

Public Document Pack

Peak District National Park Authority

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



Our Ref: A.1142/1777

Date: 2 August 2018



NOTICE OF MEETING

Meeting: **Planning Committee**

Date: **Friday 10 August 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 13 July 2018 (Pages 5 - 14)**
- 3. Urgent Business**
- 4. Members Declarations of Interest**
Members are asked to declare any disclosable pecuniary, personal or prejudicial interests they may have in relation to items on the agenda for this meeting.
- 5. Public Participation**
To note any questions or to receive any statements, representations, deputations and petitions which relate to the published reports on Part A of the Agenda.
- 6. Full Application - Proposed open general purpose agricultural building to house livestock and store fodder and implements at Mayfield Farm, Litton Slack (NP/DDD/0218/0139, P3923, 416175 / 373385, 21/02/2018) (Pages 15 - 24)**
Site Plan
- 7. Full Application - Proposed change of use from Public House to B & B Guest House within part of the main building, with the remainder being landlord residential accommodation. Also including additional buildings within the grounds to house a cafe, shower block, stables (increased in size and repositioned from previous permission), garage and 4no. camping pods (including one accessible pod). Provision is being allowed for 3no. campervan 'hook-up' points and 4no. tent pitches at Stanhope Arms, Dunford Bridge, Sheffield (NP/B/0318/0195, P2026, 415828 / 402320/JK) (Pages 25 - 42)**
Site Plan

8. **Full Application - Single storey and two storey extension to existing care home and polytunnels and storage shed at The Lodge, Manchester Road, Hollow Meadows (NP/DDD/0518/0432, P.7130, 425648 / 387941, 07/06/2018/ AM) (Pages 43 - 52)**
Site Plan
9. **Full Application - Agricultural workers dwelling at Morridge Top Farm, Blakelow Road, Onecote (NP/SM/0717/0741, P3414, TS) (Pages 53 - 64)**
Site Plan
10. **Outline Application - Proposed eight affordable/local need flats and four open market flats. Plot 3 and 11A, Deepdale Business Park, Bakewell (NP/DDD/0618/0467 P11903 MN) (Pages 65 - 80)**
Site Plan
11. **Full Application - Single storey side extension to existing semi-detached dwelling, new front porch, internal alterations and external landscaping at 1 The Gables The Nook, Eyam (NP/DDD/0618/0480 SPW) (Pages 81 - 90)**
Site Plan
12. **Full Application - Bike and bin store at The Green, Main Street, Chelmorton (NP/DDD/0618/00504, P1135, TM) (Pages 91 - 98)**
Site Plan
13. **Head of Law Report - Planning Appeals (A.1536/AMC) (Pages 99 - 100)**

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.

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MINUTES

Meeting: **Planning Committee**

Date: Friday 13 July 2018 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 Mike Chaplin, Cllr D Chapman, Cllr A Hart, Mr R Helliwell, Cllr Mrs C Howe, Cllr A McCloy, Cllr Mrs K Potter and Cllr Mrs L C Roberts

Apologies for absence: Cllr J Atkin and Cllr H Laws.

80/18 MINUTES OF PREVIOUS MEETING

The minutes of the last meeting of the Planning Committee held on 15 June 2018 were approved as a correct record.

81/18 URGENT BUSINESS

There were no items of urgent business to consider.

82/18 MEMBERS DECLARATIONS OF INTEREST

Item 6

Paul Ancell and Cllr Doug Birkinshaw declared a personal interest as Members of Authority and had attended meetings where the item had been discussed but had not taken part in those discussions and had not pre judged the application.

Cllr David Chapman declared a personal interest as a Member of the Authority and had attended meetings where the item had been discussed but had not taken part in those discussions and had not pre judged the application.

Cllr Lesley Roberts declared a personal interest as previous Chair of the Authority she had been involved in discussions about the item but had not pre judged the application. Cllr Roberts had had a phone call from Dr Peter Owens regarding the item.

Cllr Andrew McCloy declared a prejudicial interest as previous Chair of Audit, Resource & Performance Committee he had taken part in discussions and voted on the proposal and it could be perceived that he had fixed his view on this. He was advised by the Head of Law that rather than a prejudicial interest Cllr McCloy could be perceived to have pre-

determined the matter and therefore could remain in the meeting but could not speak or vote on the matter.

Cllr Andrew Hart, Cllr Kath Potter, Robert Helliwell, Cllr Chris Carr and Cllr Mike Chaplin all declared a personal interest as a Member of the Authority.

The majority of Members had received an email from the Friends of the Peak District.

Cllr Patrick Brady declared a personal interest as a Member of the Authority and had received an email from Friends of the Peak District including a copy of the letter that had been sent to the Authority in objection. He had also received phone calls from Dr Peter Owens with his views and from the Parish Clerk regarding the Clerk's intention to speak but no discussion regarding the application took place, the Clerk is also an acquaintance of Cllr Brady's. Cllr Brady is also acquainted with Mrs Angela Taylor (resident of Wormhill) and Mrs Margaret Taylor (Wormhill Parish Council Member) but had not discussed the item with them. Cllr Brady had received an email from Mr Richard Ward, one of the objectors. Cllr Brady is a member of the Parishes Forum which had previously asked for consultation on the application. Cllr Brady declared that he addressed the meeting of the ARP Committee as a member of the public.

Cllr Caroline Howe declared a personal interest as a Member of the Authority and had received an email from Friends of the Peak District, a letter from Dr Peter Owens and a telephone message from Dr Owens.

Item 7

Paul Ancell and Cllr Doug Birkinshaw declared a personal interest as Members of Authority and had attended meetings where the item has been discussed but had not taken part in those discussions and had not pre judged the application

Cllr David Chapman declared a personal interest as a Member of Authority and had attended meetings where the item has been discussed but has not taken part in those discussions and had not pre judged the application

Cllr Lesley Roberts declared a personal interest as previous Chair of the Authority had been involved in discussions about the item but had not pre judged the application.

Cllr Andrew Hart declared a personal interest as a Member of the Authority and also as a Councillor of Staffordshire Moorlands District Council who were the leaseholders for the buildings at Manifold Valley.

All Members declared a personal interest as Members of the Authority for this item.

Item 8

The majority of Members had received an email from the agent

Item 12

Paul Ancell had received an email from the neighbour.

Cllr Kath Potter had spoken to Bakewell Town Council following receipt of the Committee Report and had received an email from them regarding this item.

Item 13

Cllr Patrick Brady is acquainted with the owner of 2 Church View as the owner is a member of Taddington Parish Council.

83/18 PUBLIC PARTICIPATION

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

84/18 FULL APPLICATION - CHANGE OF USE OF FORMER STATION BUILDING FROM OFFICE AND WORKSHOP TO VISITOR INFORMATION POINT AND CAFE. EXTENSION TO CAR PARK. STATION CAR PARK UNNAMED ROAD FROM GLEBE FARM TO B6049, MILLERS DALE

Members had visited the site on the previous day.

The Officer introduced the report regarding the Authority's planning application. The building on the site was not listed but the work being carried out would be 'light touch' to preserve the heritage value of the site.

The following spoke under the Public Participation at Meetings Scheme:

- Dr Peter Owen, Objector
- Anne Robinson, Friends of the Peak District, Objector
- Angela Taylor, Objector
- Barry Pearson, Objector,
- Emma Stone, Applicant

Members acknowledged the need to preserve and maintain the site as a heritage asset. Members questioned if the application fitted with the Authority's policy regarding the need for the development as the report did not clarify this justification. Officers confirmed that it did.

Members discussed concerns regarding the increased parking and the need/requirement for the additional spaces proposed as they were unclear whether the additional spaces were to remove parking from the road or provide spaces because of additional traffic generated by the café.

The Officer confirmed that the plans did not include a refurbishment of the public toilets on site and that the location of the refuse bins would be moved to a more suitable location.

The Officer confirmed that there are currently no other formal plans for the site, although the Authority has been considering future uses for the former engine house. The current application should therefore be considered on its own merits.

Members discussed the lack of consultation with the Parish Council of Wormhill and issues with parking on the roads around the site. The Officer emphasised that the issues with on-road parking needed to be raised by the residents and parish council with the Highways Authority as this Authority did not have the power to resolve this issue.

The Officer recommendation to approve the application was moved and seconded.

Cllr Kath Potter declared that she was a member of Friends of the Peak District which she had omitted to mention at the beginning of the meeting.

Members requested that the condition referring to external lighting (condition 9) should clarify that there will be timers fitted to the lighting.

Member requested that an amendment be made to condition 13 to state that only picnic tables included in the plans be installed by the Café.

The Officer recommendation to approve the application subject to the suggested changes to condition 9 and 13 was put to the vote and carried.

The following Members requested that it be recorded that they had voted against the approval of the application:

- Cllr Kath Potter
- Cllr Patrick Brady
- Cllr Andrew Hart

RESOLVED:

The application was **APPROVED** subject to the following conditions:

1. **Statutory time limit for implementation.**
2. **Development to be carried out in accordance with specified approved plans.**
3. **Extended car park to be surfaced, laid out and available for use prior to the first use of the café hereby approved.**
4. **Provision of space within site for site accommodation, storage of plant and materials, parking and manoeuvring of site operative's and visitor's vehicles together with the loading / unloading and manoeuvring of goods vehicles to be submitted and approved and thereafter maintained throughout duration of construction works.**
5. **Submission of revised detailed design drawings for new window and door frames.**
6. **Submission of scheme for secure cycle parking to be installed prior to the first use of the café hereby approved.**
7. **Submission of scheme for bat and bird boxes to be installed prior to the first use of the café hereby approved.**
8. **Submission of full details of extraction vent prior to installation.**
9. **No external lighting other than in accordance with approved scheme which will include the fitting of timers to switch the lighting off.**
10. **Fuel hopper to be finished dark green to match submitted specification and permanently maintained.**
11. **Flue to be finished matt black at the time of erection and permanently maintained.**
12. **Extended car park to be surfaced with material to match the adjacent trail and shall be permanently so maintained.**

13. No outside seating shall be provided for use by café other than in accordance with approved plans.
14. Restrict use of café to Use Class A3 only.
15. Restrict hours of opening of café to 09:00 – 17:00 on any day.
16. Package treatment plant and soakaway to be installed prior to the first use of the café hereby approved.
17. Development shall be carried out in complete accordance with the 'Potential impacts and recommendations' section of the submitted 'Brief ecology survey report' dated 26th April 2018.

The meeting was adjourned at 11.30 for a short break and reconvened at 11.40

85/18

FULL APPLICATION - ADDITION OF A CYCLE HIRE OPERATION TO THE CURRENTLY THE CURRENTLY DISUSED OFFICE ROOM OF THE VISITOR CENTRE BUILDING. MANIFOLD VISITOR CENTRE, HULME END

Cllr Andrew Hart declared that he would not vote on this item as a councillor for Staffordshire Moorlands District Council, who are the leaseholder for the site, and Cllr Hart had had previous involvement with the site.

The Officer introduced the application.

The Officer recommendation to approve the application was moved and seconded.

Members requested that the condition of the toilets on site be improved, this was the responsibility of Staffordshire Moorlands District Council and was noted by Cllr Hart. Member also recommended that signage to advertise that members of the public could top up water bottles at the site be added.

Members asked that security be considered at the site following recent incidents.

Officers highlighted that the Waterhouses Cycle Hire centre had recently closed and that this site would provide a much needed service.

The Officer recommendation to approve the application subject to conditions was put to the vote and carried.

RESOLVED:

The application was APPROVED subject to the following conditions:

1. Three year time limit
2. In accordance with submitted plans
3. No outdoor storage of cycles.

86/18 FULL APPLICATION - DEMOLITION OF EXISTING BUILDINGS ON SITE AND ERECTION OF A NEW OPEN MARKET DWELLING AND ASSOCIATED WORKS. LAND AT LITTON DALE, TIDESWELL

Members had visited the site on the previous day.

The Officer introduced the item and provided clarification regarding points raised in the Agents email to Members. Officers had noted the personal circumstances of the Applicant and had provided advice to the applicant, during pre-application advice, that affordable housing would be the preferred option for both the Authority and the Parish Council. The reference to emerging Development Management Policy DMH6 in the Agents email was dealt with in point 9.11 of the report as was the reference to HC1 and GSP2.

The following spoke under the Public Participation at Meetings Scheme:

- Caroline McIntyre – Agent

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

RESOLVED:

The application was REFUSED for the following reasons:

1. **The proposed development was not required to achieve conservation or enhancement within the settlement therefore approval of the application would be contrary to Core Strategy policies GSP1, GSP2 and HC1 and the National Planning Policy Framework.**

87/18 FULL APPLICATION - CONVERSION OF BARN TO A LOCAL NEED DWELLING AT LEACH BARN, LEADMILL, HATHERSAGE - ITEM WITHDRAWN

The item was withdrawn.

88/18 SECTION 73 APPLICATION - VARIATION OF CONDITION 2 OF PLANNING APPROVAL NP/DDD/0317/0251 RELATING TO THE PROVISION OF CAR PARKING AT ROCK VIEW COTTAGE, EAST BANK, WINSTER

Items 10 & 11 were presented together.

The Officer introduced the reports.

Members discussed the size of the site and the number of vehicles to be parked, also possible blocking of access by vehicles not parking correctly.

Officers confirmed that the trees that were to be removed would be replaced with hedgerows.

The Officer recommendation to approve the application was moved and seconded.

Officers clarified that the number of spaces required is one for either the holiday let or for the office (depending on which permission is implemented) and two for Rock View Cottage.

The Officer recommendation to approve the application subject to conditions was voted upon and carried.

RESOLVED:

The application was **APPROVED** subject to the following conditions:

1. Time limit in implementation
2. Adopt submitted plans
3. Premises not to be taken into use until the approved car parking has been laid out and maintained for use through the life of the development.
4. Holiday Occupancy Condition.
5. Household waste storage in association with the holiday let shall be in accordance with the submitted details.
6. Before the removal of any trees on the approved plan details of a native hedgerow to be planted along the eastern boundary of the site shall be submitted and agreed. Thereafter the hedgerow shall be planted in the first planting season following the parking spaces first being brought into use.

89/18 SECTION 73 APPLICATION - VARIATION OF CONDITION 2 OF PLANNING APPROVAL NP/DDD/0317/0250 RELATING TO THE PROVISION OF CAR PARKING AT ROCK VIEW COTTAGE, EAST BANK, WINSTER

Items 10 & 11 were presented together.

The Officer introduced the reports.

Members discussed the size of the site and the number of vehicles which would be parked, also possible blocking of access by vehicles not parking correctly.

Officers confirmed that the trees that were to be removed would be replaced with hedgerows.

The Officer recommendation to approve the application was moved and seconded.

Officers clarified that the number of spaces required is one for the holiday let or the office (depending on which permission is implemented) and two for Rock View Cottage.

The Officer recommendation to approve the application subject to conditions was voted upon and carried.

RESOLVED:

The application was **APPROVED** subject to the following conditions:

1. Time limit for implementation
2. Adopt submitted plans

3. **Premises not to be taken into use until the approved car parking has been laid out and maintained for use through the life of the development.**
4. **Use of the building shall be as an office and for no other purpose whatsoever without express planning consent from the National Park Authority (including any other purpose in Class B1 of the schedule to the Town and Country Planning (Use Classes) Order 1987 or in any order revoking and re-enacting that order.**
5. **Before the removal of any trees on the approved plan details of a native hedgerow to be planted along the eastern boundary of the site shall be submitted and agreed. Thereafter the hedgerow shall be planted in the first planting season following the parking spaces first being brought into use.**

90/18 FULL APPLICATION - PROPOSED EXTENSION AND ALTERATIONS TO DWELLING AT 6 ALDERN WAY, BAKEWELL

Members had visited the site on the previous day.

The Officer introduced the item and asked that Members note that paragraph 10.2 of the report had been included in error and should be ignored. A detailed, supporting statement had been received from the Agent after the publication of the report and this was now a public document in support of the application.

The Officer acknowledged the work of the Applicant with Officers to reduce the impact on the amenity of the house at No. 4 Aldern Way but the changes had created a design impact on the property and street scene which was not acceptable.

The following spoke under the Public Participation at Meetings Scheme:

- Geoffrey Flavell, Agent
- Mr Eric Rigby, Supporter
- Mrs Joan Martindale, Objector

The Officer recommendation for refusal was moved.

Members discussed the provision of parking and Officers confirmed that this would be dealt with by condition if the application were to be approved.

The Officer recommendation for refusal was seconded.

Members requested that wording of the reasons for refusal should be clearer with clarification of the word 'setting'. Officers clarified that the refusal was on the impact on the street scene. The reason for refusal would be amended to clarify this.

The Officer recommendation for refusal was voted on and carried.

RESOLVED:

The application was REFUSED for the following reasons:

1. **The proposed size, form and massing of the extensions and alterations, particularly in relation to the form of the roofline and windows on the northern elevation, would be unacceptable and would have a detrimental**

effect on the character and appearance of the property and its setting within the street scene contrary to policies GSP3, LC4, LH4 and Guidance in the SPD.

In accordance with the Authority's Standing Orders, the meeting voted to continue its business beyond 3 hours.

91/18 MONITORING & ENFORCEMENT QUARTERLY REVIEW - JULY 2018

The Head of Development Management updated the Committee regarding the work of the Minerals Team who had served an enforcement notice at Stoke Hall Quarry regarding the importation of stone for processing following the withdrawal of a planning application. An appeal had been received against the enforcement notice.

Members agreed that more frequent reporting on the Minerals & Waste Team work would be good and Officers confirmed that this would be actioned once a Team Manager had been appointed.

The Monitoring & Enforcement Team Manager introduced the report and updated Committee regarding the formal notice issued regarding a track at Cartledge Flat/Rushy Flat Dike. He informed Committee that it was understood an appeal would be made against the notice.

In response to a query from Members, the Officer updated Committee regarding the proposed enforcement action against a track on Midhope Moor. No date was set for the issuing of the enforcement notice but it was being treated as a priority case. The Director of Conservation & Planning reported that the landowner had written to the Chief Executive requesting a meeting.

The Monitoring & Enforcement Team Manager drew attention to paragraph 3.4 of the report which showed that performance figures were currently above target. He also referred to the significant increase in enquiries received compared to the same quarter in the previous year.

He then showed some 'before and after' photos of cases that had been resolved and reported that an initiative to remove posters and placards from the National Park that do not have advertisement consent had recently commenced. In some cases it was necessary to give 48 hours notice before enforced removal. However, around 80 posters and placards had already been removed. Advertisements for local, non-commercial events are allowed.

In response to a query from Members, the Officer explained that directional signs are allowed for certain events. He referred to ongoing work with organisers of the annual Eroica Britannia event to reduce the number of signs they erect. Members also felt that these signs were erected too far in advance of the event.

In response to a query from Members, the Officer explained the 4 year and 10 year immunity periods for enforcement action.

Members congratulated the team on its output and the marked improvement in performance over the last four or five years but the reported increase in enquiries also raised questions about team resources. The Head of Development Management explained that although a lot of good work took place in negotiating solutions, the difficult part of enforcement was where negotiations had failed and formal action needed to be

taken. She mentioned that some finance was available and Officers shared Members' aspirations to address the resource issue.

Members raised some concerns about taking formal action too close to the end of the relevant immunity period. They also commented that although it was good to see evidence of completed cases there also needed to be a report on outstanding cases if Members were to properly scrutinise the team's work.

A motion to note the report was moved, seconded, put to the vote and carried.

RESOLVED:

That the report be noted.

92/18 DESIGNATION OF BRAMPTON NEIGHBOURHOOD AREA

The Officer introduced the item. The area crossed the boundary of the National Park and had already been designated by North East Derbyshire District Council.

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

RESOLVED:

Members designated that part of the Brampton parish that was within the National Park as part of the Brampton Neighbourhood Area (the shaded area within the parish boundary on the map in Appendix 1 of the report), under the Town and Country Planning Act 1990 Sections 61G and 61I.

93/18 HEAD OF LAW REPORT - PLANNING APPEALS

The motion to receive the report was moved, seconded, put to the vote and carried.

RESOLVED:

That the report be received.

The meeting ended at 1.30 pm

6. FULL APPLICATION - PROPOSED OPEN GENERAL PURPOSE AGRICULTURAL BUILDING TO HOUSE LIVESTOCK AND STORE FODDER AND IMPLEMENTS AT MAYFIELD FARM, LITTON SLACK. (NP/DDD/0218/0139, P3923, 416175 / 373385, 21/02/2018)

APPLICANT: A & EM HOWE & SONS

1. Site and Surroundings

- 1.1 The site is located approximately 300m to the north of the main group of buildings associated with Mayfield Farm at Litton Slack. Litton Slack is a small hamlet lying in open countryside above and to the north of Litton Mill. It lies at the end of a culs-de-sac lane and comprises of, the farm and a terrace of 11 houses. The site is within the landscape character type of Limestone Village Farmlands in the Landscape Character Area of the White Peak.
- 1.2 The landscape here exhibits key characteristics of this Landscape Character Type including, a gently undulating plateau; pastoral farmland enclosed by drystone walls made of limestone and a repeating pattern of narrow strip fields.
- 1.3 The site area is an open and exposed location which has been used for agricultural purposes including storage of baled fodder, a slurry store and to store some machinery. The site stands out in the wider landscape as being isolated from the main group, and the existing storage/slurry/surfacing appears insensitive to the landscape setting, being sited in the limestone plateau, amongst the strip field system formed by drystone walls built of natural limestone.
- 1.4 Mayfield Farm is a holding comprising of 256 acres of land of which 180 are owned by the applicant. At the farmstead there is a modern farmhouse constructed from Davie blocks under a blue slate roof and a range of modern agricultural buildings. Adjacent to the farmstead there is a barn which has been converted into a holiday let in separate ownership. A row of terraced dwellings lie approximately 60m to the west of the farmstead and approximately 250m south of the site for the new building.
- 1.5 From the farmstead the land slopes away to the valley floor in a north to south direction, from the farmstead a footpath runs down into the valley to Litton Mill.

2. Proposal

- 2.1 The proposal is for a general purpose agricultural building to house livestock and store fodder and implements. It will not store the plastic wrapped bales already on the site, these will remain stored outside in their current location. It will store trailers, sprayers, rowing up machines, mowing machines, hay and retain an area free for ill or isolated livestock. Cattle would be housed in the building over winter months, sheep and lambs during lambing and general purposes storage when not required by livestock.
- 2.2 The building is 27.4m long and 15.2m wide. Its eaves height is 4.2m and its ridge height is 6.3m.
- 2.3 Its roof is clad with fibre cement sheets, finished in a dark slate blue colour (18B29). Amended plans show the walls are entirely clad with dark slate blue (18B29) polyester coated box profile steel sheets, leaving no pre stressed concrete panels exposed externally.
- 2.4 The north elevation is open, there are gated openings in the east and west gable ends. A concrete apron is proposed around the building, this is shown on the amended plans. The plans are not clear if the proposal will also require a hardstanding in the field to the north, there is an annotation saying so in the amended plans but it is not clear if this relates solely to the concrete apron.

