

Public Document Pack

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Our Ref: A.1142/1781
Date: 6 December 2018



NOTICE OF MEETING

Meeting: **Planning Committee**
Date: **Friday 14 December 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 12 October 2018 (Pages 5 - 12)**
- 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 - The change of use of an area previously used as a merchants area to hotel accommodation at Markovitz Limited, Commercial Road, Tideswell (NP/DDD/0418/0316 SPW) (Pages 13 - 24)**
Site Plan
- 7. Full Application - Extension and alterations to the house, re-organisation of drive and garden areas and new double garage at Gatehouse Farm Cottage, Gatehouse Lane, Hathersage (NP/DDD/1018/0912, JEN) (Pages 25 - 36)**
Site Plan
- 8. Full Application - Erection of a 3 bed, 2 storey dwelling with adjoining garage, at Field Head, Main Street, Taddington (NP/DDD/0818/0791) (Pages 37 - 46)**
Site Plan

9. **Full Application - Erection of open market dwelling at former Severn Trent Pumping Station Site, Main Street, Taddington (NP/DDD/1018/0942, P1171, MN) (Pages 47 - 54)**
Site Plan
10. **Full Application - Single storey extension to house a new class 7 MOT bay and re-roof of existing roofs at Froggatt Edge Garage, Grindleford Road, Calver (NP/DDD/0618/0546, AM) (Pages 55 - 62)**
Site Plan
11. **Full Application - Change of use and alterations to form a single dwelling at former Scout Hut, Charlotte Lane, Bradwell (NP/DDD/0918/0817), P994, AM) (NP/DDD/0918/0817), P994, AM) (Pages 63 - 74)**
Site Plan
12. **Listed Building Consent - Change of use and alterations to form a single dwelling at former Scout Hut, Charlotte Lane, Bradwell (NP/DDD/0918/0818), P994, AM) (Pages 75 - 82)**
Site Plan
13. **Full Application - Demolition of stable/outbuilding and construction of new holiday cottage at Bolehill Farm, Bolehill, Bakewell (NP/DDD/1018/0977, P7008) (Pages 83 - 90)**
Site Plan
14. **Full Application - Replace roof to derelict railway goods shed and change the use of the building to incorporate interpretation at Millers Dale Station, Millers Dale (NP/HPK/1118/1010 (JEN) (Pages 91 - 100)**
Site Plan
15. **Development Management Performance (JEN) (Pages 101 - 104)**
16. **Head of Law Report- Planning Appeals (A.1536/AMC) (Pages 105 - 108)**

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 12 October 2018 at 10.00 am

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

Chair: Mr P Ancell

Present: Cllr J Atkin, Cllr P Brady, Cllr C Carr, Cllr M Chaplin, Cllr D Chapman, Cllr A Hart, Mr R Helliwell, Cllr Mrs C Howe, Cllr H Laws, Cllr J Macrae, Cllr Mrs K Potter and Cllr Mrs L C Roberts

Mr Ken Smith attended to observe and speak but not vote.

Apologies for absence: Cllr D Birkinshaw and Cllr A McCloy.

123/18 CHAIRS ANNOUNCEMENT

The Chair welcomed Mr Ken Smith as a new Secretary of State appointed Authority Member to Planning Committee.

The Chair reported that Cllr Doug Birkinshaw was hoping to be back next month following his recent illness.

124/18 MINUTES OF PREVIOUS MEETING

The minutes of the last meeting of the Planning Committee held on 14 September 2018 were approved as a correct record

125/18 URGENT BUSINESS

There were no items of urgent business

126/18 MEMBERS DECLARATIONS OF INTEREST

Item 6

Cllr Andrew Hart declared a personal interest as he knew Cllr Gill Heath as a Councillor at Staffordshire Moorlands District Council

It was noted that all Members knew Cllr Gill Heath, who had given notice to speak as a Member of the Authority.

Cllr Lesley Roberts declared a personal interest as she was semi acquainted with the agent Mr Ken Wainman

Item 8

Mr Robert Helliwell declared a personal interest as he knew of the applicant Mr Owen Fletcher

127/18 PUBLIC PARTICIPATION

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

128/18 FULL APPLICATION - ERECTION OF AN AGRICULTURAL WORKERS DWELLING AT HIGHER FORD, WETLEY FARM, FORD WETLEY, FORD

Members had visited the site on the previous day.

The Planning Officer introduced the report.

The following spoke under the public participation at meetings scheme:

- Mr Ken Wainman, Agent
- Ms Katherine Alcock, Supporter
- Cllr Gill Heath, Supporter

The Members were supportive of the need for additional accommodation, but were concerned on the size of the proposed dwelling and asked whether an alternative solution could be found. The Planning Officer informed Members that there was a barn on site next to the main house that could be converted to a dwelling but it was currently used for storage.

A motion to defer the application to allow for further discussions with the applicant about the need for the size of the dwelling as proposed, the possibility of converting the barn or creating ancillary accommodation as an alternative, and meeting the financial test was moved, seconded, voted on and carried.

RESOLVED:

That the application be DEFERRED to allow for further discussions with the applicant.

129/18 FULL APPLICATION - RESTRICTED USE OF AN EXISTING OUTBUILDING AS A TEA ROOM AND TO USE THE GARDEN TO SERVE TEAS AND CAKES AT IVY COTTAGE, DALE HEAD, LYDGATE, EYAM S32 5QU

Members had visited the site on the previous day.

The Planning Officer introduced the report and informed Members that the site had been used as a Tea Room since 2017 so the application was therefore partly retrospective. Whilst on the site visit, Members had met one of the neighbours who clarified that they had no objection to the proposal now that they had seen the revised plans, and the

Planning Officer also informed Members that since the report was published a further letter of support had also been received.

The following spoke under the public participation at meetings scheme:

Ms Kathleen Hall, Applicant

The Members considered that the proposal was low level use in a quiet area of Eyam and that the only neighbour affected had no objections.

A motion to approve the application subject to conditions so that the tea room as proposed on the approved plans would only operate on a Sunday between 11am – 5pm and would remain ancillary to Ivy Cottage.

RESOLVED:

To APPROVE the application contrary to the Officer recommendation, was moved, seconded, put to the vote and carried, subject to the following conditions:-

- 1. The operating hours would be between 11am-5pm on Sundays.**
- 2. Development shall be carried out in accordance with the amended plans.**
- 3. The use as a tea Room would remain ancillary to Ivy Cottage.**

The meeting was adjourned at 11:13am for a short break and reconvened at 11.22am

130/18

FULL APPLICATION - FIRST FLOOR EXTENSION OVER AN APPROVED GROUND FLOOR EXTENSION, BOWLING GREEN COTTAGE, PEAK FOREST

Members had visited the site on the previous day.

The Planning Officer introduced the report and informed Members that some aspects of the 2009 application had not been carried out in accordance with approved plans, and that the applicant had made unauthorised changes to the back of the property. The garage was also being used as a holiday let without consent.

The following spoke under the public participation at meetings scheme:

- Cllr Christine Hopley, Parish Council, Supporter
- Mr Owen Fletcher, Applicant

A motion to defer the application to allow for further discussions with the applicant regarding the design of the extension and the need for the porch was moved, seconded, voted on and carried.

RESOLVED:

That the application be DEFERRED to allow for further discussions on the design with the applicant.

131/18 SECTION 73 APPLICATION - REMOVAL OR VARIATION OF CONDITIONS 2 AND 9 ON NP/DDD/0317/0305 AT GREENFIELDS FARM, ASHFORD LANE, ASHFORD IN THE WATER

The Planning Officer introduced the report and informed Members of an amendment to the report at para 4. Which read "Condition 3 reads" which should have read "Condition 2 reads".

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

RESOLVED:

To APPROVE the application subject to the following conditions:

- 1. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted plans including ref: 'Proposed Floorplans', and 'Proposed Site Layout', subject to the following conditions or modifications.**
- 2. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 (or any order revoking or re-enacting that Order) no alterations to the external appearance of the dwelling shall be carried out and no extensions, porches, ancillary buildings, satellite antenna, gates, fences, walls or other means of boundary enclosure shall be erected on the site without the National Park Authority's prior written consent.**
- 3. The dwelling shall not be occupied until the parking and manoeuvring space shown on the approved plan has been constructed.**
- 4. Vehicular access to the property hereby approved shall be gained via the existing access through Greenfields Farm only, in perpetuity, and not via Little Lane.**
- 5. The recommendations in Section 4.2 of the Dunelm Ecology June 2018 report shall be followed and fully implemented prior to the first occupation of the dwelling hereby approved. In addition to the measures set out in 4.2, a minimum of 5 hessian sacks (of traditional material) should be secured to the walls of the dedicated bat space in suitable locations, enhancing the roosting provision for brown long eared bats, prior to first occupation of the dwelling hereby approved.**
- 6. Prior to the dwelling hereby approved being first occupied two ridge tile access points shall be provided.**
- 7. The recommendations in 4.4 (*Sensitive Working Methods and New Roost Creation*) of the October 2016 survey by Dunelm Ecology shall be adhered to.**

8. The existing barn owl feature shall be retained for the life of the development.
9. Before any works commence on external hard landscaping a detailed scheme for landscaping (walling, fencing or ground surfacing as necessary) shall be submitted to and approved in writing by the National Park Authority. Once approved, the planting or seeding shall be carried out to the reasonable satisfaction of the Authority within the first planting seasons following completion or occupation of the development. Any walling or surfacing shown on the approved plan shall be completed before the building is first occupied.
10. Prior to the erection/provision of any timberwork, including doors and windows, a detailed scheme for the external finish of the timberwork shall be submitted to and approved in writing by the National Park Authority. The development shall thereafter be carried out in accordance with the approved specification and the timberwork shall be permanently so maintained.
11. The rainwater goods shall be either timber or cast metal, painted black. The gutters shall be fixed directly to the stonework with brackets and without the use of fascia boards. There shall be no projecting or exposed rafters.

132/18

FULL APPLICATION - ERECTION OF GARDEN SHED FOR USE AS DOMESTIC SHED/WORKSHOP AND HOME GYM AT 44 BURTON EDGE, BAKEWELL

The Planning Officer introduced the report and informed Members that this was a retrospective application as it had already been substantially built as the applicant thought it was permitted development.

A motion to approve the application was moved, seconded, put to the vote and carried.

RESOLVED:

To APPROVE the application subject to the following conditions:

1. Standard commencement period.
2. Carry out in accordance with specified plans.
3. Removal of existing smaller shed.
4. Use to remain private and ancillary.
5. Roofing to be approved.
6. Cladding to be approved.
7. All rainwater goods shall be black.

Cllr Jason Atkin left the meeting at 12:25pm

133/18 MONITORING & ENFORCEMENT QUARTERLY REVIEW- OCTOBER 2018

The Monitoring & Enforcement Team Manager introduced his report and informed Members of a correction to the report regarding case reference 16/0057 Rising Sun Hotel, Bamford on the list of Breaches Resolved, which read "Building to be demolished" and should have read "Building proposed to be demolished as part of a current planning application." He then went on to show some before and after photographs to Members, and expand on the three cases where formal notices had been issued in the last quarter, and some of the cases that had been resolved either through negotiation or by enforcement action. One of the cases where an enforcement notice was issued was for the track that had been constructed on land at Mickleden Edge, Midhope Moor which had been refused planning permission following consideration at the Planning Committee meeting in June. The notice is due to come into effect on the 12 November unless an appeal is received before then.

RESOLVED:

To note the report.

Cllr Jamie Macrae left the meeting at 12:35

134/18 DESIGNATION OF GREAT HUCKLOW AND FOLOW NEIGHBOURHOOD AREA

The Head of Policy and Communities introduced the report to Members, which set out that the two parishes of Great Hucklow and Foolow be designated as a neighbourhood area as it would allow them to work effectively together in developing a joint neighbourhood plan as both parishes had many similar issues which needed to be addressed.

A motion to approve the designation of the 2 parishes was moved, seconded, put to the vote and carried.

RESOLVED:-

To APPROVE the designation of the 2 parish areas of Great Hucklow and Foolow, which include the villages and hamlets of Foolow, Grindlow, Great Hucklow, Windmill, Little Hucklow and Coplowdale, as a neighbourhood area under Schedule 9 of the Town and Country Planning Act 1990.

135/18 THE ADOPTED NATIONAL PLANNING POLICY FRAMEWORK (2018)

The Head of Policy & Communities introduced the report which outlined the key changes that the Government had made to the revised National Planning Policy Framework (NPPF) 2018 from the former NPPF (2012). The comments submitted by National Parks England on behalf of the Authority were taken into consideration, and that the majority of changes that were asked for were included within the revised NPPF.

The Director of Conservation & Planning informed Members that the NPPF formed part of the compulsory Planning Training which was for all Members, not just for those on Planning Committee. The final rescheduled session was due to be held on the 26 October, and Members should let him know as soon as possible if they could not attend so an alternative session could be arranged.

Members welcomed the report

RESOLVED:-

That the report be noted

136/18 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 1.00 pm

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6. FULL APPLICATION – THE CHANGE OF USE OF AN AREA PREVIOUSLEY USED AS A MERCHANTS AREA TO HOTEL ACCOMODATION AT MARKOVITZ LIMITED, COMMERCIAL ROAD, TIDESWELL (NP/DDD/0418/0316 SPW)

APPLICANT: ROBERT HOPKINS

Site and Surroundings

1. The site is located in Tideswell, within the village centre, accessed off St John's Road, part is within the designated conservation area the rest adjoins it. The Conservation Area boundary excludes the building which is the main subject of this application. There are no listed buildings on the site, the nearest is the 'The George Public House' and its outbuildings which are on the opposite side of the road to the development, approximately 9m to the south west of the site.
2. The site is currently in business use for the purposes of ancillary storage to the adjacent kitchen and bathroom showroom.
3. The building itself is large and utilitarian in appearance, it is likely to be of steel portal frame construction. It is two storeys tall. To the roof and sides it is finished with sheets, to the rear it is of block work and limestone construction and the front gable is built of limestone. Its gables are approximately 12m wide and it has a length of 17.5m. Its roof has a very shallow pitch. The front elevation has two large openings with roller shutter doors and 4 windows. There is a door in the north west side and a door to the rear (north east). It does not contribute positively to the character and appearance of the adjoining Conservation Area.
4. The proposal also relates to a more traditional section of building which runs along the north east boundary of the site. This is single storey. This building is built of traditional rubble limestone with a natural blue slate roof.
5. There are dwellings adjoining the site to the rear (east) and to the side (north west). To the north west the nearest dwelling is called Edelweiss, this is a bungalow with undercroft parking. This is on higher ground and to the rear the properties are on lower ground. Immediately behind the site there are the rear gardens of the dwelling which front onto Commercial Road, the nearest is Cliffe View.
6. There is a restaurant operating from the wider site already and associated with this restaurant and within the site area there are 8 parking spaces in the yard area.

Proposal

7. The proposal is for a change of use of the two storage buildings into a 7 bedroom hotel with, reception and parking on the ground floor of the 2 storey building.
8. The proposal includes alterations to the front of the two storey building to improve its appearance. It also includes some stone cladding to the north west side facing elevation, insertion of windows on the rear elevation.
9. Amended plans have been submitted which now include increasing the pitch of the roof and cladding it with natural blue slate, reducing the eaves height of the 2 storey building by approximately 850mm, increasing the ridge height by 800mm and inserting rooflights into the roofslope of the single storey section of the building. Also in the amended scheme the first floor of the 2 storey building has been re arranged, and the proposal now includes

an additional bedroom taking it up to 8, this has also resulted in a rooflight proposed to the north west facing elevation. A full reconsultation has been undertaken following receipt of the amended plans.

RECOMMENDATION:

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

- 1. Standard time limit.**
- 2. Development in complete accordance with the amended plans CY3A, CY4A, CY5B and specifications, subject to the following conditions or modifications.**
- 3. The accommodation hereby approved shall be used solely as short-let serviced holiday accommodation ancillary to the existing restaurant ‘Merchants Yard’ and remain within the same planning unit as the existing restaurant. The accommodation shall not be occupied by any one person for a period exceeding 28 days in any calendar year.**

The owner shall maintain a register of occupants for each calendar year which shall be made available for inspection by the Authority.

- 4. Prior to first letting of the hotel rooms permitted by this development the works to reduce the height of the eaves, increase the pitch of the roof, clad the roof with natural blue slate and finish the walls in natural limestone shall be undertaken and completed.**
- 5. Prior to first letting of the hotel rooms permitted by this development the windows on the rear facing elevation shall be obscure glazed and the boundary wall built up as shown on the approved plans and shall be permanently so maintained throughout the life of the development.**
- 6. Prior to installation of any external air conditioning units full details of their design, siting, and a noise impact assessment carried out by a suitably qualified professional shall be submitted to the Authority for approval in writing.**
- 7. As shown on the approved plans there shall be no more than 8 bedrooms and this shall be maintained throughout the lifetime of the development.**
- 8. The 5 parking spaces shown on the ground floor of the building shall be maintained throughout the lifetime of the development, in combination with the existing 8 external parking spaces these shall be maintained throughout the lifetime of the development free from impediment from their designated use.**
- 9. The rooflights shall be conservation type rooflights, fitted flush with the roofslope and shall be obscure glazed and permanently so maintained. Prior to installing any rooflights full details of their precise size, design and siting shall be submitted to the Authority for approval in writing. Once agreed the rooflights shall not be installed other than in complete accordance with the agreed details and shall be permanently so maintained.**

- 10. All stonework shall be natural limestone and shall be faced, laid and pointed to match the existing.**
- 11. Natural gritstone head and sills to openings as shown on the approved plans.**
- 12. Timber windows and doors, finish to be agreed with the authority in writing.**
- 13. All windows and doors shall be recessed from the external face of the stonework at least 100mm.**

Key Issues

- The impact of the proposal on employment uses.
- The principle of the proposed use as a hotel.
- Assessment and weight of the conservation or enhancement benefits.
- Amenity issues.

History

1997: NP/DDD/0397/118: Planning permission granted conditionally for the creation of off-street parking and the demolition and erection of replacement building.

2009: NP/DDD/0709/0659: Planning permission granted conditionally for the change of use of part of plumbers merchants to restaurant.

2010: NP/DDD/0510/0430: Planning permission granted conditionally for the change of use from stove and kitchen shop / showroom to community teaching kitchen and ancillary offices.

2015: NP/DDD/0115/0039: Planning permission granted for change of use of part of the wider site from a community teaching kitchen (use class D1) to a restaurant (use class A3). Planning conditions amongst other things required that there be 8 parking spaces.

2018: Pre application advice with the Authority in relation to conversion of the merchants' storage buildings to a hotel. Officers advised that as employment land the proposal would on the face of it be contrary to Core Strategy Policy E1 as it fails to safeguard existing employment land or provide alternative community benefit such as affordable housing (as required to by policy E1). Furthermore the building being utilitarian in appearance and modern could not be considered to be of historic or vernacular merit, so its conversion to a hotel would be contrary to the provisions of core strategy policy RT2 which deal with the principle of the proposed use. Additionally officers expressed concern about the potential for the windows being inserted to the rear, as they may cause overlooking issues with the properties behind.

Consultations

10. Highway Authority - No objections subject to use remaining ancillary and additional parking (5 spaces) provided prior to first occupation and existing parking area (8 spaces) within red line boundary remaining available for shared use of restaurant and accommodation.
11. Comments on the amended scheme which increases the number of bedrooms by 1, from 7 to 8 are that in view of the previous use and the highway comments in relation to

the initial change of use application, they do not think that an objection to 1 additional bedroom would be sustainable.

12. District Council – No response to date.
13. Tideswell Parish Council – The Parish Council support the application in principle, which will provide an accessible hotel in the Parish. It was agreed this would be a good facility to have in the village. It was stressed that the main concerns were over parking. The Parish Council strongly feel that the parking spaces included are the minimum required in the planning application. As much off-street parking as possible must be provided. Spaces should be available for the hotel guests so that there is not additional over-night parking on the streets in the surrounding area. The Parish Council would also request that the venue encourages all customers to use appropriate parking.
14. The parish council were reconsulted on the amended plans. They have no objections to the amended plans.

Representations

15. 10 representation have been received, one was a general comment the other 9 were objections received from amongst others, neighbouring and nearby businesses and residents.
16. The objections received raised the following issues -
 - Parking area proposed would not be enough for the proposed hotel, the restaurant, guests and staff. Already customers of the restaurant use the George Inn car park and on street parking. Some photographs provided via objectors demonstrating how delivery vehicles can have problems already.
 - Lack of parking and the main road through Tideswell is already for too busy.
 - Potential highway safety issues.
 - No need for another hotel/letting room in the village given that there is already the 'George Inn' and the 'Horse and Jockey' as well as holiday lets in the village plus a large hotel permitted in Stoney Middleton which is only 5/10mins away.
 - Affordable housing is needed in Tideswell.
 - Potential loss of trade for local pubs could lead to more job losses.
 - Not enough information about the proposed rooflights on drawing 'CY4A' and also the wall on drawing 'CY5B' for the residents of 'Cliffe View' to be sure that these won't be intrusive. They will look directly into their bedroom and overlook their property. There was no mention of rooflights on the original plans.
 - Neighbours trust the 3 windows on the rear elevation will be fitted with obscure glass as stated in the design and access statement. If these windows are opened they will still be overlooked.

Officers comments on the representations

17. Most of the issues that have been raised are dealt with in full in the body of this report. With the exception of 'competition to other businesses' and 'lack of need for the proposed hotel'. Competition for other business is not a material planning consideration and there is no policy requirement for the proposed use to demonstrate that there is a need for the proposed use.

Main Policies

18. Relevant Core Strategy policies (CS): GSP1, GSP2, GSP3, GSP4, L1, L3, E1, RT2, T7, CC1.
19. Relevant Local Plan policies (LPP): LC3, LC4, LC5, LC6, LT10.

