Kirklees CP	N			3	3
Longnor CP	Y		3		3
Macclesfield Forest and Wildboardclough CP	N		3		3
Newton Grange CP	N	3			3

Appendix 1

Pott Shrigley CP	N		3		3
Tintwistle CP	Y			3	3
Wetton CP	Y	3			3
Aldwark CP	N	2			2
Brough and Shatton CP	N	2			2
Brushfield CP	N	2			2
Grindlow CP	N	2			2
Holme Valley CP	Y			2	2
Holmesfield CP	N			2	2
Little Longstone CP	N	2			2
Sheldon CP	N	2			2
Stanton CP	Y	2			2
Wardlow CP	Y	2			2
Wheston CP	N	2			2
Brassington CP	Y	2			2
Great Hucklow CP	Y	2			2
Ible CP	N	2			2
Meltham CP	N			2	2
Ballidon CP	N	1			1
Bonsall CP	N	1			1
Chatsworth CP	Y	1			1
Hassop CP	N	1			1
Highlow CP	N	1			1
Hope Woodlands CP	N			1	1
King Sterndale CP	N	1			1
New Mills CP	Y			1	1
South Darley CP	Y	1			1
Stocksbridge CP	Y			1	1
Gratton CP	N	1			1
Aston CP	N	0			0
Rowsley CP	Y	-1			0
Grand Total		576	135	79	790

* Parish includes a named settlement for DS1 purposes but development may still be outside of a named settlement

Net Completions by Build Type: Core Strategy Period 2006-2017

Named Settlement?	Sum of LDCE / Var.of Cond		Sum of Conversion / Change of Use		Sum of New Build		Total
N	5	3%	124	86%	15	10%	144
Y	6	1%	397	61%	251	38%	654
Grand Total	11	1%	521	61%	266	38%	798

* Parish includes a named settlement for DS1 purposes but development may still be outside of a named settlement

11% of development outside of Parishes with a named settlement were new build.

Gross Outstanding, Under construction and Completions: Core Strategy Period 2006-2017

Occupancy Type	Status	2006/07	2007/08	2008/09	2009/10	2010/11	2012/11	2012/13	2013/14	2014/15	2015/16	2016/17	Totals
Open Market	Not Started	58	54	52	41	30	30	27	39	83	49	118	
	Under Construction	81	88	47	48	53	53	61	37	80	94	35	
	Completions	25	34	82	27	27	25	13	15	24	9	53	334
	Total	164	176	181	116	110	108	101	91	187	152	206	
Local Needs	Not Started	17	24	22	21	4	4	1	4	6	11	6	
	Under Construction	27	31	14	30	33	34	5	21	12	14	4	
	Completions	79	4	30	20	21	27	15	1	1	4	9	211
	Total	123	59	66	71	58	65	21	26	19	29	19	
Agricultural	Not Started	5	10	5	4	2	2	1	1	1	1	4	
	Under Construction	12	12	9	10	8	8	3	3	8	9	5	
	Completions	2	2	8	1	5	6	3	2	1	2	4	36
	Total	19	24	22	15	15	16	7	6	10	12	13	
Ancillary	Not Started	17	17	15	11	4	4	6	2	5	2	10	
	Under Construction	13	14	9	12	9	9	3	7	3	6	5	
	Completions	6	5	17	1	8	7	1	3	3	1	4	56
	Total	36	36	41	24	21	20	10	12	11	9	19	
Agricultural or Holiday	Not Started	0	0	0	0	0	0	0	1	3	0	0	
	Under Construction	0	0	0	0	0	0	1	0	0	5	0	
	Completions	0	2	0	0	0	0	0	0	0	0	0	2
	Total	0	2	0	0	0	0	1	1	3	5	0	
Ancillary or Holiday	Not Started	0	0	0	0	0	0	4	1	4	3	4	
	Under Construction	0	0	0	0	0	0	2	2	0	5	1	
	Completions	0	2	0	0	0	0	0	0	6	1	4	13
	Total	0	2	0	0	0	0	6	3	10	9	9	
Holiday	Not Started	151	141	46	43	39	41	28	31	26	32	33	
	Under Construction	79	85	124	77	75	74	49	44	0	80	48	
	Completions	18	23	68	8	21	41	1	3	20	9	24	236
	Total	248	249	238	128	135	156	78	78	46	121	105	
Total	Not Started	248	246	140	120	79	81	67	79	128	98	175	
	Under Construction	212	230	203	177	178	178	124	114	103	213	98	
	Completions	130	72	205	57	82	106	33	24	55	26	98	888
	Total	590	548	548	354	339	365	224	217	286	337	371	

* Total is 790 (4 student houses not counted in this table)

Between 2006/07 and 2016/17 the average number of gross completions is 81. Since 2012/13 the numbers of gross completions have generally been below this average. However the 2016/17 represents the highest figure since monitoring commenced on the Core Strategy. In recent years the number of houses either under construction or not started has also been increasing to levels before 2012/13. The number of dwellings not started (outstanding) increased from 98 in 2015/16 to 175 in 2016/17 indicating a high number of new permissions during the monitoring year which should continue to boost future completion rates.

