

Public Document Pack

Peak District National Park Authority

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



Our Ref: A.1142/2116

Date: 31 January 2019



NOTICE OF MEETING

Meeting: **Planning Committee**

Date: **Friday 8 February 2019**

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 11 January 2019** (*Pages 5 - 14*)
- 3. Urgent Business**
- 4. Members Declarations of Interest**
Members are asked to declare any disclosable pecuniary, personal or prejudicial interests they may have in relation to items on the agenda for this meeting.
- 5. Public Participation**
To note any questions or to receive any statements, representations, deputations and petitions which relate to the published reports on Part A of the Agenda.
- 6. Full Application - Demolition of Rising Sun Hotel and erection of hotel (Class C1) incorporating ground floor floorspace with flexibility to be used for restaurant/bar(Class A3/A4 Uses) and function facilities, alterations to existing site access, car parking, landscaping and other associated works at the Rising Sun Hotel, Hope Road, Bamford (NP/HPK/0718/0597, JK)** (*Pages 15 - 42*)
Site Plan

7. **Full Application - Change of use of site from industrial to residential; erection of a residential annex at Stone Pitts Work, Unnamed Road from The Gables to Cressbrook Old School, Via Lower Wood, Cressbrook (NP/DDD/1118/1012, AM) (Pages 43 - 52)**
Site Plan
8. **Full Application - Partial demolition of linking structure and construction of replacement linking structure. Internal alteration of existing stone stair. Alteration of internal stair and construction of wall in existing ancillary accommodation/barn conversion to provide accommodation for a dependent relative. Removal of stud partitions and partial removal of walling to relocate kitchen. Extension of external terrace and wall. Flue to woodburning stove, External door and external lights at Mitchell Field Farm, Unnamed Road from The Dale to Cam Height, Hathersage (NP/DDD/1018/0906) (Pages 53 - 66)**
Site Plan
9. **Listed Building Application - Partial demolition of linking structure and construction of replacement linking structure. Internal alteration of existing stone stair. Alteration of internal stair and construction of wall in existing ancillary accommodation/barn conversion to provide accommodation for a dependent relative. Removal of stud partitions and partial removal of walling to relocate kitchen. Extension of external terrace and wall. Flue to woodburning stove, External door and external lights at Mitchell Field Farm, Unnamed Road from The Dale to Cam Height, Hathersage (NP/DDD/1018/0907) (Pages 67 - 80)**
Site Plan
10. **Full Application - Erection of condensing unit at ground level to the west elevation of the building at J E Noutch, Hope Road, Bamford (NP/HPK/1118/1042 SPW) (Pages 81 - 88)**
Site Plan
11. **Full Application - Erection of stables and store at Westfield, Pinfold Hill, Curbar (NP/DDD/1118/1065 SPW) (Pages 89 - 98)**
Site Plan
12. **Full Application - Relocation of the toilet block and extended car park at the Car Park, Coldwell End, Youlgrave (NP/DDD/1118/1064, P2803) (Pages 99 - 106)**
Site Plan
13. **Full Application - Placement of a 20ft shipping container next to an existing corrugated iron shed at United Utilities, Bottoms Yard, Woodhead Road, Tintwistle (NP/HPK/1018/0985 SPW) (Pages 107 - 114)**
Site Plan
14. **Head of Law Report - Planning Appeals (A.1536/AMC) (Pages 115 - 116)**

Duration of Meeting

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

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

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

Agendas and reports

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

Background Papers

The Local Government Act 1972 requires that the Authority shall list any unpublished Background Papers necessarily used in the preparation of the Reports. The Background Papers referred to in each report, PART A, excluding those papers that contain Exempt or Confidential Information, PART B, can be inspected by appointment at the National Park Office, Bakewell. Contact Democratic Services on 01629 816200, ext 362/352. E-mail address: democraticservices@peakdistrict.gov.uk.

Public Participation and Other Representations from third parties

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

Written Representations

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

Recording of Meetings

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

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

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

To: Members of Planning Committee:

Chair: Mr P Ancell
Vice Chair: Cllr D Birkinshaw

Cllr 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 A McCloy
Cllr J Macrae	Cllr Mrs K Potter
Cllr Mrs L C Roberts	Mr K Smith

Other invited Members: (May speak but not vote)

Mr Z Hamid Mr J W Berresford

Constituent Authorities
Secretary of State for the Environment
Natural England

Peak District National Park Authority
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Aldern House, Baslow Road, Bakewell, Derbyshire. DE45 1AE



MINUTES

Meeting: **Planning Committee**

Date: Friday 11 January 2019 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 A Hart, Mr R Helliwell,
Cllr Mrs C Howe, Cllr H Laws, Cllr A McCloy, Cllr Mrs K Potter and
Mr K Smith

attended to observe and speak but not vote.

Apologies for absence: Cllr D Birkinshaw, Cllr M Chaplin, Cllr D Chapman, Cllr J Macrae and
Cllr Mrs L C Roberts.

1/19 MINUTES OF PREVIOUS MEETING

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

2/19 URGENT BUSINESS

There were no items of urgent business.

3/19 MEMBERS DECLARATIONS OF INTEREST

Item 6

Cllr Chris Carr declared a personal interest as he knew the applicant.

Item 8

Cllr Chris Carr declared a personal interest as he knew the applicant.

Mr Robert Helliwell declared a personal interest as he knew the Agent and his daughter worked for the same company.

Cllr Patrick Brady declared that he had received a lot of communications in the past regarding the application site but had not received anything recently.

Item 9

Mr Robert Helliwell declared a personal interest as he knew the family.