National Planning Policy Framework

20. 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, it has been re issued in 2018. The Government's intention is that the document should be considered to be a material consideration and carry particular weight where a development plan is absent, silent or relevant policies are out of date. In the National Park the development plan comprises the East Midlands Regional Plan 2009, the Authority's Core Strategy 2011 and saved policies in the Peak District National Park Local Plan 2001. Policies in the Development Plan provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. It is considered that in this case there is no significant conflict between prevailing policies in the Development Plan and more recent Government guidance in the NPPF with regard to the issues that are raised.'
21. Para 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.'

Peak District National Park Core Strategy

22. 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.
23. GSP2 Deals with enhancing the National Park explaining in criteria A that opportunities for enhancing the valued characteristics of the National Park will be identified and acted upon. Criteria B explains that such proposals will need to demonstrate that they offer significant overall benefit to the natural beauty, wildlife and cultural heritage of the area. They should not undermine the achievement of other core policies. Criteria D explains that opportunities will be taken to enhance the National Park by treatment or removal of undesirable features or buildings. Criteria E permits development in settlements necessary for the treatment, removal or relocation of non-conforming uses to an acceptable site, or which would enhance the valued characteristics of the National Park. In such cases a site brief may be necessary to achieve the best mix of uses to secure the conservation and enhancement of the National Park and the most sustainable outcome for the community.
24. 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.

25. DS1 provides the development strategy. Criteria C explains that in settlements amongst other things the following forms of development will be acceptable: recreation and tourism; conversion or change of use for amongst other things, visitor accommodation, preferably by the reuse of traditional buildings; other development and alternative uses needed to secure effective conservation and enhancement.
26. 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.
27. L3 in combination with Local Plan Policy LC5 and LC6 would not permit development which failed to conserve or enhance or which harmed the significance of a heritage asset other than in exceptional circumstances.
28. E1 Business development in towns and villages – Criteria D sets out the following -
29. The National Park Authority will safeguard existing business land or buildings, particularly those which are of high quality and in a suitable location. Where the location, premises, activities or operations of an employment site are considered by the Authority to no longer be appropriate, opportunities for enhancement will be sought, which may include redevelopment to provide affordable housing or community uses.
30. Core Strategy Policy RT2: Hotels, bed and breakfast and self-catering accommodation
31. Proposals for hotels, bed and breakfast and self-catering accommodation must conform to the following principles:
32. 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.
33. Appropriate minor developments which extend or make quality improvements to existing holiday accommodation will be permitted.
34. New build holiday accommodation will not be permitted, except for a new hotel in Bakewell.

Assessment

35. The site is within the village core, adjoining residential properties. Whilst the site is considered to be in a sustainable location it does have the potential to be a bad neighbour if it were operated differently. For example, the submitted planning statement explains that they have considered use of the building for warehousing for the builders merchants, but they have ruled that out as it is unlikely to be practical, due to the continuous flow of deliveries and collections as it would likely be incompatible with the neighbouring residential properties.
36. Criterion D of CS E1 which seeks to safeguard existing business land or buildings also explains where the location, premises, activities or operation of an employment site are no longer appropriate, opportunities for enhancement will be sought, which may include redevelopment to provide affordable housing or community uses.

37. In this case the main 'Markovitz' builders merchants operation has over time moved from this site with only this element retained on this site in association with the courtyard showroom. It provides the warehousing for that part of the business operation. This part of the business will not be lost but moved to their other site, their main depot in Tideswell.
38. The proposal also has a complementary relationship with the existing restaurant use, the hotel essentially being an extension of that business.
39. Officers consider that the existing employment use can be released without harm to the local economy. There is a steer in CS E1 D for seeking enhancement which could include redevelopment to provide affordable housing or community uses. In the proposal under consideration, enhancement is proposed via treatments of the existing building and employment for a minimum of 6 people will be provided. The qualities of that enhancement will be considered later in this report, but the principle does not conflict with the requirements and provisions of CS policy E1.
40. It is noted that the steer in CS E1 D suggests that the enhancement opportunities may include redevelopment for community uses or Affordable Housing. In the representations received, the need for affordable housing in the village has been expressed. However the application proposes an alternative way to achieve the enhancement required by CS E1 D. So whilst it does not provide the community uses or affordable housing, the enhancement proposed is a material consideration.
41. The proposal is not in accordance with the provisions of core strategy policy CS RT2. This policy deals with hotels, bed and breakfast and self-catering accommodation. It sets out principles which such proposals must conform to. The relevant provision is RT2 A, that permits conversion of traditional buildings of historic or vernacular merit.
42. There is a small section of the proposed conversion that can be considered of vernacular merit, however most of the proposed development would be via the conversion of a utilitarian type building of recent construction.
43. Because of the type of building being proposed to be converted, the proposal is not in accordance with this development plan policy.
44. As submitted the proposal lacked any significant enhancement. It improved the appearance of the front elevation and added stonework to one side (NW) to replace the existing sheets. Officers did not consider that sufficient enhancement to justify a recommendation of approval, given that the proposal is contrary to RT2 and that for the proposal to comply with E1 it needs to achieve enhancement and would not meet the requirements of GSP2. This was because the building is quite prominent from near and more distant views including both public and local vantage points from where the sheet sides and sheet roof can clearly be seen. These elements in combination with the shallow roof pitch stand out making the building appear of purely functional utilitarian, industrial design. Without treating these issues no significant enhancement would be achieved therefore, as submitted, the building was considered to be unsuitable for the proposed conversion.
45. However further enhancements have been proposed in the amended scheme. These now include improving the pitch of the roof and finishing the roof in natural blue slate. This has been done in combination with reducing the height of the eaves to increase the pitch whilst minimising the additional height that this requires for the ridge. It is not clear if the existing sheet walls on the side elevation which face south east are proposed to be treated with stonework. However, these need to be to complete the package of enhancements to justify the proposal.

46. Ensuring the amended plans as well as the south east facing wall to be finished in natural stone can be secured by planning condition and this is essential to justify the proposal for the planning reasons set out above. This is also considered to be in accordance with CS Policy E1, DS1 and GSP3 and GSP4 and in this case on balance the enhancement offered is considered to outweigh the conflict the proposal has with core strategy policy RT2.
47. The enhancements proposed and those that can be secured by condition are also considered necessary to ensure that the proposal does not harm the character or appearance of the setting of the Conservation Area and nearby listed buildings.
48. Amenity
49. The amended plans raise a number of planning issues in regard to amenity and highways (in particular parking). These relate to impact on neighbouring properties by way over overlooking, the impact of the massing of the building or proposed walls on neighbouring properties, and parking. Many of these issues discussed below are reflected in the representations that have been received.
50. Due to the differing locations of neighbouring properties the impacts are separated below.
51. Impact on the neighbouring properties which are behind the site (Cliffe View and the adjoining neighbours in the terrace of properties which front onto Commercial Road).
52. The additional height proposed to the building of approximately 800mm in the amended scheme is not considered to be overbearing on the properties behind the site.
53. The rooflights proposed to the single storey section of the conversion will face onto these properties rear gardens but these are in the roof of a single storey building so will be over head height so it should not cause any amenity issues, with the exception of the possibility of perceived overlooking, and this can be significant, so it will be necessary to ensure these are obscure glazed to address that. This can be secured via planning conditions.
54. The additional height proposed to the boundary wall relates to the end of the adjoining neighbours garden. Officers do not consider that the proposed additional height to this wall would be overbearing. The additional height to the boundary wall is necessary to ensure that there is no overlooking from the proposed rear windows. This in combination with the treatment of them being obscure glazed is enough to ensure the amenity of the neighbouring properties to the rear of the property are not harmed.
55. Impact on the neighbouring properties to the side (NW). Edelweisse being the nearest.
56. The additional height proposed is not considered to be overbearing. It may affect a view out of the side facing window but this is not significant in planning terms. The proposed rooflight needs consideration as it has the potential to cause overlooking/intervisibility issues with the side facing window on Edelweisse. The rooflight on the development site will be over head height so it unlikely that direct overlooking could occur however it is likely that the property could suffer perceived overlooking and this could also affect their garden areas. For this reason it is considered necessary to require by planning condition that the rooflight is obscure glazed.

57. Parking

58. If the proposed site had inadequate parking available to it the proposal has the potential for its parking requirements to spill out of the site into available on street parking. This has the potential to impact on the amenity of nearby residents and potentially highways safety. The highway authority about the proposal they have raised no objections, so far, subject to securing the existing 8 external spaces and proposed 5 internal spaces for use for the proposal, sharing the 8 external spaces with the restaurant. Planning conditions can secure this. It also means that the proposed hotel will need to be ancillary to the restaurant and remain within the same planning unit. This is to ensure adequate parking for the site as a whole in perpetuity in the interests of amenity and highways safety.
59. There are some areas without a clear designation in the proposal. As further bedrooms may affect the amount of parking required, planning conditions can ensure that the number of bedrooms is limited to the 8 proposed.

60. Other issues

61. Air conditioning units may have the potential to cause noise issues which may affect the amenity of neighbouring properties. None are shown on the proposed plans. A planning condition can ensure that if any are intended then full details of siting and design and noise impact assessments can be submitted to the Authority for approval in writing, via a discharge of conditions application.

Conclusion

62. Although the proposal is contrary to core strategy policy RT2 which deals with the principle of the proposed use, the enhancements proposed in the amended scheme are considered sufficient to justify accepting the proposal subject to conditions in accordance with Core Strategy policies DS1, GSP2, GSP3, GSP4 and E1 and the amenity issues that the proposal presents can adequately dealt with by planning conditions.

Human Rights

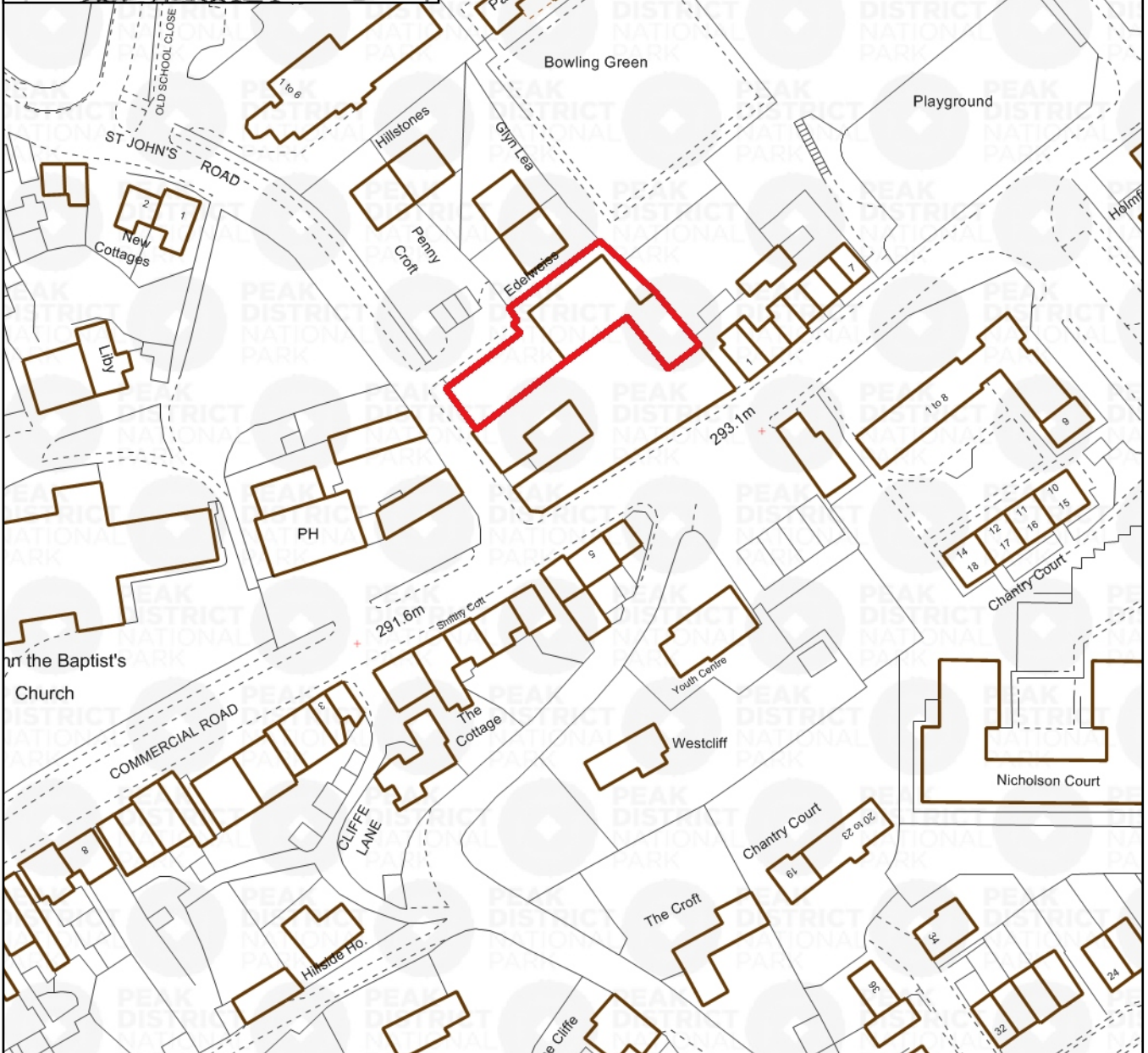
Any human rights issues have been considered and addressed in the preparation of this report.

List of Background Papers (not previously published)


Nil

Author of report: Steven Wigglesworth, Planner

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Committee Date:	14th December 2018	Title: Markovitz Limited, Commercial Road, Tideswell	 PEAK DISTRICT NATIONAL PARK
Item Number:	Item 6		
Application No:	NP/DDD/0418/0316		
Grid Reference:	415368, 375818		

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7. FULL APPLICATION – EXTENSION AND ALTERATIONS TO THE HOUSE, RE-ORGANISATION OF DRIVE AND GARDEN AREAS AND NEW DOUBLE GARAGE, GATEHOUSE FARM COTTAGE GATEHOUSE LANE HATHERSAGE (NP/DDD/1018/0912, JEN)

APPLICANT: MR JOHN MORFFIT

Site and Surroundings

1. Gatehouse Farm Cottage (the cottage) is located in open countryside, approximately 2km to the north of Hathersage. The property is located on Gatehouse Lane and forms part of a cluster of four dwellings.
2. The existing building is a detached two bedroom dwelling constructed from natural gritstone under a pitched roof clad with concrete tiles. Windows and doors are white and a mixture of timber and uPVC. There is a projecting bay window at first floor on the west facing elevation.
3. The property was formerly a barn or outbuilding and part of Gatehouse Farm, historically altered and converted to form a dwelling which is now in separate ownership to the farmhouse. Access to the property is via driveway shared with the farm house.
4. The cottage lies forward of the facade of the farmhouse. The northern and eastern gable walls of the cottage form two boundaries with the farm house. The two plots share a driveway but are separated by gates and a wall. The garage is an extension to the stone outbuilding which lies to the south of the farmhouse but is built of block work.
5. Little Gate House is located on lower ground to the south and Gatehouse is located further south east beyond.

Proposal

6. The application proposes extensions and alterations to the existing dwelling, re-organisation of drive and garden, demolition of the blockwork garage and erection of a new double garage.
7. A two storey extension is proposed to the western elevation of the existing building, with a double height glass opening at the division between the existing building and the extension. A single storey ground floor extension behind the two storey extension will return along the corner of the site along the boundary, resulting in an L shaped floor plan with the front elevation of the extension two storeys high and the rear part one storey. The one storey extension is proposed to have a green roof and has been designed to sit below a line 1800mm above the boundary wall.
8. There are windows on the boundary at the rear which overlook the neighbouring farmhouse in the building as it currently is arranged. It is proposed that these openings be blocked up and replaced with roof lights.
9. As part of the scheme the fenestration of the existing building would also be altered. New timber windows and doors would be installed along with roof lights on the front and rear elevation. The existing windows to the rear elevation would be blocked with matching stonework.

10. It is proposed to construct the extension using natural stone and slate with timber windows and powder coated folding sliding doors.
11. Amended plans have been submitted following discussions between Officers the agent and applicant. The amended plans show a reduced scale extension and narrowing of the double height glass opening proposed to the front elevation.
12. The existing outbuilding would be demolished and a new double garage erected. The garage would be built from gritstone with concrete tile roof. Two timber garage doors would be positioned in the west elevation with roof lights in the east elevation.
13. It is proposed that the existing block work garage is demolished. A reorganisation of the parking arrangements to create a turning area and a new double garage be of traditional form and design is proposed.

RECOMMENDATION:

That the application be **APPROVED** subject to the following conditions:

1. **Standard time limit.**
2. **Prior to the commencement of the development a construction management plan shall be submitted showing areas of the site to be used for storing building materials and placement of skips.**
3. **Development in complete accordance with the submitted plans including 101RevQ, 102RevK, 103RevK, 104RevJ and 106RevE, and specifications, subject to the following conditions or modifications.**
4. **Stone panel and roof materials to be submitted for approval.**
5. **Detailed specification of windows and doors to be submitted for approval.**
6. **Rooflights in the garage to be no larger than 78cm long 55cm wide.**
7. **The rear single storey extension to measure no higher than 1800mm from existing ground levels immediately adjacent at Gatehouse Farm.**
8. **Details of surface water drainage to be submitted for approval**
9. **Submission of a scheme for maintenance of the green roof.**
10. **Remove permitted development rights for extensions and alterations and for ancillary buildings in the curtilage.**
11. **All new door and window frames within the extension shall be recessed from the external face of the wall to the same depth as the existing frames on the host dwelling.**
12. **All rooflights shall be fitted flush with the roofslope.**

13. The glass divide to the south facing elevation of the two storey extension shall be no wider than 900mm and shall be recessed from the external face of the wall by at least 100mm.

14. No fascia or barge boards.

Key Issues

14. Impact of the proposed development upon the character, appearance and amenity of the existing building, its setting and that of neighbouring properties.

Relevant Planning History

15. 2017 – Pre-application enquiry in regard to proposed extensions. Officers gave the following advice.

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

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

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

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

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

21. December 2017 & January 2018 - An application proposing extending the property in a 2 storey L shaped arrangement was considered by Planning Committee in December 2017 and January 2018 and was refused on the basis that the design would harm the character and appearance of the existing building and its setting and that by virtue of its position and proximity to Gatehouse Farm, it is considered that the proposed extension would be overbearing and oppressive and create additional over-shadowing which cumulatively would harm the residential amenity of occupants of that property.

22. 2018 - Following that refusal, pre-application discussions have been held with the applicants and with the residents of Gatehouse Farm. Discussions with the nearest neighbours have been concerned with identifying a scheme which addresses amenity

and reduces overbearing impacts. Other discussions with the applicants have been concerned with scale, massing and design to secure a scheme which conserves and enhances the National Park.

Consultations

23. Highway Authority – No objections.
24. District Council – No response to date.
25. Parish Council – Support the application for the following reasons.
26. ‘The single storey extension to the rear is being lowered to reduce visibility to the neighbours; the green living roof covering is welcome; the layout is improved and the removal of the UPVC ‘prow’. The Parish Council do ask that the maintenance of the living roof is ensured by future owners of the property and that due to the closeness of Sycamore trees any seedlings are removed.’
27. Further comments were received that reiterate support and add that:
‘The height of the garage needs to be kept as low as possible so as not to impact the view and may reduce the natural light into Gate House Farm. The Parish Council are concerned about the size and proximity of the garage to the neighbours at Little Gate House. The position of the garage will be very close to the boundary wall where the ground level of Little Gatehouse is 2.5m below the boundary wall and the kitchen wall of the house is only 1m away from this wall, therefore the garage could have an overbearing effect and reduce natural light.

There is some confusion as to the planning history of the site which may need investigation.’

Representations

28. Three representations have been received to date.
29. The first of these is from residents of The Gatehouse who own the drive which accesses the cottage and Gatehouse Farm. The representation raises concerns that the increased scale of the property proposed would lead to increased vehicle movements and the construction traffic which may both risk harm to a wall adjacent to the access. This is not a material planning consideration and is a private matter between the property owners.
30. The second of these is from the residents of Gatehouse Farm. They welcome the reduction in height of the rear extension and the maximum height of 1800mm which is proposed and the increase in height of the dry stone garden wall dividing the two properties which will retain residential amenity in that respect.
31. The representation states that they are grateful for the reduction in the garage height but do have some concerns that it is close to the retaining wall as set out above.
32. They go on to express that despite the improvements to the scheme they have concerns over increase in size of the property and the potential increase in the volume of pedestrian and vehicular access, along the shared access and in front of their front garden. They would prefer an alternative access be provided from Gatehouse Lane.

33. An alternative access was discussed with the neighbours at a pre-application meeting. It is not considered that the impacts of use of the access have a detrimental effect on residential amenity, it is not unusual for vehicles to pass in front of other properties front gardens. This would not be sufficient grounds to sustain a refusal of planning permission. In addition, residential use arising from the proposal would not be intensified sufficiently that an alternative access could be reasonably required by condition.
34. The third representation is from residents of Little Gate House, located to the south of the application site, closest to the garage part of the proposal.
35. They are concerned that the development may impact the stability of the boundary dry stone wall which defines the southern boundary of Gatehouse Farm Cottage. While this is largely not a planning issue and is a private property issue between the landowners, they raise concerns about movement of delivery vehicles and placement of skips during construction, which could be reasonably controlled by condition.
36. The representation also asks that the surface rainwater from the new garage roof be controlled to drain towards the large pond in the garden and not directly towards their property.
37. Finally they raise concerns that the south elevation and the height of the ridge of the new garage would restrict light to their property. Further discussion of this is covered under 'Amenity' below.

38. Main Policies

39. Relevant Core Strategy policies: GSP1, GSP2, GSP3, DS1, L1
40. Relevant Local Plan policies: LC4, LC20, LH4, LT11 and LT18
41. National Planning Policy Framework
42. 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.
43. 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.'
44. 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).