Appendix 1

In 2016/17 there are a total of 273 dwellings either not started or under construction of which 25 are locally needed affordable homes and 153 are open market driving conservation and enhancement of the National Park's special qualities.

Policy HC3	Permission for Gypsy and traveller pitches
Indicator	Permissions for Gypsy and traveller pitches
Target	No numeric target applied
Achieved	0

Policy:

National policy requires planning authorities to address the accommodation needs of gypsies, travellers and travelling showpeople. The Derbyshire Gypsy and Traveller Accommodation Assessment 2008 did not identify any need for pitches in the National Park. Nevertheless, this Core Strategy retains the approach introduced in the Local Plan, where exceptional circumstances might justify temporary accommodation for gypsies and travellers, adapting it to encompass travelling showpeople.

Indicator:

	2015-2016	2016-17
Permissions for Gypsy and traveller pitches	0	0

There were 0 applications for Gypsy and traveller pitches during this time

Policy HC4	Provision and retention of community services and facilities
Indicator	Applications granted/completed from community facilities or shops by type of provision and by type of development (new build, conversion, change of use)
Target	No net change
Achieved	1 loss and 1 gain (see below)

Policy:

There have been some losses in community services over the last ten years, particularly of shops, post offices, healthcare facilities and public houses. The Authority will continue to strongly resist the loss of any facility or service which meets an essential community need that is not available or reasonably accessible elsewhere. In all cases, another beneficial community use should be sought before permission is granted for removal of these facilities. Clear evidence of non-viability will be required, such as marketing the building or facility for a period of time to test whether another community interest, operator or owner could be found.

Indicator:

2016/17:

There was 1 incident of **losses** of community facilities

Application Number	Development Description	Application Type	Decision	Use Class	Proposed Use Class
NP/DDD/0416/036 7	Alterations/extensions including change of use of former butchers shop to residential accommodation at The White House; and alterations and change of use of part of former barn from butchers shop to residential use.	Full Planning Permission	Granted Conditionally	A1 - Shops, Agricultural	C3 - Dwellings

There was 1 incident of **gains** to community facilities.

Application Number	Development Description	Application Type	Decision	Use Class	Proposed Used Class
NP/DDD/0416/0330	Change of use from single residential dwelling to commercial use for small retail space as estate shop and extension to existing adjacent cafe	Full Planning Permission	Granted Conditionally	C3 - Dwelling s	A1 - Shops

Policy HC5	Shops, professional services and related activities
Indicator	Permissions and completions within Use Class A; and proportion within/on the edge of named settlements
Target	No numeric target applied
Achieved	31 100% in named Settlements

Policy:

The following policy supports retail premises and related activities within named settlements in Policy DS1. This includes all other uses within Use Classes A1-5, such as financial services, restaurants and cafes, pubs and hot food takeaways. In Bakewell, the Central Shopping Area will be retained, to continue to consolidate shopping facilities in the town centre. The only exception to the focus on towns and villages is to allow small scale retail provision which is ancillary to a business or relates directly to a recreation or tourism activity, where this is appropriate to the sensitivity of its countryside location. Elsewhere, retail development will not be permitted.

Use Class (A): A1 Shops, A2 Financial and Professional Services, A3 Restaurants and Cafes, A4 Drinking Establishments & A5 Hot Food Takeaways

Indicator:

There were 31 applications, (between 2016 and 2017) for class A, as follows:

Use Class Code	Number of Permissions
A1	11
A1,A3	1
A2	3
A3	11
A3,A5	2
A3,C1	1
A4	1
Mixed Use (which includes A)	1
Grand Total	31

4.5.3 Statement of Progress

Data shows nearly 800 net completions since the base date of the Core Strategy in 2006. Completion rates have increased significantly during the monitoring year with further new permissions also emerging both during 2016-17 and continuing into 2017-18 which provides a healthy prospect of completions into future monitoring years. There remains a further 34 properties with permission (not started or under construction) supporting a range of locally needed affordable homes, ancillary family accommodation and agricultural workers. Another 153 open market

homes also have permission (not started or under construction) driving conservation and enhancement benefits to the National Park's special qualities whilst supplying a range of other dwellings, boosting community vibrancy. This suggests that policies are working to allow a steady flow of residential development of various types.

The Core Strategy estimated delivery of between 615 and 1095 homes in designated settlements by 2026 with an additional 190 estimated outside these settlements (e.g. agricultural dwellings and change of use or conversion).

As such it is reasonable to state that in overall terms the Core Strategy is on track to deliver its estimated numbers of homes. In spatial terms delivery has largely (82%) been directed to parishes with a named settlement. Overall a higher proportion of delivery has been via change of use and conversion as opposed to new build driven by conservation and enhancement purposes. This is encouraged by the Core Strategy and indicates good conservation returns for the National Park as well as satisfying the duty to have regard for social and economic well-being of the area. Tables highlight higher proportions of new build development in settlements where new build schemes of affordable housing, such as Tideswell, Baslow, Youlgrave, Stony Middleton and Bamford or enhancement driven development has taken place such as in, Eyam, Bradwell and Birchover.