Cllr Patrick Brady declared a personal interest as he had spoken to the applicant regarding the planning process as previously declared when the application was before Committee. In addition the Clerk to Peak Forest Parish Council is also the Clerk to Taddington Parish Council. He also declared that a family member had recently moved into the vicinity.

Item 10

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

Item 11

Cllr Patrick Brady declared a personal interest as he was acquainted with the Agent.

Item 12

Mr Robert Helliwell declared a personal interest as he had property within a mile of the application site.

Item 13

All Members declared an interest as the application related to an Authority Property.

Item 14

All Members declared an interest as the application related to an Authority Property.

4/19 PUBLIC PARTICIPATION

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

5/19 FULL APPLICATION - ERECTION OF LOCAL NEEDS AFFORDABLE DWELLING AT LAND AT HEATHCOTE, BIGGIN

Members had visited the site on the previous day.

The Planning Officer introduced the report and updated Members of a correction to the report at Paragraph 50 which should have said "daughter" not "daughters". He also went onto inform Members that a further representation had been received since the report had been submitted, which he then went onto summarise.

The following spoke under the Public Participation at Meetings Scheme:

- Mr John Imber, Agent

Members asked whether there were any proposals to supply affordable housing in Biggin, but the Head of Development Management reported that she was not aware of any. That any designation in Neighbourhood Plans needed to reflect the National Park Authority's policies and that provision of housing should be based on a local needs assessment, and that need which was a continually evolving process.

A motion to grant permission for the erection of a local needs affordable dwelling was moved and seconded. The Head of Development Management stated that due to the potential departure from policy she would be invoking SO 1.48 if Members were minded to grant the application, requiring the item to be deferred to a future meeting of the Planning Committee so that Officers could bring a report setting out the impact on policy of such a decision. The motion in principle was put to the vote and was not carried.

Members acknowledged that more affordable houses were needed, but they would have to be within a named settlement, not in open countryside unless it was an agricultural workers dwelling, as this would be contrary to Policy.

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

Cllr Kath Potter asked for her vote against the motion be recorded.

RESOLVED:

That the application be REFUSED for the following reasons:

- 1. The provision of new building affordable housing in the open countryside is contrary to Development Plan policy LH1.**
- 2. It has not been demonstrated that the proposed housing would remain affordable to those on low to moderate incomes in perpetuity, contrary to Development Plan policy LH1.**
- 3. The siting of the dwelling would overlook neighbouring properties, harming their amenity contrary to Development Plan policy LC4.**
- 4. The appearance of the dwelling would detract from the character and appearance of the built environment contrary to Development Plan policy LC4.**
- 5. The site would not be served by a safe vehicular access, contrary to Development Plan policy LT18.**
- 6. The application fails to provide sufficient information to enable its impacts on trees to be properly considered, contrary to Development Plan policy LC20.**

6/19 FULL APPLICATION - CONVERSION OF STONE BARN INTO TWO HOLIDAY LETS AT BIG HILLSDALE FARM, GRINDON - ITEM WITHDRAWN

The item was withdrawn.

7/19 FULL APPLICATION - ERECTION OF LIVESTOCK BUILDING AT LEANLOW FARM, HARTINGTON

Members had visited the site on the previous day.

The Head of Development Management introduced the report and reminded Members of the enforcement issues on the site regarding the storage of equipment which was still ongoing and was nothing to do with this application, which should be determined under its own merit. She also went on to inform Members of a further letter of representation that had been received from the Parish Council, which had originally objected to the application. The Officer read out the content as the Parish Council now "on balance" approved of the application.

The following spoke under the Public Participation at Meetings Scheme:

- Mr Craig Barks – Agent

Members asked that Condition 7 regarding an improved/revised landscaping scheme be made a pre-condition and retained in perpetuity. The Head of Development Management reported that this would be reasonable in the circumstances but that it would have to be agreed in writing, and that the decision could be delegated to her so that the application would not have to come back before the Committee for approval.

The Members moved and seconded the recommendation to delegate the decision to the Head of Development to approve the application subject to a pre-condition regarding landscaping in perpetuity and the additional conditions set out in the report which was put to the vote and carried.

RESOLVED:

That the decision be DELEGATED to the Head of Development Management to approve the application, subject to a precondition regarding the implementation of the landscaping scheme shown on Drawing number 12630-014A in perpetuity and the following conditions:

- 1. The development hereby permitted shall be begun within 3 years from the date of this permission.**
- 2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted plans, drawing numbers 12630-013 & 12630-015 and amended block/landscaping plan, drawing number 12630-014A and subject to the following conditions:**
- 3. The sheeting for the roof shall be factory colour-coated to BS 5252, Ref. No: 18 B 29 Slate Blue and thereafter the sheets/cladding shall not be repainted or replaced other than that colour without the prior written approval of the National Park Authority.**

4. All external timberwork shall be either painted or stained a dark brown and permanently so maintained.
5. The vertical timber cladding on the north east and south west gable elevations shall be brought down to within 300mm of the immediate ground floor level
6. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015, (or any order revoking and re-enacting that order) the building hereby approved shall not be used for any purpose other than for the purposes related directly to agriculture as defined by s.336 of the Town and Country Planning Act1990. When the building hereby permitted is no longer required for the purposes of agriculture on the holding, it shall be dismantled and entirely removed from the site.
7. Prior to the disposal of any spoil arising from any excavation works, precise details of the disposal shall be submitted to and approved in writing by the National Park Authority. All spoil shall then be disposed of in accordance with the approved details.

8/19

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

Cllr Patrick Brady declared a personal interest as a family member had recently moved into the vicinity.