45. 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”*. 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”*.
46. Development Plan policies
47. 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.
48. 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.
49. 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.
50. Saved Local Plan Policy 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.
51. The above policies are supported by LC4, which requires a high standard of design which respects and conserves the landscape, built environment and other valued characteristics of the local area. It goes on to state that consideration will be paid to the scale, form and massing of the proposal in relation to the existing building and its setting; design details and materials reflecting traditions of local buildings. The policy also pays particular attention to the amenity, privacy and security of the development and nearby properties.
52. LT11 and LT18 require development to be served by a safe access and have adequate parking and turning space.

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

Design

54. The application building is a former barn previously associated with Gatehouse Farm but now in separate ownership. The building has some time ago been converted to a dwelling and a number of unfortunate alterations have taken place including the introduction of a projecting bay window at first floor, unresolved window fenestration and a prominent flue. Due to the changes made to the building in its conversion in the 1960's, it neither appears as a converted barn or as a cottage. The building is confused in design terms. Officers have advised at the pre-application stage that there is an opportunity for a development to enhance the character of the building (see planning history section). This was reflected in the debate that planning committee had when considering the previous application.
55. The proposed two storey side element would match the eaves and ridge height of the existing building and be fenestrated with a double height glass dividing, with a width of 900mm - the width of a domestic internal door. The glass would be set between the existing building and the new extension to the front elevation as a dividing feature which helps to address the lack of setting back or reduced ridge height for the extension which cannot be achieved in this case due to the roof pitch of the existing building. The proposed double height extension is detailed in a simple manner, while it is dominant in terms of scale which would not normally be acceptable (and runs contrary to the Alterations and Extensions SPD), it avoids creation of the pastiche of agricultural barn detailing, which would not be relevant to the building which has evolved beyond its agricultural roots. The SPD states that the reason that extensions with a common ridge height and eaves with the original building are not acceptable is that the extension 'dominates the original building, spoiling its character and appearance.' In this case little original character remains and improvement to the unsympathetic alterations provide an opportunity for enhancement with an extension which is appropriate in its own right. While it would usually be desirable to secure enhancement with a smaller scale side extension it is difficult to achieve enough additional accommodation in this case due to the roof pitch and gable size, and a two storey rear extension providing more accommodation would be unacceptable in terms of amenity due to the overbearing nature of that for the neighbouring property.
56. The existing window openings would be altered and provided with more traditional openings. The resultant building would appear as a result, superficially as a traditional cottage with a double height extension to the front elevation. This would fundamentally change the character of the building, but in principle this approach is considered to be beneficial given that any character that the former barn possessed has been lost through unsympathetic alterations over the years.
57. On the rear elevation (which is the boundary between the properties) it is proposed that the two rear windows which overlook the garden of neighbouring property Gatehouse Farm, are infilled with stonework. This is considered a benefit of the proposal as it will resolve an existing issue of overlooking. It is proposed that five conservation rooflights (550mmx990mm) are inserted into the roof to provide additional light which will in part compensate for the loss of the rear windows. Four of these would be located on the rear elevation and one on the front. While in other more traditional buildings rooflights of this size may not be considered acceptable, due to the benefit of the blocking of the

rear windows, the primarily rear placement and the non-traditional qualities of the building, the rooflights are considered acceptable in this case.

58. The proposed rear extension would be dug into the ground ensuring its height is not greater than 1800mm from the higher ground levels in Gatehouse Farm's garden. This single story element of the scheme is proposed to have a less traditional appearance with a flat green roof, and the elevation to the west largely glazed. The design addresses concerns about neighbour amenity, loss of light and overbearing. While this extension would change the plan form to an L shape, again, so little of the character of the building as a barn is retained, that this is not considered a significant loss in this case. The use of traditional materials and the green roof are considered to ensure that the impact of the rear extension in the landscape is acceptable and that the rear extension will appear congruent with the design of the existing and proposed 2 storey elements of the scheme in accordance with policies GSP3 and LH4.
59. Officers consider that the benefits of improvements to the existing fenestration would be welcomed and would improve the existing parts of the building. The use of local stone, wooden windows and powder coated door frames in the glazed doors is considered to make a positive contribution to the National Park. The Authority's policies and design guide seek enhancements to re-inforce local distinctiveness.
60. Although the proposal exceeds the scale and dominance of extension that would normally be considered acceptable, the improvements to the existing building, the simple design of the two storey extension with the glass divide and the reduction of amenity impacts on the neighbouring property arising from the design and position of the single story extension in this case creates an opportunity to secure enhancement with an extension which is acceptable in its own right in design terms.
61. The design of the proposed garage reflects a traditional building with the openings beneath the eaves in accordance with adopted design guidance. The garage incorporates two roof lights which while located on the most appropriate roof slope, are considered to be unacceptable as proposed in terms of their size and the volume of glazing within the roof. A condition can be applied to address this and it is considered that roof lights of no greater size than 780mmx550mm would address this issue.

Amenity and Other Issues

62. The rear wall of the cottage effectively forms part of the southern boundary to Gatehouse Farm and the curtilage of the cottage follows northwards along the western boundary where there is a Yew tree within the boundary of Gatehouse Farm. There is an existing conservatory extension on the west side of Gatehouse Farm located approximately 4m from the rear wall of the cottage subject to the proposal (and there is currently a planning application under consideration which would replace that conservatory with a garden room). The small distance between the properties is unusual and potentially reflective of the fact that until recently the properties were within a single ownership.
63. Gatehouse Farm Cottage was converted in the 1960's and the issue of the historic relationship of the cottage with Gatehouse farm has been raised by a number of representations and the Parish Council. When the cottage was granted planning permission it was subject to a planning condition restricting occupancy to "service accommodation associated with Gatehouse Farm". The application proposes extensions to the property and therefore would not change this planning condition, and the proposal can be considered without the matter of the condition being addressed.

The applicants have been advised of the condition and will consider how they wish to proceed.

64. Due to the close distance of the two buildings and the orientation of the cottage which is on the southern boundary, the cottage does currently result in over-shadowing to the conservatory and has an overbearing and oppressive impact. The conservatory is also currently overlooked by the two existing windows to the rear of the cottage which serve the staircase and bathroom. The existing windows currently represent a clear overlooking issue and potential loss of privacy to occupants of both properties.
65. The application proposes to block the rear windows of the cottage which would resolve the existing overlooking situation and this is welcomed. The applicants have worked with officers and the neighbours to identify the best way to achieve additional accommodation without compounding the existing over-bearing relationship between the properties.
66. The proposed rear extension would effectively wrap around the south western corner of the boundary to Gatehouse Farm. But at the rear of Gatehouse Farm Cottage (the application site), the proposed extension is single storey and is proposed to take advantage of falling ground levels and some excavation to ensure it is no more than 1800mm above the current ground levels of the neighbours garden. The boundary wall which extends to the north is proposed to be extended in height to 1.8m to provide further privacy for both properties.
67. It is therefore considered that the proposed extension addresses previous concerns regarding over-shadowing and does not exacerbate the existing overbearing relationship between the properties in accordance with Core Strategy policy DS1, Local Plan policy LC4 and the Authority's adopted detailed design guide.
68. The proposed garage would be positioned close to the southern boundary of the site which is shared with Little Gate House to the south. The residents of Little Gate House have made a representation and are concerned that the construction of the development may have an impact on the stability of the wall between the properties. The wall is close to the elevation of Little Gate House, around 1m away, and they are concerned that if the wall collapsed this could impact their property. This is to some extent a private property issue between the residents and should be resolved between the parties, however, it would be possible to add a condition to require a construction management plan to ensure that the placement of spoil and skips etc. are appropriately placed to reduce unnecessary impacts close to the boundary.
69. Little Gate House sits at a lower level to the site of the proposed garage and has a predominately blank facing elevation but a kitchen window is on this elevation 3m below the top of the boundary wall level and 1m from the boundary wall. The residents of Little Gate House are concerned that the proposed replacement garage may further restrict light to the property. However, due to the location of the window on a north facing elevation, below the wall height the proposed garage would not be any further overbearing than the existing boundary wall or result any significant loss of light to that property.
70. Residents of Little Gate House are also concerned that run off from the garage roof be directed away from their property and this can be secured by a condition requiring drainage details to be provided.
71. Representations made by residents of The Gatehouse who own the drive which accesses the cottage and Gatehouse Farm raises concerns that the increased volume

of traffic due to the increased size of the property and from the construction traffic may risk harm to a wall adjacent to the access. This is not a material planning consideration and is a private matter between the property owners.

72. It is considered that the development is not unneighbourly in principle and has been designed to minimise the impacts of the development on neighbouring properties. Conditions can be added to the development to control construction and drainage impacts. The proposal is therefore in accordance with policy GSP3.
73. In accordance with policies LT11 and LT18 the proposed development would not impact upon existing access arrangements and would retain sufficient parking for the proposed four bedroom dwelling. Therefore Officers agree with the Highway Authority that in principle there is no objection to the proposals on highway safety grounds.

Conclusion

74. It is therefore concluded that the proposed development would be acceptable in terms of design and would enhance the character and appearance of the property and its setting and would not have an unacceptable impact on residential amenity.

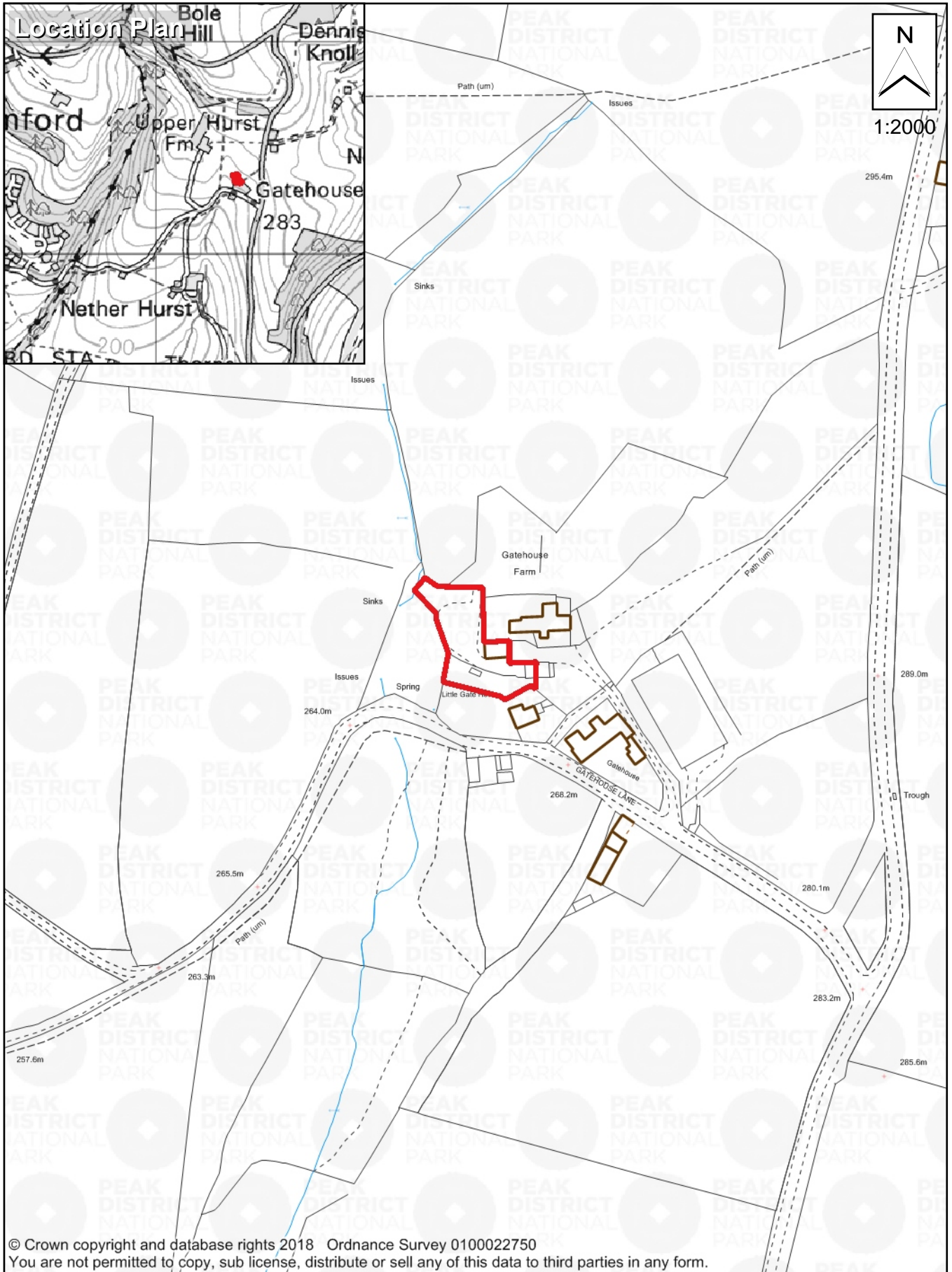
Human Rights


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

List of Background Papers (not previously published)

Nil

Author of report: Jane Newman, Head of Development Management



Committee Date:	Friday 14 December	Title: Gatehouse Farm Cottage Gatehouse Lane Hathersage	 PEAK DISTRICT NATIONAL PARK
Item Number:	Item 7		
Application No:	NP/DDD/1018/0912		
Grid Reference:	422385, 383340		

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8. FULL APPLICATION – ERECTION OF A 3 BED, 2 STOREY DWELLING WITH ADJOINING GARAGE, AT FIELD HEAD, MAIN STREET, TADDINGTON - (NP/DDD/0818/0791)

APPLICANT: MR GEORGE HANDLEY

Site and Surroundings

1. The application site comprises a parcel of land approximately 0.13 Hectares (0.3 Acres) in size, sited between Main Road (southern Boundary) and Hades Lane (northern Boundary) towards the north-eastern edge of the village. Adjacent to the western boundary of the site is a two storey detached property known as Field Head and around 40 metres to the east lies a detached bungalow known as Villers Breton. The proposed development plot lies within the Conservation Area of the village, and is also identified in the village Conservation Area Appraisal as Important Open Space. Recently, part of the roadside wall and some trees (adjacent Main Road) have been removed to gain access to the site, this is a currently an enforcement matter.

Proposal

2. Permission is being sought for the erection of a newly-built affordable local needs dwelling. The plans submitted in support of the application show a detached three bedroomed local needs dwelling with attached single storey garage and parking spaces and located in a central position within the development site. The two-storey house would have a traditional double-fronted design and constructed with natural limestone walls under a blue slate roof. Access to the proposed dwelling would be directly off Main Street . The principal garden area would be to the front of the dwelling with a smaller area of residential curtilage to the rear, beyond the garage and parking area. The remainder of the land between the rear garden boundary and Hades Lane would remain as undeveloped field. The internal floor area of the dwelling would measure 97m².

RECOMMENDATION:

That the application be REFUSED for the following reasons:

1. **The development would fail to preserve or enhance the Taddington village Conservation Area, resulting in harm to the designated heritage asset.**
2. **Absence of sufficient archaeological information to properly assess the potential impacts of the scheme on archaeological heritage assets.**

Key Issues

- Whether the proposal complies with the relevant Development Plan Policies relating to the provision of affordable local needs housing.
- Whether the proposed dwelling is considered acceptable in terms of its design, landscape, highways and amenity impacts.
- The impact of the development on the village Conservation Area.
- Potential archaeological impact of development.

Planning history of the site

May 2018 – Pre application advice given on the principle of the provision of affordable dwellings

within the National Park.

Consultations

3. Highway Authority – No objections subject to the following conditions:
4. *A new vehicular access shall be created to Main Street in accordance with the application drawings, laid out, constructed and provided with visibility sightlines extending from a point 2.4m from the carriageway edge, measured along the centre line of the access, to the extremities of the site frontage abutting the highway in each direction. The land in advance of the sightlines shall be maintained in perpetuity clear of any object greater than 1m in height (0.6m in the case of vegetation) relative to the adjoining nearside carriageway edge.*
5. *A site compound including space for site accommodation, storage of plant and materials, shall be made available and retained for the duration of the construction works.*
6. *Prior to occupation the on-site parking and turning shall be provided in accordance with the application drawings laid out and constructed as may be agreed with the Local Planning Authority and maintained thereafter free from any impediment to designated use.*
7. *No part of the development shall be occupied until details of arrangements for storage of bins and collection of waste have been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the agreed details and the facilities retained for the designated purposes at all times thereafter.*
8. District Council Housing Enabler - *'The 2016 survey showed 12 households in need of affordable housing in Taddington and its adjoining parishes. The report indicates that the survey would support the development of 4 homes at a minimum, so your proposal to meet your own local housing need on a relative's land is welcomed, in addition to the 4 affordable homes for rent which Peak District Rural Housing Association has planning permission to develop'.*
9. Parish Council - *'... support in principle the provision of an affordable house on this site, given the lack of realistic alternatives, to keep a young local family in the village. The Council asks that careful thought be given in the layout to the impact on the privacy and amenity of immediate neighbours and to keeping something of the open character of the site, especially when viewed from Main Road'.*
10. PDNPA Cultural Heritage - Object; *'The proposed development will have a negative impact on the historic character and appearance of Taddington Conservation Area ...resulting in less than substantial harm to the significance of Taddington Conservation Area (which is a designated heritage asset) and to the original setting of Taddington Hall'.*
11. PDNPA Archaeology - Object; *'The application needs to address the archaeological interest and significance of the site. These requirements are in accordance with National Planning Policy Framework, Section 16, Para.189 and 190, which requires developers to supply sufficient information to understand the potential impact of their proposals on the asset's significance'.*

Representations

12. There have been four letters of representation, two of support and two of objection. These are summarised below.

Support

13. Applicant would have to move away from village due to high property prices.
14. Should applicant be unable to build their own house, then another generation with strong connections to the village would be forced to move from the area.

Objections

15. Designated as important open space on the Taddington Conservation area map.
16. Approval would set precedent for further applications on similarly designated sites.
17. The building is too big for rules about local need.
18. The building is too close to one side of the field and the neighbouring house.

Main Policies

19. Relevant Core Strategy policies: GSP1, GSP2, GSP3, DS1, L3, HC1
20. Relevant Local Plan policies: LC4, LC5, LH1, LH2, LT11, LT18, CC1

National Policy

21. 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: Which are; to conserve and enhance the natural beauty, wildlife and cultural heritage and 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.
22. The National Planning Policy Framework (NPPF) has been revised (Published July 24 July 2018). This replaces the previous document (2012) 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 particular, Paragraph 172 asserts, that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, which have the highest status of protection in relation to these issues. Paragraph 77 affirms that in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local need. Whilst Paragraph 193 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
23. 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. These Development Plan Policies provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. In this case, it is considered there are no significant conflicts between prevailing policies in the Development Plan and government guidance in the NPPF.

Main Development Plan Policies

24. Policy DS1 of the Core Strategy reflects the objectives of national policy, indicating that new build development for affordable housing will be acceptable within or on the edge of the settlements of which it lists, which includes Taddington. Policy HC1 states that provision will not be made for housing solely to meet open market demand and prioritises the delivery of affordable housing to meet local needs within named settlements.
25. These policies are supported by saved Local Plan Policy LH1, which says that exceptionally newly built dwellings will be permitted in or on the edge of named settlements subject to certain criteria, this includes proof of need; local qualification and the affordability of the proposed housing. Saved Local Plan Policy LH2 defines what is meant by people with a local qualification for housing for the purposes of LH1.
26. The housing policies set out above also sit within a wider range of Design and Conservation policies in the Development Plan. These policies include Core Strategy Policies GSP1, which promotes sustainable development within the National Park and GSP2 which promotes development that would enhance the National Park.
27. Policy GSP3 of the Core Strategy and Policy LC4 of the Local Plan set out the design principles for all new development in the National Park, seeking to safeguard the amenities of properties affected by development proposals and setting out criteria to assess design, siting and landscaping. The Authority's Supplementary Planning Documents on Design offer further advice on design issues.
28. Core Strategy Policy L3 is particularly relevant, as it deals with Cultural heritage Assets. It explains that development must conserve and where appropriate enhance or reveal the significance of historic assets and their setting. Local Plan Policy LC5 states that applications for development in a Conservation Area, or for development that affects its 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.
29. Policy LC16 states that when considering development proposals that could affect archeological sites or features they should take into account amongst other things, the protection, enhancement and preservation of the sites or features and their settings and the need for an appropriate archeological assessment. Where this is acceptable, there should be the implementation of an appropriate scheme prior to and during development.
30. Policies LT11 and LT18 of the Local Plan require new development to be provided with adequate access and parking provision, but also say that access and parking provision should not impact negatively on the environmental quality of the National Park.
31. Policy CC1 of the Core Strategy and the associated supplementary planning document on Climate Change and Sustainable Development, encourage incorporating energy saving measures and renewable energy into new development.
32. Policy LC20 of the Local Plan states, that planning applications should provide sufficient information to enable their impact on trees, woodlands and other landscape features to be properly considered.
33. Further Supplementary Planning Guidance (SPG) is provided in the National Park's 'Meeting the Local Need for Affordable Housing in the Peak District'.

Assessment

34. Principle and suitability for residential development

35. The application seeks permission for a new build dwelling. The application would therefore only be acceptable in principle as an exception to the general presumption against unrestricted building of new housing in the national park if it would provide affordable housing to meet an identified local need and if it would preserve or enhance the Conservation Area in which the site is located. These matters are discussed below.