- 2.5 On the amended plans the existing field boundary to the north will be repositioned slightly and formed with a drystone wall made of limestone to match the existing field boundaries. This will replace the existing post and wire fence.

3. RECOMMENDATION

That the application be REFUSED for the following reasons:

1. **The isolated siting of the building is away from the existing group of agricultural buildings at Mayfield Farm and would be obtrusive and harmful to the valued characteristics of the area and the National Parks landscape. The proposal is therefore contrary to the policies of the development plan including Core Strategy Policies GSP1, GSP2, GSP3, L1, Local Plan Policies LC4, LC13 and the Authority's SPG 'Agricultural Developments in the Peak District National Park' and the NPPF.**
4. **Key Issues**
 - Design, siting, amenity, agricultural justification and landscape impact.
5. **Relevant Planning History**
 - 5.1. There has been no pre application advice in relation to the proposed siting for the building. Furthermore there is no relevant planning history in relation to the existing storage of bails, slurry store and machinery at the site for the proposed building.
 - 5.2 1988 – Planning approval No NP/WED/188/35 for the dwelling at 'Mayfield Farm'. Its occupation is restricted to agricultural or forestry workers.
 - 5.3 2008 – Planning Approval under ref NP/DDD/0308/0257 allowed the Barn Conversion adjacent to the existing group of buildings as a holiday let dwelling.
 - 5.4 2014 – Approval at Mayfield Farm for a cover over an existing livestock gathering area via a prior notification application done under agricultural permitted development rights (NP/GDO/0314/0247).
6. **Consultations**
 - 6.1 Derbyshire County Council (Highways) – No objection subject to use remaining ancillary to Mayfield Farm.
 - 6.2 Derbyshire Dales District Council – No response to date.
 - 6.3 Litton Parish Council – Mr Howe and his family are long established farmers in the Parish and they need to expand their business so that it is viable and sustainable for the future. The Council consider that farming is an essential part of the Peak Park, contributing to the local economy in many ways, and would wish to see farms like Mayfields have a secure future. The proposed site for the building does not lead to the loss of good pasture and the Council considers a much needed barn would fit into the landscape in this part of the Parish.
 - 6.4 PDNPA Landscape Architect – Full response is available on the electronic file - The application site is situated on a raised undulating pastoral plateau with open far reaching views to higher and lower ground. To the south and west of the site are the limestone dales of Miller's Dale and Tideswell Dale, both of which fall into the natural zone, both are SSSI's and SAC's. At its closest point the application site lies 280m north of the natural zone. These limestone dales form a backdrop to the application site when viewed from the east and north.
 - 6.5 The nearest settlement to the proposed development is Littonslack some 268m to the south from which the proposed development will be viewed. The other nearby settlements are Cressbrook some 1000m south east in Miller's Dale and Litton 1500m north, due to existing

landform the development will not be seen from either of these villages. However the site is clearly seen from the road linking the two villages which is used both by residents and visitors to the National Park. A Zone of Theoretical Visibility (ZTV) is provided. This shows the extent that the proposed development will possibly be seen in the wider landscape in particular to the south and west. The ZTV is based on a building of 6.0m high, and is based on landform only, existing trees and buildings will reduce the area of potential visibility.

- 6.6 Currently the proposed site appears to have already been developed for ancillary agricultural use by levelling and hard surfacing, the construction of a slurry pit, storage of silage bags and agricultural machinery. And whilst forming part of a larger field from which it has been separated by a stock proof fence. I am not aware that these works have planning permission. In its current state the existing site is a negative feature within the landscape.
- 6.7 The proposal is to provide a new agricultural building in the north west corner of the existing developed field, with the aim to provide space for animals, feed and agricultural machinery. The building has been orientated to line up with the slurry pit not the adjacent walls. And as it has had to be positioned to the north of the slurry pit the building has not been visually anchored into the landscape, being kept away from walls. The building position, along with open fronted feed area which faces north, towards the adjacent open field is likely to need an additional area to be surfaced increasing the degraded area of the existing site. The applicant has not indicated that any of the existing agricultural machinery on this site will be placed permanently in the building, nor if the site will stop being used for the storage of bagged silage, which forms a large, negative feature within the landscape. The proposed building will not provide any improvements to the site and will only add to this negative feature. There is the potential that this will be the start of a new larger ancillary farm which visually would dominate Littonslack, the existing farm and the landscape character of the area.
- 6.8 Based on the landscape strategy advice above the building should be part of the existing farm complex. The ideal location for the proposed building is place it on the south side of the farm buildings and at existing ground levels, here it has the ability to improve the visual impact of the farm group. When viewed from the south the proposed building would be seen against the backdrop of existing buildings, not as an individual element and at a lower level, it would also screen existing concrete block walling on existing buildings.
- 6.9 The application site is in an open undulating landscape where the few trees are clustered around existing development, and the application site is looked down upon from higher ground, in this location tree planting would be inappropriate.

7 Representations

- 7.1 Two representations in support have been received.
- 7.2 The support is based on the following grounds:
1. Family business, a vital and valued part of the local community.
 2. Essential that local business such as this are supported.
 3. Least intrusive option for a building on the site as it has been situated to the rear of the site and within a natural dip in the ground, so its visual impact has been limited as far as is practicably possible.
 4. The site is already used for the storage of silage, so the proposed plan is not to the detriment of a green field site.
 5. The site would require much less excavation and therefore disturbance to natural run off and drainage.

8 Policies

8.1 National Park designation is the highest level of landscape designation in the UK. The Environment Act 1995 sets out two statutory purposes for national parks in England and Wales:

- Conserve and enhance the natural beauty, wildlife and cultural heritage
- Promote opportunities for the understanding and enjoyment of the special qualities of national parks by the public

When national parks carry out these purposes they also have the duty to seek to foster the economic and social well-being of local communities within the national parks.

National Planning Policy Framework

8.2 The revised National Planning Policy Framework (NPPF) was published in July 2018 and replaced the 2012 NPPF 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 significant conflict between prevailing policies in the Development Plan and more recent Government guidance in the NPPF.

8.3 Para 172 of the NPPF states that *'great weight should be given to conserving and enhancing 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 these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads.'*

Development Plan policies

8.4 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). GPS1 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.

8.5 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.

8.6 Policy L1 identifies that development must conserve and enhance valued landscape character as identified in the Landscape Strategy and Action Plan and other valued characteristics, and other than in exceptional circumstances, proposals in the Natural Zone will not be permitted. Amongst other things the valued characteristics identified for the purposes of the Core Strategy include: Natural beauty, natural heritage, landscape character and diversity of landscapes; sense of wildness and remoteness; thousands of years of human influence which can be traced through the landscape; distinctive character of hamlets, villages and towns; trees, woodlands, hedgerows, stone walls, field barns and other

landscape features.

- 8.7 Local Plan Policy LC4 requires that the detailed treatments of development is of a high standard that respects, conserves and where possible enhances the landscape, built environment and other valued characteristics of the area. Particular attention is paid to: scale, form, mass and orientation in relation to existing buildings, settlement form and character, landscape features and the wider landscape setting; the degree to which design detail, materials, and finishes reflect or compliment the style and traditions of local buildings; the use and maintenance of landscaping to enhance new development, and the degree to which this makes use of local features and an appropriate mix of species suited to both the landscape and wildlife interests of the locality; the amenity, privacy and security of the development and of nearby properties.
- 8.8 LC13 deals specifically with agricultural developments and it is permissive provided they are close to the main group of buildings wherever possible and it relates well to them; respects the design, scale, mass and colouring of existing buildings; It must avoid harm to the areas valued characteristics including local views, making use of the least obtrusive or otherwise damaging location and must not require obtrusive access tracks, roads or services. These need to be designed with particular respect for the landscape and its historic patterns of land use and movement, and any landscape change likely to result from agricultural or forestry practices.
- 8.9 The Authority has produced an SPG for agricultural buildings. Para 3.1 explains that because of the natural beauty of the National Park, new agricultural buildings can have a very damaging impact on their surroundings without careful thought to siting, design and appearance. Para 3.4.5 this explains that it is best to keep new agricultural buildings close to the existing ones, relate well to them and make the best use of trees, walls and other landscape features. Para 3.4.8 explains that Isolated buildings in the open landscape are the most difficult to accommodate and should, where practicable (i.e. not to the detriment of natural ventilation and animal welfare), take advantage of natural dips in the land or be set against a hillside to reduce the visual impact. Avoid skyline sites or sites prominent from public viewpoints. Isolated buildings will usually require some landscaping. Careful siting in relation to existing mature trees, or other features such as stonewalls will also help merge a new building into the landscape. Good design can mean that not all new farm buildings need significant landscaping. Farm buildings are after all a traditional aspect of the landscape and where they are done well they should be integral to the landscape rather than completely screened from view. Para 3.6.3 explains the use of dark tones will help to reduce a buildings impact.
- 8.10 The Authority's Landscape Strategy and Action Plan explains the site is within the White Peak within the 'Limestone Village Farmlands' landscape character type. A small-scale settled agricultural landscape characterised by Limestone Villages, set within a repeating pattern of narrow strip fields bounded by drystone walls. In this landscape character type priorities include protecting the historic pattern of enclosure, the nucleated settlement pattern and the integrity and setting of traditional buildings, whilst restoring the biodiversity of the pastoral farmland within a sustainable farming system.
- 8.11 Key characteristics of this Landscape Type include amongst other things:
- 8.11.1.1 A gently undulating plateau.
 - 8.11.1.2 Pastoral farmland enclosed by drystone walls made from limestone.
 - 8.11.1.3 A repeating pattern of narrow strip fields originating from medieval open fields.

Relevant Core Strategy (CS) policies: **GSP1, GSP2, GSP3, GSP4, L1.**

Relevant Local Plan (LP) policies: **LC3, LC4, LC13.**

9 Assessment

Principle

- 9.1 The Development Plan and other material considerations are generally supportive of agricultural development, where it is necessary, provided it would not harm the amenities or valued characteristics of the area or the National Parks Landscape. Appropriate design, siting and landscaping is also required.
- 9.2 The justification statement received in support of the building explains that the applicant has had to move in excess of 100 cattle back onto this holding as an alternative holding in Chesterfield has been lost.
- 9.3 In this case the agricultural need for the building is not disputed. The holding extends to approximately 265 acres. The farm is run to rear cattle and sheep and to produce the necessary fodder for the animals. The building would be for additional winter housing for cattle, to house and lamb sheep as well as to store fodder and implements.
- 9.4 However officers have significant concerns about the siting of the building because of the impact it will have on the valued characteristics of the area and the National Park's Landscape.

Design/ siting and impact on the National Parks Landscape

- 9.5 The general design of the building is of standard modern agricultural design, and this has been improved via amended plans since the application was deferred from May 2018 planning committee meeting.
- 9.6 The key concern is the siting for the building. It is proposed to be located standing alone in an isolated position away from the group of existing agricultural buildings which are some 300m to the south of the application site.
- 9.7 It is noted that on this parcel of land the farm currently stores wrapped baled fodder and implements and has created a slurry store. However this is not considered to justify siting a new building at this location. It does however serve to demonstrate how the existing impact of this site already detracts from the character and appearance, valued characteristics and natural beauty of the landscape. This is because it is so open and otherwise a visually attractive part of the limestone village farmlands landscape character type.
- 9.8 It should also be noted that the building will not house the wrapped bales on the existing site. These will remain stored as they are at present. So the proposed building wont serve to significantly tidy up or reduce the landscape impact of the existing agricultural operation on the site, it provides no conservation or enhancement of the site and will only serve to detract from its landscape setting adding the existing inappropriate agricultural intrusion into the open countryside.
- 9.9 The proposed site is far too open and isolated in the landscape to site a new building, as it would harm the valued characteristics of the area, is clearly open to public view and would be very obtrusive. Although the existing storage taking place at the site already detracts from the landscape setting, this provides no justification for the proposed building which would significantly exacerbate this harmful impact for the foreseeable future.
- 9.10 The Authority's Landscape Architects have provided a Zone of Theoretical Visibility (ZTV) which shows there would be far reaching views of the building.
- 9.11 In particular, the building would be open to view from the adjacent highway and from an elevated position from a long stretch of Bottomhill road to the east which is the main lane

down to Cressbrook from Litton. Viewed from Bottomhill Road the isolated location appears particularly harmful to the National Park's landscape. Its also likely to open to public view from more distant vantage points especially from the various public rights of way and access land in the wider landscape. In particular from the open access land to the south of Litton Mill, which is up the steep footpaths from the Monsal Trail, on and at the top of the steep hillside that rise southwards and over the open access land known as Burfoot from both the lower and higher paths. From much of these vantage points in this area there are clear and uninterrupted views of the site. Which is prominent at present even without the proposed building and is visually and geographically clearly separate to the main group of buildings at Mayfield Farm.

- 9.12 The harm that the building poses to the National Park's landscape is significant and the justification for the building does not outweigh this significant harm to the National Parks Landscape and valued characteristics.
- 9.13 Therefore, the proposal is contrary to Local Plan Policy LC13 and in this sensitive setting it will result in harm to the character and appearance and valued characteristics of the National Park's Landscape so is also contrary to Local Plan Policy LC4, Core Strategy Policy GSP1, GSP3, L1. It is also contrary to the Authority's SPG 'Agricultural Development in the Peak District' NPPF which explains that great weight should be given to conserving landscape and scenic beauty in National Parks, which have the highest status of protection on relation to landscape and scenic beauty.
- 9.14 The current application should be determined on its merits. Therefore the possibility of alternative sites is only important insofar as to understand whether the site proposed is the least obtrusive or otherwise damaging. The possibility of alternative sites should not outweigh whether a proposal is acceptable or unacceptable on its own merits. Ultimately planning policies both nationally and locally in the Development Plan, and National Park Purposes themselves, would not permit or support a site which is harmful to the National Parks Landscape.
- 9.15 In planning terms there are four remaining clear alternatives, three which have been explored with the applicant. Each are adjoining or relatively close to the existing buildings.
- 9.16 There is a site to the south of the existing buildings that would need some excavation into the topography. Given the circumstance of land ownership on some of the other alternative sites both the Authority's Planning Officers and Landscape Architects now consider this to be the best alternative. It would also serve to enhance the site as there is opportunity to mask some of the exposed concrete panelling on the existing buildings. However the applicant has ruled this site out during discussions and later in writing because it is a sloping site and because of the excavation involved, also because they are concerned about control of nitrates in this area and because they consider it would require a new access track off and existing track approximately 250m to the east. However Officers do not accept this as given the topography of the National Park, digging into this type of topography are issues that are frequently encountered elsewhere on other farms and have rarely proved to be insurmountable. Officers do not accept that such a convoluted access route is the only way to access this site particularly as there is already an access track running along the south of the existing group of buildings and another access directly of the farmyard to this field. It is not considered that avoiding groundwork or access works is an acceptable reason to alternatively seek a building in a location with a significant landscape impact.
- 9.17 Just north of the main group of building, adjacent to the yard, there is a suitable site on land which the applicant rents but does not own. This is rented on a 12 monthly basis and the land owner will not let them build on the site. Land ownership cannot be taken into account in making planning decisions, so this alternative site should be given weight, even though the applicants currently do not own it. The land adjoining the group of building to the east also has potential, this is preferable to the proposed location but less desirable than the aforementioned site as it would extend the length of the group of building. Having asked the

applicant's agent about this site they have explained that this is also on rented land.

- 9.18 There remains an un explored alternative which would be to replace and better utilise the land in ownership at the east of the site. This is because there appears to be old fashioned and dilapidated part of the group of buildings at the east of the site and some outdoor space. There may be potential here for a replacement building and to extend off the existing buildings to incorporate the remaining outdoor space within the land in ownership.
- 9.19 A fifth site in the field to the west of the access has also been considered. This is better in terms of its relationship to the group of existing buildings as it would not appear so isolated. The applicant has concerns about improving the access and how siting a building there could raise objection with neighbouring properties. Its likely that it would find objection with neighbouring properties so can be ruled out.
- 9.20 Essentially where the applicant has ruled out the viable alternative sites it has not been on planning grounds, the first preference to the south of the existing group of building appears ideal in land use and landscape terms and is supported by both planning officers and Landscape Architects. The other sites, whilst not all ideal in every respect, are preferable to the application site.
- 9.21 However, even if all alternatives could be ruled out on planning grounds, as set out earlier in this report, this would not justify the proposed site because of the clearly harmful impacts discussed above.
- 9.22 Officers have also considered whether a landscaping scheme could make the scheme acceptable. In this open landscape setting, within this landscape character type it is not considered that a scheme of tree planting would be effective or appropriate, particularly in long range views.

Amenity

There are no amenity issues raised by the proposal as it would be a sufficient distance away from nearby properties.

10 **Conclusion**

The proposal would result in significant harm to the National Parks Landscape and valued characteristics. It is considered that there are no other material considerations that outweigh the conflict with policies identified above and it is not considered that the harm arising from the proposed building could be mitigated by a landscaping scheme including additional tree planting. Accordingly, the current application is recommended for refusal.

11 **Human Rights**

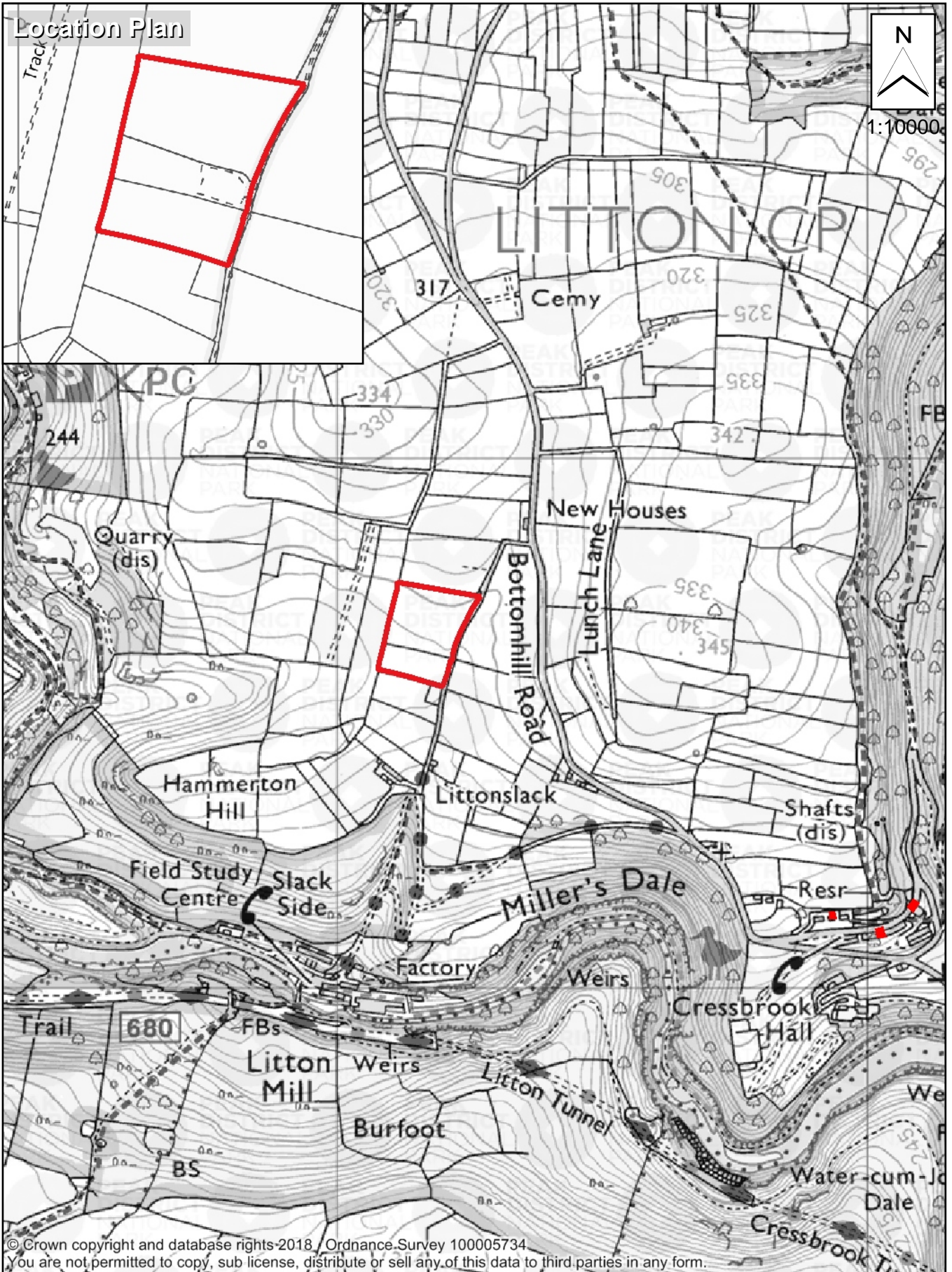
None

12 **List of Background Papers** (not previously published)


None

Report Author and Job Title

Steven Wigglesworth Planner,



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Committee Date:	10th August 2018	Title: Mayfield Farm, Litton Slack	 PEAK DISTRICT NATIONAL PARK
Item Number:	Item 6		
Application No:	NP/DDD/0218/0139		
Grid Reference:	416175, 373385		

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7. FULL APPLICATION; PROPOSED CHANGE OF USE FROM PUBLIC HOUSE TO B & B GUEST HOUSE WITHIN PART OF THE MAIN BUILDING, WITH THE REMAINDER BEING LANDLORD RESIDENTIAL ACCOMMODATION. ALSO INCLUDING ADDITIONAL BUILDINGS WITHIN THE GROUNDS TO HOUSE A CAFE, SHOWER BLOCK, STABLES (INCREASED IN SIZE AND REPOSITIONED FROM PREVIOUS PERMISSION), GARAGE AND 4NO. CAMPING PODS (INCLUDING ONE ACCESSIBLE POD). PROVISION IS BEING ALLOWED FOR 3NO. CAMPERVAN 'HOOK-UP' POINTS AND 4NO. TENT PITCHES, AT STANHOPE ARMS, DUNFORD BRIDGE, SHEFFIELD S36 4TF, (NP/B/0318/0195, P2026, 415828 / 402320/JK)

APPLICANT: Mr and Mrs Hartley

1. Site and Surroundings

- 1.1. The Stanhope Arms is a former public house sited within the hamlet of Dunford Bridge on the east side of Windle Edge Road. The start of the Dunford Bridge to Wortley stage of the Trans Pennine Trail (TPT) lies on the north side of the site where there is a public car park but no other facilities. A link path to the TPT passes from Windle Edge immediately north of the curtilage to the Stanhope Arms.
- 1.2. The Stanhope Arms ceased trading as a public house in 2005 and, until it lapsed this February, benefited from permission for its conversion to two large open market houses. It is a large traditional two/three storey building, constructed of natural gritstone under a slate roof and sited within large grounds bordered by drystone walls. Mature trees and hedging run along the northern boundary of the site with the TPT. The former beer garden and extensive lawned area lies to the east of the building with the car park lying to the west side with access onto Windle Edge Road beside a separate roadside dwelling whose rear curtilage backs onto the car park. To the south of the site there are steeply rising grazing fields above which run the line of electricity transmission pylons which carry the power lines that come from underground through the Woodhead Tunnel.
- 1.3. Windle Edge Road leads southwest from the hamlet to the A628, which in turn gives access westwards towards Manchester and southeast to Sheffield. The site lies within the Dark Peak Yorkshire Fringe as depicted in the Authority's Landscape Character Assessment, which comprise upland areas that have largely been enclosed and where settlement is associated with industry as well as agriculture. Sloping land is often well wooded and it is this characteristic that defines the upland edge along the margin of the Dark Peak. Much of this land still retains a strong pastoral character despite the urban and, in some cases, industrial influences of the towns and villages. Dunford Bridge, whilst retaining the effects of past industrial activity, is now itself predominantly residential in nature.