The Planning Officer reminded Members that this item had been deferred from the October 2018 meeting at the Members' request, to enable further discussions with the applicant regarding the design of the extension and the need for the porch. The Planning Officer then went on to introduce the report.

The following spoke under the Public Participation at Meetings Scheme:

- Mr Owen Fletcher, Applicant

Members agreed that the revised proposed extension was more acceptable and although the design of the porch had been changed to a lean-to, it would not be in accordance with the Authority's Design Guide.

A motion for approval of the extension only not including the porch, subject to the conditions stated, contrary to the Officer recommendation was moved, seconded, put to the vote and carried.

RESOLVED:

That the application for the extension be APPROVED, subject to the following conditions:-

1. Commence development within 3 years
2. Carry out in accordance with specified amended plans subject to:-

Notwithstanding what is shown on the approved plans the consent hereby granted relates solely to the two storey extension on the north gable, no permission is hereby granted for the proposed porch or for alterations to the fenestration of the rear elevation.

- 3. Submit for agreement all joinery details Inc. finishes, recess of frames.**
- 4. Natural stone lintels and sills to all new openings.**
- 5. Eaves, verge and rain water goods details to match existing building.**

9/19 FULL APPLICATION - PROPOSED ALTERATIONS AND EXTENSIONS OF AN EXISTING DWELLING AND ASSOCIATED WORKS AT BELPHEGOR, HUNGRY LANE, BRADWELL, DERBYSHIRE, S33 9JD

The Planning Officer introduced the report and reported that the Parish Council had objected to the application due to loss of the garage space however there was ample parking on the property.

The following spoke under the Public Participation at Meetings Scheme:

- Cllr Chris Furness, Supporter

Members considered that there was still ample parking with turning on the driveway.

The Officer recommendation to approve the application, subject to an additional condition regarding agreement over sample panels of stonework and the render was moved, seconded, put to the vote and carried.

RESOLVED:

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

- 1. Commence development within 3 years.**
- 2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the amended plans: Application Form, Design and Access & Heritage Assessment, Site Location Plan, 1728-01, 1728-02, 1728-03, 1728-04, 1728-05, 1728-06.**
- 3. The walls shall be of a natural limestone construction.**
- 4. The roof shall be clad with Hardrow 'old stone' tiles**
- 5. The windows and doors shall be of uPVC construction.**
- 6. The windows and doors shall natural stone surrounds.**
- 7. The windows and doors shall be recessed to match the existing.**
- 8. Agree sample panels of stonework and render..**

10/19 FULL APPLICATION - SINGLE STOREY REAR LEAN-TO EXTENSION AT WILLOW CROFT, DIRTY LANE, GREAT HUCKLOW, DERBYSHIRE, SK17 8RG

Cllr Patrick Brady declared a personal interest as he was acquainted with the agent.

The Planning Officer introduced the report.

The following spoke under the Public Participation at Meetings Scheme:

- Ms Kate Grafton, Applicant

Members agreed that there were issues with the design configuration but felt that a solution could be found that was more acceptable that would have a lesser impact on the host dwelling. The Planning Officer informed Members that alternative schemes to provide more living space had been suggested to the applicant, but they decided to proceed with the application as submitted.

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

RESOLVED:

That the application be REFUSED for the following reason

- 1. The excessive scale and glazing, poor design and dominant massing of the proposed extension would result in an adverse impact on the character and appearance of the property, its setting and the wider Conservation Area. The proposed plans would not be sympathetic or subservient to the original building or limited in size, would not respect, conserve and enhance the valued characteristics of the site or the surrounding landscape, and would harm the character and appearance of the existing building and its setting. The proposed extension and alterations appear overly domestic in character, and would result in the character of the original property and its setting being neither respected nor retained. As such, this application is contrary to the Extensions and Alterations SPD, the Design Guide and Policies GSP3, L1, LC4 and LH4 of the Peak District National Park Core Strategy.**

11/19 FULL APPLICATION - CONSTRUCT AND BLOCK AND BEAM RAFT 15MX 6M TO ALLOW A WORKSHOP/GARAGE TO ALLOW BOAT REPAIRS, STORAGE OF FISH FARM EQUIPMENT. 6MX9M FISH CLEANING AREA, OFFICE, TOILET AND WASH ROOM. 6X6M SHED CONSTRUCTION TO BE VERTICAL BOARD WITH BATTENS OVER JOINTS, GREEN MINERAL FELT ON THE ROOF AT LADYBOWER FISHERIES, PRIDDOCK HOUSE, ASHOPTON ROAD, BAMFORD

Mr Robert Helliwell declared a personal interest as he had property within a mile of the application site.

The Planning Officer introduced the report.

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

Members requested that a condition be added regarding the particular shade of dark oak timber treatment to be used.

The Officer recommendation for approval subject to an additional condition on timber treatment was moved, seconded put to the vote and carried.

RESOLVED:

That the application be APPROVED subject to the following conditions:

1. **Commence development within 3 years.**
2. **That the development shall be in complete accordance with the submitted plans and specifications, received by the Authority 12 November 2018.**
3. **That the buildings shall be ancillary to Ladybower Fisheries**
4. **Dark brown Timber Treatment to be specified.**
5. **Remove when no longer required**

12/19 ADVERTISEMENT CONSENT APPLICATION - 5 POSTER BOARDS TO CONTAIN REPRINTS OF ORIGINAL RAILWAY COMPANY POSTERS, RELEVANT TO THE ERA OF THE BUILDINGS AT MILLERS DALE STATION, MILLERS DALE

The Planning Officer introduced the report regarding the Authority's planning application.

Members asked whether the poster boards would be glazed, but the Planning Officer confirmed that they would not be glazed...The Officer recommendation to approve the application was moved, seconded, put to the vote and carried.