36. Local Need Qualification

37. In applying the relevant housing policies to this scheme, it is considered critical that the proposed dwelling would represent the established affordable housing criteria as set out in policy to meet an identified local need. The Authority's SPG on affordable housing provides further guidance and advises that an individual need can be accepted as a proxy for the community's need. Policy LH2 states, that exceptionally new housing will be permitted for a person with a proven need in accordance with Policy LH1 provided that amongst other things; the dwelling will be occupied by a person (and his or her dependant) who has a minimum of 10 years permanent residence in the parish or adjoining parish and is forming a household for the first time. In this case, the applicant has lived in the village from birth and currently resides with his parents and would be setting up home for the first time. As such, a local need exists for the accommodation in accordance with the criteria listed in Policy LH2. It is noted that four new affordable dwellings to meet local need have recently been approved on the site directly to the south of the application site. It should therefore be considered whether or not the housing need for the area has already been met. The District Council's Housing Enabler has offered support for the current application, noting that a further local needs dwelling would be welcomed. It is therefore acknowledged that the proposed dwelling would help to meet an identified demand for affordable housing in the area.

38. A search of local properties for sale in the parish and adjoining parish has been undertaken through local estate agents and the internet, but these have all been found to be unaffordable. However, land acquisition costs for this site have been kept low, as the applicant's family are selling the plot to him at a reduced market value. Consequently, the total build cost is estimated to be approximately £110,000 with a final cost valued on the open market around £250,000. With an occupancy restriction of 30%, this would effectually reduce the value to around £175,000, which is considered to be within an intermediate affordability value. It should also be considered that the current proposal would make a contribution towards meeting local housing needs, with a use restriction ensuring that the future occupancy of the dwelling would be limited to people in local need. It is therefore considered that the proposed dwelling would meet an identified need for affordable housing. However, given the national park purpose to conserve and enhance the special qualities of the national park are weighted in law above the duty foster the economic and social well-being of local communities the provision of an affordable dwelling at this site would only be acceptable if it would preserve the special character of the Conservation Area.

39. Siting & Layout

40. The development site is an area of open land on the north side of Main Road towards the eastern fringe of the village and referred to as important open space in the Adopted Village Conservation Area Appraisal (CAA). The impact on the character of the Conservation Area is discussed further below. The land itself is fairly level, and measures approximately 18m in width x 60m in length. However, the plot area to be developed would measure 18m wide by 40m in length with the last 20m between the planned rear boundary and Hades Lane to the north remaining undeveloped. The proposed layout would comprise a 3 bedroomed detached dwelling with attached garage and associated parking spaces, located centrally within the plot around 20m back from

the roadside edge (Main Road). Vehicular and pedestrian access would be directly off Main Road. In addition, a drystone wall would be constructed along the eastern and northern borders of the plot, enclosing the site within a hard boundary. The floor space of the proposed dwelling, whilst above the limit of the current guidelines (87 sq. metres), has been submitted in respect to new floor space guideline changes that are expected as part of the Authority's emerging Development Management Housing Policies.

41. Design & Materials

42. The main two-storey dwelling would have a rectangular plan form with an external footprint of 10.5 metres in length x 6m in gable width, with the single storey attached garage having a further footprint of 6 metres x 6 metres and attached to the rear elevation of the dwelling. The eaves height to the main dwelling would be 5.2 metres, with an overall height to the ridge of approximately 8 metres. The gable width would be 6 metres reflecting the local vernacular. The garage building would have a ridge height of around 4.8 metres. Local materials would be used, natural limestone walls and gritstone dressings under a blue slate roof, with timber windows and doorframes. The general size and form of the dwelling is considered to be broadly acceptable.

43. Impact of the proposal on the significance of Taddington Conservation Area (CA)

44. Taddington Conservation Area, in which the applicant site is located, is a designated heritage asset. Whilst the proposal is driven by the needs of the applicant for an affordable dwelling within the village, this must not be at the expense of the preservation of the designated heritage asset. Whilst there is a duty to foster the economic and social well-being of local communities, the first National Park purpose is to conserve and enhance natural beauty, wildlife and cultural heritage. It is well established in the Sandford Principle and later in the Environment Act that when there is a conflict between the purpose and duty, the conservation of the National Park must take precedent.

45. The Taddington Conservation Area Appraisal (CAA) specifically identifies the field which includes the application site as an important open space. The drystone walls which line the field boundaries are specifically identified in the CAA as being of importance. The CAA also specifically identifies important groups of trees along the eastern boundary of the field, and along the northern and southern boundaries beside Hades Lane and Main Road, respectively. Originally, the grounds of Taddington Hall extended from Hades Lane to include what is now the central triangle of land immediately to the south of Main Road (opposite the application site). In the 19th century, the Hall grounds were bisected by the continuation of Main Road. The Conservation officer has stated that it appears a number of trees along the southern boundary have been removed recently, which has had a considerable negative impact on the historic character and appearance of the Conservation Area, altering the tree-lined character of Main Road. This has been recorded and is part of an ongoing enforcement matter.

46. The CAA also notes that "To the north of Main Road some infill development has taken up most of the space formerly contained within The Hall's grounds. One open field remains as the only uninterrupted link between Main Road and Hades Lane in both this area and the area immediately to the west". This is the field which includes the current application site. This field is the only remaining important open space within this part of the Conservation Area at the east end of the village and to the north side of Main Road, and the only undeveloped remnant of the original grounds to the Hall between Hades Lane and Main Road at Town End. The CAA states that open spaces specifically identified as being of particular townscape significance should be protected from development. Built development of any scale is inherently incompatible with the qualities of open space.

47. Development at the site would inevitably erode the open character of the site, which is specifically identified as being an important characteristic of the Conservation Area. Consequently, it is considered the proposed development would have a negative impact on the historic character and appearance of the Conservation Area, halving the size of what is the last remaining open field which still provides a historically significant uninterrupted link between Main Road and Hades Lane and is the last remnant of the original historic grounds to Taddington Hall between Main Road and Hades Lane at Town End. The proposed development would therefore result in harm to the significance of the Conservation Area and to the original setting of Taddington Hall, contrary to Policies L3, LC4 & LC5 .

48. Impact on residential amenity

49. The nearest domestic residences are Field Head, which lies immediately to the west of the development site and Villers Breton, which lies some 40 metres to the east. In the case of Field Head, the proposed layout of the new dwelling is such, that the footprint is forward of the main living space of the adjoining dwelling, of which the primary living rooms and private garden space to this property are on the north elevation facing towards Hades Lane. Therefore, all aspects of privacy from the development is considered to be safeguarded. With regard to Villers Breton, it is considered at this distance and orientation, the amenity of the occupants of this property would not be adversely affected by the development. Consequently it is considered there are no amenity issues arising from the scheme that would affect the occupants of both the nearest neighbouring dwellings, or any other residential properties close by, the application is therefore considered to comply with GSP3 & LC4 in this respect.

50. Highway safety and access

51. There are no objections to the application in terms of highways safety, subject to conditions relating to adequate sight lines, on-site parking, turning spaces and arrangements for storage of bins and collection of waste being provided before any other operations commence. In this case, the property would have its own vehicular and pedestrian access point and parking spaces, which it is considered would not interfere with the amenities of adjoining residents or highway safety. Consequently and subject to appropriate conditions, the scheme is considered acceptable in highway terms, according with policies LT11 and LT18 in particular.

52. Archaeological issues

53. National Planning Policy Framework, (NPPF) requires developers to supply sufficient information to understand the potential impact of their proposals on an 'asset's significance'. In this case, the Authority's Archaeologist has identified that the site (within the former grounds of Taddington Hall) may have potential to contain below ground post-medieval remains of park/garden features. Pre-determination archaeological work is therefore required to fully understand the nature of significance of the archaeological interest of the site and the impact/affect the development would have upon it, as construction of a dwelling generally requires extensive groundworks and would be highly likely to damage and destroy any archaeological remains surviving on the site. As no such information has been provided with the application, it does not accord with the requirements of the NPPF, and therefore from an archaeological perspective, there is a sustained objection on the grounds of insufficient information.

54. Had the application been considered acceptable in all other respects, further information relating to the archaeological interests of the site would have been requested. However, without this information, the application is contrary to the requirements of policy LC16 and guidance contained within the NPPF.

55. Environmental management

56. No detailed evidence has been submitted to explore alternative forms of renewable energy. Officers consider that should planning committee find the proposal otherwise acceptable in principle, further information would be required about measures that could be provided. Notwithstanding this, the proposed use of traditional materials should minimise weathering and enhance the sustainability of the building throughout its longevity. Moreover, the dwelling would require compliance with current building regulations.

Conclusion

57. The intended occupant's circumstances comply with the Authority's definition of a person with a local qualification; and a housing need has been demonstrated. The property is of a size and type that would be likely to remain affordable in perpetuity. It would also comply with new floor space guidelines on local needs affordable housing in the emerging Development Plan Policies.

58. However, notwithstanding the above, it is considered that the provision of an affordable dwelling to meet a local need does not outweigh the harm the development would cause to the village Conservation Area, and consequently the special qualities of the National Park. Moreover, the application has not demonstrated that development here would not have an unacceptable impact on archaeological heritage assets. As such, the application is recommended for refusal.

Human Rights

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

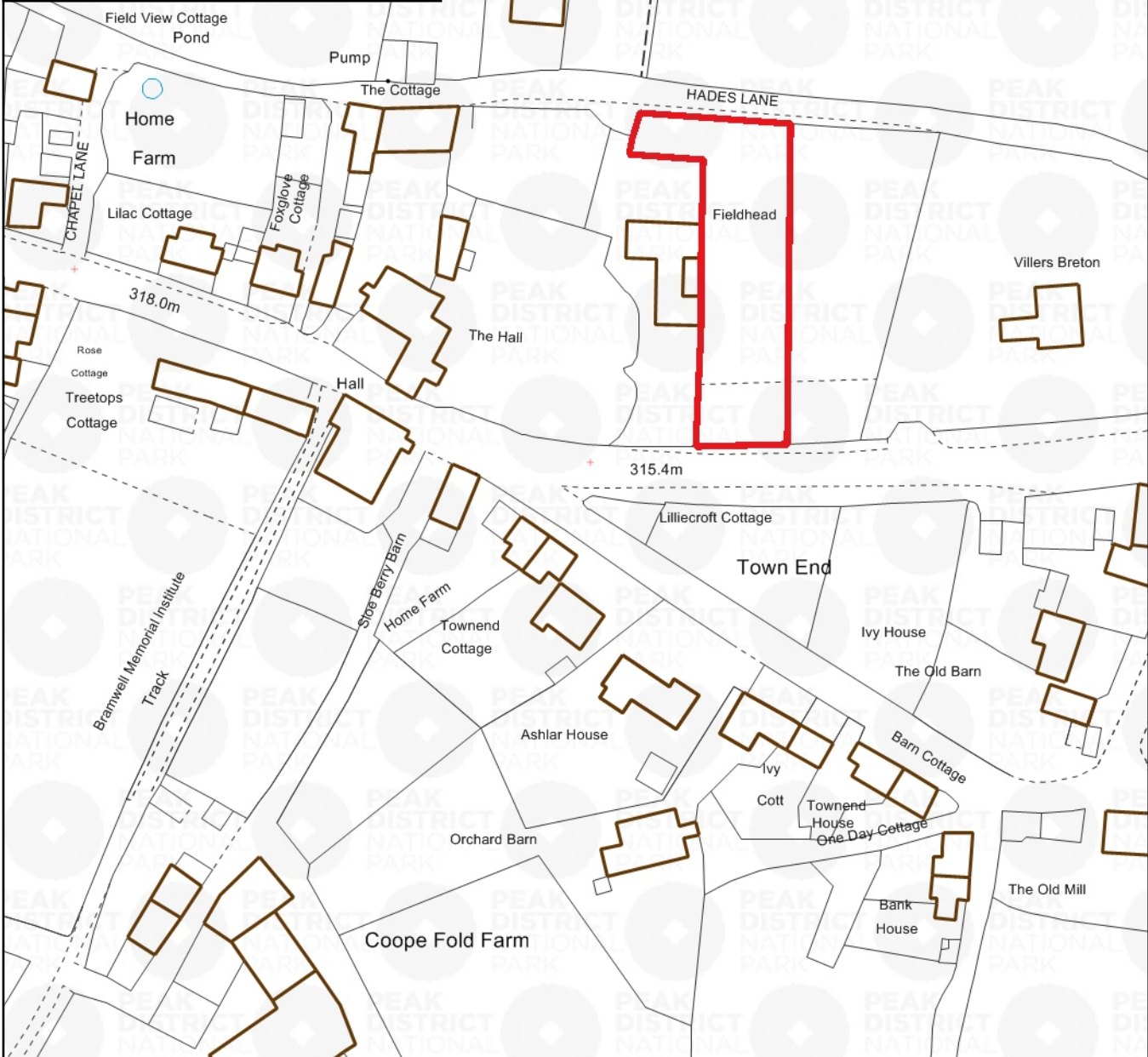
60. List of Background Papers (not previously published)

61. Nil


Report Author – Steve Coombes, Planning officer



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Committee Date:	Friday 14th December	Title: Field Head Main Street Taddington	 PEAK DISTRICT NATIONAL PARK
Item Number:	Item 8		
Application No:	NP/DDD/0818/0791		
Grid Reference:	414669, 371032		

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9. FULL APPLICATION - ERECTION OF OPEN MARKET DWELLING AT FORMER SEVERN TRENT PUMPING STATION SITE, MAIN STREET, TADDINGTON - (NP/DDD/1018/0942, P1171, MN)

APPLICANT: MR ALLEN

Site and Surroundings

1. The application site is a former water pumping station, located approximately 80 metres to the south of the main road (Main Street) through Taddington village.
2. The site is accessed along a single lane access track and comprises the former pumping station building and an area of hardstanding in front of this. The building itself dates from the 1950s and is a small single storey building of davy block construction with a tiled roof.
3. To its northern side the property bounds the residential property of Beech Croft. It is bounded by fields to the south and west, and by the public right of way to the east, which is partly lined with trees.
4. In addition to the footpath to the immediate east of the site – which shares the line of the access track – there are further footpaths in close proximity to the north and west of the site, all of which have views across it.
5. The site is within the Taddington conservation area and is identified in the Taddington Conservation Area Appraisal as an Area of Important Open Space.

Proposal

6. To demolish the former pumping station building and build a two storey open market dwelling and double garage on the site.

RECOMMENDATION

That the application be REFUSED for the following reasons:

- i. **The provision of open market housing is contrary to policy HC1 other than in exceptional circumstances which do not apply in this case.**
- ii. **The location of the dwelling would detract from the open character of the identified Important Open Space and the dwelling would appear isolated, harming the character and appearance of the Taddington Conservation Area and the landscape character of this part of the National Park, contrary to Development Plan policies LC4 and LC5.**
- iii. **The site access is substandard in terms of both its width and in regard to exit visibility on to the public highway, and intensification of its use would reduce highway safety and amenity, contrary to policy LT18.**

Key Issues

7. Whether the provision of open market housing in the proposed location is acceptable in principle
8. Whether the proposed dwellings would conserve the character and appearance of the landscape

9. Whether the development would conserve highway safety and amenity
10. The amenity impacts of the development

Relevant Planning History

11. 2017 – Planning permission granted for conversion of barn to dwellinghouse – the barn is located approximately 60m north east of the application site, and sharing the same access on to the highway. It is listed here due to the applicants reference to it in support of their proposal, which is addressed later in this report.

Consultations

12. Derbyshire County Council - Highways – Object to the application on the following grounds:
 - The proposals would introduce additional vehicle movements at a location where exit visibility (towards the highway) is restricted
 - It would increase vehicular use of a track carrying a public right of way, increasing the potential for conflicts with its users
 - It would result in a dwelling 80m from the highway that is served by a track that falls below the recommended minimum width to enable service/delivery vehicles to safely enter the site
 - The submitted plans do not demonstrate that vehicles could turn within the site in order to be able to leave in forward gear
13. Derbyshire Dales District Council – No response at time of writing.
14. Taddington Parish Council – Support the application.

Representations

15. Five letters of representation have been received, all supporting the proposal. The grounds for support are that it would bring a redundant site back in to use and improve its appearance, it would provide housing for the village, and that it would help to revitalise the village.

Policies

16. 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
17. 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

18. 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. It was revised and republished in 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.

19. Para 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.'*

Development Plan policies

20. 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.
21. 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.
22. 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.
23. Policy HC1 states that provision will not be made for housing solely to meet open market demand. Exceptionally, it permits new housing (whether newly built or from re-use of an existing building) where it provides affordable housing to address eligible local needs, where it provides for key workers in agriculture, forestry or other rural enterprises, and where, in accordance with core policies GSP1 and GSP2:
- I. it is required in order to achieve conservation and/or enhancement of valued vernacular or listed buildings; or
 - II. it is required in order to achieve conservation or enhancement in settlements listed in core policy DS1.
24. Policy LC4 of the Local Plan states that where development is acceptable in principle it will be permitted provided that its detailed treatment is of a high standard that respects, conserves and where possible enhances the landscape, built environment and other valued characteristics of the area.
25. Policy LC5 states that development in conservation areas should assess and clearly demonstrate how the existing appearance of the conservation area will be preserved and, where possible, enhanced.
26. Policy LT11 requires that the design and number of parking spaces associated with a development respects the valued characteristics of the area.

27. Policy LT18 states that safe access arrangements will be a prerequisite to any development.
28. The adopted Taddington Conservation Area Appraisal is a further material consideration. This states that open spaces identified in the Appraisal are of particular townscape significance and should be protected from development.
29. The Authority's adopted design guidance documents 'Design Guide' and 'Building Design Guide' are further materials considerations.
30. Relevant Core Strategy (CS) policies: GSP1, GSP2, GSP3, L1, HC1
31. Relevant Local Plan (LP) policies: LH1, LH2, LC4, LC5, LT11, LT18

Assessment

Principle of constructing an open market property

32. Policy HC1 only permits the construction of new open market housing in settlements where it is required to conserve a valued vernacular or listed building or to achieve conservation or enhancement in settlements.
33. The proposal is for a new building, not for conversion of an existing valued vernacular or listed building, meaning the only way in which the development could comply with planning policy would be if the site was in need of conservation or enhancement and if the proposal would deliver this.
34. The current site includes a modestly sized building that by virtue of its massing, materials, and weathered appearance appears recessive in wider views and has a low impact in the landscape. The site is therefore not resulting in any significant degree of harm to the character and appearance of the conservation area or village and redevelopment of the site is not required for conservation or enhancement of the settlement. Further, a larger development on the site would have an increased prominence in the landscape and, as discussed in more detail below, would not enhance the appearance of the settlement.
35. The development would not deliver any conservation or enhancement benefits and the application is therefore contrary to policy HC1 and is unacceptable in principle.

Landscape impacts, design and impact on the Conservation Area

36. The application site abuts that of the residential property of Beech Close to the north, but the distance between the existing building on the site and this nearest neighbour is almost 45m. As a result of this and the fact that there are no other buildings in close proximity to the application site the current building appears isolated in the fields to the south of the village. It is single storey and modest in both gable width and length however and as a result, as noted above, it is small and has a low impact in the landscape.
37. The proposed building would occupy a similar position to the existing one but is a much larger structure in every regard, and would be a much more prominent building that would appear removed from the existing village development.
38. In particular, where visible from the main road to the north west and when viewed from the footpath network to the west the building would appear very isolated in an otherwise open and undeveloped area on the edge of the village. As a result it would appear incongruous and would have a harmful effect on the appearance of the landscape, detracting from its

rural character.

39. It would also represent development within an area of identified Important Open Space within the village Conservation Area, which the Conservation Area Appraisal resists on the grounds that these areas are largely – and historically – free from development and new development therefore results in harm to the heritage value of these areas of land and the historic pattern of settlements. The identified Important Open Space in which the application site is located makes an important contribution to the character of the Conservation Area. The erosion of part of the open space through the introduction of a much larger building than currently exists would result in the loss of the sense of openness in this part of the Conservation Area.
40. The development would result in harm to the character and appearance of the Conservation Area.
41. The application is therefore contrary to policies LC4 and LC5 of the Development Plan.
42. In design terms the building appears to seek to reflect the characteristics of a traditional local barn; although the number of openings, detailing of openings to the rear elevation, and adjacent double garage all serve to undermine this intent and result in an unsatisfactory appearance. Had the development been concluded to be acceptable in other regards then Officers would have worked with the applicant to overcome these concerns.

Amenity

43. The development would be positioned some distance from any other building, the closest is Beech Close to the north some 45 metres away. The boundary of this property's curtilage abuts the application site however, approximately 10 metres away from the front elevation of the proposed dwellinghouse. This would result in the potential for some overlooking of the neighbouring garden.
44. However, this garden is not private at present as it is already open to view from the surrounding footpath network due to low boundary walls and because the topography of the land allows views down in to the site from the footpath to the south. In this context, it is not considered that the development would result in a significant loss of privacy for the neighbouring dwellinghouse.
45. Due to its separation from other properties the development would not result in a loss of amenity for any other nearby residence.

Highway Considerations

46. The development would result in an increase in traffic movements to and from the site; the building is currently empty and generating no traffic movements but even its previous use as a pumping station would have resulted in very low levels of traffic.
47. The highway authority has raised concerns over increasing traffic movements along the access track serving the site, on the grounds that as a public footpath and conflicts with pedestrians would be increased. This is because its width is substandard for service and delivery vehicles, because service and delivery vehicles couldn't turn within the site, and because exit visibility where the track joins the highway is restricted.
48. Whilst a change of layout within the site could likely overcome the issue of turning vehicles, each of the other matters raised would result in adverse impacts to highway safety.
49. The applicant has contested the views of the highway authority, drawing comparisons between this application and an application approved in 2017 for conversion of a camping

barn to a dwelling, which shares the same access track as the current application. The highway authority raised no objections to that proposal. However, it was concluded in that case that proposal would not result in any significant increase in vehicle movements from the camping barn use. The two developments are therefore not directly comparable and the earlier decision can only be given very limited weight.

50. Overall it is concluded that the development would have an adverse impact on the safe use of the highway, contrary to policy LT18.

Conclusion

51. The provision of new build open market housing in this location is not required for conservation or enhancement of Taddington, and so the proposal fails to accord with the Authority's housing policies in principle.