Data indicates that a higher proportion of the overall dwelling approvals are being achieved for open market dwellings rather than locally needed affordable homes. Open market homes are accepted where they enable brownfield restoration or heritage led development of traditional buildings. The pipeline of permitted dwellings either not started or under construction suggests this trend is likely to continue.

It is worth noting that other factors impact on the ultimate completion of these properties. Moreover the tables also highlight the fluctuations in completion rates that can make it difficult to confidently identify trend based figures.

Key enhancement sites in the Core Strategy (in Bakewell, Bradwell and Hartington) are all now the subject of planning approvals with the Newburgh engineering site in Bradwell having recently received planning permission supported by an adopted Neighbourhood Plan and the Hartington and Bakewell sites benefitting from approvals by appeal. Unlocking these strategic sites is a key aim of the Core Strategy and the Authority is working hard to achieve the best results in these important settlements both for National Park purposes and community sustainability.

The performance of other community policies has also been positive. The loss of community facilities has been resisted and at the same time policies have facilitated approval of 11 schemes improving the facilities at existing shops, the most significant of which are highlighted above.

4.6 Supporting Economic development



4.6.1 Policy Objectives

Economic policies E1 and E2 offer scope for new build business premises in Bakewell and villages listed in the plan and offer great scope for the reuse of buildings for business use, including more modern buildings as part of negotiations which seek either greatly enhanced building design or demolition and replacement with a better located and designed building. Existing business land and buildings will be protected unless it is considered that they can be put to more beneficial community use, e.g. for affordable housing or community facilities. Emerging development management policies will consider the need to specifically safeguard those sites (i.e. by identifying these on a proposals map), particularly in Bakewell and the Hope Valley which demonstrate the highest quality and most sustainable locations.

Policy E2 provides particular support for business opportunities in the countryside by making effective use of existing buildings in smaller hamlets and on farms and by ensuring that the links between land management businesses and new business are maintained to enable additional income to support traditional land-based industries. Business growth will be judged carefully in terms of its impact on the appearance and character of the landscapes in which they sit.

4.6.2 Policy Monitoring

Policy E1	Business Development in Towns and Villages
Indicator	Business permissions inside, on the edge and outside of named settlements use class B
Target	No net decline
Achieved	11 (9 in settlements 2 outside settlements)

Policy:

Policy will allow small businesses to set up within or on the edge of named settlements listed in policy DS1, at a level appropriate for the needs of people living in the immediate local area. Town or village locations are more likely to be served by public transport and allow workers easy access to services and facilities.

Indicator:

In 2016/17 There were 11 permissions for additional business floorspace or change use to B uses all but two permissions were inside named settlements.

Moreover an appeal against the refusal of planning permission for housing at the Deepdale employment site in Bakewell was dismissed, thus safeguarding future employment space at this important and well located site.

Appendix 1

One permission for B2 use (general industrial) represented a significant (major) development of over 1,000 square meters.

NP/HPK/1015/0996 Development Address CARBOLITE LTD PARSONS LANE HOPE : Proposed extension to existing factory building and new car park accessed from Station Road (through existing station car park) together with associated landscaping surfaces and low level bollard lighting along Station Road total gross new internal floorspace proposed (including changes of use): 1461.0 (square metres)

Permissions outside of named settlement:

NP/GDO/1216/1277 Prior notification application for the change of use of an existing agricultural barn building to a gin distillery (B1 Use Class)

NP/HPK/0516/0424 Alteration extension and change of use of redundant agricultural building to use class B1 business units including ancillary facilities removal of part constructed building and provision of parking spaces.

In principle policy GSP 1 (E) of the Core Strategy precludes major development in the National Park other than in exceptional circumstances. However, Policy GSP 1 (F) does allow support where significant net benefit can be demonstrated and subject to mitigation for any harm to the area's valued characteristics. The proposal is also supportable in principle in the light of Core Strategy Policies E1 (A) and DS1, which are permissive of new build small scale business development in or on the edge of settlements.

Policy E1	Business Development in Towns and Villages
Indicator	Loss of B1 use class to other uses
Target	No significant losses (with particular protection for safeguarded sites)
Achieved	3

Policy:

The National Park Authority wishes to keep the best business sites and buildings from other development pressures. It will also be important to retain some lower quality sites to offer a range of opportunities for business start-up and growth. The Employment Land Review will be used, together with the consideration of other factors, to assess needs and opportunities and identify the best existing sites to meet the needs of people living in the local area.