2. Proposal

- 2.1. The application has been amended since submission and consequently the description of the development has changed in that the number of camper van pitches has reduced from 3 to 2 and the tent pitches increased from 4 to 12.
- 2.2. The main element of proposal is the change of use of part of the building from a former public house to a bed and breakfast guest house with 5 letting rooms and a 2 bed suite together with landlord/owner residential accommodation remaining on the top floor (2 bed flat).

- 2.3. The plans further propose a 1 ½ storey extension linked to the south east corner of the Stanhope Arms building to house a new café facility, together with the erection of a detached 3 bay garage block in the car park off the south west corner of the building.
- 2.4. Furthermore, in the former beer garden it is proposed to site 4 camping pods - 1 accessible camping pod and 3 standard pods, together with a stone and slate roofed stable block for up to 4 horses. The central garden area would also be used for tented camping with an indicative layout of 12 pitches.
- 2.5. The car park would be formally marked out to provide 20 spaces, 2 of which would be accessible spaces. The application also describes provision for two electric charging points and on the south side beside the garage it is proposed to site two spaces with hook ups for camper vans.

3. RECOMMENDATION:

That the application be APPROVED subject to the following conditions:

- 1. 3 year time limit for commencement of development.**
- 2. Development in respect of the camper van pitches shall be for a temporary period until the end of 2019.**
- 3. Specify approved amended plan numbers.**
- 4. 28 day maximum holiday occupancy restriction for all staying visitors.**
- 5. Specify minor building details – eaves, gutter, rain water goods, pointing and minor design details.**
- 6. Submit and agree sample walling panels and all external finishes including paint finishes for all new buildings. Render shown on amended plans to be omitted in favour of natural gritstone.**
- 7. Submit and agree full details of all new windows and doors.**
- 8. Restrict café opening hours to between 8 am and 6pm.**
- 9. Stable block use to be ancillary to Stanhope Arms and restricted to owners or staying visitors horses only.**
- 10. Submit and agree details of muck storage and disposal.**
- 11. Camping pods to be timber construction with no facilities other than lighting; Prior to their installation full details, including precise siting and external finish shall be submitted for written approval by the Authority.**
- 12. Car park to be laid out in accordance with submitted plan before any occupation of the site by staying visitors.**

13. **Submit and agree full details of an external landscaping scheme for the site and which contains specific measures to strengthen the existing planting between the car park and the adjacent residential dwelling.**
14. **Submit for agreement details of the disposal of all spoil/waste from the site.**
15. **Submit and agree details of safe cycle parking facilities.**
16. **Garage restricted to parking of the Stanhope Arms owners domestic vehicles only. Parking spaces retained for designated use throughout lifetime of development.**
17. **First floor of garage to be used solely for ancillary domestic purpose by the owners of the Stanhope Arms only.**
18. **Omit proposed alteration to window opening to bedroom 5 and the proposed balcony outside.**
19. **Submit and agree details of smaller conservation roof lights in the main roof.**
20. **Submit and agree full details of the café and B and B kitchen extract ventilation/odour filtration system.**
21. **Agree precise details of solar PV panels on café and garage.**
22. **Agree precise details of the means of disposal of sewage and business waste from the site.**
23. **Omit proposed timber cladding on rear of garage in favour of natural gritstone.**

4. Key Issues

- The principle of the premises use for each of the proposed developments/uses.
- The impact of the proposals upon the immediate landscape and the amenity of Dunford, with particular regard to the nearest dwelling adjacent the car park.
- Design, materials and landscaping

5. History

- 5.1. 1985 – 1997 - Various extensions approved to former public house.
- 5.2. 2005 – Public house use ceased
- 5.3. 2006 – 2014 - Numerous enquiries received regarding alternative uses
- 5.4. 2012/13 - The use of the premises by a London Theatrical Group for rehearsals with staying accommodation ceased around this time.

- 5.5. 2013-15 – The property was understood to have been vacant and for sale.
- 5.6. 2015 – Planning permission granted for conversion of the building to two open market dwellings Ref NP/B/0914/0988. Lapsed in February 2018.
- 5.7. 2016 – Current applicants purchase the property and engage with Planning Service regarding pre-application advice about future uses. Positive advice given in support of plans to use the premises as a guest house and develop a café and ancillary holiday uses subject to scale and the normal design, layout, landscape and amenity considerations.

6. Consultations

- 6.1. Highway Authority – No response at the time of writing the report
- 6.2. Dunford Parish Council – No response at the time of writing the report

7. Representations

- 7.1. At the time of drafting the report there were 34 letters in support, 10 objecting with 2 making general comments or concern. The representations also include those from the following organisations.
- 7.2. Dunford Parish Community Association - raise concerns over the size of development over the whole site.
- 7.3. Cycle Penistone CIC – Support
- 7.4. Friends of the Trans Pennine Trail – Support
- 7.5. Trans Pennine Trail Office - Support
- 7.6. All representations are available to read in full on the Authority's website.

8. Objectors' points

- Overdevelopment of the site / sprawl of new development over the site. In particular café could be incorporated into main building.
- Scale of garage excessive.
- Increased activity all week compared to just weekends now.
- Impact of unwanted traffic on local amenity.
- Noise and disturbance from camp site and camper vans
- Noise and extra traffic spoiling peace and tranquillity of Dunford.
- Adverse visual impact/blight upon landscape and local wildlife.
- Risk of fire particularly from camping cooking close to moorland.
- Camper vans unsightly and bring adverse impact on neighbour's amenity.
- Adverse impact of garage on adjacent house – *Officer Note: Garage now relocated further away.*
- Security concerns from traffic and visitors.
- Concern about heating proposals as these may negatively affect the environment as current log fires.

- Camp site will adversely affect landscape.
- Adverse impact of visitors cars coming into the site disturbing the neighbouring dwelling

9. Concerns/Suggestions

- Applicants should consider electric bike charging points.
- Signage
- Garage may be used for repair and sale of used vehicles
- Potential for light pollution
- Concern regarding horse trailers and boxes in the car park.
- Flood risk in the cellars.
- Review why there is no chemical toilet disposal point
- Several concerns over the accuracy of the descriptions in the design and access statement.
- Concern about opening hours and construction impacts
- Concerns about the structural viability of stable location
- Suggest conditions to agree appropriate site management and a fence to keep campers and waste off the adjacent agricultural land

10. Supporters' points

- Building and site ideally suited to this development.
- Proposal will bring The Stanhope Arms back to life and be a great asset.
- New venture will greatly benefit the area, tourism and locals.
- A positive step for the building and the Trans Pennine Trail
- The café will be a great benefit as nowhere currently to get food drink or toilet facilities
- The B and B and campsite will provide an opportunity for staying visitors.
- There are no other facilities of this type in the area.
- Proposals will revitalise the area, benefit local economy.
- Provide a focal point for all including horse riders.
- Applaud applicants intentions regarding working with many TPT partners to provide accessible camping pod and facilities in the main building

11. **Main Development Plan Policies**

11.1. National Planning Policy Framework

- 11.2. 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. A revised NPPF was published on 24 July 2018. 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 significant conflict between prevailing policies in the Development Plan and more recent Government guidance in the NPPF.

- 11.3. Paragraph 172 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.’
- 11.4. Paragraph 172 includes footnote 54, which notes that further guidance on how National Parks should be managed is provided in the English National Parks and Broads: UK Government Vision and Circular 2010 (the Vision and Circular).
- 11.5. Paragraph 83 states that planning decisions should enable the sustainable growth and expansion of all types of businesses in rural areas.
- 11.6. Core Strategy
- 11.7. 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). GPS1 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.
- 11.8. Policy GSP3 and policy LC4 set 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.
- 11.9. Policy DS1 sets out the development strategy for the National Park. DS1 C says that in the countryside (outside of the Natural Zone) recreation and tourism development is acceptable in principle as is the conversion or change of use of buildings for business uses.
- 11.10. 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.
- 11.11. Policy L2 states that development must conserve and enhance any sites, features or species of biodiversity importance and where appropriate their setting. Other than in exceptional circumstances development will not be permitted where it is likely to have an adverse impact on any sites, features or species of biodiversity importance or their setting that have statutory designation or are of international or national importance for their biodiversity.
- 11.12. LC20 is relevant for development that would impact upon trees.
- 11.13. Policy L3 states that development must conserve and where appropriate enhance or reveal the significance of archaeological, architectural, artistic or historic assets and

their settings, including statutory designations and other heritage assets of international, national, regional or local importance or special interest. Other than in exceptional circumstances development will not be permitted where it is likely to cause harm to the significance of any cultural heritage asset of archaeological, architectural, artistic or historic significance or its setting, including statutory designations or other heritage assets of international, national, regional or local importance or special interest.

11.14. Saved Local Plan Policy LC8 provides more detailed criteria to assess development proposing to convert existing buildings to new uses.

11.15. Policy RT1 states that proposals for recreation, environmental education and interpretation must conform to the following principles:

A. The National Park Authority will support facilities which enable recreation, environmental education and interpretation, which encourage understanding and enjoyment of the National Park, and are appropriate to the National Park's valued characteristics. Opportunities for access by sustainable means will be encouraged.

B. New provision must justify its location in relation to environmental capacity, scale and intensity of use or activity, and be informed by the Landscape Strategy. Where appropriate, development should be focused in or on the edge of settlements. In the open countryside, clear demonstration of need for such a location will be necessary.

C. Wherever possible, development must reuse existing traditional buildings of historic or vernacular merit, and should enhance any appropriate existing facilities. Where this is not possible, the construction of new buildings may be acceptable.

D. Development must not on its own, or cumulatively with other development and uses, prejudice or disadvantage peoples' enjoyment of other existing and appropriate recreation, environmental education or interpretation activities, including the informal quiet enjoyment of the National Park.

11.16 Policy RT2 states that 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.

11.17 Policy RT3 Camping and caravanning states that:

11.18 Proposals for caravan and camping sites must conform to the following principles:

A. Small touring camping and caravan sites and backpack camping sites will be permitted, particularly in areas where there are few existing sites, provided that they are well screened, have appropriate access to the road network, and do not adversely affect living conditions.

- B. Static caravans, chalets or lodges will not be permitted.
- 11.19 Policy CC1 states that development must make the most efficient and sustainable use of land, buildings and natural resources, taking into account the energy hierarchy and achieving the highest possible standards of carbon reductions and water efficiency.
- 11.20 Policy E2 states that proposals for business development in the countryside must take account of the following principles:
- A. Businesses should be located in existing traditional buildings of historic or vernacular merit in smaller settlements, on farmsteads, and in groups of buildings in sustainable locations. However where no suitable traditional building exists, the reuse of modern buildings may be acceptable provided that there is no scope for further enhancement through a more appropriate replacement building.
 - B. On farmsteads, or groups of estate buildings, small scale business development will be permitted provided that it supports an existing agricultural or other primary business responsible for estate or land management. The primary business must retain ownership and control of the site and building, to ensure that income will be returned to appropriate management of the landscape.
 - C. Business use in an isolated existing or new building in the open countryside will not be permitted.
 - D. Proposals to accommodate growth and intensification of existing businesses will be considered carefully in terms of their impact on the appearance and character of landscapes.
- 11.21 Policy T6 A. and policy LT20 state that the Rights of Way network will be safeguarded from development, and wherever appropriate enhanced to improve connectivity, accessibility and access to transport interchanges. This may include facilitating attractive safe pedestrian and cycle routes between new residential or industrial developments and the centre of settlements. Where a development proposal affects a Right of Way, every effort will be made to accommodate the definitive route or provide an equally good or better alternative.
- 11.22 Policy T7 is relevant for minimising the adverse impact of motor vehicles and managing the demand for car and coach parks and states. T7 C. says that 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 will be made available for public use.
- 11.23 Policy LT10 states that in new development parking must be of a very limited nature or accompanied by on-street waiting restrictions, especially in areas served by good public transport.
- 11.24 Emerging Development Management Policy DMT5 is also relevant for business parking and says that new or enlarged car parks will not be permitted unless a clear

demonstrable need can be shown. Parking provision should be of a limited nature whilst being appropriate to the size of the development and taking account of its location and the visual impact of parking. The relevant parking standard for the proposed café use is 1 space for 4m² dining area plus 1 space for disabled users per 25 spaces.

- 11.25 Policy LT17 states that the provision of secure cycle parking will be encouraged at recreational attractions. New development will be required to provide secure cycle parking.
- 11.26 Policy LT18 says that the provision of safe access is a prerequisite of any development in the National Park.
- 11.27 Saved Local Plan Policy allows for facilities for the keeping and riding of horses provided these do not detract from the landscape or valued characteristics of the area and are located adjacent existing buildings as well as not cause a nuisance to local residents landowners or farmers by noise, smell or other impact.
- 11.28 Relevant Core Strategy (CS) policies: GSP1, GSP3, DS1, L1, L2, L3, RT1, RT2, RT3, CC1, E2, T6 and T7.
- 11.29 Relevant Local Plan (LP) policies: LC4, LC8, LC20, LR5, LR6, LR7, LT10, LT14, LT20.

12 Assessment

- 12.1. Principle of proposed development
- 12.2. This application consists of several related elements designed by the applicants to develop a viable and sustainable business use at The Stanhope Arms as well as providing some ancillary domestic facilities in the garage block for the owners/occupiers of the site. The main element is the change of use of the main building from a public house which is an A4 use into a Class C1 guest house together with an extension to provide a new A3 café facility on the site.
- 12.3. In addition a small 12 tent camp site and four camping pods are proposed along with a stable facility for visitors with horses, two camper van pitches, as well as a detached garage building for the site owners.
- 12.4. The application site is located within the small settlement of Dunford Bridge adjacent to the Trans Pennine Trail which is a nationally recognised trail well used by members of the public. Dunford Bridge is not a named settlement in Core strategy policy DS1 and whilst the Stanhope Arms is located in the village, it is nevertheless treated as being within the open countryside for planning policy application purposes.
- 12.5. The Stanhope Arms is large traditional building of some architectural and heritage merit from its connection to the former railway and wider area. Although not of listable quality it is nevertheless considered to be a non-designated heritage asset. It benefits from a large car park and extensive gardens from its former use as a public house which also provided staying B and B accommodation with 5 letting rooms. That use ceased around 15 years ago and the Authority reluctantly had to accept the public house use was lost in allowing the principle of the change to another use with

the planning permission for the redevelopment of the site into two market dwellings. That consent has only just lapsed and in the absence of any significant change in circumstances it is still a potential fall-back position that carries some weight as a material planning consideration.

- 12.6. The proposed change of use of the premises to a guest house is a closely related use to its original purpose and requires few external changes alongside much needed repairs and refurbishment; principally in the form of new window frames and doors. The building and indeed the whole site has been showing increasing signs of disrepair and neglect before the current owners acquired the property. The proposed use would therefore give the building a viable and beneficial use consistent with the conservation of the building itself as a non-designated heritage asset and also provide for the restoration of the curtilage and extensive gardens to benefit the wider landscape. As a building of some vernacular merit the proposed reuse as a guest house would in principle accord with adopted economic and tourism policies RT1, RT2 and E2 in the Development Plan.
- 12.7. The proposed new build café by way of an extension to the existing building is intended to provide an additional offer for visitors and users of the TPT and is a key part of the applicants plans to develop a viable business at the Stanhope Arms. There are currently no facilities whatsoever at Dunford Bridge for trail users other than a basic car park. Although a new facility, the café would be operated in association with guest house and tap into the latent need arising from the well-established recreation activities associated with the use of the TPT and the wider locality. The site is located on the edge of the village and being formed by way of an extension of an existing traditional building the proposed café would also accord with Policies RT1 and E2. It would therefore be acceptable in principle subject to the normal design, landscape and amenity considerations (policy LC4) which are discussed in more detail below.
- 12.8. In respect of the camp site pitches in the garden and the camper van pitches in the car park, Policy RT3 allows for the principle of such development provided such sites are small, well screened, have appropriate access and do not affect the living conditions of nearby properties. The amended plans now show a layout of 12 tent spaces and 4 pods in the garden east of the main building and 2 camper van spaces on the south side of the car park. This would represent a small scale site envisaged by policy and therefore accords with the principle of RT3A. In respect of the camping pods these are essentially small timber tents but being semi-permanent, in policy terms are more akin to small static caravans. Static caravans and chalets are not permitted by policy RT3B. The preamble to policy RT3 does however set out that it envisages that small timber structures such as pods in this case may be acceptable on an exceptional basis where they are in locations that are not intrusive in the landscape. The principle therefore rests on the acceptability of their landscape impact, and in this case the proposed siting in between existing trees is considered to be acceptable.
- 12.9. The final aspects of the proposal are i) the domestic garaging/ancillary accommodation block for the owners which is acceptable in principle provided it is restricted to ancillary domestic uses and ii) the proposed stable block which is intended for accommodation of recreational staying visitors wishing to accommodate their horses as well as any of the site owner. There are no objections in principle to such a building which would be acceptable under policies DS1, RT1 and LR7 subject to design, layout landscaping and amenity considerations.

13 Detailed considerations

13.1. The proposed guest house

13.2. The Stanhope Arms is considered to be a non-designated heritage asset and is in clear need of a viable and sustainable use to conserve and enhance its historical and architectural interest which is associated with the former railway line and wider local area.

13.3. The introduction of the guest house use would be an appropriate and viable use for the Stanhope Arms and as such is welcomed. The guest house would be a preferable and much more appropriate way to secure the long term conservation of the building than the recently lapsed scheme for its conversion to two large market homes. It would bring benefits to the local economy and meet the needs of staying visitors with the café providing a much needed facility for many users of the TPT and wider area.

13.4. The guest house would provide 5 en-suite rooms at first floor with a separate annexe that could be used either as a self-contained suite or as part of the overall letting B and B accommodation. The ground floor would provide lounge kitchen, bar and dining space along with service areas. The loft/second floor space would be the owner accommodation and comprise a 2 bed apartment. The accommodation would be similar to the previous scale when it operated as pub, however the overall level of use of the building would be far less given the absence of a public bar.

13.5. Few alterations to the building are proposed to secure the guest house use and are mainly confined to the rear elevation where a later prefabricated garage would be demolished along with a small cold store. Existing flat roofed extensions at the rear would be partly disguised by new half pitched roofs. These would enhance their appearance while still retaining the current metal fire escape route from the first and second floor onto the screened flat roofed areas. The new roofs, which would also have modest sized roof lights inserted, would be clad in natural slate to match the existing roof and are considered to be acceptable in form and scale. Screened bin storage facilities would also be provided to the rear of the building.

13.6. A new small area of flat roof is proposed on the rear elevation to create a small balcony in front of an existing window opening which would be lowered to form a Juliet balcony style opening/balcony. This would remove a small lean to roof and alter an original window opening and frame which are a surviving part of the original and valued character of the building. Following discussions with the applicants over the officer's concerns, a condition is suggested omitting this from the proposal to conserve the existing valued detail.

13.7. The application forms state the existing windows and doors are to be repaired as necessary, or replaced with timber windows to match existing. New windows and doors are stated as being high performance, aluminium and double glazed. Since submission the applicants have discussed the design of new window frames and doors with officers as many of the windows/doors in the building are not original. More research is required on the appropriate pattern and therefore no final design has yet been agreed. It is therefore considered that a condition would be appropriate requiring these details to be agreed. The applicants have also raised the possibility of using a high quality uPVC window frames in the building due to long term maintenance issues. Whilst timber windows are preferred, the condition would also allow this option to be explored further with officers given the improved windows available now in other materials and the fact that the building is neither listed nor in a Conservation Area.

13.8. New roof lights are also proposed in the main roof to replace some that are existing. Although in principle there are no objections to the roof lights their scale as shown on the amended plans remains excessive for the size of the roof and therefore a condition is required in any approval to agree a smaller, more appropriately proportioned conservation roof light design better suited to the building.

13.9 Subject to the above conditions covering detailed design issues, officers are satisfied that the proposed conversion to a guest house would conserve the valued character and appearance of the building and is therefore acceptable.

14 The café extension

14.1. In respect of the café amended plans show this would be a 1 and ½ storey extension built in natural stone under a natural slate roof. It would have a rectangular plan form (16.6m x 19.6m) and a low 3m eaves height. It would sit at the rear of the site off the south east corner of the Stanhope Arms and be linked to it via a single storey stone and glazed link housing the access lobby, accessible toilets and camping laundry room. The café extension would house a café on the ground floor with additional tables on the first floor in the loft space. The ground floor would also accommodate the café kitchen, servery and some tables as well as space for camping showers/toilets which would be accessed from the rear. Plans indicate up to 80 covers with 9 tables of four on the ground floor and 11 at first floor. Plans also show a further 5 tables outside under the gable overhang.

14.2. The café building would have a fairly plain public elevation facing toward the trail which would be punctuated by a series of five glazed patio door style openings. Conditions would be required in any approval to agree precise frame details and recess as well as to achieve appropriate stone lintel detailing to these openings and others around the café to match the main building. The roof would have two patent glazed ridge lights and be fitted with solar panels across the south facing roof slope.

14.3. The key feature of the café building design is an open gable detail with overhanging roof which would provide a covered outdoor seating area at both ground and first floor. The treatment to the recessed gable elevation is shown to be largely timber vertical boarding at ground level around window/door openings but at first floor the gable is a fully glazed timber frame. This contemporary design treatment for the gable end allows for a simpler detail with fewer openings on the rest of the building and would not be prominent from the main public views of the site. Whilst it is a large extension, it would nevertheless still be subservient to the much larger main Stanhope Arms building and would reflect the local building tradition in its use of materials. In this context the design, subject to minor details and control over precise finishes is considered to be acceptable.