52. Further, the siting of the development would have adverse impacts on the character and appearance of both the landscape and conservation area.

53. The development would also result in harm to highway safety and amenity.

54. Based on the above assessment the application is therefore in conflict with policies HC1, LC4, LC5, and LT18 of the Development Plan.

55. Having also taken all other material considerations in to account, the application is recommended for refusal.

Human Rights

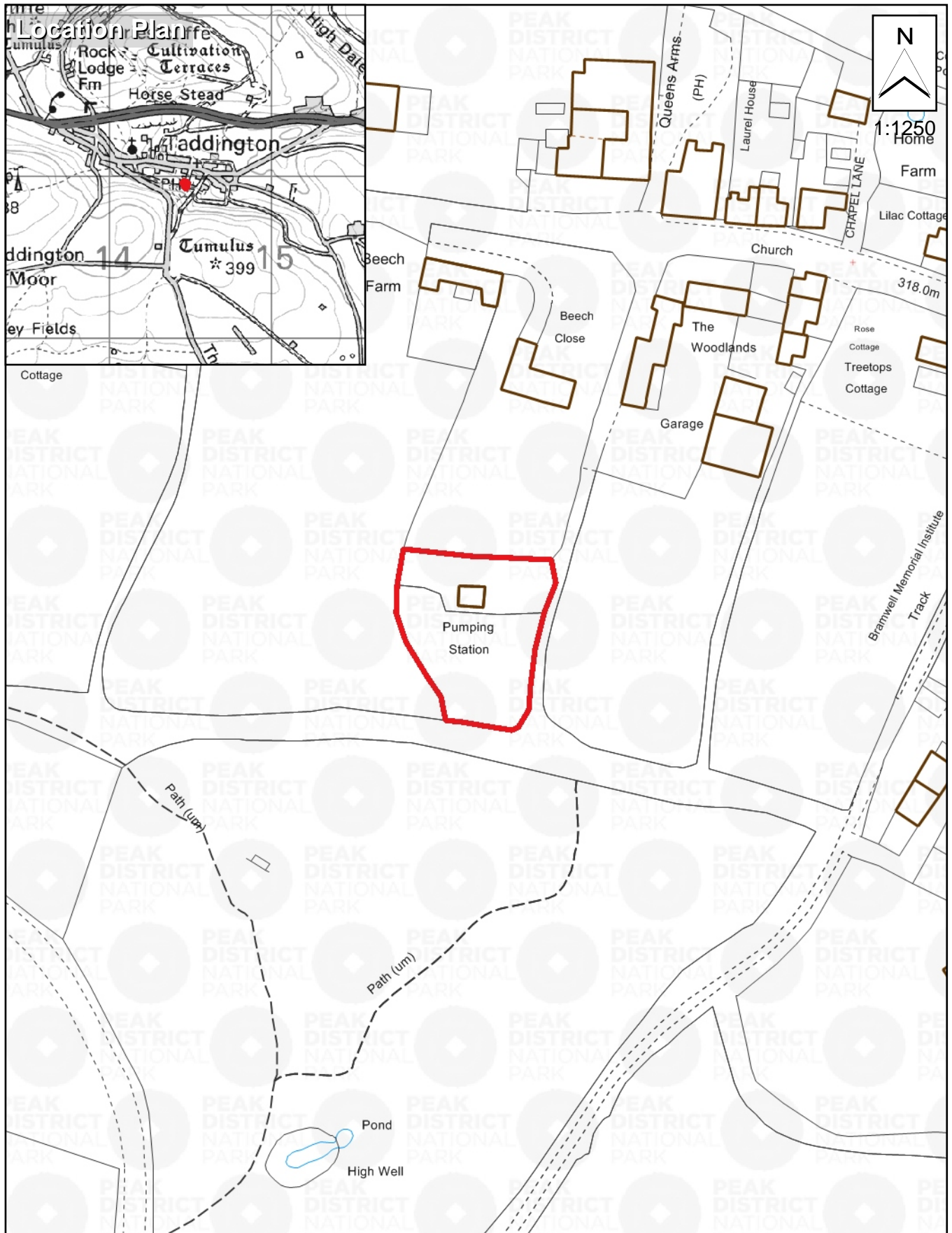
None arising.

List of Background Papers (not previously published)


None

Report Author and Job Title

Mark Nuttall, Senior Planner



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<p>Committee Date: 14th December 2018 Item Number: 9 Application No: NP/DDD/1018/0942 Grid Reference: 414463, 370953</p>	<p>Title: Former Severn Trent Pumping Station, Main Street, Taddington</p>	 <p>PEAK DISTRICT NATIONAL PARK</p>
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10. FULL APPLICATION – SINGLE STOREY EXTENSION TO HOUSE A NEW CLASS 7 MOT BAY AND RE-ROOF OF EXISTING ROOFS AT FROGGATT EDGE GARAGE, GRINDLEFORD ROAD, CALVER (NP/DDD/0618/0546, AM)

APPLICANT: MR SEAN MURPHY

Site and Surroundings

1. Froggatt Edge Garage is located just north of Calver on the east side of Grindleford Road. The site and existing buildings are in use as a vehicle repair garage and fuel station.
2. The existing buildings on site are set back from the road with the fuel station and parking areas to the front of the site. The existing buildings are constructed from a mixture of coursed gritstone and white painted render under shallow pitched roofs. There is an outdoor vehicle lift located on the southern boundary.
3. There are two access points directly off the main road. The nearest neighbouring properties are the adjoining dwellings located around the site. The closest two neighbouring properties being Orchard Lea to the west and Bramley View to the south.

Proposal

4. Extensions and alterations to the existing buildings on site to provide a class 7 MOT bay. A class 7 MOT bay would test commercial vehicles weighing between 3,000 and 3,500kg (such as heavy vans and minibuses).
5. The plans show that the existing single storey garage bay closest to the road and on the southern boundary would be extended out a further 5m towards the road and would also be increased in height to 4.9m to eaves (3m existing) and 5.9m to ridge (3.6m existing). This extension would have coursed gritstone walls to match and a pitched roof clad in blue slate. A roller shutter door in the gable would provide access to the class 7 MOT bay.
6. The existing flat roofed and mono-pitched roof buildings to the rear of the site would also be altered with new pitched roofs also clad with blue slate. The first floor windows facing north would also be altered.
7. The amended proposed block plan shows that four additional parking spaces are proposed in part of the existing grass verge. The existing outside life would be removed as part of the scheme.

RECOMMENDATION:

8. That the application be **REFUSED** for the following reasons.
 1. **By virtue of its scale and location the proposed extension would have an adverse visual impact upon the street scene contrary to Core Strategy policy GSP3, saved Local Plan policies LC4 and LE4 and the National Planning Policy Framework.**
 2. **By virtue of its scale and location the proposed extension would have a significant overbearing impact which would harm the residential amenity of occupants of the neighbouring property to the south of the application site known as Bramley View contrary to Core Strategy policy GSP3, saved Local Plan policies LC4 and LE4 and the National Planning Policy Framework.**

Key Issues

- The design and scale of the proposed extensions.
- The impact of the proposed extensions upon the amenity of neighbouring properties.

History

9. 2018: ENQ 33019: Pre-application advice in regard to current proposal. Officers gave the following advice:
10. *“It is considered that a preferable location for the proposed MOT testing bay would be to the North East corner of the site. The location to the North East corner of the site would be well set back from the road and would be further away from neighbouring properties. If this is not possible, it may be acceptable to situate the proposed extension in the suggested location. The location you have proposed would be more prominent and is likely to result in further impact on neighbouring properties. Overall it is likely that the proposed plans would be acceptable, however the impact on the street scene and on neighbours are considerations that should be taken into account if this option is pursued. The use of improved materials across the site is welcomed, and these additions may help improve your chances of gaining an approval.”*
11. 1990: Planning permission granted for extension to garage / petrol station. This permission was for the single storey garage bay currently proposed to be extended.
12. 1990: Planning permission refused for extension to garage. This refused scheme was for a larger extension than was ultimately granted planning permission (see above).
13. 1984: Planning permission granted for canopy over forecourt.

Consultations

14. Highway Authority – Raises no objections to amended plans and makes following comments.
15. Whilst the 4 spaces shown along the southern boundary are generally inaccessible due to the depth of space behind them, this appears to reflect the current situation so I am satisfied that the extension in length of the garage (with the removal of the lift) will not negatively impact on parking in this area.
16. Four additional spaces are demonstrated within the grassed area – whilst these are in tandem it is reasonable that this will be used to store vehicle pre-or post-repair and manoeuvring will be undertaken by the garage staff.
17. Whilst, from inspection, it is apparent that the site has high levels of vehicular parking, with the allocated parking, I do not consider that an objection to these proposals would be sustainable.
18. Please include a condition requiring parking to be provided prior to the proposals, the subject of the application being taken into use and retained thereafter free from any impediment to its designated use for staff or customer parking.
19. District Council – No response to date.
20. Parish Council – Support this proposal subject to the removal of the existing outside hydraulic lift being removed and hours of operation restriction being applied.

Representations

21. One representation has been received to date in support of the application from the owner of Bramley View. The reasons given in support are summarised below:
22. The development will remove the external ramp from the front of the garage forecourt and generally tidy up the area adjoining the length of my boundary.

Main Policies

23. Relevant Core Strategy policies: GSP1, GSP3, DS1, L1 and E1
24. Relevant Local Plan policies: LC4, LE4, LT10 and LT18

National Planning Policy Framework

25. 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 policy in the NPPF with regard to the issues that are raised.
26. Para 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.
27. Para 82. Of the NPPF states that planning decisions should enable the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings.

Peak District National Park Core Strategy

28. 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.
29. 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.
30. Policy L1 states 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.

31. Policy E1 and E2 both allow for alterations and extensions of existing business sites in settlements and in the countryside provided that the impact of development upon the character and appearance of the landscape is acceptable.

Peak District National Park Local Plan

32. Policy LC4 says that where development is acceptable in principle it will be permitted provided that its detailed treatment is of a high standard that respects, conserves and where possible enhances the landscape, built environment and valued characteristics of the area. Particular attention will be paid to scale, form, mass and orientation in relation to existing buildings, design details, landscaping, the amenity, privacy and security of the development and nearby properties and nuisance or harm to the rural character of the area caused by lighting schemes.
33. Policy LE4 says that expansion of existing business will not be permitted unless it is of modest scale in relation to the existing activity and / or buildings and does not extend the physical limits of the use, does not harm and where possible secures an enhancement to the amenity and valued characteristics of the area and provided that new or extended buildings are clearly justified and proper consideration has been given to the possibility of using existing buildings to meet the need.
34. Policies LT10 and LT18 require satisfactory parking provision and safe access as a pre-requisite of development within the National Park.

35. Supplementary Planning Documents

36. The Authority's adopted design guide and alterations and extensions detailed design guide are supplementary planning documents (SPD) and therefore should be afforded weight in the determination of this application.

Assessment

37. The property is a well-established garage and fuel station and the proposed extensions would facilitate additional facilities. The garage would remain of a scale to meet local need and the proposal would not extend the physical limits of the use. Therefore in principle the extension of the existing business is in accordance with relevant development plan policies.
38. The addition of the proposed class 7 MOT bay would be likely to generate additional traffic and parking on the site from customers dropping of and picking up vehicles awaiting testing and / or servicing and repair. Officers are aware that frequently vehicles are parked on this stretch of the highway and consider it important to ensure that this proposal does not increase off-street parking and the impact this has upon the amenity of the local area.
39. The amended block plan shows that four additional parking spaces would be proposed partly within the grass verge to the front of the site. Each additional parking space would be in tandem with an existing space meaning that vehicles would need to be moved to allow those in the new spaces to leave. Given the use of the property this is considered to be a reasonable arrangement as these spaces would be likely to be used to store vehicles pre or post repair with manoeuvring likely to be undertaken by staff.
40. Officers therefore agree with the advice from the Highway Authority that whilst it is apparent that the site has high levels of vehicular parking, with the proposed allocated parking it is considered that the scheme would not exacerbate the existing situation. Officers agree with the Highway Authority that if permission is granted a condition should

be imposed requiring the parking to be provided before the first use of the extension and thereafter retained in perpetuity.

41. The key issues therefore are considered to be the design and scale of the proposed extension and the impact upon the local area and the amenity of neighbouring properties.
42. The most significant element of the proposed development is the proposed extension to the front of the building to create the proposed class 7 MOT bay. The proposed extension would bring this element 5m closer to the highway and also increase the eaves height and ridge height of the building by 1.9m and 2.3m respectively. This would effectively increase the height of the building to two stories just lower than the eaves height of the neighbouring property to the south known as Bramley View.
43. Officers have viewed the proposed development from the roadside and also from the rear garden of Bramley View and do have significant concerns about the impact of the proposed development upon the street scene and the impact upon the residential amenity of occupants of Bramley View.
44. The proposed extension would be positioned closer to the road and also significantly higher than the existing building and this would significantly increase its prominence and impact upon the street scene. The height of this element would be the same as other parts of the garage building but those are located to the rear of the site and have a much lesser visual impact compared to the proposed extension which would be further forward.
45. The extension would be located on the southern boundary of the site which is shared with Bramley View. The extension would come forward in line with the front elevation of Bramley View and as noted earlier the eaves height of the extension would be only marginally lower than the eaves height of Bramley View. The extension would extend beyond the rear elevation of Bramley View along the shared boundary at effectively two stories.
46. Given the proximity of the extension to the boundary, the height and length beyond the rear wall of Bramley View Officers consider that the development would result in a significant overbearing impact upon occupants of Bramley View because the extension would be oppressive when viewed from the rear garden of that property.
47. For these reasons because of its scale and height the proposed development would have an adverse impact upon the street scene and the residential amenity of occupants of Bramley View contrary to Core Strategy policy GSP3 and saved Local Plan policies LC4 and LE4.
48. The proposed development would result in the removal of the existing outdoor vehicle lift and Officers acknowledge that this would be a benefit to the amenity of the area and that of neighbouring properties. However the proposed extension would have a greater impact and a more permanent impact than the vehicle lift which is not always in use.
49. It is noted that the current owner of Bramley View does not raise concerns about the proposed development. However in determining the application the Authority must consider the impact of development upon current and all future occupants of the development. Therefore a development may be considered to have an unacceptable impact even if the current occupant or owner does not raise any objection. It is also noted that the property is currently for sale which emphasises the point that occupants of any property change over time.
50. The proposed alterations to the roof form of two elements of the building at the rear of the site are considered to be less problematic because these alterations would introduce

an appropriate pitched form and use natural gritstone and blue slate which would reflect parts of the existing building and the built tradition.

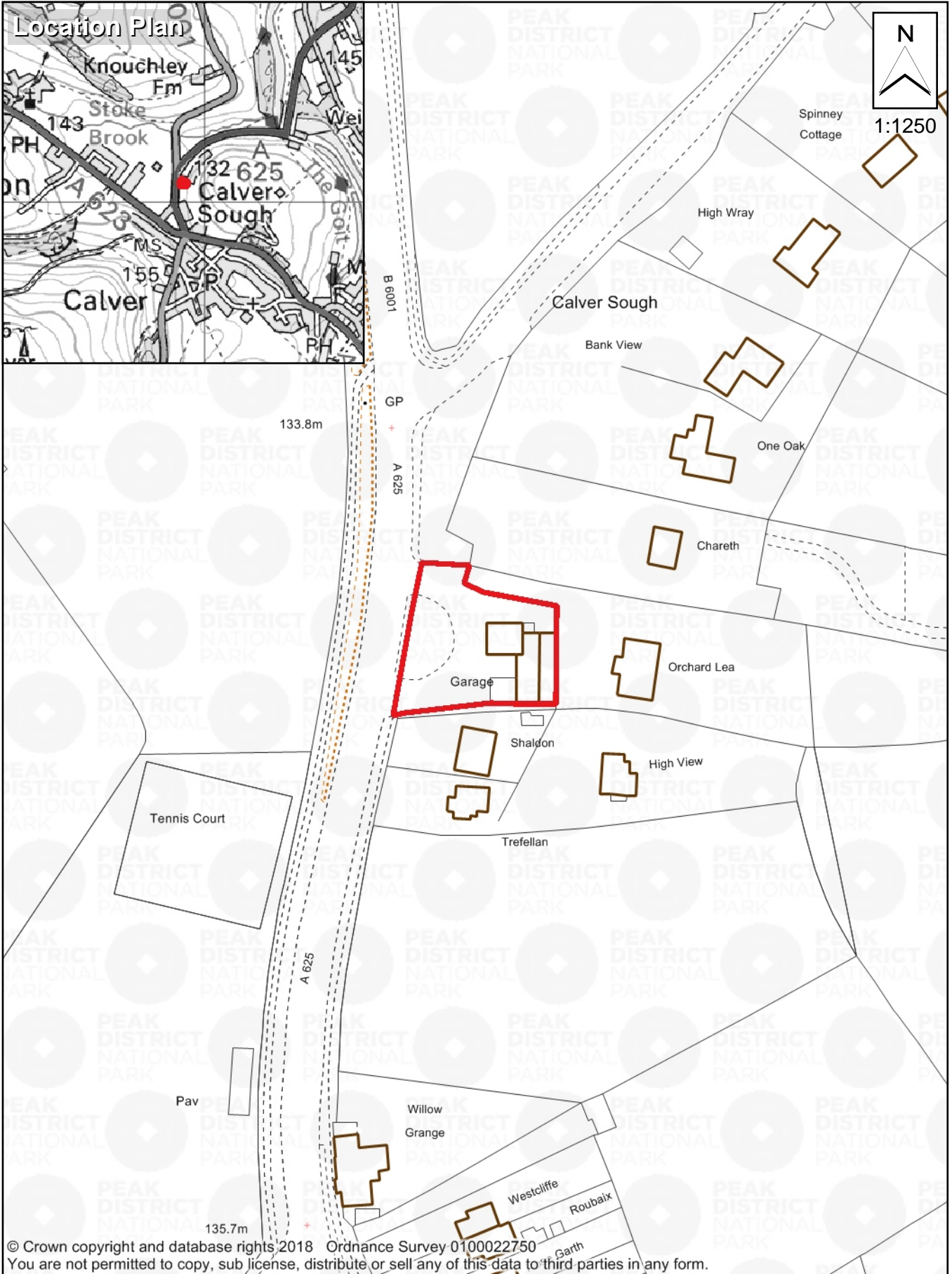
51. These would therefore only modestly increase the scale of the building and would introduce a modest enhancement in materials and form. The alterations to the roof form would increase the height of these elements marginally but given the distance and relationship of these to neighbouring properties there are no concerns that these would harm their amenity or privacy.
52. This conclusion does not however override or outweigh the significant concerns raised about the impact of the proposed extension which is considered to be contrary to relevant development plan policies for the reasons given above.
53. Officers have discussed potential alternatives with the agent but have been unable to find an alternative solution which could be accommodated without affecting traffic flow through the site and the fuel station. The agent therefore requests that the Authority determine the application as submitted.


Conclusion

54. There are no objections in principle to the extension and alteration of the existing garage and fuel station, however the proposed extension by virtue of its location and scale would harm the street scene and result in a significant overbearing impact which would harm the residential amenity of occupants of Bramley View.
55. Officers note that the proposal is acceptable from a Highway Safety perspective and that the development would facilitate the removal of the existing vehicle ramp. None of these issues however overcome the harm that has been identified.
56. In the absence of any further material considerations the proposal is therefore considered to be contrary to the development plan and accordingly the application is recommended for refusal.

Human Rights

57. Any human rights issues have been considered and addressed in the preparation of this report.
58. List of Background Papers (not previously published)
59. Nil
60. **Report Author** – Adam Maxwell, Senior Planner



Committee Date:	14th December 2018	Title: Froggatt Edge Garage, Grindleford Road, Calver	 PEAK DISTRICT NATIONAL PARK
Item Number:	10		
Application No:	NP/DDD/0618/0546		
Grid Reference:	423910, 375082		

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11. FULL APPLICATION – CHANGE OF USE AND ALTERATIONS TO FORM A SINGLE DWELLING AT FORMER SCOUT HUT, CHARLOTTE LANE, BRADWELL (NP/DDD/0918/0817), P994, AM)

APPLICANT: MR S MEAKIN

Site and Surroundings

1. The application building is a Grade II listed building, the building is currently unoccupied, formerly a Presbyterian chapel and last used as a scout headquarters. The building is located on the south side of Charlotte Lane within the designated Bradwell Conservation Area.
2. The building dates from 1754 with 20th century additions and alterations constructed from coursed squared limestone with gritstone dressings and quoins under a 20th century concrete tile roof.
3. To the west elevation there are three large, raised, square section mullioned and transomed cross windows with 20th century glazing. The east elevation has flush doorcase with plank door. With a small rectangular stone plaque inscribed '1754' above. To either side, similar cross windows to those on west elevation with remains of C18 glazing.
4. Access to the property is from Charlotte Lane where there is a small area of hardstanding with no other land around the building forming part of the application site.
5. The nearest neighbouring property is 'The Cottage' which adjoins the building to the east. There are domestic properties to the west including 'Fox Cottage' and 'Elmswell'.

6. Proposal

7. It is proposed to convert the building to a market dwelling. A separate application for Listed Building Consent has been submitted.
8. Amended plans have been received during the course of the application. These show that that the building would be converted to a two bedroom dwelling.
9. Externally new window and door frames are proposed along with a flue pipe on the eastern elevation.
10. Internally a staircase and first floor would be installed to create two bedrooms and bathroom at first floor and kitchen and living room at ground floor.
11. The curtilage of the building would be limited to the area of hardstanding to the east of the building which would be utilised for parking.