Indicator:

Application	Description	Existing Use Class	Proposed Use Class
NP/DDD/0416/0296	Proposed change of use of ground floor offices to holiday unit.	B1 - Business	C3 - Dwellings
NP/DDD/0516/0373	Redevelopment and enhancement of former coal yard with two open market dwellings	B1 - Business	C3 - Dwellings
NP/HPK/0516/0456	Proposed change of use from office to holiday let Including associated parking (4 spaces) timber gates x2 and canopy.	B1 - Business	C3 - Dwellings

Policy E1	Business Development in Towns and Villages
Indicator	Applications granted using section 73 to lift business use
Target	No numeric target applied
Achieved	2

Policy:

The National Park Authority wishes to keep the best business sites and buildings from other development pressures. It will also be important to retain some lower quality sites to offer a range of opportunities for business start-up and growth. The Employment Land Review will be used, together with the consideration of other factors, to assess needs and opportunities and identify the best existing sites to meet the needs of people living in the local area. Section 73 applications are sometimes used as a means of changing the nature of a development via the conditions.

Indicator:

For 2016/17 there were 40 Section 73 applications granted. However, only 5 of these related to business use, and of these, only two removed a business use.

Application	Development_Description	Existing Use Class	Proposed Use Class
NP/DDD/1215/1190	Variation of Condition 3 of NP/DDD/0808/0731 (Conversion of rural building into tourist accommodation) to allow use as a Local Needs Dwelling	B1 - Business ,C3 - Dwellings	C3 - Dwellings
NP/SM/0216/0161	Section 73 application for the removal of conditions 6 and 7 on NP/SM/0414/0435	B1c - Light Industry	C3 - Dwellings

4.6.3 Statement of Progress

Overall there have been some significant increases to the stock of employment generating land with important approvals at the Riverside Business Park in Bakewell and the extension of the Carbolite factory in the Hope Valley. Only minor losses have been observed. These are justified either on the basis of a transfer from B1 office into the tourism economy (holiday accommodation), or where the site was clearly demonstrated to be redundant and vacant and degraded, thus warranting enhancement of the local environment and providing new community benefits.

Emerging Development Management Policies will seek to strengthen the overall economic function of the National Park by identifying and safeguarding a series of the best (well-located and of a high quality) sites, as well as encouraging new businesses into villages and as part of farm diversification schemes.

4.7 Minerals

4.7.1 Policy Objectives

Minerals development is strongly controlled so that: only in exceptional cases major development may be permitted (MIN1); where this relates to fluorspar development is only acceptable by underground means (MIN2); or, for local small-scale building and roofing stone supplies (MIN3).

MIN4 also provides a basis for the safeguarding of the mineral resource, including the mineralised vein structures (fluorspar), very high purity limestone and other limestone.

4.7.2 Policy Monitoring

Policy MIN1	Minerals Development
Indicator	After care of Mineral site
Target	N/A

Policy:

The restoration of mineral workings is a significant opportunity to achieve National Park Authority outcomes for achieving amenity (nature conservation) after-use for the sites, enhancing landscape and biodiversity and providing recreational opportunities, as well as the objectives of landowners, mineral companies and local people. The National Park Management Plan observes that restored sites may provide opportunities for increased biodiversity, geodiversity and cultural interest.

Indicator:

See statement of progress section

Policy MIN2	Fluorspar proposals
Indicator	No permissions for proposals of opencast mining of fluorspar one
Target	N/A

Policy:

Opencast mining of fluorspar ore will in future be resisted unless the exceptional circumstances tests set out in MPS1 can be demonstrated (see footnote to policy MIN1 for the detail of the exceptional circumstances criteria*). Based upon the understanding of where surface resources are located it is considered to be unlikely that proposals in those locations will be able to comply with all the exceptional circumstances, due firstly to the availability of the option of underground mining which could be expected to have less environmental impact, and secondly to the considerable foreseeable difficulty of working likely sites in an environmentally acceptable manner.

Indicator:

No planning permissions were granted for the opencast mining of fluorspar ore during 2014/15 or 2015/16.

4.7.3 Statement of Progress

2016/17

Three planning applications were received for Ballidon Quarry in 2015/16. Two of them were inter-related in that they sought to extend the extraction boundary to encompass mineral below an existing tip and proposed amendments to the restoration profile across the site. The third application was for installation of an LPG tank compound for 12 tanks.

A section 73 planning application was received to extend the restoration date of the remaining worked out void on Longstone Edge, by a further 20 years, to 2035. The application also sought to allow the resumption/continuation of underground working at Watersaw Mine over the same time period.

Following the issue of the consolidated permission for Birchover Quarry, an application was received for an amendment to the design of one of the new workshops.

A further section 73 application was received for Chinley Moor Quarry in which an amendment to the time limits and output restrictions was sought.

The operator of Wimberry Moss Quarry applied for a postponement of the periodic review of conditions for a five year period, which was agreed by the Authority.

In addition to the above applications there were seven discharge of conditions applications and one non-material amendment application submitted for various sites, plus four applications submitted under the GPDO. One of these related to a prior notification submission concerning infilling of an old lead mine shaft which had been opened up and exposed on land to the east of Great Hucklow, coincident with the area in which the operational Milldam Mine is working.