RESOLVED:

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

1. **Standard conditions (statutory requirement of the advertisement regulations).**
2. **The development shall not be carried out other than in complete accordance with the specified approved plans.**

13/19 FULL APPLICATION - ERECTION OF TWO AGRICULTURAL BUILDINGS AT BROWNHILLS FARM, LONGNOR ROAD, WARSLOW

The Planning Officer introduced the report regarding the Authority's planning application.

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

RESOLVED:

That the application be APPROVED subject to the following conditions:

- 1. 3 year time limit**
- 2. In accordance with submitted plans**
- 3. Roof slate blue**
- 4. Removal of building when no longer required for agriculture.**

Cllr Patrick Brady and Cllr Andrew Hart left the room at 12:45pm following consideration of this item and returned at 12:50pm.

14/19 MONITORING & ENFORCEMENT QUARTERLY REVIEW - JANUARY 2019

The Monitoring and Enforcement Team Manager introduced his report and updated Members on the current enforcement cases as well as breaches that had been investigated and actioned over the last quarter. He reported that 40 cases had been resolved in the last quarter with 108 cases being resolved so far this year, so currently well ahead of the performance target.

He then went on to show some 'before and after' photographs of resolved cases to Members

Members asked whether the Enforcement Team was up to full strength and how the workload compared with other National Parks. The Head of Development Management confirmed that the Team was up to full strength but there was money in the budget to fund an additional 0.5 FTE post to address the backlog of listed buildings enforcement issues. A two-year full-time post for a Senior Monitoring & Enforcement Officer was also being funded from slippage. Recruitment had been carried out and both posts would be filled shortly. A workload comparison was done a long time ago but it would be useful to do again with comparative National Parks e.g. Lake District, North Yorkshire Moors, Yorkshire Dales and the South Downs.

Members asked for an update regarding the issues at Leanlow Farm. The Monitoring & Enforcement Team Manager reported that an update will be brought to the next quarterly meeting in April 2019, and in the meantime it would continue to be monitored.

Members welcomed the report and congratulated the Enforcement Team on the figures going in the right direction.

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

RESOLVED:

To note the report.

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

15/19 HEAD OF LAW REPORT - PLANNING APPEALS

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

RESOLVED:

That the report be received.

The meeting ended at 1.15 pm

6. FULL APPLICATION – DEMOLITION OF FORMER RISING SUN HOTEL AND ERECTION OF HOTEL (CLASS C1) INCORPORATING GROUND FLOOR FLOORSPACE WITH FLEXIBILITY TO BE USED FOR RESTAURANT/BAR (CLASS A3/A4 USES) AND FUNCTION FACILITIES, ALTERATIONS TO EXISTING SITE ACCESS, CAR PARKING, LANDSCAPING AND OTHER ASSOCIATED WORKS AT THE RISING SUN, HOPE ROAD, BAMFORD (NP/HPK/0718/0597, JK)

APPLICANT: GiGi Developments Limited

Site and Surroundings

1. The Rising Sun Hotel is located on the north side of Hope Road (A6187) which forms the main road through the Hope Valley. It sits on the valley floor in open countryside between Bamford village (1.5 km to the north east) and Hope village (2.4kms to the west) with the smaller hamlet of Thornhill some 0.75km to the north. The Hope Road runs broadly parallel with the river Noe which lies a short distance farther to the south across open fields. To the north of the hotel, across an open field, lies the Hope Valley railway line running east/west linking the Hope Valley to Sheffield and Manchester, the nearest station to the site being at Bamford. For planning policy application purposes the site therefore lies in 'open countryside' being well outside of a town or village.
2. The current hotel building sits around 15m back from the main road within a roughly rectangular plot bounded by mature trees and hedging which extends to approximately 0.62 Ha. The building has a two storey linear form with a frontage length of over 50m broken up by projecting gables and entrance porches. Whilst the front of the building has a reasonably unified two storey form the rear elevation presents a cluttered mass of two and single storey extensions, most of which are flat roofed.
3. There is car parking to the front and east side of the building with 60 spaces accessed via two separate vehicular entrances located at the east and west ends of the site. There is a large lawned garden area to the rear of the hotel which backs onto fields and affords views up towards Win Hill to the north. The western boundary has a 4m high conifer hedge screening the hotel from the neighbouring detached house, Rowan Lodge. This has an extensive garden area which abuts the site with the dwelling sitting some 40m to the North West of the hotel. Beyond Rowan Lodge is a further bungalow, Icarus Close, and beyond that open fields. Immediately to the east of the site is a paddock and beyond that a group of 5 houses the nearest of which is approximately 120m from the hotel.
4. The hotel accommodation had 12 bedrooms with a bar and restaurant providing 65 covers, together with a separate function room capable of accommodating 200 covers. It ceased trading in 2017 after the applicants explained it became unviable in its current condition. The site is fenced off to the public and the building is now in a very poor condition. It has been stripped out internally of all fixtures and fittings and is essentially now a brownfield site in need of redevelopment/regeneration. The applicants have developed a business plan since closure based on demolition of the current building and the construction of new, purpose-built premises to provide the standard of facilities customers now demand and level of accommodation necessary to secure a long-term future for the site.
5. A major constraint to redevelopment of the site is the presence of a pressurised mains sewer pipe which runs in an east-west direction under the lawn area across the back of the hotel.