RECOMMENDATION:

That the application be REFUSED for the following reasons:

1. **There is no evidence within the application that the community facility is either no longer needed by the community or can no longer be viable contrary to the requirements of HC4. HC4.C. goes on to say that wherever possible, the new use must either meet another community need or offer alternative community benefit such as social housing and that evidence of reasonable attempts to secure such a use must be provided before any other use is permitted. Contrary to the requirements of policy HC4 and DSM2 no evidence of a viability and marketing exercise has been submitted. The application asserts that the property would not be suitable for affordable housing but no evidence of contact with the parish council or local affordable housing needs has been submitted. Policies HC4. C. and DSM2 are clear that this evidence must be provided before any alternative use such as a market dwelling is accepted in principle. In the absence of any such evidence it cannot be concluded that the proposed development is acceptable in principle.**
2. **The proposed scheme would harm the significance of the listed building particularly in relation to the insertion of the first floor, and window detailing, contrary to Core Strategy policy L3 and saved Local Plan policies LC4, LC5, LC6 and LC8. In the absence of public benefits that would outweigh the harm that has been identified the proposal is also considered to be contrary to the National Planning Policy Framework.**
3. **The proposed development would be likely to create intervisibility between facing windows and a loss of privacy which would harm the amenity of the occupants of Elmswell and the proposed dwelling contrary to Core Strategy policy GSP3, saved Local Plan policy LC4 and the Authority’s adopted design guidance.**
4. **Insufficient evidence has been provided to allow the Authority to conclude that the proposed development would not harm protected species contrary to Core Strategy policy L2 and saved Local Plan policy LC17.**

Key Issues

- Impact of the development upon the significance of the listed building and its setting.
- Whether the change of use of the building from a community facility to a market dwelling is acceptable in principle.
- Impact of the development upon neighbouring properties.
- Impact of the development upon protected species.

12. History

13. 2018: ENQ 32577: Pre-application advice in regard to the change of use of the building to a single market dwelling. Planning and Conservation officers visited the site, met the agent and gave the following advice:
14. The building is a former Chapel, last used as Scout Hut and located within Bradwell and the designated Conservation Area. The building is Grade II listed. As you know planning permission and listed building consent is required for the proposal.
15. *“For the purposes of the development plan the property would be considered to be a community facility given its former use. Therefore any proposal to change the use of the building to any non-community use would need to comply with Core Strategy policy HC4*

C. As we discussed the emerging Development Management Policies have undergone examination and therefore are being afforded increasing weight in decisions. Policy DMS2 is directly relevant and provides detailed and specific criteria to assess such proposals against. The adopted Bradwell neighbourhood plan is also relevant.

16. *Policy HC1 allows for change of use of valued vernacular or listed buildings to market dwellings if this is required to achieve conservation or enhancement. Therefore the principle of a market house would rest on whether the scheme achieves the conservation or enhancement of the listed building. Policies GSP2, GSP3, L3, LC4, LC5, LC6 and LC8 are relevant for enhancement schemes and listed buildings.*
17. *On site I mentioned potential inter visibility with the neighbouring property to the south west Elmswell this would need to be addressed as part of any scheme proposing a first floor.*
18. *We discussed the principles of any conversion and a couple of the key elements we discussed related to the character of the internal space related to the former function as a chapel and minimising external impacts. We would expect modern / inappropriate elements to be reversed. We have strong concerns about the proposal to install a first floor irrespective of how the junctions with the window openings are resolved as this would effectively close off the space which is currently and was intended to be open to the ceiling.*
19. *Our view is that the living accommodation would need to be limited to the ground floor with open plan kitchen and living space. We suggested that any mezzanine would need to be limited in size and avoid crossing the window openings. The obvious place for a mezzanine was in the south east corner. The existing windows would in our view provide ample light to the accommodation and that roof lights would be unnecessary and harmful to the character of the building.*
20. *The detailed proposals for the building would need to be included with the listed building application we would be happy to provide further advice on a detailed scheme. The Authority would require a heritage assessment and protected species survey in support of any planning application.”*

21. Consultations

22. Highway Authority – Raise no objection and make the following comment:
23. *“Given the permitted use of the building, it’s unlikely a single dwelling will significantly increase the traffic generation that could be associated with the site. Whilst the level of emerging visibility from the sites access onto Charlotte Lane is not in accordance with current guidance, given the low traffic volumes and speeds on Charlotte Lane the continued use of this access is unlikely to lead to any severe highway safety issues.”*
24. District Council – No response to date.
25. Parish Council – Supports the application but believes that there are existing memorials / grave sites / consecrated ground in and around this building that requires more detailed investigation.
26. PDNPA Conservation Officer – Objects to the application and makes the following comments:

“Insertion of first floor:

27. *A key part of the significance of this grade II listed building is that its interior is a single open space, with the exception of the more recent partitioning, steps and first floor enclosed room at the north end of the building, reflecting the original use of the building as a mid-18th century Presbyterian Chapel. The windows reflect the fact that this was always a single-storey space, with the bottoms of the steeply splayed sills extending below head-height and the tops to the windows only a short distance below the bottom of the trusses. The 18th century stone transoms to the windows are positioned towards the upper part of the window openings – it would not be possible, therefore, to align any upper floor with the transoms.*
28. *Any subdivision of this space will, therefore, have a negative impact on this historically open interior and cut across the window lights themselves, which would harm the significance of this Grade II listed former chapel.*
29. *The applicant has cited a number of former chapels which have upper floors extending across the whole of the building. However, none of these buildings are listed, and they are not, therefore, protected.*
30. *Officers advised the agent, at pre-application, that the living accommodation would need to be limited to the ground floor with open plan kitchen and living space. We suggested that creating a minimal mezzanine, at one end of the building, could be considered but this would need to be limited in size and avoid crossing the window openings.*

New windows and front door:

31. *Photographs held by the Authority, taken in 1985, show some earlier multi-paned windows still in situ. These appear to have been removed and replaced with modern windows, and the new windows may therefore be unauthorised.*
32. *Subdivision of the proposed full-height windows is now acceptable, but each light is shown top-hung and outward-opening which would be non-traditional and unacceptable. The small upper window at the south end of the east elevation was, when listed, a pair of 6-light side opening casements. However, the amended drawing shows this as a single 20-pane top-hung outward-opening window. This would be non-traditional and unacceptable. The fully boarded entrance door is now acceptable (subject to detailing, which could be conditioned). However, a pair of inward-opening doors appears to be shown on the ground floor plan.*

Summary

33. *Conversion of the chapel to a single dwelling may be acceptable in principle, but it is essential that this maintains the historic character of the building as a mid-17th century non-conformist chapel, internally and externally. As proposed, the insertion of a first floor and the form of the proposed new windows would harm the significance of the grade II listed building. No convincing justification has been provided and no exceptional circumstances have been presented.”*
34. PDNPA Archaeology – Makes the following comment:
35. *“It is not clear whether other groundworks are required e.g. reduction of internal or external floor or ground levels, for the insertion of new service or drainage routes. Should any such groundwork be required then an appropriate archaeological response would be required both in relation to possible burials and belowground remains of the earlier chapels, which could be secured by a condition.”*

36. Representations

37. No representations have been received to date.

38. Main Policies

Relevant Core Strategy policies: GSP1, GSP2, GSP3, DS1, L1, L2, L3, HC1 and HC4

Relevant Local Plan policies: LC4, LC5, LC6, LC8, LC16, LC17, LH1, LT11 and LT18

Relevant Neighbourhood Plan policies: H1, H5, LE3, E2 and E4

National Planning Policy Framework

39. In the National Park the development plan comprises the Authority's Core Strategy 2011 and saved policies in the Peak District National Park Local Plan 2001. Policies in the Development Plan provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. It is considered that in this case there is no significant conflict between prevailing policies in the Development Plan and more recent Government guidance in the NPPF with regard to the issues that are raised.'

40. Core Strategy

41. 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.

42. 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.

43. 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.

44. Policy L2 says that development must conserve and enhance the biodiversity of the National Park, and other than in exceptional circumstances development that has harmful impact upon biodiversity will not be permitted.

45. Policy L3 says that development must conserve and enhance the significance of the National Park's heritage assets and other than in exceptional circumstances development that has harmful impact upon heritage assets will not be permitted.

46. Policy HC1 says that new housing will only be permitted in exceptional circumstances. HC1.C. says that new housing is acceptable if it is required to achieve conservation and or enhancement of a valued vernacular or listed building.

47. Policy HC4. C. says that proposals to change the use of buildings which provide community services and facilities to non-community uses must demonstrate that the service or facility is either no longer needed, available elsewhere in the settlement or can no longer be viable. Wherever possible, the new use must either meet another community need or offer alternative community benefit such as social housing. Evidence of reasonable attempts to secure such a use must be provided before any other use is permitted.

48. Local Plan

49. Policies LC4, LC5, LC6 and LC8 together say that development must conserve or enhance the character and appearance of the existing building and its setting within the Conservation Area. Policy LC4 also says that development must conserve the amenity, security and privacy of neighboring properties.

50. Policies LC16 and LC17 provide more detailed considerations in assessing impact of development upon archaeology and protected species and habitats respectively.

51. Policies LT11 and LT18 require satisfactory parking provision and safe access as a pre-requisite of all development within the National Park.

52. Neighborhood Plan

53. Policy H5 sets out detailed criteria for new housing development in Bradwell including design, layout garden or amenity space, bin storage meter boxes and flues, gutters and lighting schemes.

54. Policy LE3 says that new properties should be served by a superfast broadband connection installed on an open access basis unless it can be demonstrated that this would not be possible, practical or viable.

55. Policy E2 says new development must contribute to local character by retaining a sense of place appropriate to its location. Developers are strongly encouraged to support proposals with a Building for Life assessment. Development proposals must be designed to retain, or where appropriate, replace, dry stone walls and trees and hedgerows. Where development will affect trees and/or hedgerows, proposals should be accompanied by a survey which establishes the health and longevity of affected trees and/or hedgerows and an appropriate management plan.

56. Policy E4 says Proposals for the conversion of buildings to residential and holiday accommodation will only be supported in cases where there is a minimal alteration of the external fabric, curtilage and access to the building and there is no proposed or potential intrusive and detrimental impact on the landscape character of the National Park.

57. Assessment

58. Principle

59. The application building is a Grade II listed former Presbyterian chapel and last used as a scout headquarters before being sold to the applicant in March this year. The building is currently unoccupied but given its former uses is considered to be a community facility for the purposes of Core Strategy policy HC4.

60. Policy HC4. C. is therefore directly relevant and says that proposals to change the use of buildings which provide community services and facilities to non-community uses must

demonstrate that the service or facility is either no longer needed, available elsewhere in the settlement or can no longer be viable.

61. There is no evidence within the application that the community facility is either no longer needed by the community or can no longer be viable. Officers do however accept that there are other existing and better positioned facilities within Bradwell, for example the Methodist Church off Town gate which benefits from an off street car park and is located closer to the centre of the village.
62. HC4.C. goes on to say that wherever possible, the new use must either meet another community need or offer alternative community benefit such as social housing and that evidence of reasonable attempts to secure such a use must be provided before any other use is permitted. The proposal is for a market dwelling rather than an affordable dwelling to meet local need and therefore policy HC4. C. requires evidence of attempts to secure alternative beneficial uses to be provided.
63. In this respect emerging Development Management policy DSM2 is relevant as this gives more detail about what evidence is required in these circumstances. Given the advanced stage of this policy this is given significant weight in the determination of this application. The agent was advised about the relevance of policy DSM2 at the pre-application stage.
64. Policy DSM2 says the following evidence must be provided:
 65. evidence of a thorough viability and a marketing exercise with a commercial property agent, sustained over at least 12 months, to sell or let the building for alternative community uses or facilities including local needs affordable housing; and
 66. evidence of marketing of the property through the economic development team of the appropriate local authority for at least 12 months; and
 67. details of contact with the Town Council, Parish Council or Meeting and other adjacent Parishes to establish the needs existing in the local area and an assessment of the local affordable housing needs in the Parish or adjoining Parishes with reference to an up to date housing needs survey prepared by or in consultation with the district authority as housing authority.
68. No evidence of a viability and marketing exercise has been submitted nor any evidence of marketing of the property through the economic development team. The application asserts that the property would not be suitable for affordable housing but no evidence of contact with the parish council or local affordable housing needs has been submitted.
69. Policies HC4. C. and DSM2 are clear that this evidence must be provided before any alternative use such as a market dwelling is accepted in principle. In the absence of any such evidence Officers are not able to conclude that the proposed development is acceptable in principle.
70. Impact of development upon listed building
71. The application building is a Grade II listed building and therefore the Authority's is obliged to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. This is reflected in the Authority's conservation policies which are in accordance with the National Planning Policy Framework.
72. Officers do have serious concerns about the impact of the proposed conversion upon the significance of the listed building.

73. The original use of the building was as a Presbyterian Chapel and consequently a key aspect of the historic and architectural significance of this listed building is that its interior is a single open space, with the exception of more recent partitioning and steps at the north end of the building. The windows to the building reflect that this was always a single-storey space, with the bottoms of the steeply splayed sills extending below head-height and the tops to the windows only a short distance below the bottom of the trusses.
74. The proposal is to install a new first floor and staircase and to subdivide the new first floor area into two bedrooms, bathroom and hallway. These works would have a very significant impact upon the single open space of the chapel which would no longer be apparent and is a key feature of the building. This impact would therefore be significantly harmful to this key aspect of the significance of the listed building.
75. The application has referred to a number of other former chapels which have been converted with upper floors. However none of these buildings are listed and therefore are not comparable to this current proposal. In any case any proposed works to a listed building must be considered on their own merits and against the significance of the specific building in question.
76. The application also argues that these works are required to secure a viable use for the building in the long term. There is no evidence that the listed building is at risk or that the only potential viable use for the building would be as a dwelling. Even if it were accepted that the use of the building as a dwelling was essential there is no evidence that the proposed scheme is the only way to achieve this. For example at the pre-application stage Officers advised that consideration was given to a mezzanine for a bedroom which would allow the whole space to be read.
77. Officers also have concerns about the potential impact of the proposed window frames as detailed which should be traditionally designed to enhance. However, improved details along with the detail of the new door and flue pipe could potentially be required by planning condition.
78. Officers therefore conclude that the proposed scheme would harm the significance of the listed building contrary to Core Strategy policy L3 and saved Local Plan policies LC4, LC5, LC6 and LC8. In the absence of public benefits that would outweigh the harm that has been identified the proposal is also considered to be contrary to the National Planning Policy Framework.
79. Impact upon neighbouring properties
80. The proposed use as a market dwelling would potentially have significantly fewer visitors than the existing use of the building and therefore there are no concerns that noise or disturbance from the proposal would be harmful to any neighbouring property.
81. Officers also agree with the Highway Authority that subject to retention of parking that the proposal would not be harmful to highway safety or the amenity of road users.
82. Officers do however have concerns about the potential for overlooking of the neighbouring dwelling known as Elmswell. Elmswell is a single storey property located approximately 15m to the south west of the chapel. One of the proposed bedrooms would face towards this property and give rise for the potential for overlooking between the bedroom and living accommodation at Elmswell.
83. This facing distance is closer than the 22m distance required by the Authority's design guide for rear to rear facing elevations. The two facing windows are at an angle relative to each other and therefore a closer distance than 22m may be acceptable but having

viewed the relationship on-site Officers have concluded that as the proposed development would be likely to create intervisibility between these facing windows and a loss of privacy which would harm the amenity of the occupants of Elmswell and the proposed dwelling contrary to Core Strategy policy GSP3, saved Local Plan policy LC4 and the Authority's adopted design guidance.

84. Impact upon protected species

85. A protected species survey has not been carried out for the application. Policies L2 and LC17 make clear that all development must conserve the biodiversity of the National Park and that sufficient evidence must be submitted in support of planning applications to enable the Authority to assess any potential impact upon protected species.

86. Officers advised the agent at the pre-application stage that a protected species survey would be required, however the agent considers that this is not necessary.

87. Natural England have provided standing advice for local planning authorities to assess impacts of development upon bats. The advice says that bats can be affected by construction work including conversions and that survey for bats should be carried out in certain circumstances. The advice says that you are more likely to find bats in buildings built before the early 20th century, and in buildings with a large roof area.

88. Given the advice from Natural England it is considered reasonable to conclude that bats may utilise the building and therefore that they may be affected by the proposed development. Therefore a protected species survey is required to allow the Authority to assess whether the development will impact upon protected species or not.

89. In the absence of a survey the Authority is unable to assess this contrary to Core Strategy policy L2 and saved Local Plan policy LC17.

90. Conclusion

91. There is no evidence within the application that the community facility is either no longer needed by the community or can no longer be viable contrary to the requirements of HC4. HC4.C. goes on to say that wherever possible, the new use must either meet another community need or offer alternative community benefit such as social housing and that evidence of reasonable attempts to secure such a use must be provided before any other use is permitted. Contrary to the requirements of policy HC4 and DSM2 no evidence of a viability and marketing exercise has been submitted nor any evidence of marketing of the property through the economic development team. The application asserts that the property would not be suitable for affordable housing but no evidence of contact with the parish council or local affordable housing needs has been submitted. Policies HC4. C. and DSM2 are clear that this evidence must be provided before any alternative use such as a market dwelling is accepted in principle. In the absence of any such evidence it cannot be concluded that the proposed development is acceptable in principle.

92. The proposed conversion would harm the significance of the Grade II listed building contrary to Core Strategy policy L3 and saved Local Plan policy LC6 and the potential public benefits of the scheme would not outweigh this harm.

93. The proposed development would be likely to create intervisibility between facing windows and a loss of privacy which would harm the amenity of the occupants of Elmswell and the proposed dwelling contrary to Core Strategy policy GSP3 and saved Local Plan policy LC4.

94. Insufficient evidence has been provided to allow the Authority to conclude that the proposed development would not harm protected species contrary to Core Strategy policy L2 and Local Plan policy LC17.

95. For the reasons set out above the proposal is recommended for refusal.

Human Rights

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

List of Background Papers (not previously published)


Nil

Report Author – Adam Maxwell, Senior Planner



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Committee Date:	14th December 2018	Title: Former Scout Hut, Charlotte Lane, Bradwell	 PEAK DISTRICT NATIONAL PARK
Item Number:	Item 11		
Application No:	NP/DDD/0918/0817		
Grid Reference:	417115, 381159		

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12. LISTED BUILDING CONSENT – CHANGE OF USE AND ALTERATIONS TO FORM A SINGLE DWELLING AT FORMER SCOUT HUT, CHARLOTTE LANE, BRADWELL (NP/DDD/0918/0818), P994, AM

APPLICANT: MR S MEAKIN

1. Site and Surroundings

2. The application building is a Grade II listed building, the building is currently unoccupied, formerly a Presbyterian chapel and last used as a scout headquarters. The building is located on the south side of Charlotte Lane within the designated Bradwell Conservation Area.
3. The building dates from 1754 with 20th century additions and alterations constructed from coursed squared limestone with gritstone dressings and quoins under a 20th century concrete tile roof.
4. To the west elevation there are three large, raised, square section mullioned and transomed cross windows with 20th century glazing. The east elevation has flush doorcase with plank door. With a small rectangular stone plaque inscribed '1754' above. To either side, similar cross windows to those on west elevation with remains of C18 glazing.
5. Access to the property is from Charlotte Lane where there is a small area of hardstanding with no other land around the building forming part of the application site.
6. The nearest neighbouring property is 'The Cottage' which adjoins the building to the east. There are domestic properties to the west including 'Fox Cottage' and 'Elmswell'.

7. Proposal

8. Conversion of the building to a market dwelling. A separate application for planning permission has been submitted.
9. Amended plans have been received during the course of the application. These show that that the building would be converted to a two bedroom dwelling.
10. Externally new window and door frames are proposed along with a flue pipe on the eastern elevation.
11. Internally a staircase and first floor would be installed to create two bedrooms and bathroom at first floor and kitchen and living room at ground floor.
12. The curtilage of the building would be limited to the area of hardstanding to the east of the building which would be utilised for parking.

13. RECOMMENDATION:

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

- 1. The proposed development would harm the significance of the Grade II listed building contrary to Core Strategy policy L3 and saved Local Plan policy LC6. The public benefits of the scheme would not outweigh the harm that has been identified and therefore the proposed development is contrary to the National Planning Policy Framework.**

15. Key Issues

- Impact of the development upon the significance of the listed building and its setting.

16. History

17. 2018: ENQ 32577: Pre-application advice in regard to the change of use of the building to a single market dwelling. Officers visited the site with the Authority's Conservation Officer and met the agent and gave the following advice:
18. The building is a former Chapel, last used as Scout Hut and located within Bradwell and the designated Conservation Area. The building is Grade II listed. As you know planning permission and listed building consent is required for the proposal.
19. *"For the purposes of the development plan the property would be considered to be a community facility given its former use. Therefore any proposal to change the use of the building to any non-community use would need to comply with Core Strategy policy HC4 C. As we discussed the emerging Development Management Policies have undergone examination and therefore are being afforded increasing weight in decisions. Policy DMS2 is directly relevant and provides detailed and specific criteria to assess such proposals against. The adopted Bradwell neighbourhood plan is also relevant.*
20. *Policy HC1 allows for change of use of valued vernacular or listed buildings to market dwellings if this is required to achieve conservation or enhancement. Therefore the principle of a market house would rest on whether the scheme achieves the conservation or enhancement of the listed building. Policies GSP2, GSP3, L3, LC4, LC5, LC6 and LC8 are relevant for enhancement schemes and listed buildings.*
21. *On site I mentioned potential inter visibility with the neighbouring property to the south west Elmswell this would need to be addressed as part of any scheme proposing a first floor.*
22. *We discussed the principles of any conversion and a couple of the key elements we discussed related to the character of the internal space related to the former function as a chapel and minimising external impacts. We would expect modern / inappropriate elements to be reversed. We have strong concerns about the proposal to install a first floor irrespective of how the junctions with the window openings are resolved as this would effectively close off the space which is currently and was intended to be open to the ceiling.*
23. *Our view is that the living accommodation would need to be limited to the ground floor with open plan kitchen and living space. We suggested that any mezzanine would need to be limited in size and avoid crossing the window openings. The obvious place for a mezzanine was in the south east corner. The existing windows would in our view provide ample light to the accommodation and that roof lights would be unnecessary and harmful to the character of the building.*

24. *The detailed proposals for the building would need to be included with the listed building application we would be happy to provide further advice on a detailed scheme. The Authority would require a heritage assessment and protected species survey in support of any planning application.*

25. Consultations

26. Highway Authority – Raise no objection and make the following comment:

27. *“Given the permitted use of the building, it’s unlikely a single dwelling will significantly increase the traffic generation that could be associated with the site. Whilst the level of emerging visibility from the sites access onto Charlotte Lane is not in accordance with current guidance, given the low traffic volumes and speeds on Charlotte Lane the continued use of this access is unlikely to lead to any severe highway safety issues.”*

28. District Council – No response to date.

29. Parish Council – Supports the application but believes that there are existing memorials / grave sites / consecrated ground in and around this building that requires more detailed investigation.