Decisions on applications received in the previous financial year were made in respect of (i) Ballidon Quarry, permitting an increase in the number of overnight tankers delivering industrial powders; (ii) the Birchover consolidation permission, progressed in place of the formal ROMP review procedure, and associated with that the completion of restoration on the upper part of Barton Hill Quarry using spoil from Birchover, and variation to the permission to accommodate the revised design of the new workshop; (iii) the variation to Once a Week Quarry, involving a SW lateral extension to release 69,000 tonnes of building limestone; (iv) an extension to the small-scale stone extraction operation on Bretton Moor; and (v) a 12 month extension of time for the continued use of Blakedon Hollow for the disposal of tailings from fluorspar operations at Cavendish Mill, Stoney Middleton. The decision notice to approve an application seeking a variation to a number of conditions on the Dale View Quarry planning permission was awaiting issue due to ongoing discussions over the legal agreement.

The second application seeking an extension at New Pilhough Quarry, in exchange for relinquishing the rights to work mineral at Stanton Moor Quarry, was still being progressed during this year. The appeal lodged in 2012 against the refusal to grant planning permission for the first application (for a slightly larger extension) was withdrawn. Progress with determination of these applications is pending receipt of additional information to progress the stalled ROMP at Stanton Moor Quarry. The Authority had earlier decided not to pursue a prohibition order at Stanton Moor Quarry on the basis that at the time there appeared to be an intention to work the site.

The Prohibition Order against the 1952 Longstone Edge East planning permission, which was issued in December 2013/January 2014, was the subject of an appeal. The appeal originally remained in abeyance pending the outcome of an Oxfordshire prohibition order appeal case considering similar issues. However, the appeal was resumed in

2015 and a public inquiry held in January 2016. The prohibition order was upheld by the Secretary of State on June 2016.

The appeal lodged against the Authority's issue of a prohibition order in respect of underground working of clay at Bakestonedale in November 2014, for which an public inquiry had been arranged for October 2015, was withdrawn by the appellant a month prior to the scheduled inquiry date. The prohibition order was confirmed in January 2016.

In addition to the sites already mentioned above, the Shire Hill ROMP submission was considered and issued in November 2014, following which there has been an application received seeking the discharge of several conditions under that reviewed permission. The Topley Pike Quarry consolidation application was received in August 2014 for consideration as an alternative to dealing with the ROMP and was considered and recommended approval by committee in October 2015. Permission for the development has yet to be issued following lengthy discussions with the operator over the conditions.

Restoration and aftercare works remained ongoing and not yet completed at 17 sites. One of these is the result of a scheme imposed through a Prohibition Order and a further 3 are a result of a scheme imposed through an Enforcement Notice. The remainder are schemes determined through planning permissions and GPDO consents.

4.8 Accessibility, travel and traffic



4.8.1 Policy Objectives

Transport policies (T1 to T7) promote more sustainable transport choices while balancing the reality of car use in a rural area. This means a shift away from road building including removal of support for relief roads in Bakewell and Tintwistle with associated policies which resist the growth in cross-park traffic. Allied to this is support for sustainable transport by means of rail, bus, horse riding and pedestrian access. The design of traffic infrastructure such as signs, lighting and severance of routes for wildlife are also raised as key matters requiring sensitivity.

4.8.2 Policy Monitoring

Policy T1	Reducing the general need to travel and encouraging sustainable transport
Indicator	Average annual daily traffic flows
Target	Thresholds to be set

Policy:

The policy aims to deter traffic beyond that which is necessary for the needs of local residents, businesses and visitors. Traffic can harm the valued characteristics of the National Park through noise and gaseous emissions, disturbance and visual intrusion such as car parks. Cross-park traffic will be deterred, modal shift towards sustainable travel will be encouraged, and the impacts of traffic within environmentally sensitive locations will be minimised. There should also be good connectivity with and between sustainable modes of transport to support rural communities and their economy.

Indicator:

2016

Average annual daily traffic flows

- Cross-Park Roads 8,721 (+3.63% on 2015)
- A Roads 7,297 (+3.03% on 2015)¹
- Recreational Roads 3,661 (+3.62% on 2015)
- Overall Combined Average 6,560

¹ Data from the A621 Baslow to Owler Bar road was not available in 2016. Therefore, the comparison of data is made against the 2015 figures minus the data from this road to give a year-on-year comparison.

The Overall Combined Average is 3.40% higher than the Overall Combined Average for 2015 (6,344)²

The figures indicate an increase in traffic on all of the three road classes within the National Park of more than 3%. This increase should be set against the 2.4% growth overall observed in 2015. The fact that there has been an increase in average traffic flows over the last three years would suggest a trend rather than a blip in the figures. The increase may be a result of a number of factors including economic growth and an increase in staycations. The figures may also reflect the recent decline in public transport provision to some parts of the National Park, particularly at weekends and in the evenings.