Proposal

6. The application has been amended since submission and the amended scheme now comprises the following;

7. Demolition of the existing hotel followed by the erection of a new 72 bed hotel (6 less than submitted), five of which would be accessible rooms, with 150 cover restaurant with bar and function facilities. Outside would be a car park with 114 parking spaces (down from 117 spaces as submitted) which includes 2 dedicated electric vehicle charging spaces, 7 accessible and 3 staff spaces, together with a detached flat, green roofed 24 space cycle storage/wash/workshop building. There would also be a dedicated drop off area next to reception and a separate service vehicle delivery bay.
8. The new hotel building would sit to the front of the site, around 10m back from the road, some 5m closer than the existing hotel. It would have a wide 'H' shaped plan form comprised of a 2 ½ storey high central block flanked by 3 storey blocks. The central block with its lower roof would have the third floor rooms in the roof space lit with box profile dormers set back behind a flat roofed parapet. Either side of this central section the 3 storey (down from submitted 3 ½ storey) conventional pitched roof blocks would have wide gable ends facing the road and project out in front of the central section. The main entrance would be sited within a recessed area cut out from the front corner of the eastern gable. The predominant walling material would be coursed natural gritstone with ashlar gritstone used for the central main vertical parapet wall and some accent areas on the gables. On the rear elevation a limited use of render would be employed in addition to natural stone. The roof would be clad with natural blue slate. Windows and doors would be aluminium frames.
9. The main vehicular and pedestrian entrance would be at the eastern end of the site. This would lead first to drop off parking and accessible parking spaces next to the building before leading back into the main car park at the rear where there would also be a green flat roofed cycle store. The access would then circle around the back of the hotel building past the service area to an exit only egress point at the south western corner of the site. Outside the application site and within the public highway opposite the proposed hotel a central pedestrian refuge area is also proposed.
10. The new building would have a 19% increased footprint over the existing and in its amended form now have a gross internal area of 3049.5m² (282.5m² less than 3,332 m² submitted from the loss of the 6 third floor rooms, excluding voids). The ground floor would house the kitchen and service/staff facilities along with the public, front of house areas with hotel reception, a 150 cover restaurant with public/hotel bar area for hotel guests and other visitors, as well as function and potentially some conference facilities. Landscaped external areas to the immediate front and rear of the building would provide space for outside seating and dining. The 72 bedrooms would be accommodated on part of the ground floor of the eastern wing and all of the first and second floors.
11. Documentation submitted in support of the application includes;
 - a. A planning Statement
 - b. Architectural plans
 - c. Design and Access Statement
 - d. Heritage Impact Assessment & Historic Buildings Appraisal
 - e. Landscape Character and Visual Impact Assessment (LVIA)
 - f. Ecology Report
 - g. Arboricultural Impact Assessment
 - h. Transport Assessment & Travel Plan
 - i. A Viability report

RECOMMENDATION:

- 12. That the application be APPROVED subject to the following;**
- A. The prior entry into a Section 106 agreement covering highway requirements for i) the funding of the 40mph highway speed limit extension and the monitoring of the Travel Plan. ii) The submission and agreement of a scheme for the provision of a pedestrian refuge/safe crossing point for bus passengers (including revised kerbing and tactile paving/precise bus stop location) on Hope Road outside but adjacent to the site, and**
- B the following planning conditions:-**
- 1. Commence development within 3 years.**
 - 2. Carry out in accordance with specified amended plans and supporting information.**
 - 3. Define and limit approved use to be as an Hotel (Class C1) with ancillary restaurant and bar open to non-residents (Class A3/4) with function capability only and for no other purpose within use Class C1.**
 - 4. No development shall take place including any works of demolition until a construction management plan or construction method statement has been submitted to and been approved in writing by the Authority.**
 - 5. The premises shall not be taken into use until the existing accesses to Hope Road A6187 have been modified in accordance with the application drawings, laid out, constructed and provided with 2.4m x 145m (to the west) and 2.4m x 122m (to the east) visibility splays in accordance with Drawing no 1707404c.**
 - 7. The premises shall not be taken into use until space has been laid out within the site in accordance with drawing No 1707405A for vehicles to be parked and for the loading and unloading of vehicles and for vehicles to turn so that they may enter and leave the site in forward gear.**
 - 8. The premises shall not be occupied until the cycle parking facilities shown on the approved drawing No PA-PL-005 Rev B have been implemented and made available for use and thereafter retained for use by the occupants of, and visitors to, the development at all times.**
 - 9. There shall be no gates or other barriers within 10m of the nearside highway boundary and any gates shall open inwards only, unless otherwise agreed in writing by the Authority.**
 - 10. The Approved Travel Plan shall be implemented in accordance with the timescales specified therein, to include those parts identified as being implemented prior to occupation and following occupation, unless alternative timescales are agreed in writing with the Authority. The Approved Travel Plan shall be monitored and reviewed in accordance with the agreed Travel Plan targets.**

11. **Submit for written agreement full details of the landscaping scheme comprising both hard and soft external works together with implementation timetable. Scheme to provide for additional planting to the rear boundaries of the car park and for a hedge backing the frontage stone walling. Thereafter complete and maintain in full accordance with approved scheme.**
12. **Submit for written agreement an amended external lighting scheme which omits tall lighting poles and thereafter complete in full accordance with agreed scheme.**
13. **Agreement over sample panels of stone, render and roofing materials.**
14. **Agreement over door and window details/finishes.**
15. **Minor detailed design matters e.g. Rain water goods, other joinery details.**
16. **Carry out the development in full accordance with the recommendations set out in the submitted Final Ecology Report ref 9537_R_APPR_20117.**
17. **No development shall take place until a detailed design and associated management and maintenance plan of surface water drainage for the site (in accordance with the principles outlined within DEFRA Non-statutory Technical Standards for sustainable drainage systems (March 2015)), have been submitted to and approved in writing by the Authority. The approved drainage system shall be implemented in accordance with the approved detailed design prior to the use of the building commencing.**
18. **No development shall take place until a detailed assessment has been provided to and approved in writing by the Authority to demonstrate that the proposed destination for surface water accords with the hierarchy in paragraph 80 of the planning practice guidance.**
19. **No development shall take place until a Written Scheme of Investigation for a scheme of archaeological monitoring and recording has been submitted to and approved by the local planning authority in writing.**
20. **Submit and agree in writing a detailed scheme of environmental management of the building and site with specific measures to meet the aims of PDNPA Climate change policy together with an implementation programme. Once agreed carry out in full accordance with approved scheme.**
21. **Submit and agree details of an acoustic fence along the boundary of the car parking with the neighbouring residential garden together. Thereafter install in accordance with agreed details and maintain.**