14.4. The amended plans initially showed the use of render for the rear elevation to save costs however this would be seen as an incongruous and inappropriate material in views of the site down the hill from Windle Edge road and it is therefore considered that the whole of the building (other than the gable end under the canopy) should be stone clad. A condition to that effect is therefore suggested for the avoidance of doubt although final amended plans are expected for the meeting.

15 The camp site and camping pods

15.1. These would be sited in the former beer garden which is well screened from the village and well away from the nearest residential property. The land rises to the south and so

whilst there would be glimpsed views, these would be fleeting. The site would not therefore be prominent or intrusive in the wider landscape and being well screened by trees and landform and is considered acceptable in terms of the impact upon the wider landscape. Although the application plans show 12 tented spaces, local authority site licensing would be likely to reduce the total number due to fire separation distances, however 12 tents and 4 pods are still considered to be an appropriately small scale business use for the site.

- 15.2 The camping pods themselves are indicated to be sited amongst the mature trees at the eastern end of the site and so would replicate the semi-wooded setting where recent schemes, such as at the Authority's own North Lees camp site, have demonstrated that small numbers of such timber camping pods can be accepted without harm.
- 15.3. The camping/pods scheme would also provide further choice for the staying visitor and provide a much needed facility in the area, as well as boost the viability and resilience of the proposed business use on the site to maintain and enhance the Stanhope Arms and its curtilage. In the absence of any landscape harm or amenity concerns the proposal is considered to accord with adopted recreation and tourism policies and is therefore acceptable subject to controls over the final design of three pods to ensure they remain simple timber tents of a small scale appropriate to the setting. The accessible pod would be slightly larger but all should be two person units to be accommodated satisfactorily on this site. Subject to those conditions the siting of the pods is considered acceptable.

16 The stable block

- 16.1 This would be a typical stone and slate roofed stable block of modest scale with timber front facing away from the public elevation into the site. It would allow trail users to stable horses during an overnight stay and provide a further resource for horse riders on the TPT. The siting is relatively discreet and well away from the nearest nearby residential dwellings in the village. Subject to minor design details and control over the means of muck storage and disposal, the stable would be acceptable. It should also be noted from the planning history that permission did exist for a similar sized stable building on the garden area which was never implemented.

17 The garage block

- 17.1. This would be a stone and slate roofed building for the site owners own use and provide three garage spaces and an open car port with ancillary domestic accommodation above in the loft. The roof would also house more solar PV panels on the rear south facing roof slope along with two roof lights to light the first floor space. An external stone staircase would give access to the first floor domestic space. There would be further light provided to the first floor space by the glazed access door and window opening on the opposite gable end, the upper section of which would be timber clad being over the open car port below. The rear of the garage is shown on amended plans being all timber clad which would not be an appropriate material and therefore a condition is suggested to secure the use of stone for the rear. A further a condition would be required to ensure the use remains available to its stated purpose as ancillary domestic use to the site owners.

18 Highway safety and amenity

- 18.1. It is anticipated that most day visitors would arrive from the trail on foot, bike and to a lesser extent, on horse up the access that leads directly into the site from the TPT. A number will have parked in the Dunford TPT car park. The existing car park at the Stanhope is not marked out at present and the application shows it being marked to provide 20 spaces, two of which would be accessible with a further accessible space in front of the café. The Stanhope spaces would obviously be used by visitors staying on the site or passing trade coming to the café.
- 18.2. The intention of the application in respect of the café is to provide a facility primarily for visitors already using the trail. Staying visitors on the site would also make use of the facilities and the presence of a café would also attract additional visitors to the site itself as well as to the trail once facilities were available. It is therefore considered that the proposed development would result in additional trips to the site by visitors and additional use of the TPT, its car park and the Stanhope car park. Quantifying the likely level of increased use and whether the existing car parking is sufficient is difficult. No response has been received from the Highway Authority as to their views on the parking and traffic implications of the plans at the time of writing the report.
- 18.3. A simple calculation of the ratio of spaces to uses on site of would however indicate that after say 7 spaces are taken by the B and B guests it would leave 14 for café visitor turnover and those camping on site. The scale of the café would normally require 25 spaces plus 1 fully accessible space so would indicate a shortfall. On balance, officers consider that there would be sufficient parking bearing in mind the nearby trail car park and the number of likely non-car borne visitors from the trail. However, in the light of experience the car park could be reconfigured to create further spaces given its size and previous capacity as a public house car park.
- 18.4. The café would be located is some distance from the nearest noise sensitive dwelling and on the far side of the Stanhope Arms building where the tented camping and camping pods would also be located. Therefore, subject to suitable extract provision, there are no concerns that any additional noise and disturbance from cooking, fan extracts or visitors within and around the proposed café would harm the amenity or privacy of the nearest residential dwelling situated to the west of the car park.
- 18.5. There were some concerns with the initial siting of the garage building immediately next to the neighbours rear garden appearing overbearing upon the garden and outlook of the adjacent dwelling. This has resulted in the garage building being moved away and located close to the main Stanhope Arms building some distance away from the neighbour such that those concerns are considered to have been overcome.
- 18.6. There are also objections from the immediate neighbours by the car park entrance over the presence of the camper van pitches in the car park in terms of potential noise and disturbance. Whilst it is considered that the intervening distance coupled with the existing planted boundary, which is proposed to be strengthened, will be sufficient to prevent any loss of amenity, officers consider it would be prudent, on balance, to initially restrict the consent for the camper van pitches on a temporary basis only until the end of 2019 in order to properly assess the impact on the neighbour following actual evidence of use over a full season and a half.

19 Environmental Management

19.1 Whilst the refurbishment and change of use of the main building will have to meet the building regulations for the conservation of heat power and water the opportunity to introduce renewable forms of energy into the scheme has been taken by utilising the south facing slope of the new café extension for solar PV cells. Subject to condition agreeing the precise details of the panels there are no objections to the scheme on these grounds.

20 Conclusion

20.1. The proposed development offers considerable scope for the enhancement of the Stanhope Arms through the introduction of the guest house use and café extension which together with the camping pods tents and camper van pitches would combine to create a viable and sustainable business use to secure the long term future of the site and boost the local rural economy. At the same time the plans would provide much needed facilities for visitors to the area and users of the trail, particularly those in need of accessible facilities in an area where no such facilities exist.

20.2. The principle of the reuse is in accordance with adopted recreation, tourism and business policies for the countryside and there are no objections to the detailed design, layout or landscaping of the site subject to the imposition of the conditions specified in the report. Furthermore there is adequate parking available on the site and a suitable access from the highway.

20.3. Whilst it is acknowledged that the proposals will bring more traffic and activity to the site, this is commensurate with its former use as a public house and would not harm the amenity of the area or the interests of adjacent residents.

20.4. In summary, the proposals are considered to be in accordance with adopted policies in the development plans which are consistent with the NPPF. Furthermore, in the absence of any objections on design, landscape, amenity or traffic grounds the proposals are recommended for approval subject to the condition set out above.

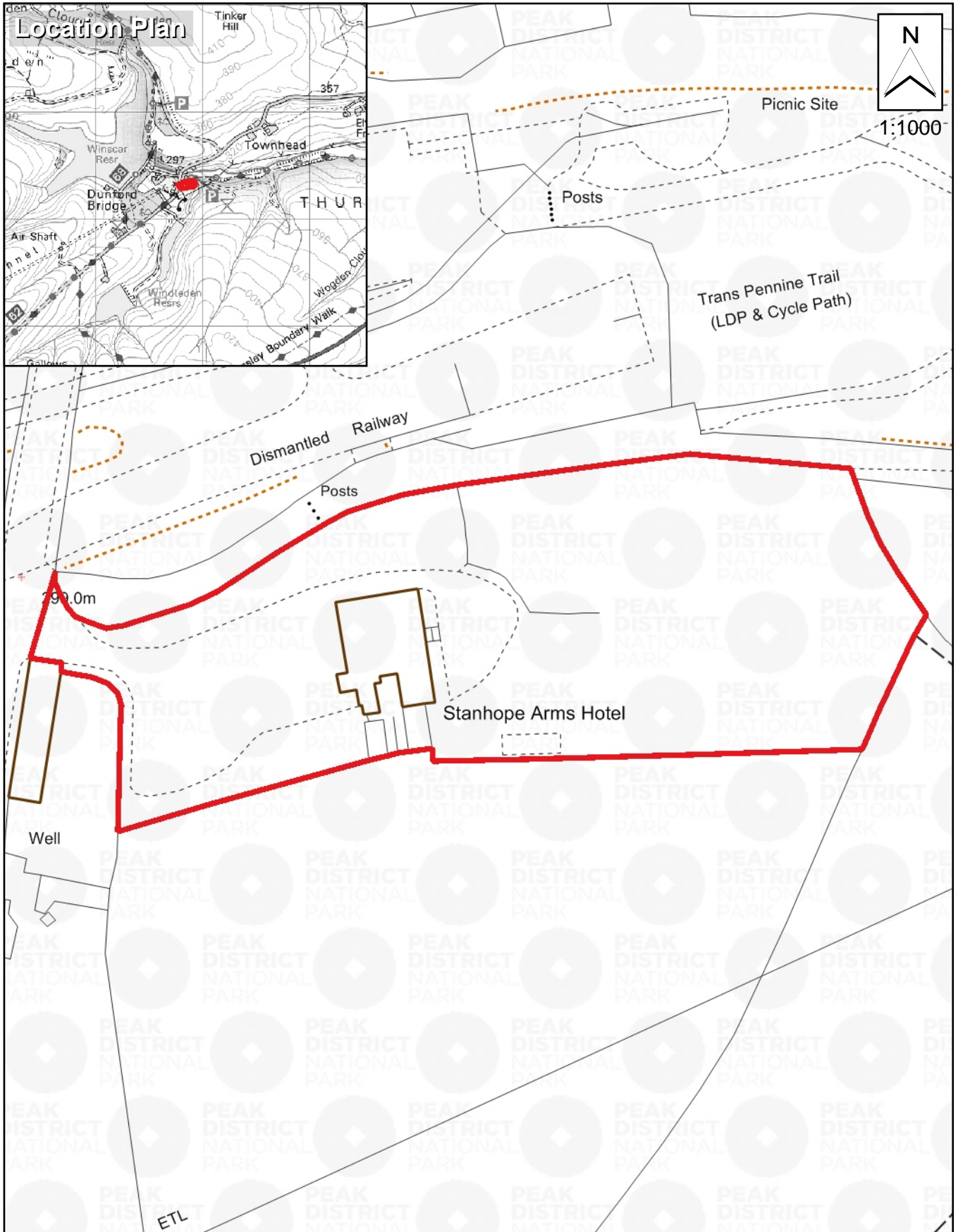
21 Human Rights

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


21.2. List of Background Papers (not previously published)

21.3 Report Author: John Keeley, Planning Manager North Area

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Committee Date:	10th August 2018	Title: Stanhope Arms, Dunford Bridge	 PEAK DISTRICT NATIONAL PARK
Item Number:	Item 7		
Application No:	NP/B/0318/0195		
Grid Reference:	415828, 402320		

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8. FULL APPLICATION - FULL APPLICATION – SINGLE STOREY AND TWO STOREY EXTENSION TO EXISTING CARE HOME AND POLYTUNNELS AND STORAGE SHED AT THE LODGE, MANCHESTER ROAD, HOLLOW MEADOWS (NP/DDD/0518/0432, P.7130, 425648 / 387941, 07/06/2018/ AM)

APPLICANT: MOORVILLE RESIDENTIAL

1. Proposal

- 1.1 The erection of a two storey and single storey extension to the existing care home and the erection of two polytunnels and shed on land to the west of the care home.
- 1.2 The two storey extension would project from the rear of the original building between two existing elements on this elevation. The extension would have a pitched roof and would be built from materials and windows to match the main building. This extension would provide space for a hydro spa at ground floor and a larger bedroom at first floor.
- 1.3 The single storey extension would extend to the west from the recently approved extension. This extension would have a pitched roof and would be built from materials to match the main building and extension. This extension would provide for a bedroom with part of the approved extension being re-configured to provide space for a sensory room.
- 1.4 The northern part of the field to the west of the care home is included within the red-edged site area and the plans show that two polytunnels and a storage shed would be erected within part of the field.
- 1.5 Each polytunnel would be 4.88m wide by 7.32m long and with an overall height of 2.54m. The polytunnels would be formed by metal hoops with sheeting and with timber sliding doors to provide access.
- 1.6 The proposed shed would be timber 3.05m wide by 6.1m long and with an overall height of 2.58m. There would be windows in the side elevations and doors to provide access in the front elevation. The shed would be used for the storage of gardening implements.

2. Site and Surroundings

- 2.1 The Lodge is located to the north of the A57 at Hollow Meadows. The property is a former dwelling now converted to a residential care home which was granted planning permission last year and more recently granted planning permission for extensions (see planning history section of the report). The property was originally associated with the old Hollow Meadows hospital located immediately to the east (now converted to housing).
- 2.2 The building is two storey and constructed in natural gritstone under a blue slate roof. The Lodge is set well back from the A57 and is accessed by a private driveway. The nearest neighbouring properties are the dwellings located in the former hospital to the east.

3. RECOMMENDATION:

That the application be REFUSED for the following reason:

1. **It is considered that by virtue of its form, design and siting that the proposed development would harm the character and appearance of the existing building, its setting and the wider landscape contrary to Core Strategy policies GSP1, GSP2, GS3, DS1, L1, HC4 and E2, saved Local Plan policies LC4 and LE4 the Authority's adopted design guidance and the National Planning Policy Framework.**

4. Key Issues

The design and scale of the proposed extension and the impact upon the character, appearance and amenity of the existing building, its setting and that of neighbouring properties.

5. History

1987: Planning permission granted for extension.

2007: Planning permission refused for two storey rear extension.

2011: Planning permission granted for conversion of garage to gym and granny flat.

2015: Planning permission granted for first floor extension over existing kitchen.

2017: Planning permission granted for change of use to care home for adults with autism and learning difficulties and retention of access.

2018: Planning permission granted for extension to care home.

6. Consultations

Highway Authority – No response to date.

District Council – No response to date.

Parish Council – No objections.

7. Representations

7.1 A total of nine representations have been received to date. Six representations support the proposed development and three representations object to the development. Four of the representations in support of the application are in the form of a questionnaire completed by residents at the site and state support for the building of the proposed facilities.

7.2 The material planning reasons given for support or objection are summarised below. The letters can be read in full on the website.

Support

- The proposals will enhance facilities and opportunities for enabling meaningful experience for individuals on site in a safe and manageable environment.

Object

- Proposed two storey extension will potentially increase activity in the courtyard area which is in close proximity to neighbouring gardens.
- Concern over potential future uses of proposed garden store.
- Proposed polytunnels will have an adverse visual impact.
- Proposed polytunnels will increase green waste from the site and harm the amenity of neighbouring properties.

8. Main Policies

Relevant Core Strategy policies: GSP1, GSP2, GSP3, DS1, E2, L1 and T2

Relevant Local Plan policies: LC4, LE4, LT10 and LT18

National Planning Policy Framework

- 8.1 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. A revised NPPF was published on 24 July 2018. 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 significant conflict between prevailing policies in the Development Plan and more recent Government guidance in the NPPF.
- 8.2 Paragraph 172 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.'
- 8.3 Paragraph 172 includes footnote 54, which notes that further guidance on how National Parks should be managed is provided in the English National Parks and Broads: UK Government Vision and Circular 2010 (the Vision and Circular).
- 8.4 Paragraph 83 states that planning decisions should enable the sustainable growth and expansion of all types of businesses in rural areas.
- 8.5 Chapter 12 of the revised NPPF, "Achieving well-designed places", sets out the Government's policy on design: "*The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities*".
- 8.6 Paragraph 130 states: "*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, taking into account any local design standards or style guides in plans or supplementary planning documents”.

Development Plan policies

- 8.7 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). GPS1 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.
- 8.8 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.
- 8.9 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.
- 8.10 There is no specific relevant policy within the Authority’s Development Plan covering care homes generally or for adults with autism and learning difficulties. Policy HC4 enables the provision of community services but these are encouraged within sustainable locations within settlements, elsewhere proposals to provide community facilities or services involving change of use of traditional buildings or replacement buildings achieving enhancement will be encouraged.

9. Assessment

Principle

- 9.1 The use of the site as a care home was granted by the Authority last year and planning permission was granted earlier this year for substantial extensions with the approved scheme allowing for a maximum occupancy of 10 persons in care within the main building and in the detached annex at the rear.
- 9.2 This application proposes further extensions to the existing care home along with the erection of two polytunnels and a storage shed in the field to the west. The Authority’s development plan does allow for extensions to existing buildings in principle. Policy HC4 does not refer specifically to extensions to existing community facilities in the open countryside but HC4. B indicates that community facilities should involve the change of use of traditional buildings or a replacement of an existing building where there is enhancement. Policy E2 and LE4 together say that the expansion of existing businesses will be carefully considered in terms of landscape impact and should be a modest scale in relation to existing activity and/or buildings.
- 9.3 Therefore it is considered that relevant policies do offer support in principle an extension to the existing care home provided that the design, scale and landscape impact was acceptable and that the development was acceptable in all other respects.

Design and Landscape Impact

- 9.4 This application proposes further extensions to the care home over and above those approved by the Authority earlier this year. The design of the approved extension is unchanged by this proposal.
- 9.5 Officers do have concerns about the design and location of the proposed single storey side extension and the proposed polytunnels and storage shed and these have been raised with the applicant during the course of the application.
- 9.6 The proposed single storey side extension would extend off the recently approved extension and further westwards away from the original building. When read as a whole with the approved extension would have a comparable footprint to the original building and visually from the front elevation would be wider than the original building and therefore a more dominant element. Furthermore the gable width of the extension would be wider than the main gable of the original building and approved extension and consequently would have a taller roof.
- 9.7 The single storey side extension would result in the approved extension becoming more dominant than the original building and the width of the gable and consequent taller roof of the extension would not harmonise with the original building or the extension. The design and siting of the single storey extension is therefore considered to be contrary to the Authority's adopted design guide.
- 9.8 The proposed two storey extension would be located to the rear of the original building between two existing extensions and would be sub-ordinate to it in scale and height and therefore would not be a dominant addition. The design and form of this element would also reflect the existing rear gables. Officers therefore have no objections in principle to this element of the design but would recommend that the rear wall of the extension is inset from the adjacent extension to give some visual articulation.
- 9.9 The proposed polytunnels and storage shed would be sited on part of the field to the west of the care home rather than within its curtilage. Officers have strong concerns that siting these buildings within the field would result in an adverse visual and landscape impact by their use of non-traditional materials and because the buildings would encroaching into the open field where the structures would be visible from the highway and the surrounding landscape.
- 9.10 Officers therefore consider that the proposed single storey extension would not be in accordance with the Authority's adopted design guidance and would result in the extensions as a whole having a greater and more dominant impact upon the original building. The proposed polytunnels and storage shed would be located in the open field and would therefore encroach into the countryside. The proposed development would therefore harm the character and appearance of the building, the site and its setting in the wider landscape contrary to policies GSP3, L1, HC4, E2, LC4 and LE4.

Amenity and Highway Safety

- 9.11 The proposed extensions would not result in any increase in the permitted number of residents at the property. There is ample parking space to accommodate the proposed development and it is considered that the proposal would not result in any substantial increase in activity, traffic or other issues such as waste over and above the existing.
- 9.12 Given the position of the proposed extensions to the north and west of the lodge and away from neighbouring properties which lie to the east and the intervening distances, there are no concerns that the extension would lead to any loss of privacy or amenity to neighbouring

properties. Officers note the concerns raised about the potential future intentions of the applicant in regard to the polytunnels and storage shed, however the application must be determined on its own merits.

9.13 Therefore it is considered that the proposed development would not harm the amenity, privacy or security of neighbouring properties or harm highway safety.

Other Considerations

9.14 A number of representations have been received which emphasise that the proposed facilities will improve opportunities and experiences for individuals on site. Officers are sensitive to these points and recognise the importance of the accommodation provided by the applicant for residents and for people with autism who would benefit from the opportunity to live independently with care. Therefore approving the application would provide a public benefit of enhancing the existing accommodation at the site.

9.15 The Authority's policies do allow in principle for extensions to the existing building and in principle Officers welcome proposals to improve the accommodation provided at the lodge. However, significant concerns in regard to the design and landscape impact of the proposal remain.

9.16 Policy GSP1 makes clear that where there is conflict between the Authority's statutory purposes that the conservation and enhancement of the National Park will be given priority. In this case Officers have discussed the proposals with the applicant and have recommended potential amendments to the proposed extensions along with re-siting the proposed polytunnels and storage shed to the rear of the existing care home.

9.17 Therefore, while the potential benefits of allowing the scheme are understood and recognised it is considered that these benefits can be provided in a different way which is in accordance with the Authority's design and conservation policies. The National Park has the highest level of landscape protection, and the Authority's policies in relation to design and conservation cannot be put aside because the use has benefits in other respects, particularly where these benefits could be realised in a scheme which would not be detrimental to the National Park.

10. Conclusion

10.1 It is therefore concluded that the proposed extensions by virtue of its form and design would harm the character and appearance of the existing building and that by virtue of their design and siting the proposed polytunnels would harm the setting of the building and the wider landscape contrary to relevant development plan policies and adopted design guidance.

10.2 Officers recognise the benefits of the accommodation and care provided on site to occupants and the wider community and in principle welcome development to enhance this accommodation and the National Park.

10.3 However these benefits are not considered to outweigh or override the conflict identified with the Authority's conservation policies and in the absence of further material considerations it is therefore concluded that the proposed development is contrary to the development plan. The application is therefore recommended for refusal.