Policy T2	Reducing and directing traffic
Indicator	Road building schemes number and type of scheme
Target	N/A

Policy:

For road traffic, addressing known and induced demand through road building within the National Park would be difficult to achieve without harm to its valued characteristics. Consequently, government policies seek to route long distance road traffic around the National Park. Nationally, it also aims to reduce the need to travel and to manage traffic growth, including road freight. Additional road capacity will only be accepted as a last resort. Therefore other than in exceptional circumstances, the National Park Authority will oppose transport developments that increase the amount of cross-Park road traffic. Exceptional circumstances, as defined in policy GSP1, may justify a new road scheme but only after the most rigorous examination. The Authority considers that any exceptional circumstances would need to offer a clear net environmental benefit for the National Park and be in the public interest. It follows that transport developments outside the National Park will usually be opposed if they increase traffic on roads inside the National Park or have other adverse impacts on its setting and valued characteristics.

Indicator:

No new roads were brought forward in 2016-17; however, the Authority has been consulted on the proposed Trans-Pennine Upgrade Programme for the A57/A628/A616 corridor forming part of the Highways England Road Investment Strategy 1 (2015-2020). This programme includes the introduction of climbing lanes on the A628 within the National Park. A Non-statutory Consultation was undertaken by Highways England in March-April 2017 in regard to the proposals, to which the National Park Authority submitted a formal objection to the A628 Climbing Lanes proposal.

Policy T2	Reducing and directing traffic
Indicator	Changes to road traffic network; number/type of scheme
Target	None

Policy:

To minimise harm by essential road traffic, a hierarchy of roads will form a basis for spatial planning and any road improvements, traffic management schemes, and measures such as advisory route signing. Traffic will be guided first to the strategic road network and only to secondary and other roads as required, continuing the approach in the former Structure Plan. Partnership working is necessary to ensure that the hierarchy reflects not only expert knowledge on highway and traffic matters but also that of the National Park Authority on the character of the roads in terms of the natural features and recreational aspects of the Park. In partnership with constituent Highway Authorities further detail will be brought forward in the Development Management Policies DPD and on the proposals map.

Indicator:

² As with the 'A' Road figure, data from the A621 has been removed from the 2015 average to give a year-on-year comparison.

No specific schemes in 2016-17

Policy T3	Design of transport infrastructure
Indicator	Sympathetic design (taking account of valued characteristics) and decluttering of infrastructure
Target	N/A

Policy:

A high standard of design is needed to ensure that the appearance and maintenance of transport infrastructure, including traffic management measures respects the valued characteristics of the National Park. Specifically, care must be taken to avoid or minimise the environmental impact of new transport infrastructure projects, or improvements to existing infrastructure. Transport should also aim to improve the quality of life and retain a healthy natural environment in terms of the natural and historic features and recreational aspects.

Indicator:

There were several schemes during 2016-17, which the National Park Authority was consulted on and were able to influence, including: -

- A54 Retaining Wall
- A628 Toucan Crossing Replacement
- Castleton On-street Pay and Display Scheme³.

The text accompanying the policy makes reference to the bringing forward of a Transport Infrastructure Design Guide. Arcus Consulting were appointed in 2016 to prepare a Transport Infrastructure Design Guide Supplementary Planning Document. It is anticipated that this document will be subject to a public Consultation process during 2017-18.

Policy T4	Managing the demand for freight transport
Indicator	Permissions granted contrary to policy {Indicator for T1 will provide an indication of freight movements}
Target	None

Policy:

There is not likely to be any significant change in service freight, because the National Park population is static and there is a presumption against large developments. Setting aside the route hierarchy there are remaining issues of location and routing of freight. The National Park is a convenient base for haulage operations, but they should be located elsewhere unless they service only National Park based industries. Similarly, developments requiring access by Large Goods Vehicles in excess of 7.5 tonnes gross laden weight, including road haulage operating centres, should not be permitted unless they are readily accessible to the Strategic or Secondary Road Network. Weight restriction orders will be sought where it is necessary to influence the routing of Large Goods Vehicles to avoid negative environmental impacts.

Indicator:

There were 0 applications for freight movements in 2016/17.

Policy T5	Managing the demand for rail, and reuse of former railway routes
------------------	---

³ It should be noted that in many cases, although the proposal may come forward in one year, its delivery may be in a subsequent year.

Indicator	Changes reported in safeguarded rail routes
Target	N/A

Policy:

Existing and former rail routes link the East Midlands to the North West. Evidence suggests a medium term need for improvements to the Hope Valley line and, in the long term, further improvements or re-opening of the Matlock-Buxton line. The business case for the Matlock-Buxton route alone is long term. Re-opening the Woodhead railway is also cited as a long-term option, although its benefits would be reduced cross-Pennine road congestion, rather than the solving of rail network issues. It is appropriate to safeguard land for these purposes, although national policies presume against major transport developments within national parks other than in exceptional circumstances. As with the current approach, the safeguarding of land does not imply in principle support for any rail scheme. Any proposal will be assessed on its own merits, and will need to demonstrate the ability to provide a net positive effect on the National Park environment.

Indicator:

2016-17:

Hope Valley Line: In 2015-16, Network Rail brought forward proposals to enhance capacity of the Hope Valley Line through the installation of passing loops, including one between Hathersage and Bamford. An initial objection to the scheme was withdrawn following the inclusion of mitigation measures to address concerns. This included the redesign of a pedestrian footbridge to maintain a Public Right of Way West of Hathersage. A Public Inquiry into the proposals was held in May 2016; the findings of this Inquiry are yet to be made public.