30. Historic England - Do not wish to comment, suggest views of specialist conservation adviser are sought.

31. PDNPA Conservation Officer – Objects to the application and makes the following comments:

“Insertion of first floor:

32. *A key part of the significance of this grade II listed building is that its interior is a single open space, with the exception of the more recent partitioning, steps and first floor enclosed room at the north end of the building, reflecting the original use of the building as a mid-18th century Presbyterian Chapel. The windows reflect the fact that this was always a single-storey space, with the bottoms of the steeply splayed sills extending below head-height and the tops to the windows only a short distance below the bottom of the trusses. The 18th century stone transoms to the windows are positioned towards the upper part of the window openings – it would not be possible, therefore, to align any upper floor with the transoms.*

33. *Any subdivision of this space will, therefore, have a negative impact on this historically open interior and cut across the window lights themselves, which would harm the significance of this Grade II listed former chapel.*

34. *The applicant has cited a number of former chapels which have upper floors extending across the whole of the building. However, none of these buildings are listed, and they are not, therefore, protected.*

35. *Officers advised the agent, at pre-application, that the living accommodation would need to be limited to the ground floor with open plan kitchen and living space. We suggested that creating a minimal mezzanine, at one end of the building, could be considered but this would need to be limited in size and avoid crossing the window openings.*

New windows and front door:

36. *Photographs held by the Authority, taken in 1985, show some earlier multi-paned windows still*

37. *in situ*. These appear to have been removed and replaced with modern windows, and the new windows may therefore be unauthorised.

38. Subdivision of the proposed full-height windows is now acceptable, but each light is shown top-hung and outward-opening which would be non-traditional and unacceptable. The small upper window at the south end of the east elevation was, when listed, a pair of 6-light side opening casements. However, the amended drawing shows this as a single 20-pane top-hung outward-opening window. This would be non-traditional and unacceptable. The fully boarded entrance door is now acceptable (subject to detailing, which could be conditioned). However, a pair of inward-opening doors appears to be shown on the ground floor plan.

1. Summary

39. Conversion of the chapel to a single dwelling may be acceptable in principle, but it is essential that this maintains the historic character of the building as a mid-17th century non-conformist chapel, internally and externally. As proposed, the insertion of a first floor and the form of the proposed new windows would harm the significance of the grade II listed building. No convincing justification has been provided and no exceptional circumstances have been presented.”

40. PDNPA Archaeology – Makes the following comment:

41. “It is not clear whether other groundworks are required e.g. reduction of internal or external floor or ground levels, for the insertion of new service or drainage routes. Should any such groundwork be required then an appropriate archaeological response would be required both in relation to possible burials and belowground remains of the earlier chapels, which could be secured by a condition.”

42. Representations

43. No representations have been received to date.

44. Main Policies

45. Relevant Core Strategy policies: L3

46. Relevant Local Plan policies: LC6

47. Relevant Neighbourhood Plan policies: H5 and E4

48. National Planning Policy Framework

49. In the National Park the development plan comprises the Authority’s Core Strategy 2011 and saved policies in the Peak District National Park Local Plan 2001. Policies in the Development Plan provide a clear starting point consistent with the National Park’s statutory purposes for the determination of this application. It is considered that in this case there is no significant conflict between prevailing policies in the Development Plan and more recent Government guidance in the NPPF with regard to the issues that are raised.’

50. Core Strategy

51. 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.
52. 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.
53. Policy L3 says that development must conserve and enhance the significance of the National Park's heritage assets and other than in exceptional circumstances development that has harmful impact upon heritage assets will not be permitted.

54. Local Plan

55. Policy LC6 says that development must conserve or enhance the character and appearance of the existing building and its setting and provides more detail on the acceptability of types of works.

56. Neighborhood Plan

57. Policy H5 sets out detailed criteria for new housing development in Bradwell including design, layout garden or amenity space, bin storage meter boxes and flues, gutters and lighting schemes.
58. Policy E4 says Proposals for the conversion of buildings to residential and holiday accommodation will only be supported in cases where there is a minimal alteration of the external fabric, curtilage and access to the building and there is no proposed or potential intrusive and detrimental impact on the landscape character of the National Park.

59. **Assessment**

60. Impact of development upon listed building

61. The application building is a Grade II listed building and therefore the Authority's is obliged to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. This is reflected in the Authority's conservation policies which are in accordance with the National Planning Policy Framework.
62. Officers do have serious concerns about the impact of the proposed conversion upon the significance of the listed building.
63. The original use of the building was as a Presbyterian Chapel and consequently a key aspect of the historic and architectural significance of this listed building is that its interior is a single open space, with the exception of more recent partitioning and steps at the north end of the building. The windows to the building reflect that this was always a

single-storey space, with the bottoms of the steeply splayed sills extending below head-height and the tops to the windows only a short distance below the bottom of the trusses.

64. The proposal is to install a new first floor and staircase and to subdivide the new first floor area into two bedrooms, bathroom and hallway. These works would have a very significant impact upon the single open space of the chapel which would no longer be apparent. This impact would therefore be significantly harmful to one key aspect of the significance of the listed building.
65. The application has referred to a number of other former chapels which have been converted with upper floors. However none of these buildings are listed and therefore are not comparable to this current scheme. In any case any proposed works to a listed building must be considered on their own merits and against the significance of the specific building in question.
66. The application also argues that these works are required to secure a viable use for the building in the long term. There is no evidence that the listed building is at risk or that the only potential viable use for the building would be as a dwelling. Even if it were accepted that the use of the building as a dwelling was essential there is no evidence that the proposed scheme is the only way to achieve this. For example at the pre-application stage Officers advised that consideration was given to a mezzanine for a bedroom while allowing the whole space to be read.
67. Officers also have concerns about the potential impact of the proposed window frames as detailed which should be traditionally designed to enhance, however these details along with the detail of the new door and flue pipe could potentially be controlled by planning condition.
68. Officers therefore conclude that the proposed scheme would harm the significance of the listed building contrary to Core Strategy policy L3 and saved Local Plan policy LC6. In the absence of public benefits that would outweigh the harm that has been identified the proposal is also considered to be contrary to the National Planning Policy Framework.

69. Conclusion

70. The proposed conversion would harm the significance of the Grade II listed building contrary to Core Strategy policy L3 and saved Local Plan policy LC6 and the potential public benefits of the scheme would not outweigh this harm.
71. For these reasons, it is concluded that the proposed works would harm the significance of the listed building and in the absence of any further material considerations the application is recommended for refusal.

Human Rights

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

List of Background Papers (not previously published)

Nil

Report Author – Adam Maxwell, Senior Planner



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Committee Date: 14th December 2018
 Item Number: Item 12
 Application No: NP/DDD/0918/0817
 Grid Reference: 417115, 381159

Title: Former Scout Hut, Charlotte Lane, Bradwell



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13. FULL APPLICATION – DEMOLITION OF STABLE/OUTBUILDING AND CONSTRUCTION OF NEW HOLIDAY COTTAGE, BOLEHILL FARM, BOLEHILL, BAKEWELL - (NP/DDD/1018/0977)

APPLICANT: MR ALLEN

Site and Surroundings

1. Bole Hill Farm is a traditional farmstead set approximately 180 metres to the north of Monyash Road, between Bakewell and Monyash.
2. To the north of the farmhouse a group of mostly traditional outbuildings are constructed around a yard area, and are currently operated as self-contained holiday units. A 20th century former stable building is located in a field approximately 40m west of the main building group.
3. The property is located in open countryside and there are no immediate neighbours.
4. The site is outside of any designated conservation area.

Proposal

5. To demolish the existing stable/outbuilding located to the west of the main group of buildings and build a new single storey holiday accommodation unit in its place. This would be a single unit of accommodation for up to six people.

RECOMMENDATION

That the application be REFUSED for the following reasons:

- i. **The provision of new build holiday accommodation is contrary to policy RT2.**
- ii. **The form and detailed design of the building fails to conserve the character and appearance of the built environment, contrary to Development Plan policy LC4.**
- iii. **The application fails to provide an assessment of the impacts of the development on adjacent trees, contrary to policy LC20**

Key Issues

- Whether the provision of new build holiday accommodation in the proposed location is acceptable in principle
- Whether the proposed dwellings would conserve the character and appearance of the built environment and landscape
- Impacts of the development on trees

Relevant Planning History

2016 - Planning permission granted for erection of conservatory

2018 – Planning permission granted for conversion of garage to breakfast and games room and new window and door openings to existing holiday let units

Consultations

Derbyshire County Council - Highways – No objections as traffic unlikely to increase by any significant level given the buildings previous use and existing operations on site

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

Bakewell Town Council – Recommend approval on grounds of design and appearance provided there are no material objections from neighbouring properties.

Representations

6. None received at time of writing.

Policies

7. 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

8. 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

9. 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. It was revised and republished in 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.

10. Para 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.'*

Development Plan policies

11. 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.

12. 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.
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.
14. Policy DS1 sets out that development will mainly be accommodated in named settlements and that in the open countryside conversion and change of use of existing buildings (ideally re-use of traditional buildings) for visitor accommodation is acceptable.
15. Policy RT2 says 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.
 - B. Appropriate minor developments which extend or make quality improvements to existing holiday accommodation will be permitted.
 - C. New build holiday accommodation will not be permitted, except for a new hotel in Bakewell.
16. Policy LC4 of the Local Plan states that where development is acceptable in principle it will be permitted provided that its detailed treatment is of a high standard that respects, conserves and where possible enhances the landscape, built environment and other valued characteristics of the area.
17. Policy LT18 states that safe access arrangements will be a prerequisite to any development.
18. Policy LC20 requires applications to provide sufficient information to enable their impact on trees, woodlands, and other landscape features to be properly considered.
19. The Authority's adopted design guidance documents 'Design Guide' and 'Building Design Guide' are further materials considerations.
20. Relevant Core Strategy (CS) policies: GSP1, GSP2, GSP3, L1, RT2
21. Relevant Local Plan (LP) policies: LC4, LT18

Assessment

Principle of the development

22. Policy DS1 sets out the broad approach to development in the National Park. This includes that most development will be in named settlements and that in the open countryside visitor accommodation can be accommodated by conversion and change of use of existing buildings preferably by reuse of traditional buildings.
23. Policy RT2 states that new build holiday accommodation will not be permitted, with the

supporting text noting that there is concern about over-supply of self-catering accommodation and that conversions and changes of use of traditional buildings of historic or vernacular merit provide ample opportunities for small scale holiday developments.

24. This application proposes new build holiday accommodation; it is an entirely new self-contained unit of significant size that is also separate from the existing building group and so does not represent a minor extension of the existing business. The proposed building is not reuse of an existing traditional building.
25. The proposal is therefore contrary to planning policy in principle.

Design

26. The existing building is not of traditional character, being constructed of a mix of blockwork, brick, natural stone, and sheet metal. It does not contribute to the appearance of the built environment but does not detract from the character and appearance of the main group of traditional buildings to any significant degree due to its distance from them and because it is partly screened from them by mature planting.
27. The new building would occupy a similar footprint and would similarly be single storey under a pitched roof.
28. The roof pitch would be 20 degrees – conflicting with the pitches of traditional buildings on the site and contrary to the advice of the Design Guide, which notes that traditional roof pitches are between 30 and 40 degrees depending on materials.
29. The building also has a high proportion of large glazed openings to the front elevation, weakening the strong ‘solid to void’ relationship common in traditional buildings and advocated by the Design Guide.
30. At 14m in length and with no break in the building line it also appears overly elongated and squat.
31. Further, the large timber deck proposed in front of the building is a domestic feature that would appear out of keeping in what remains an agricultural setting.
32. In terms of its more detailed design, the number of rooflights and the proposed flue serve to further domesticate, complicate and detract from the buildings appearance.
33. Whilst the materials of the existing building are not traditional for the most part, the building does at least retain a more traditional solid to void relationship and is reflective of the overall appearance of a farm outbuilding; the proposed development does not. As a result, the proposed replacement building would not lead to any enhancement over the existing one.
34. As a result of all of these factors the development would fail to conserve or enhance the character and appearance of the built environment and is therefore contrary to policy LC4.

Landscape impact

35. There are limited wider views of the existing building due to the mature tree cover that provides some screening to three sides, but it is seen in some views when passing along the B5055 to the south. The proposed building would be seen in these same views. Given the size of the building, its single storey nature, and the distances involved – some 250 metres – it is considered that its impact on the character and appearance of the wider landscape would be less than significant.

Amenity

36. Due to its separation from other properties the development would not result in a loss of amenity for any other nearby residence.

Highway impacts

37. Officers agree with the conclusions of the highway authority; given the current use of the site as a working farm and holiday accommodation complex the addition of a further three bedroomed holiday let unit would not result in a significant increase in vehicle movements. The site also includes ample parking and turning space.
38. Overall it is concluded that the development would have no significant impacts on the safe use of the highway.

Impacts on trees

39. Whilst the building would replace an existing one it is unclear whether it would require new footings, or how deep the existing ones are.
40. The building is located immediately adjacent to a number of mature trees which make a landscape contribution, and would also serve to provide screening to the proposed building. Their retention is therefore important.
41. Given that the root protection areas of these trees are likely to extend beneath both the existing and proposed building an assessment of the trees and the impacts of development upon them is required but has not been submitted.
42. Had the development been acceptable in other regards then Officers would have requested this information from the applicant. As it is not however, the proposal as submitted is contrary to policy LC20.

Other matters

43. The application does not indicate how foul drainage from the new building would be dealt with. It is likely that this could utilise the drainage system of the main holding. Had the development been found to be acceptable in other regards then drainage details could have been reserved by condition.

Conclusion

44. The development is contrary to policy RT2 because it proposes new build holiday accommodation.
45. The form and design of the building fails to conserve the character and appearance of the built environment, contrary to policy LC4.
46. The application fails to provide a sufficient assessment of the impact of the development on adjacent trees, contrary to policy LC20.
47. There are no further policy or material considerations that would outweigh these policy conflicts and adverse impacts to otherwise indicate that planning permission should be granted.
48. Accordingly, the application is recommended for refusal.

Human Rights

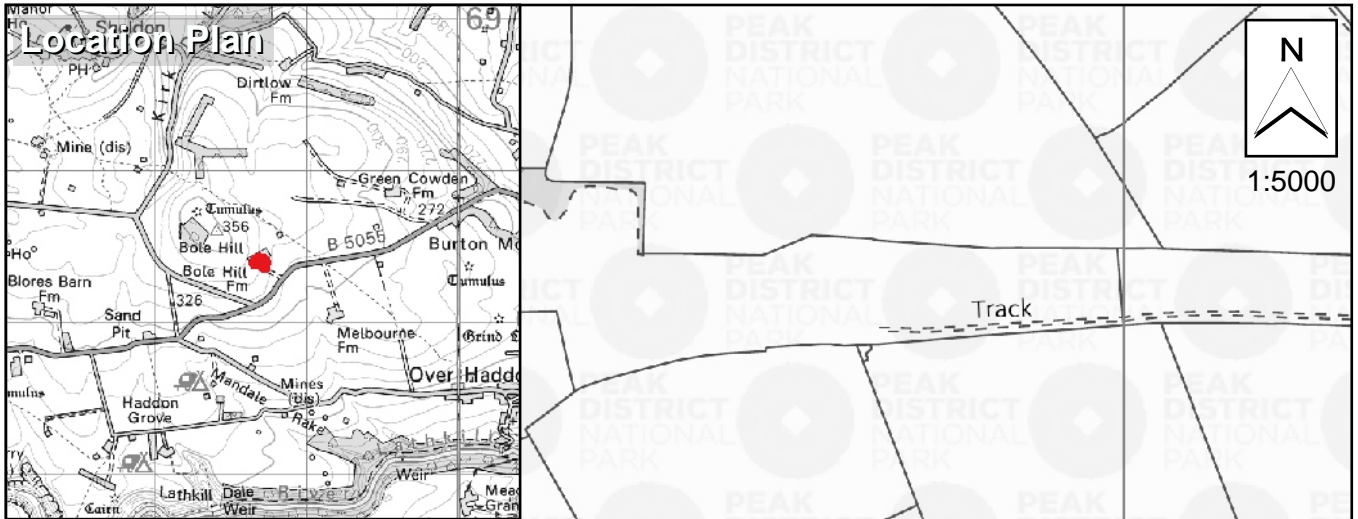
None arising.

List of Background Papers (not previously published)


None

Report Author and Job Title

Mark Nuttall, Senior Planner,



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Committee Date:	14th December 2018	Title: Bolehill Farm, Bolehill Farm Cottages, Bole Hill, Bakewell	 PEAK DISTRICT NATIONAL PARK
Item Number:	Item 13		
Application No:	NP/DDD/1018/0977		
Grid Reference:	418681, 367404		

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14. FULL APPLICATION: REPLACE ROOF TO DERELICT RAILWAY GOODS SHED AND CHANGE THE USE OF THE BUILDING TO INCORPORATE INTERPRETATION, MILLERS DALE STATION MILLERS DALE, NP/HPK/1118/1010 (JEN)

APPLICANT: PEAK DISTRICT NATIONAL PARK AUTHORITY

1. Site and Surroundings

2. The former Millers Dale Station site is located in open countryside on the road to Wormhill which rises up from Millers Dale village in the valley bottom beneath the viaduct. The site sits on a level area of land and includes the car park and surviving station buildings and platforms. The Monsal Trail crosses the site along the route of the former railway.
3. The site is located within the designated Millers Dale Conservation Area. The viaducts are located to the east of the station, North Viaduct is Grade II listed and South Viaduct is Grade II* listed. The former station is not listed but does form part of the Historic Buildings, Sites and Monuments Records as a non-designated heritage asset.
4. The site is located outside of but adjacent to the Peak District Dales Special Area of Conservation (SAC) and the Wye Valley Site of Special Scientific Interest (SSSI). The site is located within the Limestone Dales Landscape Character Area for the purposes of the Authority's Landscape Character Assessment.
5. Much of the former station infrastructure has been demolished and only the booking office and post sorting room remains fully intact and is currently utilised by the National Park Authority as workshop with public toilets. Planning permission has been granted to allow the conversion of the booking office to a café. The goods shed walls are also still standing but are in a state of dereliction and the structure has no roof.
6. The nearest neighbouring property is Station House which is located to the north of the site in an elevated position and shares access with the car park. Station house is a private dwelling which also operates a tea garden which is open to the public. A separate public footpath runs up and around Station House and runs westwards above the application site.

Proposal

7. Evidence shows that the original structure supported a pitched roof with glazed skylights to the apex. The proposal is to restore the roof to protect the building from further degradation and the potential loss of the heritage asset. Timber work and masonry will be repaired as part of the project but that element of the work does not require planning permission.
8. The proposal is that the roof would be constructed using 600x300x6mm Redland Cambrian grey slate or equivalent to match the nearby ticket office building but incorporating 27m sq. of solar PV slates or solar panels to provide power to the interior of the building. Redland Cambrian slates are made from 60% recycled Welsh slate. Fixed rooflights will be incorporated along the ridge to replicate the original roof structure.
9. Cast iron rainwater goods and timber doors would be reinstated as shown on the proposed plans and elevations.
10. As part of an earlier planning consent relating to the booking office building, bat boxes will be affixed to the exterior of the goods shed to provide additional roosting opportunities. The precise locations of these would be agreed with the Peak District National Park Authority's ecologist upon completion of the proposed works.

RECOMMENDATION

To APPROVE the application subject to the following conditions:

1. **Statutory time period for implementation**
2. **Development to be carried out in accordance with specified approved plans, subject to the following conditions and amendments.**
3. **Natural blue slates to be used for the re-roofing, to match as closely as possible the existing slates to the Booking Office and attached Post Room. Ridge tiles to match the existing ridge tiles to the Booking Office and attached Post Room.**
4. **Photo Voltaic slates shall be used rather than panels. The slates are to be as close in size as possible to the existing roof slates on the Booking Office and attached Post Room.**
5. **Details of roof trusses and ridge to be agreed**

11. Key Issues

- Impact of the proposed development upon the historic, archaeological and architectural significance of the former station, the designated Millers Dale Conservation Area and the setting of the nearby viaducts.
- Impact of the proposed development upon the landscape, ecological interest on the site and the adjacent designated sites.

12. Relevant Planning History

13. 2004: Planning permission granted on a temporary basis for siting of mobile refreshment vehicle.
14. 1992: Planning permission granted unconditionally for car park extension.
15. 1982: Planning permission granted conditionally for public toilets, ranger base, car park and septic tank.
16. 2018: Planning permission granted conditionally for change of use of former station building from office and workshop to visitor information point and café, extension to car park (NP/HPK/0518/0407).