11. Human Rights

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

List of Background Papers (not previously published)

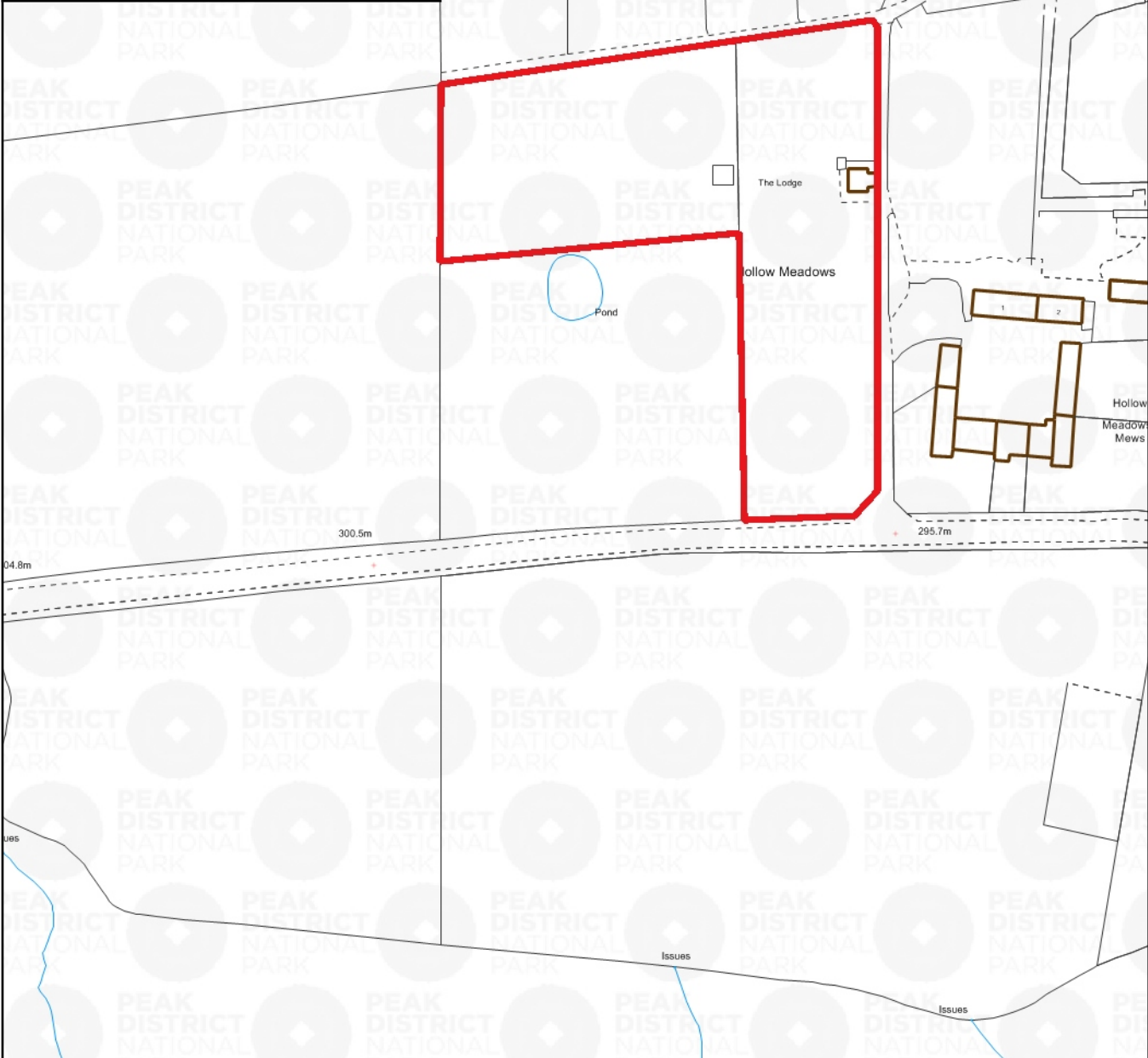
Nil

Report Author: Adam Maxwell, Senior Planner


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Committee Date:	12th August 2018	Title: The Lodge, Manchester Road, Hollow Meadows	 PEAK DISTRICT NATIONAL PARK
Item Number:	Item 8		
Application No:	NP/S/0518/0432		
Grid Reference:	425648, 387941		

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9. FULL APPLICATION: AGRICULTURAL WORKERS DWELLING AT MORRIDGE TOP FARM, BLAKELOW ROAD, ONECOTE (NP/SM/0717/0741, P3414, TS)

APPLICANT: SJ & SP HARPER

Site and Surroundings

1. Morridge Top Farm is situated in an isolated, upland location just to the east of the high ridge known as Morridge, which forms the south western boundary of the National park. The application site is comprised within a group of farm buildings that form part of holding that has expanded incrementally since 2004 when permission was first granted for a new access track to the application site and a farm building on what was previously a bare field site.
2. There is currently a static caravan on the site that was previously granted planning consent for a temporary period of three years. The applicants and their family live in the static caravan.
3. The farm comprises of the existing buildings and about 10 acres of land surrounding them. The site is within the Natural Zone. The surrounding area is predominantly characterised by open countryside and agricultural land. The nearest neighbouring properties are Moorside Farm, approximately 300 metres to the north east, Birdsgrove Farm approximately 300 metres to the north and Hopping Head, approximately 320 metres to the north west.

Proposal

4. The application is seeking full planning permission for an agricultural workers dwelling. The proposed dwelling would be to provide a permanent on-site dwelling in order to replace the temporary accommodation that has been provided by the existing static caravan.
5. The proposed dwelling would be sited just to the south of the existing farm buildings next to the existing farm access track. The dwelling would be a bungalow with first floor accommodation set within the roof space.

RECOMMENDATION:

That the application be REFUSED for the following reason:

The scale of the farm business does not generate the need for a permanent full-time employee and as such there is not an established existing functional need for a permanent agricultural workers dwelling. The construction of a new dwelling in this isolated location in the open countryside, within the Natural Zone, is therefore not justified and is contrary to policies HC1 and HC2 of the Core Strategy, Policy LC12 of the Local Plan and the guidance contained within the National Planning Policy Framework.

Key Issues

6. Whether development within the Natural Zone would be acceptable
7. Whether there is an established functional need for a permanent farm workers dwelling
8. The impact of the development on the landscape character and special qualities of the National Park.

9. Whether the proposals are acceptable in planning terms with regard to ecology; highway issues and impact on amenity of local residents.

Relevant Planning History

10. The following planning history is considered to be the most relevant to the current application:

2004	Planning permission granted for erection of agricultural building for storage and livestock housing and construction of track
2011	An application for a temporary agricultural workers dwelling (static caravan) was refused due to lack of evidence of a functional need.
2013	Planning permission granted for extension and erection of agricultural buildings for livestock accommodation and covered manure storage
2014	Temporary planning permission granted for siting of caravan as an agricultural workers dwelling for a temporary period of 3 years.

Consultations

Consultees

11. County Council (Highway Authority) – no comments received
12. Onecote Parish Council – Object to the application on the following grounds:
- National and local planning and conservation policies have a presumption against new building in open countryside where no dwellings exist.
 - Allowing the proposed development would set a precedent for similar development in the surrounding area.
 - Whilst the Parish Council applauds Mr and Mrs Harper's hard work and determination to succeed, it does not feel that the current business case for a permanent dwelling has been demonstrated given that the permanent land holding has not increased since the previous application.

Representations

13. None received

Policies

14. National Park designation is the highest level of landscape designation in the UK. The Environment Act 1995 sets out two statutory purposes for national parks in England and Wales:
- Conserve and enhance the natural beauty, wildlife and cultural heritage
 - Promote opportunities for the understanding and enjoyment of the special qualities of national parks by the public
15. When national parks carry out these purposes they also have the duty to seek to foster the economic and social well-being of local communities within the national parks.

National Planning Policy Framework

16. 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. A revised NPPF was published on 24 July 2018. 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 significant conflict between prevailing policies in the Development Plan and more recent Government guidance in the NPPF.
17. Paragraph 172 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.'
18. Paragraph 77 states that in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs.
19. Paragraph 79 states that planning policies and decisions should avoid the development of isolated homes in the countryside unless particular circumstances apply, including when there is an essential need for a rural workers, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside.
20. Paragraph 172 includes footnote 54, which notes that further guidance on how National Parks should be managed is provided in the English National Parks and Broads: UK Government Vision and Circular 2010 (the Vision and Circular). In paragraph 78 of the Vision and Circular, the government recognises that National Parks are not suitable locations for unrestricted housing. This is consistent with the Authority's own housing policies, which focus on meeting affordable housing needs within the National Park, as detailed below.
21. Paragraph 78 states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.
22. Paragraph 83 states that planning decisions should enable the sustainable growth and expansion of all types of businesses in rural areas.

Development Plan

Core Strategy

23. Policy GSP1 seeks to secure National Park purposes and GSP2 builds upon this by stating that opportunities should be taken to enhance the valued characteristics of the National Park and, (in part D) specific opportunities should be taken to remove undesirable features or buildings. This is expanded in policy L1 which relates directly to enhancement of landscape character, L2 to sites of biodiversity and geodiversity importance and policy L3 relating to the conservation and enhancement of features of archaeological, architectural, artistic or historic significance.

24. Policy GSP3 refers to development management principles. Relevant criteria listed in this policy relate to appropriate scale of development in relation to the character and appearance of the National Park, impact on access and traffic, and impact on living conditions of communities. Policy GSP4 recommends the use of conditions and legal agreements to ensure that benefits and enhancement are achieved.
25. Policy DS1 is the development strategy and sets out that the majority of new development will be directed into Bakewell and named settlements. DS1 also establishes that development in the Natural Zone will be resisted other than in exceptional circumstances.
26. Policy HC1 establishes that provision will not be made for new housing solely to meet open market demand. Exceptionally, new housing can be accepted where it provided for key workers in agriculture.
27. Policy HC2 sets out the broad criteria that must be applied to applications for agricultural workers dwellings as follows:
28. New housing for key workers in agriculture, forestry or other rural enterprises must be justified by functional and financial tests.
29. Wherever possible it must be provided by re-using traditional buildings that are no longer required for their previous use.
30. It will be tied to the land holding or rural enterprise for which it is declared to be needed.
31. The supporting text to policy HC2 states that justifying a new home outside of a settlement depends on essential functional and financially sound needs of an enterprise for full-time employees and not on personal preferences or circumstances.
32. Saved Local Plan Policies
33. Policy LC1 sets out that development in the Natural Zone will only be approved in exceptional circumstances, including where it is essential for the management of the Natural Zone.
34. Policy LC12 states that:
35. The need for a new agricultural or forestry worker's dwelling will be considered against the needs of the farm or forestry business concerned and not the personal preferences or circumstances of any individuals involved. Development will be permitted provided that:

“a detailed appraisal demonstrates that there is a genuine and essential functional need for the worker(s) concerned, with a requirement that they need to be readily available at most times, day and night, bearing in mind current and likely future requirements;

and there is no suitable existing accommodation in the locality that could reasonably be made available for occupation by the worker(s) concerned;

and size and construction costs are commensurate with the established functional requirement and likely sustainable income of the business;

and it is close to the main group of existing buildings and does not require obtrusive new access tracks or driveways;

and a satisfactory mechanism is put in place to secure long term control by the business of the dwelling in question and of any other dwelling that meets an agricultural need of the business;

and occupancy of the dwelling in question (and of any other dwelling that meets an agricultural need of the business) is restricted to persons solely or mainly working in the locality in agriculture or in forestry, or to the same occupants when they have stopped such work, or a widow or widower of such a person, and any resident dependants;

and stated intentions to engage in or further develop farming or forestry are genuine, reasonably likely to happen and capable of being sustained for a reasonable period of time. Where there is uncertainty about the sustainability of an otherwise acceptable proposal, permission may be granted for an appropriately coloured caravan or other temporary accommodation;

and sufficient detail is provided to enable proper consideration of these matters.”

36. LT18 seeks to ensure that the highest standard of design and material is achieved in transport infrastructure to conserve the valued character of the area.

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

38. The relationship between these policies in the Development Plan and national planning policies in the National Planning Policy Framework has also been considered and it is concluded that they are consistent because the Framework promotes sustainable development sensitive to the locally distinct character of its setting and places great weight on the conservation of the scenic beauty of the National Park, its wildlife and heritage assets.

39. Emerging Development Management Policies

40. The Authority's emerging Development Policies Document has now undergone examination in public. Whilst the document has not yet been adopted, and therefore cannot be given full weight in the assessment of the application, given the advanced stage it is considered that some weight can be given to the emerging policies. Policy DMH4 is of particular relevance to essential worker dwellings and sets out criteria that are very similar to those in existing Local Plan policy LC12. Significantly through, Policy DMH4 clarifies the requirements of the financial test that should be applied to applications for agricultural workers dwellings as follows:

41. *“Before permitting worker accommodation, the Authority will require financial evidence that the business has been operating for at least three years, that it is currently profitable and that it has been so for at least one of the last three years, and that the profit from the business as opposed to turnover, is such that it can sustain the ongoing cost of the dwelling.”*

Assessment

42. Issue 1 – Development within the Natural Zone

43. The application site lies within the Natural Zone. It must be recognised however that the proposal is for an agricultural workers dwelling within an existing group of farm buildings, so it does not represent the introduction of development in an area of the Natural Zone where non presently exists. In considering the 2004 application for the creation of this farmstead, the case officer's report noted that: *“Officers consider that there will be significant conservation gains if the application for the road and building is*

granted. The field is a semi-improved grassland with a thin peaty soil on thick clay surface deposits. As a result it is very wet in the winter. The sward is rush infested and of moderate ecological interest with a few areas of special interest where wet heath species occur. If the situation is left as it is there will be significant damage to the site. The building and road are necessary for the efficient management of the site and would allow areas of ecological interest to be safeguarded from poaching in damp conditions, therefore this part of the Natural zone would be conserved.” The view was therefore taken that exceptional circumstances existed to justify development in the Natural Zone as it was in the interest of its conservation. Given that the current application is for an agricultural workers dwelling, it is considered that the further development in the Natural Zone would be acceptable for the same reason if it can be demonstrated that there is an essential functional agricultural need for it. Without a clearly demonstrable essential functional agricultural need, there would be no justification for the construction of a new dwelling within the Natural Zone.

44. Issue 2 - Whether there is an established functional need for a permanent agricultural workers dwelling

45. Background and Principle of Development

46. A farm unit at the site was created around 2004 when planning permission was granted for an agricultural building and an access track. In 2011 an application for a static caravan to provide accommodation for a farm worker was refused because a functional need for it had not been demonstrated. A subsequent application for a static caravan to provide farm workers accommodation was approved in 2014 for a temporary period of three years. The applicants and their family now live in this caravan. However, the permission for the caravan has now expired and it is therefore currently unauthorised. The current application seeks permission for a permanent dwelling and this would replace the existing static caravan.
47. In the 2014 application for the static caravan it was acknowledged by the applicant that the farm business at that time was not at a stage where a permanent dwelling could be justified within the terms of local and national policy. However, it was demonstrated that an on-site presence was necessary to develop the farm business. Policy LC12 allows for temporary accommodation when there is uncertainty about the sustainability of a proposal. The Committee Report for that application noted that:
48. *“In this case, the uncertainty around the current proposals partly arises from the fact that much of the applicant’s land is currently rented, and it is only in the event that capital is released from the applicants’ existing house to buy more land that the farm business is likely to develop as anticipated in the submitted agricultural appraisal. Therefore, a temporary permission for the static caravan would allow the applicants to develop the existing farm business but there also remains some uncertainty that the business plan for the holding can be achieved despite the clear intentions of the applicants.*
49. *This is an especially important consideration because a temporary consent for a static caravan would be unlikely to be renewed at the end of the three years sought by this application but the temporary accommodation is now needed if the applicants’ aspirations to develop their farm business and increase their land holding are going to be achieved.”*
50. The temporary permission for the static caravan was therefore justified in order to allow the applicants to grow the farm business with the intention of reaching a scale where a permanent on site dwelling would be justified.

51. The 2014 application was accompanied by an agricultural appraisal that included a business plan that set out the applicants' intentions for developing the business. This included a statement that the granting of permission for a temporary caravan would allow the applicants' previous property to be sold and proceeds invested in the farm business. In addition, as the farm business grows additional finance through a farm mortgage will provide sufficient capital investment.
52. According to the agricultural appraisal and business plan, in 2014 the applicants owned the 10 acres at Morrige Top Farm and rented a further approximately 50 acres. It was also stated that the applicants owned a further 7 acres of land at Bottomhouse, but it is now known that the purchase of this land fell through some time after the appraisal was compiled so this is not in fact within the applicant's ownership. The business plan states that it was intended that approximately 50 acres of additional land would be taken on within the next 3 years and that this would either be rented or purchased depending on the circumstances and location.
53. Also at that time, the farm comprised of 25 cattle, with the intention to grow the herd to 100 in the three year period of the temporary static caravan.
54. A new agricultural appraisal of the farm business as exists today has been submitted with the current application. This sets out that the applicants still own just the 10 acres of land around the buildings at Morrige Top Farm, but 114 acres of land in four different land parcels are now rented. The total land farmed by the applicants is therefore 124 acres. There has therefore been a significant increase in land farmed by the applicant, but no increase in the land in ownership or in land in the immediate locality of the proposed farm workers dwelling.
55. In terms of livestock numbers, the number of cattle has increased to 55. This is below the anticipated increase to 100 cattle that was forecast in the 2014 business plan. The applicants have however developed a flock of 56 breeding sheep, which was not forecast in the previous business plan so represents an additional activity. Overall therefore, it is fully acknowledged that there is evidence of the farm business having developed since temporary planning permission was granted for the static caravan. It is however concerning that no additional land has been purchased as there is little security that the rented land will remain part of the farm business in the long term.
56. Functional and Financial Tests
57. Having established the size of the farm holding as exists today and the nature of the farm business, it is necessary to consider whether there is now a genuine functional need for a permanent on-site farm workers dwelling. The submitted appraisal includes a breakdown of the labour demand of the farm business. This sets out that the numbers of livestock in the business, plus demand for repairs and general maintenance generates a labour demand of 131 standard man days in a year. This is the equivalent of just less than half of one full time job. The appraisal sets out that there is an intention to purchase another 30 cattle in the next 12 months and this would increase the labour demand to about 66% of one full time job. Significantly therefore, the farm business as it exists now and as it is predicted to be in 12 months does not generate full time employment for one agricultural worker. The supporting text to policy HC2 makes it clear that justifying a new home outside of a settlement depends on essential functional and financially sound needs of an enterprise for **full-time employees** and not on personal preferences or circumstances. The supporting information confirms that both of the applicants work off the farm in order to support the farm business so neither is a full time employee of the farm business. Given that the farm business does not generate full time employment for at least one agricultural worker it cannot be said that a genuine functional need for a permanent farm workers dwelling exists. The proposal is therefore clearly contrary to policy HC2 and cannot be supported.

58. It is acknowledged that a need for onsite presence for animal welfare purposes, particularly during calving and lambing still exists. However, this in itself does not justify a permanent farm workers dwelling if that dwelling is to be occupied by someone that is not a permanent full-time employee of the farm business.
59. The submitted supporting information sets out that the beef and sheep numbers are to be expanded in the next 3 years and that the applicants will be in a better position to buy land if planning permission for a dwelling is approved as the site will be worth more to borrow against in order to raise finance that can be used to expand the business. The applicants have made it clear during the course of the application that it will not be possible to significantly expand the farm business any further unless planning permission for the new dwelling is granted as it will not be possible to raise capital to do so without being able to borrow using the dwelling for security.
60. There are two issues with this approach: firstly; it contradicts the statement in the 2014 appraisal that capital from the sale of the applicants' previous property and a farm mortgage would provide sufficient capital investment to be able to grow the business. Secondly, and most significantly; policy is very clear that the functional need for a dwelling must be **existing**. It is not acceptable to allow a permanent dwelling to be approved on the basis that a business will expand in the future to a size to justify a dwelling. Taking this approach would be highly unsustainable. Agricultural workers dwellings are only acceptable as exceptions to the general presumption that new houses won't be allowed in the open countryside when a genuine need exists as unrestricted housing would be severely harmful to the conservation of the National Park. It is fully acknowledged that the NPPF encourages the growth and expansion of rural businesses. However, the emphasis is on sustainable growth and expansion and it is considered that granting permission for an agricultural workers dwelling in anticipation of the farm business growing in the future is speculative and not a suitable or sustainable practice.
61. In terms of financial tests, the supporting text to emerging policy DMH4 clarifies what is expected in order for the financial test to be passed as follows:
62. *Before permitting worker accommodation, the Authority will require financial evidence that the business has been operating for at least three years, that it is currently profitable and that it has been so for at least one of the last three years, and that the profit from the business as opposed to turnover, is such that it can sustain the ongoing cost of the dwelling.*
63. Business accounts have been submitted for the last three years. These show that the business generated a small profit in the last financial year and has been profitable for two out of three of these years. A loss was made in one year but the applicant has explained that this was due to an outbreak of pneumonia and the business has now recovered from this. The application has therefore clearly demonstrated that the business has been established for at least three years and has been profitable for at least one of the last three years. However, based on the small level of profit the business generated last year, there has to be uncertainty about the ability of the business to sustain the construction costs of a new dwelling. The supporting information explains that income from employment away from the farm would help to fund the building of the property, rather than profits from the farm building itself. This is acknowledged but raises further doubt about the scale of the farm business being sufficient to justify a permanent dwelling and the sustainability of granting permission for a permanent agricultural workers dwelling for it.

64. There is some sympathy for the position that the applicants find themselves in. It is clear that this is not a 'hobby farm' or simply a lifestyle choice and that the applicants' aspirations to develop the business to a level whereby they can become full time employees of the farm business are clear. However, it is not clear how the applicants can grow the farm business to a scale at which they (or at least one of them) could become full time employees of the business. Policy and guidance is quite clear that there must be an **existing** functional need for a full time agricultural workers dwelling in order for an exception to the presumption that planning permission will not be granted for new dwellings in the open countryside to be justified. It is clear that the functional need for a full-time agricultural workers dwelling does not exist at this time. The proposal is therefore contrary to policies HC1, HC2, LC12 and emerging policy DMH4.

65. Issue 3: The impact of the development on the landscape character and special qualities of the National Park.

66. Design and Landscape Impacts

67. Core Strategy policy GSP3 states that development must respect, conserve and enhance all valued characteristics of the site and building that are subject to the development proposals. Policy LC4 expects a high standard of design with particular attention being paid to scale, form and mass, building materials, landscaping, and amenity and privacy.

68. Construction of a new permanent dwelling in this prominent and isolated location would clearly have an impact on the character of this part of the national park and could not be said to conserve or enhance valued characteristics of the park. This is in part why robust appraisal of the need for agricultural workers dwellings must be carried out as the construction of new dwellings in the open countryside is only justified when the greater benefit of assisting with important land management purposes can be realised. In this case, had a genuine functional need for an agricultural workers dwelling been demonstrated, it is likely that the view would be taken that the relatively low level of harm that would be caused by the construction of a new dwelling would be outweighed by the benefits of assisting with wider land management. However, as that justification does not exist, the construction of a new dwelling here cannot be said to accord with policy GSP3.

69. The proposed dwelling would be a simple, stone built pitched roof bungalow with first floor accommodation set within the roof space. It is acknowledged that bungalows are not a traditional feature of the National Park, particularly in the open countryside. However, given the remote and elevated nature of the application site it is considered that a traditional two storey dwelling would potentially appear too prominent in the landscape. Given that there is no overriding character to the built form in the locality, and the dwelling would be set against the modern agricultural buildings, it is considered that a bungalow is acceptable in this location and would not result in any harm to the landscape character of this part of the National Park. It is considered that the windows to the gable ends are overly-numerous and result in a suburban appearance. If the general principle of the development had been acceptable then these matters would have been addressed through negotiation with the applicant, but this has not taken place as the principle is not established.