Footnotes / Informatives covering the following:-

- i. **No works within the limits of the public highway without the formal Agreement of the Highway Authority. Public transport services in the vicinity of the site must not be adversely affected by the works.**
- ii. **Prevention of mud or other extraneous material being carried out of the site and deposited on the public highway.**
- iii. **Effective monitoring of the Travel Plan recommended by the Highway Authority using the STARSFor Travel plan toolkit: <http://www.starsfor.org>**

- iv. **Drainage footnotes covering such matters as the need for relevant consents regarding sustainable drainage and surface water disposal.**
- v. **Suggest the inclusion of warning signs at the exit of the car park, making drivers aware of the presence of walkers and cyclists when exiting the development.**

Key Issues

- 14. The principle of a replacement hotel of a scale that would represent ‘major development’ (General Development Order definition) and whether, having regard to local and national policy, the material considerations in this case would amount to the exceptional circumstances necessary to justify such major development in the Peak District National Park, with particular reference to: the impact of the scale of development and the effect on the character and appearance of the landscape.
- 15. The design and scale of the proposed hotel and its impact upon the street scene and wider landscape.
- 16. The highway impacts of the proposed development
- 17. The impact of the proposed hotel upon the amenity of neighbouring properties.
- 18. The impacts upon any archaeological interest in site.
- 19. The impacts upon any ecological interest on the site

The site’s Planning History (relevant summary)

- 20. The site has a long history of extensions and alterations including unimplemented consents in the 1980’s and 90’s for additional letting/staff and conference accommodation.
- 21. 2018 – Planning enquiry from the applicants regarding demolition and erection of a replacement hotel. Officers responded positively regarding the principle of a replacement building but expressed strong concerns over the scale with particular regard to the overall height and massing of proposed building. Applicant responds by reducing height a little and engages with officers over the design details. These do not overcome scale issue with agent citing the size is the minimum necessary for viability of the project and the height is closely linked to the location of the pressurised sewer which prevents any development any further back into the site. Applicant also confirms their business plan prevents consideration of a separate accommodation block to the rear of the site as a means to reduce the scale and massing of development to the front of the site.

Wider Planning History

- 22. Members will no doubt mostly be aware of the stalled redevelopment of the former Marquis Hotel site at Sickleholme to the east. The Authority granted planning permission for ‘major development’ in respect of a large replacement hotel on the site some time ago and work commenced with the full demolition of the hotel and a start to site service provision. Work then stopped and the developer states that the hotel will not now go ahead in the current economic climate facing the hotel industry and he is now in discussions with officers regarding potential alternative uses.

Consultations

DCC - Highway Authority (HA) comments on the proposal as submitted.

23. In summary - Raise no objections in principle and recommend conditions and advisory note in the event of an approval. In addition the HA made the following summarised comments;
24. A Travel Plan was sought due to the level of parking proposed and the somewhat remote location of the site. There are few residential properties within walking distance and there is no linking footway on the development side of the road. Any pedestrians are forced to cross Hope Road - 50mph, unlit and wide with no formal crossing points. There is only one bus stop, located opposite the proposed hotel, which is used as a 'both-way' stop.
25. The County Council Sustainable Travel Officers comments on the Travel Plan are attached - in the event that a S106 Agreement is secured this authority would seek monitoring fees of £500 pa x 5 years - total £2500. The comments are generally advisory and seek to provide information for staff and customers.
26. To encourage access to the hotel, or more likely the restaurant or bar, by public transport, the current facilities will need to be upgraded - the provision of bus shelters can be funded by the applicant but they will need to be taken on by either the District or Parish council for future maintenance.
27. In view of the nature of Hope Road, and the lack of fronting footway it is considered that the applicant should provide a formal refuge to improve the safety for pedestrians crossing onto both the footway and to access the bus stop. The proposals are likely to introduce walkers to the area. A scheme to provide this should be submitted for approval by the County Councils Traffic Management team.
28. The Transport Assessment figures are generally considered acceptable. The capacity of Hope Road, taking account of the current traffic levels is not considered to be an issue and the accident data provided does not reveal any trends or features of the highway that are contributing to a pattern of accidents. The provision of secure cycle parking is noted and welcome

Response to the amended details

29. The applicant has taken on board the highway comments and demonstrated improvements to the bus stops and the provision of a pedestrian refuge. In principle these are acceptable subject to detailed design and conditioned for final approval.
30. Raise concerns about pedestrians crossing an unlit road subject to a 50mph limit, especially with the potential increase in footfall. There may be the opportunity to extend the existing 40mph to include the frontage of the hotel which would cost the applicant in the region of £5000.
31. The loss of parking spaces to accommodate landscaping and improved pedestrian access is noted and as advised, not something that the Highway Authority would wish to object to.
32. The revised Travel Plan addresses all the major comments, specifically the provision of a pedestrian refuge and enhanced bus stops on the main road. Any comments that are not specifically picked up on the revised plan are 'desirables' and can be addressed during the Travel Plan process. One minor design comment is that ground floor staff locker room facilities, should include showers.