17. Consultations

18. Highway Authority: No objections subject to all use remaining ancillary.
19. Parish Council: No reply to date.
20. Borough Council: No reply to date
21. PDNPA Conservation Officer: Comments as follows: *“The Booking Office and adjacent Post House buildings have natural blue slate. These are very small, in diminishing courses (similar to Burlington slates). The proposed Redland Cambrian grey slates may not match in terms of colour and are also much larger – they could look incompatible and out-of-keeping on this site and within the Conservation Area. The Conservation Area Appraisal states that “traditional material for roofs is Welsh slate which remains on a significant number of*

*properties. The use of natural slate contributes to the buildings blending with the landscape and in this way contributes to the character of the area. The difference in levels throughout the village makes roofs more conspicuous than they might ordinarily be.” Natural blue slates should, therefore, be reinstated to match the existing on the other buildings.
Ridge tiles should match those on the Booking Office and attached Post House buildings.*

The PV slates option shown on drawing 10804-010 would be preferable to the solar panels. As these will need to be integrated into the slate roof, I would advise that the smallest size possible is used, so that the natural blue slates (see above) are as close in size as they can be to the existing slate roofs.

The trusses and ridge will be visible both within the building and from outside, through the glazing panels. We should condition details of these, therefore, or ask for details up front.

We need details of the finish to paintwork.

Suggested Conditions:

Natural blue slates to be used for the re-roofing, to match as closely as possible the existing slates to the Booking Office and attached Post Room.

Ridge tiles to match the existing ridge tiles to the Booking Office and attached Post Room.

PV slates to be as close in size as possible to the existing roof slates on the Booking Office and attached Post Room.

Full details, drawn to scale, to show the proposed trusses and ridge.

Details of the finish to doors and rainwater goods.

22. Representations

23. None to date: Public consultation ends on 11 December, any responses will be reported at the Planning Committee meeting.

24. Policies

25. 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:

26. Conserve and enhance the natural beauty, wildlife and cultural heritage

27. Promote opportunities for the understanding and enjoyment of the special qualities of national parks by the public

28. When National Park Authorities 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.

29. National Planning Policy Framework

30. 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.

31. Paragraph 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.*'

32. Development Plan policies

33. Relevant Core Strategy (CS) policies: GSP1, GSP2, DS1, L1, L2, L3, L5/L6, L8, RT1.

34. Relevant Local Plan (LP) policies: LC4, LC5, LC6, LC8, LC15, LC16, LC17, LC20.

35. 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.

36. 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.

37. 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.

38. 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.

39. 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.

40. 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.

41. Policies LC5, LC6 and LC8 provide more detailed criteria to assess development proposed within Conservation Areas, development that affects listed buildings and development proposing to convert existing buildings to new uses respectively. Policies LC15 and LC16 provide detailed criteria to assess development that affects archaeological and historic sites.

42. 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.
43. 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. The Authority's SPG on Renewable Energy and Climate Change (2013) is also relevant as this encourages the use of renewable technologies in development where appropriate.
44. The Authority's adopted Conservation Area Appraisal for Millers Dale is a relevant material consideration.

45. ASSESSMENT

46. Principle of Development

47. The proposed development involves the repair and re-roofing of the former engine gods shed at Millers Dale station and the use of the space within it as an interpretation area. The goods shed and booking office building were constructed as part of the major redevelopment of the site in 1903-1905. The two buildings are linked by a façade wall that is understood to have carried a platform canopy. The booking office has been used as a ranger briefing centre and public toilets and is currently undergoing conversion to a cafe as part of the scheme approved earlier this year. The goods shed is currently in a state of dereliction. The roof is believed to have been removed for safety reasons but this has allowed water to penetrate the top courses of the walls, affecting their integrity. Heras fencing has been erected around the building to safeguard passers-by from falling masonry. This fencing has been in place for at least 4 years.
48. The Design and Access Statement submitted with the planning application explains that an opportunity arose in spring 2018 to apply for external funding to conserve the site. Officers submitted an expression of interest based on re-roofing the goods shed to make it safe and allow visitors to the site to access it, creating a free visitor experience focussing on the local railway heritage. The intention is to encourage people to stay longer and visit year round, thereby benefitting the local economy. In August 2018 officers were invited to submit a full funding application for this proposal, covering 80% of the cost of the scheme. The date for submission of the funding application is 31 January 2019. In order for an application to be accepted it is necessary to have planning permission in place.
49. The principle of restoring this building is considered to be acceptable and wholly in accordance with the Authority's policies and responsibilities as a planning authority, given

its historic interest as a non-designated heritage asset within a conservation area and in a prominent and much visited location. Since closure of the station in 1967 the building has been inaccessible to the public and has been fenced off in recent years. Providing the opportunity to enter the goods shed would be a significant benefit for visitors. The low key interpretation use of the building is considered to be an appropriate use, enabling the history of the site to be understood by members of the public.

50. The proposal is in accordance with policies GSP1, GSP3, DS1, LC4, LC8 AND RT1.

51. Design and Impact on Heritage Assets

52. The former goods shed and the remains of the former station are heritage assets and possess historical and architectural interest because of the age and type of surviving structures, association with Midland Railway and connection with the local community, industries and with the wider landscape, which the railway shaped.

53. This value is recognised by the inclusion of the site in the Millers Dale Conservation Area and the listing of the nearby north and south viaducts. The site is therefore a non-designated heritage asset in its own right and also forms part of the wider interest with those nearby designated heritage assets.

54. The introduction of an appropriate low key, non-intrusive interpretation use for the former goods shed is welcomed as an appropriate way to secure the long term conservation of an historic building.

55. The proposal is to re-roof the building and make good the walls. It is proposed that the roof would be constructed using 600x300x6mm Redland Cambrian grey slate, but incorporating 27m sq. of solar photo-voltaic (PV) slates or solar panels to provide power to the interior of the building. Fixed rooflights will be incorporated along the ridge to replicate the original roof structure.

56. Whilst the re-roofing and refurbishment of the building would be a significant enhancement to the building and its setting, it is considered that the slates should be natural blue slate to match that on adjacent buildings. It is acknowledged that a reconstituted Redland Cambrian slate may have some merit in terms of sustainability due to its recycled content, but given the significance and prominence of this site, the buildings location within the group of buildings, the size of the roof structure and its location in a conservation area, natural blue slate should be used. A condition to secure this is therefore recommended.

57. The use of solar PV (photo voltaic) tiles for part of the re-roofing of the south elevation is considered to be acceptable as the different appearance of this would be off-set by the environmental gains achieved by the use of renewable energy. The use of solar PV tiles has been effective and acceptable on other sites in the National Park.

58. The development is acceptable in all other design aspects and the proposal is in accordance with policies GSP1, GSP3, L1, L3, LC4, LC5, LC15 and LC16 and CC1.

59. Ecology

60. The site lies adjacent to the Wye Valley Site of Special Scientific Interest (SSSI) and Peak District Dales Special Area of Conservation (SAC). The site contains roosting, commuting and foraging potential to the local bat and bird populations. Bat roost/scoping and dusk/dawn activity surveys were undertaken on the 22 August and 3 September 2018 in order to identify and locate protected bat and bird species at Millers Dale Station. The Engine Shed and the Post House buildings have both been deemed as 'low' potential for roosting bats and nesting birds. The surveyors observed little foraging activity around these buildings and no bats were seen to re-enter them at dawn.

61. No impacts on SSSI/SAC habitats, species or features are anticipated as a result of this proposal. In accordance with policy L2.

62. Amenity

63. The former goods shed is some distance from Station House, to the north and at a higher level, so there are no concerns about the impact of the re-roofing on the outlook or amenity of that dwelling or from additional noise and disturbance from its low key interpretation use

64. Highways/Transport

65. The Highway Authority has no objection to the proposal, subject to it remaining ancillary to the other uses on the site, as intended

66. Sustainability

67. The use of solar PV tiles on the south-facing roof-slope would contribute to the generation of renewable energy for use on the site, in accordance with advice in the Authority's adopted SPG on Renewable Energy and Climate Change and policy CC1.

68. Conclusion

69. The proposed refurbishment and re-roofing of the former goods shed is acceptable in principle as it would prevent further degradation of the building and provide a beneficial use of this heritage asset closely related to the existing recreational use of the trail. The proposed development would enhance the historical significance of the site and provide a low key opportunity for members of the public to experience and interpret the history of the site. The development can be accommodated in a manner which conserves the historic interest of the site, the area's valued landscape character, and biodiversity on site and the adjacent designated sites.

70. Having had regard to all other issues raised it is therefore concluded that the proposed development is in accordance with the development plan and in the absence of any further material considerations the application is recommended for approval subject to conditions outlined in this report.

71. Human Rights

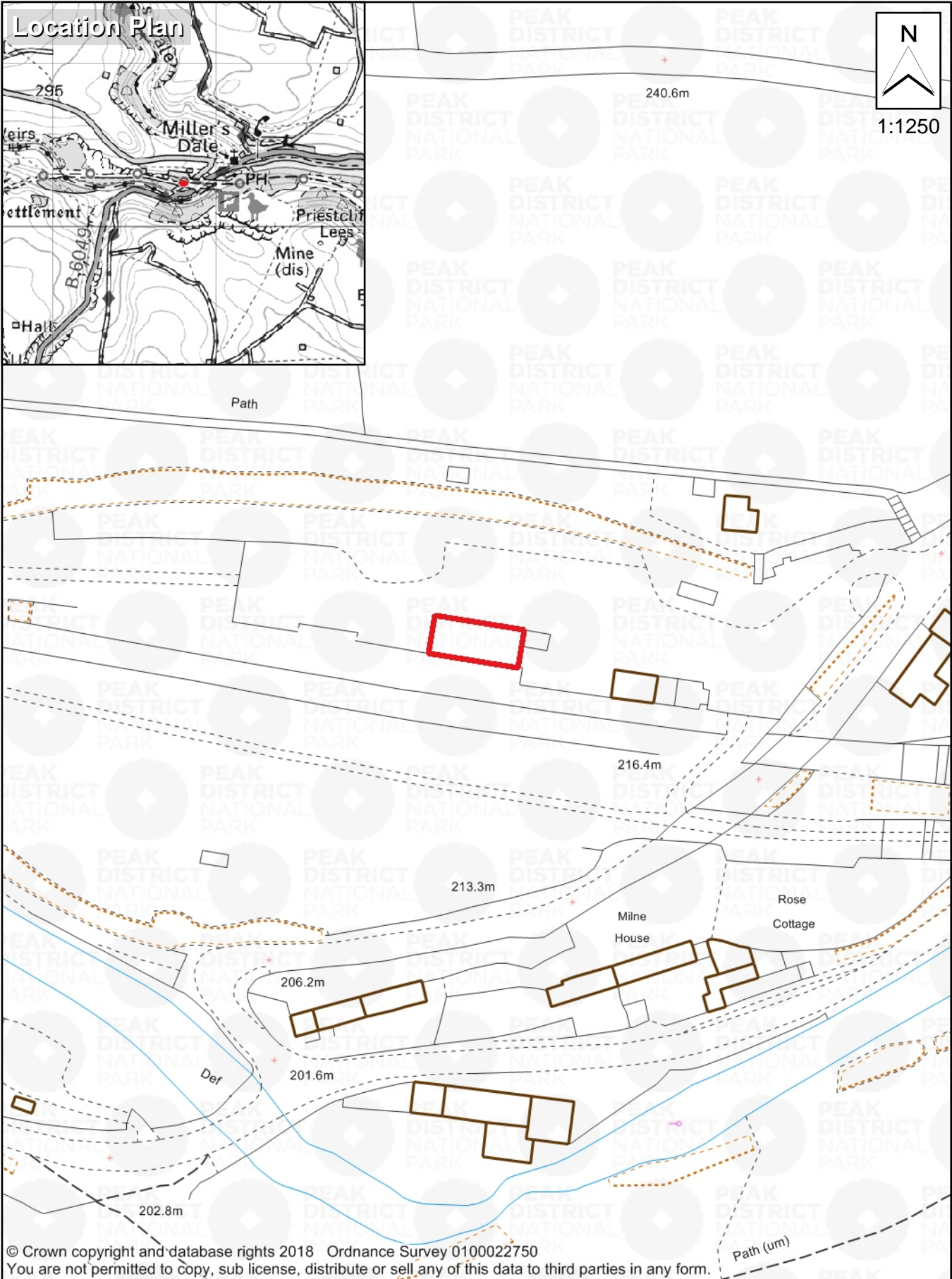
72. Any human rights issues have been considered and addressed in the preparation of this report.

73. List of Background Papers (not previously published)

74. Nil

75. Report Author and Job Title: Jane Newman, Head of Development Management

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Committee Date: 14th December 2018
 Item Number: 14
 Application No: NP/HPK/1118/1010
 Grid Reference: 413756, 373251

Title: Millers Dale Station, Millers Dale



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15. DEVELOPMENT MANAGEMENT PERFORMANCE (JEN)

1. It has recently been decided that the planning performance statistics which have previously been reported to Audit and Performance Committee would be better reported to Planning Committee.
2. Planning statistics are reported quarterly to the Department for Communities Housing and Local Government (DHCLG), and the performance of planning authorities is judged against criteria related to:
 - The speed of determining applications for major development;
 - The quality of decisions made by the authority on applications for major development;
 - The speed of determining applications for non-major development;
 - The quality of decisions made by the authority on applications for non-major development.
3. The speed of determination thresholds for 2018 below which a local planning authority is eligible for designation are:
 - a) **For applications for major development: less than 60 per cent** of an authority's decisions made within the statutory determination period (13 weeks) or such extended period as has been agreed in writing with the applicant;
 - b) **For applications for non-major development: less than 70 per cent** of an authority's decisions made within the statutory determination period (8 weeks) or such extended period as has been agreed in writing with the applicant.
4. The measure for quality of decision making is the percentage of the total number of decisions made by the authority on applications that are then subsequently overturned at appeal, once nine months have elapsed following the end of the assessment period. The nine months specified in the measure enables appeals to pass through the system and be decided for the majority of decisions on planning applications made during the assessment period.
5. The threshold for designation on applications for both major and non-major development, above which a local planning authority is eligible for designation, is 10 per cent of an authority's total number of decisions on applications made during the assessment period being overturned at appeal.
6. You may be aware that the Authority was considered for designation under the assessment for quality of decisions due to our appeal performance. However, the Department for Communities Housing and Local Government decided not to designate us after we made representations relating to the very small number of major applications we had dealt with in the period, which meant losing one major on appeal meant we failed to meet the threshold but this was an insufficient volume of data to draw a conclusion about our performance.

7. The targets have increased year on year in line with the government’s aspirations that planning is not a barrier to the delivery of development, in particular the delivery of housing.
8. The table below shows the measures and thresholds.

Measure and type of Application	2017 Threshold and assessment period	2018 Threshold and assessment period
Speed of major Development (District and County)	50% (October 2014 to September 2016)	60% (October 2015 to September 2017)
Quality of major Development (District and County)	N/A – we are not assessing quality in this designation round	10% (April 2015 to March 2017 ¹²)
Speed of non-major Development	65% (October 2014 to September 2016)	70% (October 2015 to September 2017)
Quality of non-major Development	N/A – we are not assessing quality in this designation round	10% (April 2015 to March 2017 ¹³)

- 9.
10. For the purposes of planning we are a unitary authority as we deal with both county and district matters and we therefore return statistics for both functions.

11. Our returns for the first three quarters of 2018/19 are summarised as follows:

	Q1	Q2	Q3	Total
No of Apps	151	204	194	549
Granted	139 (92%)	165 (81%)	158 (81%)	462 (84%)
Refused	12 (8%)	29 (19%)	17 (19%)	58 (16%)
Majors ¹	3	5	2	10
Minors ² & Other Developments ³	148	199	192	539
Majors dealt with in time or with agreed Extension of Time	2	2	2	6 (60%)
Minors and Other Developments dealt with in time or with agreed extension of time	107 (72%)	165 (83%)	179 (93%)	451 (84%)

¹ Major Development can include: Dwellings; Offices R&D light industry; General Industry/storage/warehousing; Retail distribution and servicing; Gypsy and traveller pitches; all other major developments

2 Minor Development can include: Dwellings; Offices R&D light industry; 9General Industry/storage/warehousing; Retail distribution and servicing; Gypsy and traveller pitches; all other minor developments.

3 Other developments can include: Minerals processing; Change of use; Householder developments; advertisements; Listed building consents; Conservation area consents; Certificates of lawful development; notifications.

12. Our appeal performance in the same period is reported to you in the Head of Law reports. In the 2018/19 period so far.

13. As set out above, appeal performance is used as an indicator of quality of decision making by DHCLG.

14. In the period under consideration there have been no major appeals and therefore for the 2018/19 period we are meeting that measure.

15. Appeal performance on non-major development is also used as an indicator of quality. Over the period we have had 18 non-major appeals determined. Of these 13 were dismissed and 5 were allowed. The 5 as a percentage of the total number of minor and other applications dealt with (which is the method of assessment DHCLG use), is 0.9%. For the 2018/19 period we are meeting that measure.

16. Conclusion

17. For the period 2018/19 so far, we are meeting DHCLG targets in terms of speed of decision making and quality of decision making. DHCLG may choose to assess performance over a different period of time, and the assessed results may differ from those set out in the report. However, we are working to achieve good and consistent performance in order to ensure that delivery in the Development Management Service has quality and resilience.

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

1. APPEALS LODGED

The following appeals have been lodged during November & December.

<u>Reference</u>	<u>Details</u>	<u>Method of Appeal</u>	<u>Committee/ Delegated</u>
NP/DDD/0418/0314 3213622	Extensions and alterations to dwelling, at 6 Aldern Way, Bakewell	Householder	Committee
NP/HPK/0316/0215 3201092	Alterations to the listed building as minor material amendments specifically referred to in the Heritage Statement to NP/HPK/0714/0706 and 0707 at Edale House, Hope Road, Edale	Informal Hearing	Delegated
NP/HPK/0418/0352 3212360	Subdivision of existing dwelling into 2no. dwellings at Tower Cottage, Moorfield, Glossop	Written Representatives	Delegated
NP/DDD/0218/0126 3208806	Change of use of part of premises from commercial to residential at Queen Street, Tideswell	Written Representation	Delegated
NP/DDD/0518/0446	Alterations and additions to an existing 1920's timber framed bungalow/chalet at Badgers Wood, Upper Padley, Grindleford	Householder	Delegated

2. APPEALS WITHDRAWN

There have been no appeals withdrawn during November & December.

3. APPEALS DECIDED

The following appeals have been decided during November & December.

<u>Reference</u>	<u>Details</u>	<u>Method of Appeal</u>	<u>Decision</u>	<u>Committee/ Delegated</u>
NP/DDD/1217/1282 3200699	Erection of mobile timber hen-house on skids at Rocklands, The Bent, Curbar	Written Representations	Allowed	Committee

The Inspector considered that condition 4 (that there should be no egg sales directly from the site); condition 5 (that prior to the erection of any fencing, details of the type, height and colour shall be submitted and approved in writing by the Authority); condition 6 (a plan showing the locations in which the hen house will be located within the field); and condition 8 (the number of hens on site at any one time shall be limited to 150) which were imposed on the planning permission by the Authority, were not necessary or reasonable, as the development would not have an adverse effect on the character and appearance of its surroundings. Nor did the Inspector agree that adding any further conditions to the permission requiring visibility to be improved at the site entrance, as was suggested by the Highway Authority necessary. The planning permission decision notice was therefore amended and the appeal was allowed.

NP/DDD/0118/0027 3196378	Section 73 - Removal or variation of condition 2 on APP/M9496/W/15/30531 01 - Revised design for house on Plot 1 at Dove Dairy, Stonewell Lane, Hartington, SK17 0AH	Written Representations	Dismissed	Delegated
<p>The Inspector felt that the proposed development would be well detailed and proportioned and would be appropriate within its context at the edge of the housing estate. The Inspector also considered that the development would not harm the setting of the conservation area, nor conflicted with the two purposes of the National Park, however, in the absence of an updated Unilateral Undertaking (Section 106 agreement), the Inspector dismissed the appeal.</p>				
NP/DDD/0318/0255 3208690	Single storey garden room extension at 15 Lowside Close, Calver, S32 3WZ	Householder	Allowed with Conditions	Delegated
<p>The Inspector felt that the proposal would respond well to the character and appearance of the host dwelling and its setting, and would not conflict with GSP3 of the Core Strategy nor LC4, LH4 of the Local Plan. The appeal was allowed with a condition that the external finishes of the extension should match those of the host dwelling, in order to ensure a visually acceptable development.</p>				
NP/HPK/0318/0256 3208632	Two storey extension to rear of the existing property and revised front elevation to attached barn at Heath Farm, Smalldale SK17 8EB	Householder	Dismissed	Delegated
<p>The Inspector considered that although the gables would have a lower ridge, they would amount to a significant enlargement which would engulf the scale of the original dwelling. The Inspector felt that the proposal would harm the character and appearance of the host dwelling, the adjacent barn and would be detrimental to the natural beauty. The appeal was dismissed.</p>				
NP/DDD/0118/0055	Development proposed 'demolition of existing flat roof extension to be replaced with two storey side extension at Bramblegate, Tideswell Lane, Eyam S32 5RD	Householder	Dismissed	Committee
<p>The Inspector considered that the overall proposed extension would harm the character and the appearance of the host dwelling. The inspector agreed that although there was no harm to the living conditions of the occupiers of nearby dwellings, the main issues were that the proposed dwelling would visually compete with the main dwelling. The appeal was dismissed.</p>				

NP/DDD/0518/0440 3210641	Domestic garage at Swallow Cottage, Pilhough, Rowsley, DE4 2NE	Householder	Dismissed	Delegated
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The Inspector considered that although the development was smaller than previous schemes, it would still give rise to similar concerns over its scale, prominence and harmful nature as well as cause unacceptable harm to the character and appearance of the area, and would also conflict with GSP1, GSP2, GSP3 and L1 of the Core Strategy as well as LC4 and HC4 of the Local Plan. The appeal was therefore dismissed.

4. **RECOMMENDATION:**

That the report be received.

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