70. Issue 4: Whether the proposals are acceptable in planning terms with regard to ecology; highway issues and impact on amenity of local residents.

71. Impact on Amenity

72. Given that the proposed dwelling would be over 300 metres from the nearest existing dwelling in the locality, it is considered that there would be no resultant harm to residential amenity by way of overlooking, overshadowing or oppressive impacts. Furthermore as the proposed dwelling would be part of a small but established farm holding, it would not result in any intensification in activities that would result in harm to the amenity of the locality.

73. It is considered that the proposals meet with the requirements of policy LC4 with regard to impacts on residential amenity.

74. Highways

75. The proposed dwelling would utilise the existing farm access and would have parking for at least two cars. As the dwelling would provide accommodation for the farm business, it is considered that the development would not increase existing levels of traffic movements. In fact, an on-site dwelling is likely to result in a reduction in vehicular movements compared to the scenario of there being no on site accommodation. It is considered that the proposal would not be harmful to highways safety,

76. Ecology and Protected Species

77. Given that the proposed dwelling would be sited within the existing farmstead, on an area that is currently used for storage, it is considered that there would be no harm to protected species or ecological interest in this instance.

Conclusion

78. It is acknowledged that the farm business has grown since the previous temporary permission for a static caravan was granted. However, the submitted information clearly demonstrates that the existing scale of this farm business does not generate employment for a full time agricultural worker. As such, there is not functional need for a permanent agricultural workers dwelling as required by the adopted policies. The applicants' intentions to further development the farm business are acknowledged. However, permanent agricultural workers dwellings should only be approved when there is a genuine existing need, and not based on a forecast need in the future. In the absence of a demonstrable existing functional need, the proposal is contrary to policies HC1, HC2, LC12 and the guidance contained within the NPPF which restricts new build dwellings in isolated locations in the countryside unless they are essential for key workers.

79. Human Rights

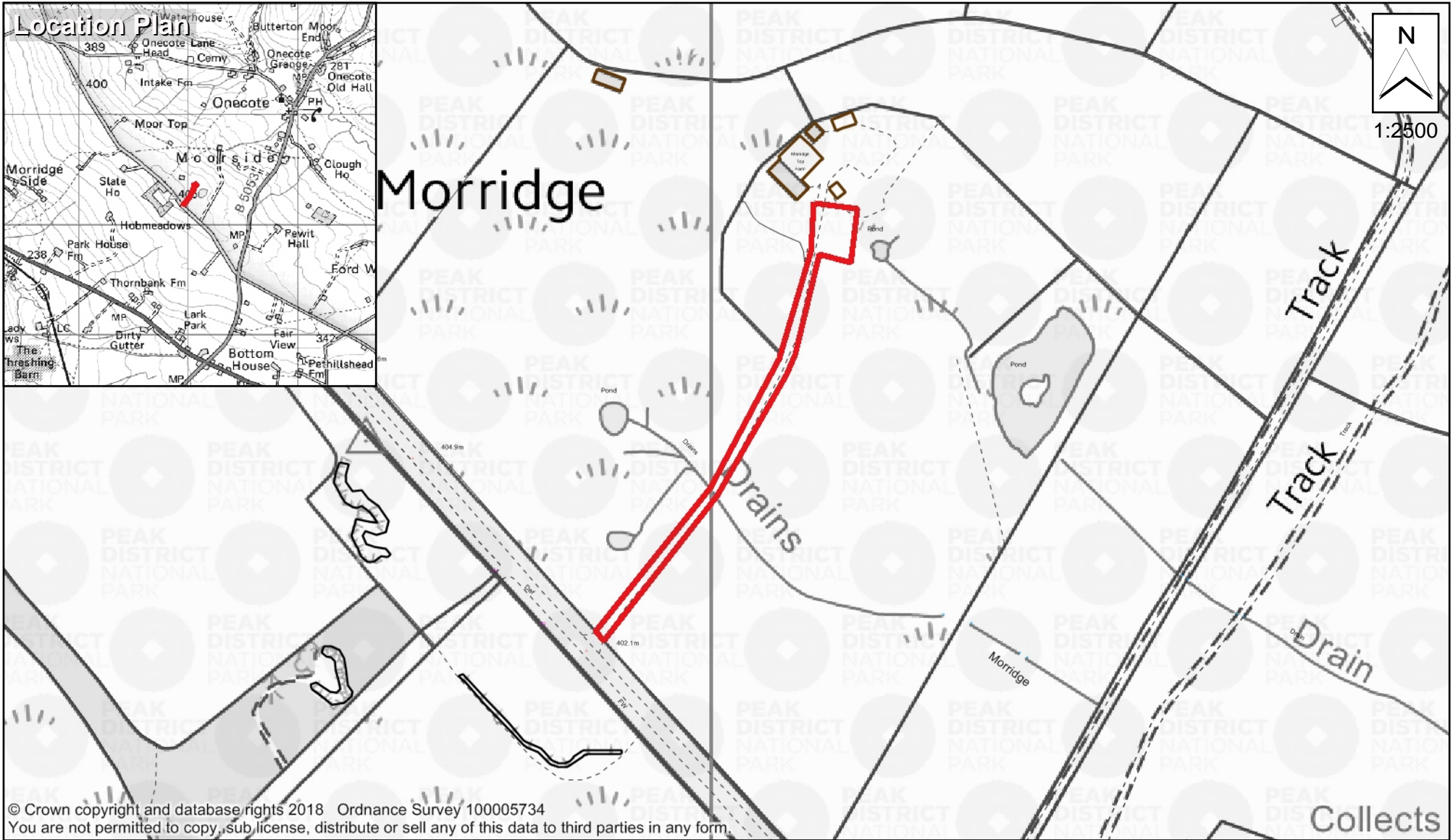
80. Any human rights issues have been considered and addressed in the preparation of this report.

81. List of Background Papers (not previously published)


82. Nil

Report Author and Job Title

Tom Shiels, Planning Manager



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Committee Date:	10th August	Title:	Morrige Top Farm Blakelow Road Onecote
Item Number:	Item 9	 PEAK DISTRICT NATIONAL PARK	
Application No:	NP/SM/0717/0741		
Grid Reference:	404036, 354380		

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10. OUTLINE APPLICATION – PROPOSED EIGHT AFFORDABLE/LOCAL NEED FLATS AND FOUR OPEN MARKET FLATS. PLOT 3 AND 11A, DEEPDALE BUSINESS PARK, BAKEWELL (NP/DDD/0618/0467 P11903 MN)

APPLICANT: MR D CLAPHAM

1. Site and Surroundings

- 1.1. Deepdale Business Park lies approximately 1km to the northwest of Bakewell's town centre and is accessed from the A6 Ashford Road. The site is designated for employment uses (B1 and B2) by saved policy LB6 in the Local Plan, and to the rear of the site there are a range of units occupied by various tenants. At the front of the site, there are three units, which overlook the A6.
- 1.2. Media House and Endcliffe House have a curved plan form and are built primarily from natural stone and have pitched roofs clad with blue slates. These building have now been converted to residential apartments under permitted development rights for conversion of B1(a) offices to C3 dwellings. These two units are now part of Endcliffe Court, which has been subdivided from the remainder of Deepdale Business Park.
- 1.3. Planning permission was granted at appeal for a further block of six residential apartments on Endcliffe Court, which are constructed and available on the open market to meet general demand.
- 1.4. The site is outside of the Bakewell conservation area.

2. Proposal

- 2.1. The current application seeks outline permission to construct two further blocks of flats on land behind those on Endcliffe Court, within Deepdale Business Park These would comprise eight one-bed affordable flats and four open market flats.
- 2.2. All matters have been reserved, which means that the precise details of the appearance of the building, means of access from the A6, landscaping, layout and scale, are reserved for further approval at "reserved matters" stage. Consequently only the principle of the proposed residential development is under consideration at this time.

3. RECOMMENDATION

That the application be REFUSED for the following reasons:

1. Core Strategy policy E1 part D requires safeguarding of the existing land and buildings for business use where they are in high quality suitable locations such as Deepdale Business Park. As the location is considered to be appropriate for business use, the proposal is contrary to policy E1 part D.
2. Policy HC1 does not permit new open market housing other than as an enhancement to a previously developed site. As this proposal offers no enhancement it is contrary to policy HC1. Furthermore, it is considered that the development would not deliver affordable housing that would meet the identified local need to help justify new open market housing and is therefore also contrary to the National Planning Policy Framework and the guidance provided within English National Parks and Broads: UK Government Vision and Circular 2010.

4. Key Issues

This application follows refusal of an application by the Authority on the same site in April 2018. Physically, the proposed development is unchanged from that proposal, comprising two new

blocks of flats. The difference between the two proposals is that the refused application proposed a split of eight open market flats and four affordable flats, whereas the current application proposes a split of four open market flats and eight affordable flats. The planning considerations pertinent to the development remain unchanged, and are as follows:

- The relevance of previous appeal decisions to the current proposal
- Whether the loss of employment land is acceptable in this location
- Whether the provision of market housing on the site is acceptable
- Whether the proposal would provide significant additional affordable housing

5. Relevant Planning History

- 5.1. 2000 - Full planning permission granted conditionally for Media House (NP/DDD/0499/187).
- 5.2. 2002 - Full planning permission granted conditionally for Endcliffe House (NP/DDD/0901/406).
- 5.3. 2013 - Planning permission refused for the change of use of Media House and Endcliffe House from offices to apartments (NP/DDD/0612/0616).
- 5.4. 2013 - Notification of the change of use of Endcliffe House to residential use accepted (NP/GDO/0613/0452)
- 5.5. 2013 - Notification of the change of use of Media House to residential use not accepted because of condition 12 attached to NP/DDD/0499/187 limiting the use of the building to offices (NP/GDO/0913/0771).
- 5.6. 2013 - Planning permission refused for variation of condition 12 - office use only on NP/DDD/0499/187 – the subsequent appeal was allowed in 2014 and condition 12 has been deleted (NP/DDD/0613/0451).
- 5.7. 2014 - Notification of the change of use of Media House to residential use accepted (NP/GDO/0514/0562).
- 5.8. 2014 - Notifications of the change of use of Units 1-6 and 8-12 at Arden House on Deepdale Business Park not accepted (NP/GDO/0214/0110-0119)
- 5.9. 2014 - Outline planning permission refused for erection of building to accommodate 6 No. one bedroom flats (NP/DDD/0914/0997). The subsequent appeal was allowed and the reserved matters application was consented in 2015 subject to a planning obligation securing a commuted sum of £55,000.
- 5.10. 2016 - Outline planning permission refused for 12 one bedroom flats on Plot 3 and 11A on Deepdale Business Park (NP/DDD/1215/1135). The subsequent appeal was refused. A financial contribution of £110,000 towards the provision of off-site affordable housing was proposed by the applicant/appellant at the appeal stage. In reaching their decision the Inspectorate considered that the development would result in harm to the overall purposes of the National Park due to the release of a good quality employment site for a type and tenure of housing which would not meet the priority local housing needs of the National Park. Further, they concluded that government's policies for National Parks in paragraph 115 of the NPPF and the assertion in the English National Parks and Broads: UK Government Vision and Circular 2010 that National Parks are not suitable locations for unrestricted housing meant that the proposed development should be restricted. They also concluded that the proposed financial contribution of £110,000 towards the provision of off-site affordable housing would not represent or facilitate a significant provision of affordable housing.

- 5.11. 2016 – Outline planning permission refused for 12 one bedroom flats on Plot 3 and 11A on Deepdale Business Park (NP/DDD/0716/0678), including a contribution of £110,000 to the provision of off-site affordable housing. This was a resubmission of the earlier 2016 scheme with the additional of a financial contribution, and ran parallel to the appeal against that decision.
- 5.12. 2018 – Planning permission refused for two blocks of flats on land behind those on Endcliffe Court, comprising four one-bed affordable flats and eight open market flats.

6. Consultations

- 6.1. **Derbyshire County Council (Highways)** – The application would appear similar to earlier applications (Refs NP/DDD/1215/1135 and NP/DDD/0716/0678) which were refused on planning grounds alone. As you are aware this Authority did not raise objections. If Officers are minded to approve the application they request that all previously recommended highway conditions and notes are included in any consent granted.
- 6.2. **Derbyshire Dales District Council** – Advise that their comments on the earlier 2018 application similarly apply to the proposed development. These previous comments are summarised as follows:
- 6.3. Advise that the applicant has not been in contact with the Council about the proposal and that the application does not indicate whether the proposed affordable homes would be owned and managed by a housing association.
- 6.4. It is advised that the Council have been working with Lady Manners School in Bakewell and Westleigh Partnerships on a proposal to deliver 30 affordable homes in Bakewell for local people. They note that this scheme would provide a mix and type of homes based on the local housing need identified in the Bakewell Housing Need Survey Report, with the predominant need being for 2 bedrooled houses.
- 6.5. From an economic development perspective, they advise that the plots proposed for development form part of the remaining Business Park and, unlike the current residential area, are not subdivided from business activities. They consider that residential uses should be limited to the frontage of the site and not encroach on the remainder of the business park, which is allocated for and should be retained for business use purposes.
- 6.6. They note that the application refers to the application plots being empty for circa 17 years with no interest for business use but that no evidence appears to have been supplied regarding the level of proactive marketing undertaken to properly test the market.
- 6.7. In addition to these previous comments the Council also advise that, in summary, they do not support the proposal and, as an update to the previous comments, planning permission has now been secured to develop the aforementioned affordable housing scheme in Bakewell, which will be for local people and which will be owned and managed by a housing association (Waterloo Housing Group).
- 6.8. **Bakewell Town Council** – Advise that the application is consistent with the emerging Neighbourhood Plan objectives, Policy H1 (provision of affordable housing) and H3 A (open market housing) but has not satisfied H3 B within the submission of the application. H3B requires all housing to be affordable housing as defined by the National Park Authority's planning policies. The only exceptions are on brown field sites where re-development would enhance the built environment where sites do not provide level access to the town centre.

- 6.9. On design and appearance grounds they support the application subject to no material objection from neighbouring premises, on condition that the Highway Authority is satisfied with the application, and providing the development complies with policy H3B.

7. Representations

- 7.1. None received at time of writing.

8. Policies

- 8.1. National Park designation is the highest level of landscape designation in the UK. The Environment Act 1995 sets out two statutory purposes for national parks in England and Wales:

- Conserve and enhance the natural beauty, wildlife and cultural heritage
- Promote opportunities for the understanding and enjoyment of the special qualities of national parks by the public

When national parks carry out these purposes they also have the duty to seek to foster the economic and social well-being of local communities within the national parks.

National Planning Policy Framework and National Planning Practice Guidance (NPPG)

- 8.2. 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. A revised NPPF was published on 24 July 2018. 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 significant conflict between prevailing policies in the Development Plan and more recent Government guidance in the NPPF.
- 8.3. Paragraph 172 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.'* Paragraph 172 goes on to state that planning permission should be refused for major development within National Parks other than in exceptional circumstances.
- 8.4. Paragraph 120 of the NPPF states that Planning policies and decisions need to reflect changes in the demand for land. They should be informed by regular reviews of both the land allocated for development in plans, and of land availability. Where the local planning authority considers there to be no reasonable prospect of an application coming forward for the use allocated in a plan:
- a) they should, as part of plan updates, reallocate the land for a more deliverable use that can help to address identified needs (or, if appropriate, deallocate a site which is undeveloped); and
 - b) in the interim, prior to updating the plan, applications for alternative uses on the land should be supported, where the proposed use would contribute to meeting an unmet need for development in the area.

- 8.5. Paragraph 77 states that in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this.
- 8.6. However, Paragraph 172 includes footnote 54, which notes that further guidance on how National Parks should be managed is provided in the English National Parks and Broads: UK Government Vision and Circular 2010 (the Vision and Circular). In paragraph 78 of the Vision and Circular, the government recognises that National Parks are not suitable locations for unrestricted housing. This is consistent with the Authority's own housing policies, which focus on meeting affordable housing needs within the National Park, as detailed below.
- 8.7. Paragraph 78 states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.
- 8.8. Paragraph 163 sets out that when determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere.

Development Plan policies

- 8.9. 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.
- 8.10. Policy GSP2 addresses enhancement within the National Park and states, amongst other things, that opportunities will be taken to enhance the Park by the treatment or removal of undesirable features or buildings.
- 8.11. 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.
- 8.12. Policy DS1 provides an overview of the development strategy for the Park.
- 8.13. 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.
- 8.14. Policy E1 is applicable because the site is a business park and the application proposes housing on it. This policy states that the National Park Authority will safeguard existing business land and buildings particularly those which are of high quality and in a sustainable location. It notes that where the location, premises, activities, or operations of an employment site are considered by the Authority to no longer be appropriate, opportunities for enhancement should be sought, which can include re-development to provide affordable housing or community uses.

- 8.15. Policy HC1 says provision will not be made for housing solely to meet open market demand and HC1(A) goes on to say that exceptionally, new housing (whether newly built or from re-use of an existing building) can be accepted where it addresses eligible local needs.
- 8.16. Policy LH1 only permits residential development for affordable housing on an exceptional basis in or on the edge of named settlements provided that there is a proven need for the dwelling, the need cannot be met within the existing housing stock, the intended occupants meet the requirements of the National Park Authority's local occupancy criteria (policy LH2), and the dwelling will be affordable by size and type to local people on low or moderate incomes and will remain so in perpetuity.
- 8.17. Local Plan policy LB6 of the Local Plan is also relevant to this application because it clarifies that general industry or business development (Use Classes B1 and B2) will be permitted on Deepdale Business Park, and that development which would prejudice the development of this site for general industry or business development will not be permitted.
- 8.18. Policy LC4 states, amongst other things, that any development must, at least, respect and conserve the landscape of the area.
- 8.19. Policy LT18 states that the provision of safe access arrangements will be a prerequisite of any development, and that where the provision of safe access would damage the valued characteristics of the area, the National Park Authority will consider refusing planning consent.
- 8.20. Policy LC22 states that development will be permitted provided that adequate measures are included to deal with the run-off of surface water from the site. It notes that such measures must not increase the risk of a local watercourse flooding.
- 8.21. Emerging Development Management policy DME3 sets out the long term need to safeguard Deepdale Business Park as an employment site. This policy is not yet adopted but, given the advanced stage of the emerging policy document. It can be given some limited weight.
- 8.22. These policies are also consistent with the NPPF, which promotes sustainable rural economic development but encourages local planning authorities to consider appropriate alternative uses of employment sites that are no longer viable.
- 8.23. As this is an outline application, with all matters reserved, policies on detailed design and layout are not relevant at this stage.

Wider Legislative and Policy Context

- 8.24. In terms of legislation, under the provisions of the Town and Country Planning (Development Management Procedure) Order 2010 the current proposals represent 'major development' as they would create 10 or more dwellinghouses. In planning policy – both national and local – the term major development is also referenced. Specifically paragraph 116 of the NPPF and Core Strategy policy GSP1 seek to resist major development in National Parks in all but exceptional circumstances.
- 8.25. The NPPF seeks to resist major development in National Parks in all but exceptional circumstances, stating that proposals should be judged against the following criteria:
- 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

- 8.26. Footnote 55 of the NPPF advises, however, that whether a proposed development in a National Park should be treated as a major development to which the policy in paragraph 172 of the NPPF applies will be a matter for the relevant decision taker, taking into account its nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the area has been designated. The NPPF is clear that great weight should be given to conserving landscape and scenic beauty in these designated areas irrespective of whether the policy in paragraph 172 is applicable.
- 8.27. Further general policy advice is provided in the emerging Development Management Policies Development Plan Document (DPD). This document is at an advanced stage of preparation, and has been submitted to the Secretary of State for examination. This document will form part 2 of the Local Plan for the Peak District National Park and at this stage – in accordance with paragraph 216 of the NPPF – can be given some weight in assessing the current application.
- 8.28. Policy DME3 of this document addresses the safeguarding employment sites. It safeguards a number of sites within the Park, including Deepdale Business Park, for B1, B2 or B8 industrial use and employment use unless the Development Plan and evidence of strategic need justifies mixed use development, in which case the predominant use(s) should remain in the B1, B2 or B8 use classes.
- 8.29. It is noted that there was an outstanding objection to this draft policy as submitted for examination, limiting the weight that can currently be placed upon it.
- 8.30. The Bakewell Neighbourhood Plan is currently undergoing revision prior to pre-submission consultation. Due to the outcome of those revisions and that consultation potentially altering its content it can also be given only limited weight at this stage.

Relevant Core Strategy (CS) policies: GSP1, GSP2, GSP3, DS1, L1, HC1, LH1, E1

Relevant Local Plan (LP) policies: LC4, LB6, LT18

9. Assessment

Principle of major development within the National Park

- 9.1. As noted above, due to the number of houses being proposed and the floorspace that the development would provide the proposal does represent major development under the terms of the Development Management Procedure Order.
- 9.2. In planning policy terms though, the NPPG is clear that determining whether or not development should be treated as major development to which paragraph 172 of the NPPF applies is a matter for the relevant decision taker, taking into account the proposal in question and the local context.
- 9.3. It is therefore necessary to assess whether or not the development is major in terms of its impacts on the National Park's valued characteristics as protected by planning policy.
- 9.4. The proposed buildings would be within the confines of the existing developed site, which is an established commercial site that is already populated with a number of large buildings of similar and larger scale to that of those now proposed.
- 9.5. It is also significant that the Authority's planning policies specifically seek to protect the site from being developed for uses other than further commercial use, and recognise that it is a suitable location for further development of this type.

- 9.6. On this basis it is concluded that new buildings similar in scale and appearance to those proposed would not have major adverse visual impacts above and beyond those resulting from the current site.
- 9.7. As a result, it is not considered that the development should be treated as major development to which paragraph 172 of the NPPF applies.