33. Subject to the above being addressed, the Travel Plan is considered fit for purpose. In the event that a S106 Agreement is secured this authority would seek monitoring fees of £500 pa X 5 years - total £2500.
34. Suggest Conditions covering the following;
1. A construction management plan or construction method statement.
 2. Visibility splays.
 3. Provision of a safe crossing point and improved public transport facilities.
 4. No occupation until parking/turning/loading/unloading space provided.
 5. No occupation until the cycle parking facilities have been implemented.
 6. No gates or other barriers within 10m of highway.
 7. Travel Plan to be implemented then monitored and reviewed in accordance with the agreed Travel Plan targets.

Suggested advisory notes (summarised)

- i. No works within highway without the formal written Agreement of the County Council as Highway Authority. It must be ensured that public transport services in the vicinity of the site are not adversely affected by the development works.
- ii. Steps to be taken to ensure that mud is not carried on to the public highway.
- iii. Effective monitoring of the Travel Plan: recommends the use of the STARSFor Travel plan toolkit: <http://www.starsfor.org> - Fees are levied for the use of this system.

Section 106 Contributions:
Travel Plan monitoring - £2500
Speed limit extension - £5000

DCC - Local Lead Flood Authority (LLFA)

35. Would expect to see consideration of surface water discharge into the drain on the eastern border of the site in line with the drainage hierarchy in recommended Condition 2. In addition to consideration of discharging surface water as high up the drainage hierarchy as practicable the LLFA notes there may be an increase in impermeable area therefore it should be made clear which areas of the proposed carpark will utilise permeable paving. (Officer note – the amended plans make clear that the car park now comprises of 56 spaces that area permeable and 58 which are hard surfaced) The proposals indicate an increased area of roof space will utilise existing drainage, the applicant should demonstrate that runoff from the site will not increase post development as per DEFRA's non-statutory technical standards and that runoff has been reduced where reasonably practicable.

Recommend conditions covering:

1. Submission and agreement over the detailed design and associated management and maintenance plan of surface water drainage for the site followed by implementation prior to the use of the building commencing.
2. No development until a detailed assessment has been provided to and approved in writing by the Authority to demonstrate that the proposed destination for surface water accords with the hierarchy in paragraph 80 of the planning practice guidance.

Advisory/Informative Notes:

- i. The County Council do not adopt any private SuDS schemes. As such, it should be confirmed prior to commencement of works which organisation will be responsible for SuDS maintenance once the development is completed.
- ii. Any works in or nearby an ordinary watercourse may require consent under the Land Drainage Act (1991) from the County Council (e.g. an outfall that encroaches into the profile of the watercourse, etc.)
- iii. The Authority should be mindful to obtain all the relevant information pertaining to the proposed discharge in land that is not within the control of the applicant, which is fundamental to allow the drainage of the proposed development site.
- iv. The applicant should demonstrate, to the satisfaction of the Authority, the appropriate level of treatment stages from the resultant surface water in line with Table 4.3 of the CIRIA SuDS Manual C753. This type of development usually requires >2 treatment stages before outfall into surface water body/system which may help towards attainment of the downstream receiving watercourse's Water Framework Directive good ecological status.
- v. The County Council would prefer the applicant to utilise existing landform to manage surface water in mini/sub-catchments. The applicant is advised to contact the County Council's Flood Risk Management team should any guidance on the drainage strategy for the proposed development be required.

Environment Agency –

36. No environmental constraints associated with the site which fall within the remit of the Environment Agency.

Natural England – No objection - subject to appropriate mitigation being secured

37. Without appropriate mitigation the application would have a significant impact on the purposes of designation of the Peak District National Park and in order to mitigate these adverse effects and make the development acceptable, the following mitigation measures are required / or the following mitigation options should be secured:
38. Amend proposal in line with comments from Peak District National Park landscape adviser and secured by an appropriate planning condition or obligation attached to any planning permission.
39. Natural England notes that the landscape adviser for the Peak District National Park stated in their response that because of the visual impact of the scheme they could not support it, however they have offered suggested amendments that would make it acceptable.

High Peak District Council – No response

Parish Council

40. Does not object in principle to the building of a new hotel, and has no significant objections to the architectural style being proposed. However, raise the following concerns;
41. Notes the viability argument for scale of bedrooms, but remain doubtful that enough demand exists to achieve a high level of occupancy leading to concerns over longevity

of business and question if a smaller number of bedrooms could be workable – with less risk.

42. Concerns over how the business is going to be satisfactorily staffed and with 55 FTE staff, do not believe that enough of these are likely to be found locally. If recruited further afield, there will be a need for good public transport - which is not the case currently, with no buses at all for staff who work early or finish late. Also evening buses along Hope Rd are subsidised by DCC, and so must be at significant risk of withdrawal in the near future. Neither Hope nor Bamford railway station is near enough to the hotel for easy staff commuting (and the hotel's lack of staff bedrooms is a further impediment).
43. Traffic on Hope Rd has been growing in recent years, and councillors are keen to discourage further increase. Assuming customers and staff will all come by car is not acceptable and consider the Travel Plan to be a largely worthless document, containing factual errors and also providing no worthwhile proactive strategies on travel beyond what could be gleaned from an online journey planner urge PDNPA to ask for revisions as well as the provision of a complimentary minibus service to/from Bamford or Hope stations for the use of guests (or staff), as a proactive means of encouraging people not to bring their cars to the hotel.
44. There have been fatal accidents on the bend immediately east of the Rising Sun, and consider it most unwise to add to this risk by having the proposed hotel entrance so close to that bend. Urge that the hotel entrance/exit be as far away from that bend as possible - in order to maximise available sightlines. (problem could be ameliorated if the road speed here was reduced from 50mph to 40-mph)
45. The footways both east and west of the hotel are of poor design and are also poorly maintained. Improvements to these footways are still badly needed, and we ask that PDNPA obtains a S106 contribution from the developers to that.
46. The hotel will increase pedestrians crossing Hope Rd. Provision of a formal pedestrian crossing to make this safer should be considered (and again we ask that PDNPA seeks S106 monies towards this) - the crossing would necessitate the speed limit becoming 40mph.