Policy T6	Routes for walking, cycling and horse riding and waterways
Indicator	Change in length of network of permissive routes and statutory routes
Target	N/A

Policy:

In accordance with national policies for modal shift and healthier living, developments should have cycle and footpath connections to existing rights of way and to settlements where services and transport interchanges are more likely to be found. Where a development proposal affects a right of way, every effort should be made to accommodate the route, or if this is not possible, to provide an equally good alternative.

Indicator:

2016-17

One of the outstanding elements of the Pedal Peak II Project funded through the DfT Linking Communities was delivered. This was the link between Matlock and Rowsley, forming part of the extension of the Monsal Trail. However, all of this part of the route lies outside of the National Park boundary. Derbyshire County Council is leading on work to deliver the connection from Rowsley to Bakewell.

Policy T7	Minimising the adverse impact of motor vehicles and managing the demand for coach parks
Indicator	Report changes to traffic management arrangements
Target	N/A

Policy:

Managing the demand for parking can help to mitigate the more harmful impacts of motor vehicles whilst having regard to the needs of local communities and businesses. Successive local policies have kept operational parking and parking in housing developments to a minimum, and restricted non-operational parking to discourage car use. This principle is retained and amplifies guidance on park and ride. The policy is consistent with regional parking policies,

and other planning and transport measures, promoting sustainable transport choices and reducing reliance on the car for work and other journeys. In order to manage demand, coach parking spaces should not be used by cars.

And policy principle C:

Non-residential parking will be restricted in order to discourage car use, and will be managed to ensure that the location and nature of car and coach parking does not exceed environmental capacity. New non-operational parking will normally be matched by a reduction of related parking spaces elsewhere, and wherever possible it will be made available for public use.

Indicator:

2016-17

There were no new proposals for new or enhanced parking facilities during 2016-17.

Policy T7	Minimising the adverse impact of motor vehicles and managing the demand for coach parks
Indicator	Number of new off-street parking spaces provided, and proportion/number that replaces on-street parking
Target	N/A

Policy:

Working in partnership, the National Park Authority intends to build on the success of the current traffic management schemes, and modify them to meet the demands of changing visitor travel patterns. This approach will inform future traffic management schemes in environmentally sensitive areas, where travel patterns, including those of visitors, have a clear negative impact on the environment, both natural and built. Care will be required to avoid displacing impact to other sensitive areas and nearby settlements, or creating visitor use beyond environmental carrying capacity even where they use sustainable transport. We will seek to ensure income generated by these schemes will be reinvested to provide maintenance, additional facilities and alternative means of access. All schemes must make the best use of the road network to improve road safety, environmental and traffic conditions, and to reduce conflicts between various user groups.

Indicator:

2016-17

Goyt Valley, there are ongoing proposals to introduce yellow lining throughout the valley and parking charges in the off-road car parks, these have not been progressed during 2016-17.

4.8.3 Statement of Progress

Overall, traffic levels in the National Park had broadly plateaued from 2010 to 2013, with only minor fluctuations generally attributable to the weather. However, since 2014 there has been year on year growth above 2% per annum, reaching more than 3% during 2016-17. This may be due to an upswing in the economy or as a result of an increase in staycations over recent years. The loss of some public transport services may also have had an impact.

There have been no major road or rail schemes constructed or implemented, with no consequent effect on the level and direction of traffic in the national park. However, the Trans-Pennine Upgrade programme does propose climbing lanes on the A628 within the National Park. Similarly it is likely that other elements of the programme will have both direct and indirect impacts on the National Park, including from increased traffic flows.

Proposals for the Hope Valley Railway Capacity Enhancement Scheme were brought to a Public Inquiry in May 2016; at the time of writing, the findings have yet to be published.

There have been relatively few highways infrastructure installations, and in most cases these are related to the requirement for maintenance work. The National Park Authority has been consulted on proposals that may have impact on the character and setting of the National Park, including in relation to safety improvements on the A54 in Cheshire, and in relation to on-street pay and display parking measures at Castleton. The final designs for both schemes are expected to come forward in 2017-18.

The production of the Transport Infrastructure Design Guide Supplementary Planning Document was commenced in 2016-17, and included an informal consultation stage to gauge the opinion of Statutory Consultees. It is anticipated that a full public consultation will take place in 2017-18.

There has been no real change to car park provision during 2015-16, and no requests for new or additional parking provision.

5.0 Improvements to the Annual Monitoring Report

This report continues to tackle issues with the previous AMR's;

- Accuracy and reliability
- Completeness
- Up to date status
- Relevance
- Consistency across data sources
- Appropriate presentation
- Accessibility

The monitoring framework data review and work to improve data quality is currently ongoing. It is our intention that all indicators and targets are kept accurate and reflect both availability of high quality data, and a good understanding of the external contextual factors which affect our indicators. This work will therefore be an iterative process to continually review and adapt our monitoring approach, led by the demands of the data and the outcomes we record, rather than a systematic structured annual review of the whole monitoring framework.