Previous Appeal Decisions

- 9.8. Planning permission has previously been granted at appeal for a block of six residential apartments at Endcliffe Court, which will be made available on the open market to meet general demand. An offer of a commuted sum of £55,000 to facilitate affordable housing to meet local needs elsewhere in Bakewell was afforded significant weight by the Planning Inspector when granting permission for these apartments.
- 9.9. However, a more recent appeal has greater relevance to the current application, being for the same number of dwellings and relating to the same application area as the current proposal.
- 9.10. That appeal was against a refusal for twelve residential apartments, including a £110,000 contribution to affordable housing delivery. The appeal was dismissed.
- 9.11. When dealing with the appeal, in relation to the change of use of the existing employment site to provide residential accommodation the Inspector acknowledged that the two plots forming the appeal site had been vacant since Deepdale Business Park opened and had been marketed with no take up to date. He also recognised that the commercial property market in the sub-region was challenging and that the appeal site was in competition with other properties in the Park and other more accessible locations within the surrounding city regions.
- 9.12. However, he noted that plots on the business park had been taken up over time, and the space which had been developed was well let, with 22 out of 24 units occupied at that time.
- 9.13. He concluded that this suggests that there is demand for business space of the right quality and type in Bakewell, and was not persuaded that the point has been reached where there was no reasonable prospect of the site being used for employment purposes. He commented that, on the contrary, given its quality, location and availability, and the difficulties with other sites in Bakewell, the appeal site remained an important part of the supply of employment land in Bakewell and the National Park.
- 9.14. He therefore concluded that the loss of employment land would be contrary to planning policy.
- 9.15. In relation to the provision of housing, the Inspector referred to Paragraph 54 of the NPPF which concerns housing in rural areas, and states that local planning authorities should “in particular consider whether allowing some market housing would facilitate the provision of significant additional affordable housing to meet local needs”, which is not a provision allowed for within either Policy HC1 or LH1.
- 9.16. However, the Inspector gave consideration to the different expectation placed on housing delivery in National Parks by virtue of the National Parks Vision and Circular 2010, which in itself is referenced in the NPPF and states that National Parks are not sustainable locations for the provision of unrestricted housing.
- 9.17. He concluded that whilst policies HC1 and LH1 do not make provision for housing in the circumstances detailed in Paragraph 54 they are otherwise consistent with the NPPF, and

with the restrictions on housing development in National Parks set out in the Vision and Circular, which is itself referenced as a supporting document in the NPPF.

- 9.18. On this basis he concluded that housing development should be restricted, and that as proposed the development was contrary to planning policy in so far as it relates to housing provision within the National Park.

Loss of Employment Land

- 9.19. Deepdale Business Park is considered to be a high quality and appropriately located business site. As such policy E1(D) safeguards it for this purpose, with policy LB6 protecting this site specifically from development which would prejudice its use for general industry or business development.

- 9.20. In this case, the new buildings would be located within the allocated employment site, some of which (although not the land subject of this application) has permission for additional employment buildings. Nevertheless, the proposals would directly result in the loss of potential employment land within the site, and policy E1D and LB6 apply to business land and not just existing business premises and those with permission for such use.

- 9.21. As a result the proposed use of part of the site for housing would be contrary to both policy E1(D) and LB6.

- 9.22. The Economic Development Manager of the District Council supports this position in their submitted consultation response, advising that the site is allocated for business use and should be retained for this purpose.

- 9.23. The applicant's comments that there has been a lack of interest from businesses to develop other parts of the site for further business use are noted, although no evidence of how that land has been marketed has been submitted as part of the application and, in any case, a lack of need at the current time does not preclude one arising going forward.

- 9.24. The Bakewell Employment Land and Retail Review (2016) (BEL&RR) – an assessment undertaken by real estate consultancy GL Hearn that considered the need for employment land in the area between 2014 and 2034 – concluded that there is an additional need for 1.3ha of employment space within the town, and identifies the business park as a suitable location for future office and light industrial uses, with high quality accommodation and good strategic road access. The report concludes that all the sites identified – which include Deepdale – should have the existing employment generating uses safeguarded for B-class employment uses, with the exception of two named sites (that are not part of Deepdale Business Park). It advises that applications which would result in a reduction of B-class employment uses should be rejected where possible.

- 9.25. Consequently, it is considered that up to date evidence confirms the site to be a key part of the strategically available employment space in the National Park.

- 9.26. In addition, the long term need to safeguard Deepdale Business Park as an employment site is clearly set out in draft Development Management Policy DME3. The rationale for this is that if employment sites are developed for other uses and then replacement space is required in future this would be likely to require development of sites on the edges of Bakewell, having an adverse impact on the conservation of Bakewell as a valued market town and a key visitor destination in the National Park. Taking account of the advanced progress of the draft policy document of which this policy is part, this policy is considered to carry some weight.

9.27. On the basis of the above the conclusions reached by the Inspector in dealing with the appeal in 2016 continue to remain applicable; that is to say, it is not considered that the point has been reached where there is no reasonable prospect of the site being used for employment purposes. As a result the application is contrary to policies E1 and LB6 of the Development Plan, draft policy DME3, and the guidance provided within Paragraph 120 of the NPPF.

Compliance With Housing Policy

9.28. The proposals would comprise four open market one-bed flats and eight affordable one-bed flats. It is acknowledged that the open market flats would provide accommodation for smaller households for which the Bakewell Housing Needs Survey (2015) identifies some need. However, they would not be affordable housing as defined by Policy LH1 or as detailed in Annex 2 to the NPPF.

9.29. There are no provisions in the policies of the Development Plan for open market housing in the National Park to meet general demand unless the proposed housing would be required to conserve or enhance a valued vernacular or listed building (HC1(C)I) or, within settlements, the proposed housing would be required to achieve enhancement objectives or the relocation of a non-conforming use in accordance with policy HC1(C)II of the Core Strategy.

9.30. In this case, the proposed development does not meet the requirements of HC1(C)I because it would not represent conversion of a valued vernacular or listed building – being entirely new build.

9.31. It would also fail to comply with HC1(C)II because the site is not in need of enhancement; the current plots are given over to grass and in no way detract from the appearance of the settlement.

9.32. Therefore, in the absence of justification for a permitted exception, the application conflicts with the more general presumption in policies HC1 and LH1 that new housing within the National Park will only be allowed exceptionally if it is affordable housing to meet local need.

9.33. These policies prioritise affordable housing in accordance with Paragraph 77 of the NPPF.

9.34. The applicant has sought to justify the proposal through the provision of eight affordable dwellings, with the implication being that the four market dwellings proposed are necessary for the development to be viable, facilitating the provision of the affordable units.

9.35. Paragraph 77 advises that the Authority should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this.

9.36. The applicant has asserted that the provision of a scheme comprising only affordable units would not be viable, providing a letter from Milner Commercial Chartered Surveyors that summarises the Financial Development Appraisal carried out in support of the 2016 application.

9.37. That letter and associated appraisal concluded that any additional burden against cost such as a planning gain contribution or an affordable housing provision would create a significant development loss and render the project commercially unviable. However, on Appeal the developer proposed a contribution of £110,000 towards off-site affordable housing provision. Further, the recently refused scheme proposed four affordable flats out of 12, and the current scheme proposes that eight of the 12 flats could be affordable. On this basis it is clear that changes to costs or other market factors make it clear that the

previous Financial Development Appraisal can no longer be relied upon to inform an assessment of viability of the current proposal.

- 9.38. In any case, with the exception of the aforementioned requirement of Paragraph 77 to consider whether some market housing would facilitate the provision of affordable housing to meet an identified local need on rural exception sites, policies HC1 and LH1 are otherwise consistent with the NPPF; they reflect the overall approach to housing in rural areas set out in paragraphs 77 and 78 of the NPPF including an emphasis on providing for local needs and affordable housing, they are consistent with the policy of limiting development in National Parks to conserve their landscape and scenic beauty as recognised in paragraph 172, and are consistent with the restrictions on housing development in National Parks set out in the Vision and Circular – which is referenced in footnote 54 of the NPPF and makes clear that the role of the National Park is to support the delivery of affordable housing and that the provision of unrestricted housing in the area is not sustainable.
- 9.39. Paragraph 213 of the NPPF states that for plans adopted prior its publication, weight should be given to relevant existing policies according to their degree of consistency with the NPPF. On the basis of the assessment above, Officers attach very substantial weight to Policies HC1 and LH1 as they are consistent with the NPPF in almost every regard and this position was endorsed by the Inspector in the 2016 decision.
- 9.40. Therefore, if the Authority were to accept that the site is not appropriate for employment use then it is maintained that any new housing provision must comprise only affordable housing in accordance with adopted policy.
- 9.41. Even if a different view was taken on this issue – and if there was not also an objection in principle to the loss of the employment site for market housing - then the development would still need to demonstrate that it was delivering affordable housing to meet an identified local need.
- 9.42. In relation to the affordable units proposed, the local District Council advise that the applicant has not been in contact with them regarding the proposal, in contrast with a larger affordable housing scheme that is currently being brought forward adjacent to Lady Manners School in Bakewell. They point out that the joint working on that project has led to the scheme reflecting the housing need identified in the Bakewell Housing Need Survey Report, and note that the predominant need for affordable housing in the area is for two bed properties rather than one bed as is proposed as part of this application.
- 9.43. That survey dates from 2015 and reveals a predominant need for smaller family homes, advising that provision should focus on 2 bed 4 person houses for affordable rent. A need for 2-bed bungalows, 3 bed family houses and some flats for younger single people are also identified.
- 9.44. The District Council also consider that the application sites are not suitable for the proposed development because, unlike the current residential area to the front of the site, they are not subdivided from business activities. They conclude that they do not support the proposal.
- 9.45. On the basis that the Housing Enabler at the District Council does not support the proposal, and because the size and type of housing proposed is not addressing the primary need for affordable housing in the area, it is concluded that the application is not responding to local circumstances and would not represent a significant contribution towards affordable housing to meet the identified local need. Accordingly, the proposal would not comply with paragraph 77 of the NPPF.

- 9.46. Further, whilst the proposed housing would have an acceptable landscape impact (according with policies L1 and LC4), permitting market housing on this site would not only be contrary to policy HC1 and LH1 and the provisions of the NPPF but would also unnecessarily increase the pressure to deliver affordable housing on greenfield sites. Site search work carried out for the emerging Bakewell Neighbourhood Plan has shown that the town has only limited capacity to meet all its affordable housing need through this and future plan periods. Approving four out of twelve units as open market housing on the Deepdale site would therefore represent a lost opportunity to deliver a further four affordable units. This would conflict with the Park's statutory purpose in relation to landscape protection and to its duty to foster the economic and social well-being of the local community.
- 9.47. The Town Council advise that they consider the provision of open market housing would conflict with their emerging Neighbourhood Plan policy H3. Whilst their position broadly accords with that of the Authority's own policies, due to the fact that the Plan is at a relatively early stage in its development the conflict of with this policy is afforded only limited weight.
- 9.48. Overall, it is concluded that in relation to housing policy the proposal would be contrary to HC1 and LH1 due to its inclusion of new build open market housing on a site where it would not result in enhancement to the appearance of the village, and where such enhancement is not required. The provision of open market housing on the site is also considered contrary to the provisions of the NPPF and of the Vision and Circular . There is no overriding need for the development which justifies granting permission for major development in the National Park

Highway Considerations

- 9.49. The site would be accessed form the highway using the existing business park access, and the submitted plans show an indicative parking layout that demonstrates that sufficient off-road parking could be provide within the confines of the site.
- 9.50. The Highway Authority raises no objections to the proposal subject to conditions. Given the existing site use, site access, and exit visibility there would be no substantive reason to refuse the application on grounds of highway safety or amenity.

Amenity Considerations

- 9.51. Whilst the application is only seeking outline permission, it is necessary to consider whether the development of twelve flats on the site could, in principle, protect the residential amenity of nearby dwellings.
- 9.52. The dwellings of Endcliffe Court are located approximately 25 metres from the two proposed buildings at their closest points, as they are indicatively positioned on the submitted plans. There would be some inter-visibility between the windows of the application buildings and those of Endcliffe Court. However, at these distances it is not considered that this would result in a significant loss of privacy to the occupiers of any of the buildings.
- 9.53. Residential neighbours are also located at Dale Head Farm and Hawthorn Farm, sited approximately 30m north east of the edge of the application site. There is a substantial embankment and mature planting along the north eastern edge of the application site which means that subject to a satisfactory arrangement of openings the development would not adversely affect the privacy of these properties, or be overbearing upon them. The position proposed for the new buildings would also maintain access to these properties from within the business park.

- 9.54. Given the location within an existing business park it is not considered that the additional residential units would lead to any significant increase in noise or other disturbance to nearby residents.
- 9.55. The development is not considered to raise further amenity issues for any neighbouring properties, and it is therefore considered that, in principle, twelve flats could be accommodated on the site in a manner that would conserve the amenity of nearby residential properties.

Flooding and drainage

- 9.56. Whilst the Lead Local Flood Authority (LLFA) has not commented on the current proposal, they did make comment on the previous application earlier in 2018. Given that the current application is the same as that application other than a change to the proportional split between open market and affordable housing this previous advice is material to the current proposal.
- 9.57. Their advice was that based on the information submitted it is not possible to assess whether the proposed site is able to drain and that due consideration has been given to the space required on site for surface water storage. No further information has accompanied the current application in regard to site drainage.
- 9.58. Whilst the details of drainage measures could be agreed at a reserved matters stage if this application was to be approved, it remains necessary to establish at this stage whether the site is actually capable of providing sufficient drainage and water storage capacity. On the basis of the previous LLFA comments and because the development would occupy currently permeable plots it is considered that this has not been demonstrated and so the proposal is contrary to policy LC22 and paragraph 163 of the NPPF. Given that the site is within the existing business park, it is considered to be highly likely sufficient drainage and storage capacity can be provided. However, as the principle of the development is considered to be clearly unacceptable, no further information relating to drainage has been requested. If the application was considered to be acceptable in all other respects then further information to demonstrate that adequate drainage and storage provision can be made should be requested prior to any approval.

10. Conclusion

- 10.1. It is accepted that the site is in an accessible location for housing and that the design and scale of buildings detailed on the submitted plans would be unlikely to cause visual harm to the character and appearance of the surrounding landscape, or to the amenity of nearby properties.
- 10.2. However, these considerations do not outweigh the conflict with the Authority's housing and economic planning policies, those of the NPPF, or the harm to the overall purposes of the National Park that would result from the release of a high quality employment site for the provision of housing which would not meet the affordable local housing needs of the area.
- 10.3. Accordingly, the application is recommended for refusal.

11. Human Rights

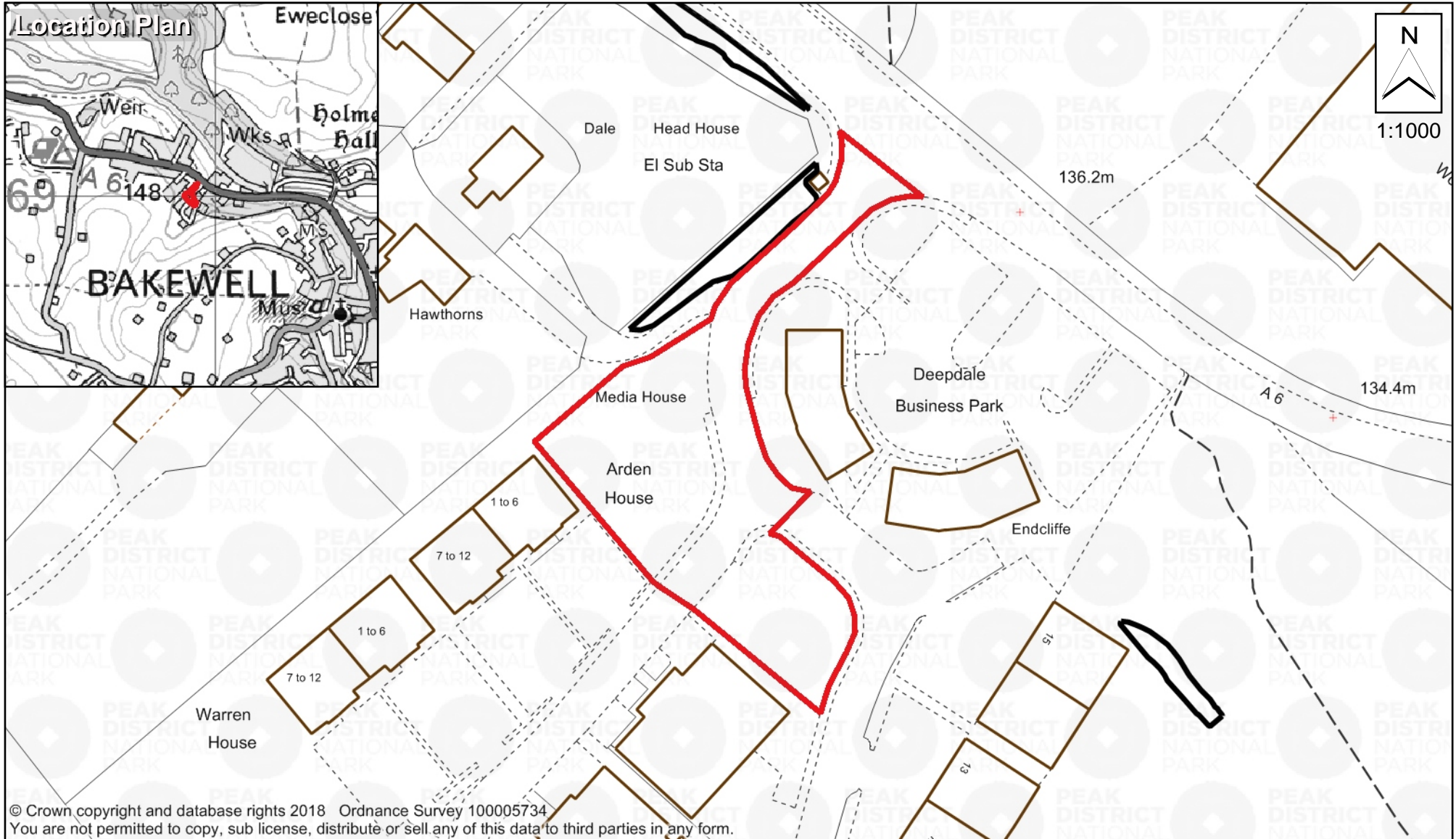
- 11.1. Any human rights issues have been considered and addressed in the preparation of this report.

12. List of Background Papers (not previously published)


None

13. Report Author and Job Title

Mark Nuttall – Senior Planner



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Committee Date:	10th August	Title:	 PEAK DISTRICT NATIONAL PARK
Item Number:	Item 10	Plot 3 and 11 A	
Application No:	NP/DDD/0618/0467	Deepdale	
Grid Reference:	420896, 369026	Bakewell	

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11. FULL APPLICATION – SINGLE STOREY SIDE EXTENSION TO EXISTING SEMI-DETACHED DWELLING, NEW FRONT PORCH, INTERNAL ALTERATIONS AND EXTERNAL LANDSCAPING AT 1 THE GABLES, THE NOOK, EYAM. (NP/DDD/0618/0480 SPW)

APPLICANT: MR AND MRS ROGER WILLIAMS

1. Site and Surroundings

2. 1 The Gables is one of a pair of semi-detached dwellings located on The Nook in Eyam. The site is within the designated Conservation Area. The dwelling occupies an elevated location, on higher land than much of the village because of this it is open to public view.
3. The site is a sloping site, the property already has a terraced area to the front.
4. As well as the adjoining dwelling there is another immediate neighbour (Old Edge House) a detached dwelling. This has a terrace to the front, and a small yard area to the rear with off street parking and a seating area. Because of the topography this is built on a lower level than '1 The Gables'.
5. 1 The Gables is constructed of a mix of natural gritstone with render from first floor level to eaves, the render is painted white or off white. Its roof is clad with natural blue slate.

6. Proposal

7. The proposal is for a single storey side extension, a porch and external landscaping including a terrace.
8. The side extension is single storey and projects approx. 3.5m from the side, it is 5.2m long it is constructed of materials to match the existing, the walls being stone and the roof natural blue slate.
9. The porch is 2.5m wide and projects of the front elevation by approximately 1.6m, this is constructed of materials to match, with a mix of stone walls with a rendered section above.

10. RECOMMENDATION:

That the application be APPROVED subject to the following conditions or modifications.

1. **Standard time limit.**
2. **Development in complete accordance with the submitted plans P/01F, P/02F, P/03C, P/04E, P/05D, and specifications, subject to the following conditions or modifications.**
3. **Stonework natural gritstone to match the existing.**
4. **Where render is shown on the approved plans this shall be finished to match the existing render on the property.**

5. **Timber windows painted white or off white and permanently so maintained.**
6. **The dining area window to the west facing elevation of the extension hereby approved shall be obscure glazed and non-opening and shall be permanently so maintained.**
7. **Any exposed walls/retaining walls for the terrace shall be faced with natural gritstone and permanently so maintained.**
8. **The roof shall be clad with natural blue slate to match the existing.**
9. **Remove permitted development rights for alterations to the west facing gable end of the extension hereby approved.**

11. Key Issues

12. Design and amenity, impact on the character and appearance of the area and the significance of the Conservation Area.

13. History

14. Pre application advice in 2017 Enquiry 30646 – Pre application advice leading to a design which at the time officers felt was acceptable but later, following a site visit, found not to be the case officer for design and amenity reasons.
15. NP/DDD/1217/1255 – A 2017 planning application for a two storey extension to the side of the dwelling was withdrawn following discussion with planning officers in which it was explained that there were concerns that the extension to the side would be overbearing on the neighbours and also some design issues.
16. In 2018 – following withdrawal of the application further advice was provided by the case officer on some revised plans for a single storey extension and porch. Officers had suggested a design should be explored which dug the extension into the ground to the lowest natural ground level. This has been resisted for functional reasons and also due to ground conditions. Nevertheless, the final scheme that officers were shown clearly incorporates details designed to address the amenity issues, which would need closer inspection during the course of any forthcoming application to assess the effectiveness of these measures.

17. Consultations

18. Highway Authority – No objections.
19. District Council – No response to date.
20. Eyam Parish Council – No response to date.

21. Representations

22. Six representations have been received. 4 in objection and 2 in support.
23. Objections are made on the following grounds –
 - Will affect the light and privacy of the neighbouring property Old Edge House.
 - No other property on The Nook has rooflights or patio doors to the front.

- The proposed porch will undermine the existing symmetry between the existing 2 semi-detached dwellings forming 1 & 2 the Gables. The houses are visible from most of the village and beyond, the proposed porch will change the historical and unique appearance drastically.
- The porch will affect the light into the living room of the adjoining property, their views and privacy (2 The Gables).
- May affect the access rights to the adjoining property (2 the Gables).
- Not entirely followed PDNPA pre app advice to drop the finished floor levels to the lowest natural ground levels, essentially digging the extension in.
- The entire house will be surrounded by vary large flat, paved terracing edged with railings.
- The application is inaccurate in some of its details and unsympathetic to its environment both in terms of the proposed extensions and the ground works.

24. The grounds for support are as follows –

- Considerable effort has been made by the applicants to address the various concerns. They have scaled back significantly their original ambition for a much larger extension and have made other concessions in order to create a design that is sympathetic to the immediate neighbourhood.
- Existing is a relatively small house on a relatively large plot. Housing market conditions could otherwise drive out young families, the vitality of the village would suffer without them.

25. Main Policies

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

27. Relevant Local Plan policies: LC3, LC4, LC5, LH4.

28. National Planning Policy Framework

29. The revised National Planning Policy Framework (NPPF) was published in July 2018 and replaced the 2012 NPPF 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 significant conflict between prevailing policies in the Development Plan and more recent Government guidance in the NPPF.

30. Para 172 of the NPPF states that *'great weight should be given to conserving and enhancing 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 these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads.'*

31. Peak District National Park Core Strategy

32. 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). GPS1 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.
33. 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.
 34. 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.
 35. L3 Deals with Cultural heritage assets of archaeological, architectural, artistic or historic significance. Development must conserve and where appropriate enhance or reveal the significance of archaeological, architectural, artistic or historic assets and their setting, including statutory designations and other heritage assets of international, national, regional or local importance or special interest. Other than in exceptional circumstances development will not be permitted where it is likely to cause harm to the significance of any cultural heritage asset of archaeological, artistic or historic significance or its setting, including statutory designations or other heritage assets or international, national, regional or local importance.
 36. Policies in the Core Strategy are also supported by saved Local Plan policies LC4, LC5 and LH4.
 37. 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.
 38. 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.
 39. 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 historic or vernacular merit.

40. Design Guidance

41. 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.
42. 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.
43. 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.
44. 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 7.10 explains the smaller the parent building, the fewer the options for extension. A two storey rear extension to a small cottage is unlikely to be acceptable, even on the rear....
45. 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.
46. Para 3.5 explains that side extensions should take their cue from the front elevation alongside. Slightly setting back the extension is a way of reinforcing the dominance of the original building. Avoiding making the side extension too long or too high can help to avoid an extension looking like a pair of houses.
47. Further guidance is also provided in the Design Guide and detailed design guide for Alterations and Extensions in relation to amenity. The 'Design Guide' at paras 5.7 to 5.9 discusses amenity. It explains that Amenity relates to fundamental design considerations such as a sense of wellbeing or the avoidance of overlooking, overshadowing or unneighbourliness.

48. Assessment

49. Design and impact on the character and appearance of the original dwelling and its setting including the Conservation Area.
50. The design has been resolved to a point which officers feel is acceptable aesthetically and in which the amenity issues may be resolved but needed further consideration on site, particularly due to the sloping nature of the site and its relationship with Old Edge House.
51. The design is considered to be acceptable aesthetically because the single storey extension is clearly subordinate to the original dwelling, and will harmonise with the character of the original. It is noted that patio doors to a front elevation are not considered to be the norm, but the property has the majority of its amenity space to the front and in this case it is not considered to harm the character of the dwelling, so is acceptable. The porch is simple in design and form and reflects the character sought by the Authority's

Design Guide and Detailed Design Guide for Alterations and Extensions. Contrary to the representations that have been made Officers do not consider that it would detract from the character or appearance of the dwelling or its setting including The Gables seen together as a pair of semi-detached dwellings. The terracing proposed is not considered to be harmful to the character and appearance of the site or its setting either.

52. Considering the above officers consider that in aesthetic terms the proposals design will not harm the character or appearance of the original dwelling or its setting including the Conservation Area.
53. Amenity
54. Due to the change in levels between the site and the adjoining neighbour (Old Edge House) even a single storey extension has the potential to be overbearing. However officers consider that the proposed scheme has addressed this with its scale and massing and distance from the boundary. The extension would be at its nearest points approximately 2.8m from the boundary and 5.8m from Old Edge House itself. The extension angles away from the neighbours so the separation distances increase. Whilst the extension will clearly be seen from the property and its gardens it is considered that its scale and mass will not harm the amenity of the neighbouring property Old Edge House.
55. The neighbours (Old Edge House) have a side facing window which faces the proposed extension. This is a secondary window to the habitable room it serves; the main window to this room is on the front of the dwelling and larger than the secondary window. Given that it is a secondary window it affords less protection in planning terms, but still needs to be considered. However, it is not considered that the proposed scheme would adversely affect the outlook from this room. From within this room officers do not consider the proposal would be overbearing or significantly overshadow or affect natural light in the room. Similarly, because of its scale and massing, even with the changes in levels between the two properties the outdoor space of the neighbours is not considered to be adversely affected either by way of being overbearing, or affecting their privacy.
56. It is worth noting that there will be clear glazed windows in the porch and an alteration from a door to the hallway to a window in the elevation that faces Old Edge House. These are at a distance of approximately 14m. The alteration from a doorway to a window can be carried out using permitted development rights so there is a strong fall-back position to consider. Whilst these may enable some overlooking of the front garden of Old Edge House, at present it is not a private space, it is already open to view from the public highway (which is on lower ground) and the rest of 1 The Gables front garden. The introduction of these windows is not considered to significantly affect the privacy of this outdoor space (the front garden) and given the separation distances of approximately 14m to the side facing window, the separation distance is considered to be adequate, given it is a secondary side facing window, therefore no conditions are considered necessary. If the applicants or neighbours felt strongly about intervisibility between these windows then this may be able to be addressed with a boundary treatment.
57. The openings on the proposed western gable end are obscure glazed and these also need to be non-opening to prevent overlooking of Old Edge House's outdoor space at the rear and also via the aforementioned side facing window. Permitted development rights for inserting openings into the western gable end should be restricted to ensure that the extension is not altered as it has the potential to harm the neighbour's amenity by overlooking if these rights were retained.

58. The adjoining neighbour has also suggested that the proposed porch could harm their privacy, natural light and outlook. Given the relationship of the porch to the adjoining neighbours nearest window officers do not consider that their amenity will be affected.
59. It is noted that in the representations an issue was raised about the proposal potentially affecting a right of access, however the existing pathways will be retained and legal rights of access are not a planning consideration.
60. Considering the above officers do not consider that the proposal would adversely affect the amenities of the site or neighbouring properties.

61. Conclusion

62. The proposal offers a design which has been refined and is considered to be acceptable. The proposal will not harm the character or appearance or amenity of the original dwelling or its setting including neighbouring properties and will not harm the significance of the Conservation Area. Therefore, subject to the suggested conditions, the proposal is considered to be in accordance with the policies of the development plan.

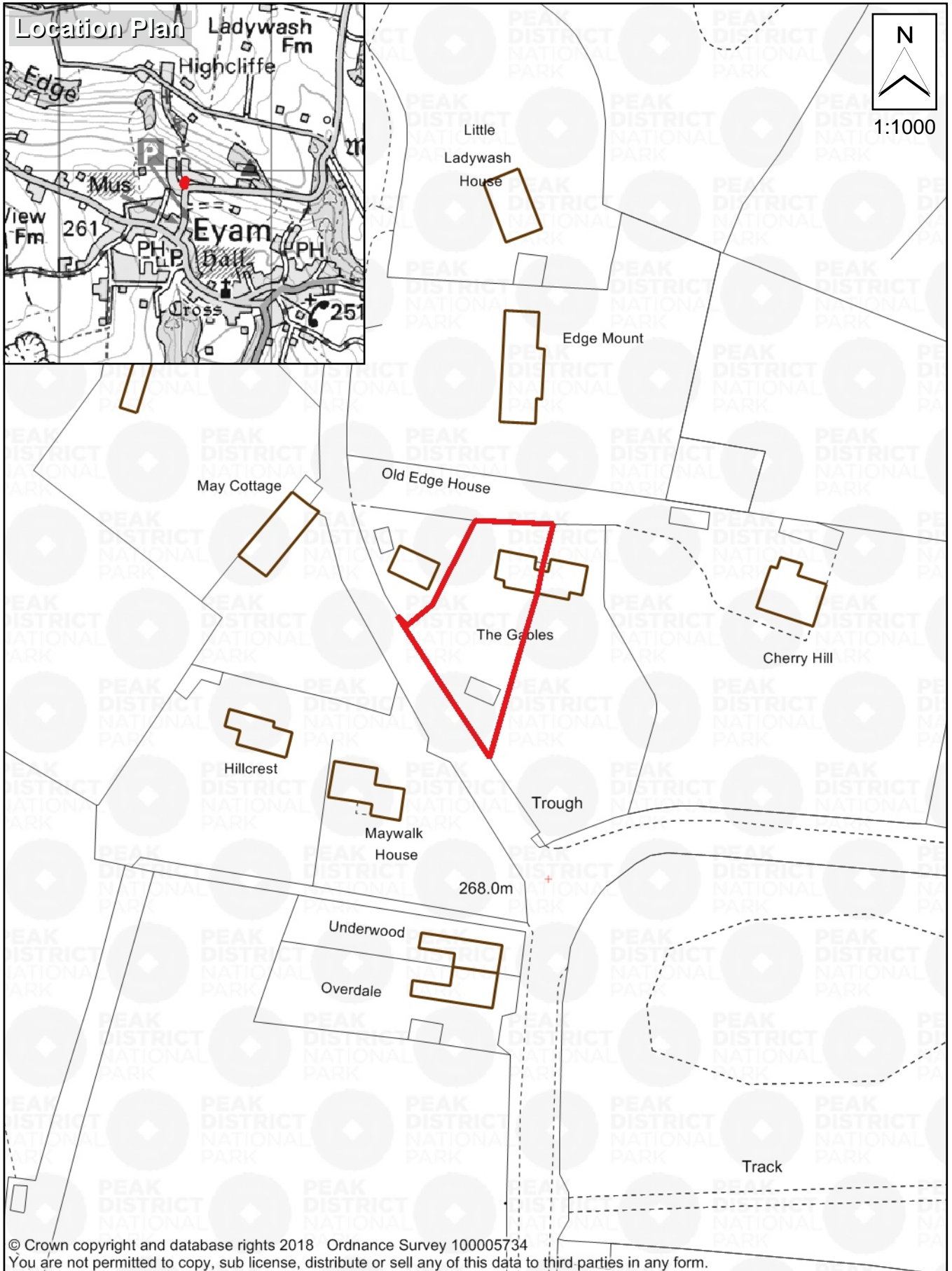
63. Human Rights

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

65. Report Author

66. Steven Wigglesworth, Planner, North Team
67. List of Background Papers (not previously published)
68. Nil

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Committee Date: 10th August 2018
 Item Number: Item 11
 Application No: NP/DDD/0618/0480
 Grid Reference: 421595, 376943

Title: 1 The Gables
 The Nook
 Eyam



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12. FULL APPLICATION – BIKE AND BIN STORE AT THE GREEN, MAIN STREET, CHELMORTON. (NP/DDD/0618/00504, P1135, TM)

APPLICANT: GILL AND DAVID CHAPMAN

1. Site and Surroundings

- 1.1. The Green is a traditional detached dwelling and an associated holiday let situated on the western side of Main Street, which is a built-up part of Chelmorton. The property is constructed from limestone, blue slate tiles and timber framed windows. The site is within Chelmorton's designated conservation area.
- 1.2. The nearest neighbouring properties to the proposed site are Nether Green 26m to the west, 1 and 2 Norwood are 18m to the east, Haywood 34m to south east, Swallow Barn 22m to the north west and The Smithy is 12m to the north.
- 1.3. St John the Baptist's Church is a grade II* listed building which is located 280m north east and Townend Farm is a grade II listed building situate 440 south west of the proposed site.

2. Proposal

- 2.1. The applicant seeks full planning permission for the erection of a single storey bike and bin store.
- 2.2. The proposed bike and bin store would be constructed with limestone walls, blue slate roof and timber doors. The proposed bike and bin store would be sited to the east of the dwelling house in line with the existing front boundary wall.
- 2.3. The proposed building would measure 4.75m wide by 2.9m deep. It would have a dual pitched roof with an eaves height of 2.2m and a ridge height of 3.1m. The building is to be divided into two sections, the bike section would be 2.4m wide (internally) and with two timber doors for easy access and the bin section would be 1.7m wide and with a single timber door.

3. RECOMMENDATION

To APPROVE the application subject to the following conditions:

- 1. The development hereby permitted shall be begun within 3 years from the date of this permission.**
- 2. Carry out in accordance with specified plans.**
- 3. All new stonework including lintels, sills, quoins and surrounds shall be in natural stone, coursed, laid and pointed to match the existing dwelling house.**
- 4. The new roofs shall be clad with natural blue slate to match the dwelling house. The roof verge(s) shall be flush cement pointed, with no barge boards or projecting timberwork.**

4. Key Issues

- The principle of development
- The impact on the appearance of the host property, the character of the Conservation Area and the special qualities of the National Park
- The impact on the amenity of neighbouring properties.

5. Relevant Planning History

- 5.1. PE\2018\ENQ\32646 – Pre-application enquiry for a proposed single storey detached store. Two different designs were submitted one with a single pitch lean-to style roof and the other a dual pitched roof. It was felt that dual pitched roof design had a more traditional style. This design would not be too large and being tied into the boundary wall would ensure that fits in with the surrounding area. The modest scale of the shed built with traditional materials means that it will have minimal impact on the site itself and the surrounding area, and will not be visually intrusive, and is unlikely to give rise to any amenity issues.
- 5.2. NP/DDD/1105/1053 – Retrospective application for conversion of cart shed to holiday unit. Granted conditionally – December 2005
- 5.3. DDD0102010 – Conversion of cart shed to additional living accommodation. Granted Conditionally March 2002

6. Consultations

- 6.1. Derbyshire County Council (Highways) – No response to date.
- 6.2. Derbyshire Dales District Council – No response to date.
- 6.3. Chelmorton Parish Council – Object to this application in respect of its position on the street frontage of the property. They are concerned about the apex height and the impact of the parking and access to the holiday cottage. The facility would be better positioned away from the roadside to avoid these concerns.

7. Representations

- 7.1. During the consultation period, the Authority has not received any representations regarding the proposals.

8. Policies

- 8.1. National Park designation is the highest level of landscape designation in the UK. The Environment Act 1995 sets out two statutory purposes for national parks in England and Wales:
 - Conserve and enhance the natural beauty, wildlife and cultural heritage
 - Promote opportunities for the understanding and enjoyment of the special qualities of national parks by the public

When national parks carry out these purposes they also have the duty to seek to foster the economic and social well-being of local communities within the national parks.

National Planning Policy Framework

- 8.2. The National Planning Policy Framework (NPPF) was published on 24 July 2018 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 significant conflict between prevailing policies in the Development Plan and more recent Government guidance in the NPPF.

- 8.3. Para 172 of the NPPF states that ‘Great weight should be given to conserving and enhancing 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 these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads.’

Development Plan policies

- 8.4. 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.
- 8.5. 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.
- 8.6. Policy L1 identifies that development must conserve and enhance valued landscape character as identified in the Landscape Strategy and Action Plan and other valued characteristics, and other than in exceptional circumstances, proposals in the Natural Zone..

Local Plan

- 8.7. Local Plan Policy LC4 requires that the detailed treatments of development is of a high standard that respects, conserves and where possible enhances the landscape, built environment and other valued characteristics of the area.
- 8.8. Local Plan Policy LH4 states that development is permitted provided that they do not detract from the appearance or amenity of the original building, its setting or neighbouring buildings.
- 8.9. Local Plan policy LC5, states that applications for development in a Conservation Area, or for development that affects it’s setting or important views into or out of the area, should assess and clearly demonstrate how the existing character and appearance of the Conservation Area will be preserved and, where possible, enhanced.

Relevant Core Strategy (CS) policies: **GSP1, GSP2, GSP3, GSP4, L1.**

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

9. Assessment

Principle of Development

The application seeks planning permission for the erection of a single storey bike and bin store which would be sited to the front of the property. The store would be available to use by residents of the host dwelling and visitors to the associated holiday let. As noted in the Authority’s policies, in principle, extensions to dwellings and domestic ancillary buildings in the National Park are supported by the Authority provided that they are of a suitable design, scale, form and massing and do not raise any amenity issues upon the dwelling itself or any neighbouring properties.

The impact on the appearance of the host property, the character of the Conservation Area and the special qualities of the National Park

- 9.1. LC4 sets out criteria to ensure that detailed design is to a high standard. Amongst other things it refers to scale, form mass and orientation in relation to existing buildings and the degree to which design details, material and finishes reflect or complement the style and tradition of local buildings.
- 9.2. The proposed bin and bike store constructed from limestone, blue slate roof and timber doors would measure 4.75m long by 2.9m wide. It would have a dual pitched roof with an eaves height of 2.2m and a ridge height of 3.1m.
- 9.3. The building is to be divided into two sections, the bike section would be 2.1m and with two timber doors for easy access and the bin section would be 2m and with a single timber door
- 9.4. It is acknowledged that the site for the proposed bike and bin store is a prominent position next to the boundary wall. However the adopted appraisal for Chelmorton conservation area appraisal notes that the majority of houses in this area front onto the street. Buildings that are sited adjacent the road frontage are a strong character of this part of the Conservation Area. The nearest neighbouring property to the east of site The Smithy fronts onto the street and so does the school next to The Smithy. Therefore, the siting of the proposed building would tie in with the local vernacular.
- 9.5. The proposed building is a small traditional outbuilding of modest scale and would be constructed from traditional materials. It is considered that it would fit comfortably into the street scene and would not detract from the Conservation Area.
- 9.6. Chelmorton Parish Council object to this application in respect of its position on the street frontage of the property and have raised concerns about the apex height and the impact of the parking and access to the holiday cottage. The parish council state that the facility would be better positioned away from the roadside to avoid these concerns.
- 9.7. Pre-application advice was sought and two different designs were submitted. One design had a mono pitched roof with the slope facing the street. The other was a dual pitched roof, the same as the submitted application. The dual pitched roof design was considered to be more appropriate for this location and the applicant was advised to proceed with that design. The roof has a ridge height of 3.1 metres, which is considered to be appropriate for an outbuilding of this type. As discussed above, it is considered acceptable in this instance for the building to be positioned next to the road frontage as this would reflect the existing character of the locality.
- 9.8. With regard to the impact of the parking and access to the holiday cottage, the holiday cottage has its own access, a private path which can be accessed from the Main Street. Ample parking is provided for both The Green and the holiday cottage. The proposed bin and bike store would be built on the garden area that leads up to the boundary wall, so would not affect the parking or access.
- 9.9. The modest scale of the bike and bin store built with traditional materials means that it will have minimal impact on the site itself and the surrounding area, and will not be visually intrusive. It would not have any impact on St John the Baptist's Church is a grade II* listed building or Townend Farm is a grade II listed building.
- 9.10. It is considered that the position and the proposed form and massing of the bike and bin store would not have a detrimental effect on the character and appearance of the property or its setting and would preserve the character of the Conservation Area in accordance with policies GSP3, DS1, LC4, LH4, LC5 and guidance in the SPD.

- 9.11. The site is in a built-up residential area and the bike and bin store is relatively small scale. As such, it is considered that the proposed development would not have a significant impact on the wider landscape character. Therefore it is considered that the proposal complies with the requirements of GSP3, L1, LC4 and LH4.

The impact on the amenity of neighbouring properties.

- 9.12. The bike and bin store would be sited to the front of the property next to the boundary wall and the nearest neighbouring properties are Nether Green 26m to the west 1 and 2 Norwood are 18m to the east, Haywood 34m to south east, Swallow Barn 22m to the north west and The Smithy is 12m to the north.
- 9.13. It is considered that the scale of the works proposed and the separation distances between the site and neighbouring properties would not result in any harm to the amenity of occupiers and users of any nearby property. The proposal is considered to accord with policy LC4 in this respect.

10. Conclusion

- 10.1. The proposed bike and bin store would not have an adverse impact on the character and appearance of the dwelling, its setting or the wider area.
- 10.2. The proposed development would preserve the character of the Conservation Area and the setting of the nearby listed buildings. The proposals are therefore considered to be in line with the requirements of GSP1 and GSP3, LC4, LH4 and LC5; nor will they have an unacceptable impact on the amenities of the locality and the nearest neighbouring properties, therefore there would be no effect on the amenities of neighbouring properties.
- 10.3. The proposal is in accordance with the relevant policies and guidance, therefore the current application is recommended for approval subject to conditions securing compliance with the plans and design details.

11. Human Rights

None

12. List of Background Papers (not previously published)

None

Report Author and Job Title

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Committee Date:	10 August 2018	Title: The Green Main Street Chelmorton	 PEAK DISTRICT NATIONAL PARK
Item Number:	Item 12		
Application No:	NP/DDD/0618/0504		
Grid Reference:	411292, 370100		

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

1. APPEALS LODGED

The following appeals have been lodged during this month.

<u>Reference</u>	<u>Details</u>	<u>Method of Appeal</u>	<u>Committee/ Delegated</u>
NP/NED/1017/1097 3196253	Removal of existing extension and erection of replacement single storey extension and associated alterations at Toll Bar Cottage, Owler Bar, Sheffield	Written Representations	Delegated
NP/NED/1017/1098 3196258	Listed Building Application: Removal of existing extension and erection of replacement single storey extension and associated alterations at Toll Bar Cottage, Owler Bar, Sheffield	Written Representations	Delegated
NP/DDD/0118/0027 3196378	Section 73 - Removal or variation of condition 2 on APP/M9496/W/15/3053101 - Revised design for house on Plot 1 at Dove Dairy, Hartington	Written Representations	Delegated
NP/DDD/0917/0964 3204525	Retrospective planning permission for a verandah at Trinity Cottage, Ashford-in-the-Water	Householder	Delegated

2. APPEALS WITHDRAWN

There have been no appeals withdrawn during this month.

3. APPEALS DECIDED

The following appeals have been decided during this month.

<u>Reference</u>	<u>Details</u>	<u>Method of Appeal</u>	<u>Decision</u>	<u>Committee/ Delegated</u>
NP/DDD/1217/1286 3196737	First floor front extension, single storey extension, loft conversion and alterations at 3 Lowside Close, Calver	Householder	Allowed	Delegated

The Inspector felt that the extension would be subservient to and would not dominate the front of the house and that it would blend well with its neighbouring properties and would not have a harmful effect on the setting of the Conservation Area. She accepted that SPD guidance states that two storey front extensions will seldom be appropriate or acceptable but this was one of those “seldom” occasions. Overall, she considered that the extension would be in accordance with the aims and objectives of the SPD. The Inspector allowed the appeal subject to conditions in relation to the windows and materials, in the interest of the visual amenity of the area.

NP/S/0118/0062 3199735	New dormer to roof and nee external fire escape at The Old Vicarage, Heads Lane, Bolsterstone	Householder	Dismissed	Delegated
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The Inspector considered that the proposal would fail to preserve or enhance the character of appearance of the conservation area, and would also be in conflict with the policies GSP3 and L3 of the Core Strategy and LC4, LC5 and LH4 of the Local Plan. The appeal was therefore dismissed.

NP/S/1217/1260 3201699	New garden room and link building at Walker Edge Farm, Walker Edge, Bolsterstone	Householder	Allowed	Delegated
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The Inspector considered that the proposal would integrate comfortably with the host property and wider character and appearance of the area, as the property occupied a visually discrete location partially screened by trees, so the proposal would not appear as a conspicuous addition. The Inspector allowed the appeal subject to conditions relating to materials, windows, rainwater goods and verge treatment which the Inspector considered necessary to secure a satisfactory appearance, having regard to the first statutory purpose of National Park designation.

.4 **RECOMMENDATION:**

That the report be received.