It is important to recognise that a large amount can be learned from reviewing historical performance. A number of our indicators, such as those monitoring spatial development in a National Park, will require longer term trend data (5 to 10 years) to be of use in informing judgments on performance and decisions to review policy. Due to our protected area context short term (between year) fluctuations in spatial monitoring indicators, such as those for housing completions, bear little resemblance to actual impacts over periods of a decade or more. This is as a result of the small numbers involved on an annual basis when compared to non-protected areas.

We are continuing to move forward in making changes to the internal planning database M3, to help accuracy and speed of measurements. To enable policy monitoring within the M3, the system will need a series of technical changes in the way we record and report. This is a significant project and will involve a number of large process changes to implement. A number of indicators in this report are reliant on updating the process and technology of data capture.

Many areas of data collection will also benefit from small research projects to investigate issues further, e.g. by looking into planning files and reports to analyse the finer nature of cases and issues raised. These are raised throughout the report, such as the application of s106 agreements and the approach to conservation and enhancement-led development

Appendix 1

Contextual data which underpin both this monitoring framework and that for the National Park Management Plan now resides within the online State of the Park Report www.peakdistrict.gov.uk/sopr . This is updated on a rolling programme and is refreshed when new data become available.

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

1. **APPEALS LODGED**

The following appeals have been lodged during this month.

<u>Reference</u>	<u>Details</u>	<u>Method of Appeal</u>	<u>Committee/ Delegated</u>
NP/SM/1216/1201 3182690	Change of use of land to a seasonal caravan & camping site and change of use of an outbuilding for mixed use at Wallbrook House Caravan & Campsite, Wallbrook Lane, Longnor	Written Representations	Committee
NP/K/0317/0264 3183587	Renovation of farmhouse and change of use of barn to form a single dwelling house at Royd, Magdalen Road, Meltham	Written Representations	Delegated
NP/DDD/0717/0693 3184389	Erection of 15m climbable monopole at Bradwell Sports Club, Stretfield Road, Bradwell, S33 9ST	Written Representations	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/SM/116/1188 3178788	Removal of condition 4 - use as holiday lets only on NP/SM/0601/056 at Greenhead Cottage Farm, Pothooks Lane, Butterton, ST13 7TA	Written Representations	Dismissed	Delegated

The removal of the condition would allow the building to be used as an unrestricted dwelling. The Inspector considered that the removal of the condition would be contrary to Policy HC1 of the Core Strategy, and felt that the disputed condition was both reasonable and necessary and met the tests relating to the conditions set out in the Planning Practice guidance. The dwelling would not address a local need or provide for a key rural worker, nor was there any evidence that the building was likely to fall into disrepair, so consequently the proposal would not meet any of the exceptions set out in Policy HC1. The Inspector dismissed the appeal.

NP/HPK/1216/1261 3177925	Lawful Development Certificate for material change of use of a detached building for a period in excess of four years at The Coach House, Blackbrook	Public Inquiry	Dismissed	Delegated
ENF 15/0141 3177720 & 3177721	Without planning permission material change of use of the outbuilding to an unlawful use as a dwelling house at The Coach House, Blackbrook	Public Inquiry	Dismissed & Notice Upheld with a Variation	Delegated

Both the above appeals were dealt with at a 3 day Public Inquiry held in December 2017. The main issue of the appeals was whether the appellants, on the balance of probability, had changed the use of the outbuilding to a dwelling house, and that such use then continued actively without significant interruption for a period of 4 years after the date of change.

The Inspector concluded on the balance of probability and as a matter of fact and degree, that The Coach House had the ability to afford those who used it, the facilities required for day-to-day private domestic existence by the end of August 2011. However, he then went on to conclude that each of the significantly longer periods of non-occupancy identified in 2013 and 2014 was sufficient to break the continuity of use. They were each more than de minimis and, in the circumstances of this case, the NPA would not have had the opportunity to take enforcement action, as to all intents and purposes the dwelling looked like a garage/outbuilding, not a dwelling house; the appellants had not registered for Council Tax; they were not on the Register of Electors; and the works that had been undertaken by the appellants were not subject of any Building Regulations applications. Accordingly, the appellants failed to prove on the balance of probability that the use as a dwellinghouse continued for any unbroken period of 4 years following the date of change in August 2011. The appeal on ground (d) therefore failed.

The ground (g) appeal succeeded; the issue on this ground was whether 6 months would be a reasonable period for compliance with the notice. The Inspector considered it reasonable and proportionate to extend the compliance period to 12 months.

The Lawful Development Certificate (LDC) appeal was dismissed on the same grounds as the ground (d) enforcement appeal.

The Authority's application for costs against the appellants was refused. The Inspector concluded that although he did not accept the appellants' case, the appellants presented an arguable case that residential use had taken place and that it was not hopeless or unreasonable of them to pursue it.

4. **RECOMMENDATION:**

That the report be received.