PC Comments on revised scheme;

47. Re-asserts its previous comments including that the hotel is too large. The applicant's state that a business of the size of the former *Rising Sun* is "simply not viable"; the Council notes the *Rising Sun* did struggle under recent management, it is not that many years ago when it was a well-run, extremely thriving business.
48. The amended Travel Plan is only slightly more acceptable as it does not adequately address the transport issues (including the lack of a credible means of reaching the proposed hotel from Hope or Bamford stations, and the inadequate footways along the A6187) and also still contains some inaccuracies.
49. The proposed traffic island on the main road would be inadequate, a zebra or pelican crossing would be far better for pedestrians to/from the footway (which is only on the far side of the road - there is no footway on the hotel side).
50. Urge creation of a turning-right lane for westbound traffic, to avoid vehicles waiting to turn being shunted by a following vehicle.

51. The proposed "zebra" crossing on the hotel's land is largely pointless since it leads from the hotel to a footway alongside the A6187 which doesn't actually exist. It would be safer for pedestrians to cross this entry road further away from the junction.
52. Supportive in principle of the now-proposed planting scheme along the road facing elevation of the hotel, but size of trees shown too small to make much difference - taller vegetation is needed.
53. Would like to see a greater provision for electric vehicles than the 2 charging-points proposed.

PDNPA Landscape Architect

54. Summary ; - Does not support the submitted scheme, but with amendments to the car park and landscape layout it may be possible to mitigate the adverse landscape and visual effects of the scheme to an acceptable level (the visual impacts of greater massing and extent in views and the lack of enhancement to landscape character).
55. The building proposed is 6.5m higher than the current hotel, with a 25% larger footprint. Much of the remaining site area is taken up with access roads and areas of car parking. As a result, landscape areas (to screen, soften and integrate the development into the surrounding landscape) are severely limited in both extent and usefulness. While it seems to be positioned on a similar building line to the existing building, visually it is brought forward towards in views from the Hope Road due to its greater mass. In views from the north the proposed building is also more prominent due to its greater height and extent.
56. The rear of the building uses extensive areas of render, but colour will need to be agreed as it has the potential to result in the building being visually very prominent. Lighting is not considered and this will also need to be agreed as this could have potentially significant effects if not considered sensitively.
57. The car park is very large (when considered against the overall site area) with limited areas of landscape treatment – this does not allow either it or the building to be accommodated / integrated into the landscape or break up the development in wider views from the north. Would like to see the applicant to explore whether it is possible to slightly reduce the number of parking spaces to free up space for additional landscaping. This would be beneficial in views of the development from the north.
58. There are no details shown for the bike store – this has the potential to look prominent in the main area of car parking. I would like to see the applicant explore whether it is possible to relocate this (to be associated with the building) and thus free up space for additional landscape in the main car park. If it is not, then this feature needs to be detailed (will it be stone-faced? Could it have a green roof / wall etc.?).
59. The East gable facing Hope Road is visually dominant – it may be possible to integrate this with additional tree planting on the road frontage. The landscape area to the scheme frontage is rather constrained in places and would benefit from being more generous (with additional tree planting – taking into account sightlines).
60. In terms of a planting strategy generally, a greater number of larger tree species would be beneficial. (Crack willow is not an appropriate choice adjacent to a car park due to its tendency to drop branches). The landscape buffers to the Hope Road and north boundaries could be strengthened, the car park could be broken up more and the north boundary of the garden area could be strengthened.

61. The LVIA considers landscape effects on the overall LCT rather than the local landscape. While it is agreed that the overall significance of effect on LCT are not likely to be significant, localised effects are likely to be more significant (unless mitigated by a stronger landscape strategy than that which is currently proposed).
62. The proposed landscape scheme does not manage the built environment to enhance landscape character and as such conflicts with the landscape guidelines for this LCT. In terms of the visual assessment, view value is not considered so therefore the assessment of sensitivity is flawed. In terms of assessment of visual effects, VPs 3, 4 & 5 are representative of views of the development from the north – these are not taken in winter, so represent a greater screening effect of tree cover. The greater height and extent of the new hotel are noticeable in these views. It is agreed that the significance of visual effect is moderate (and therefore potentially significant). However, I do not agree with the assessment of ‘nature of effect on visual receptors’ – I do not believe that this translates to a minor adverse nature of visual effect.
63. While a number of visual effects are significant, I think that amendments to the submitted landscape scheme and car park layout can potentially reduce these. Therefore, while I do not support the scheme as it stands, I think with amendments to the car park and landscape layout (see attached mark-up as guidance) it may be possible to mitigate the adverse landscape and visual effects of the scheme to an acceptable level (the visual impacts of greater massing and extent in views and the lack of enhancement to landscape character).

PDNPA Transport Officer

64. No objections but makes a large number of detailed comments on the submitted travel plan and transport assessment as well as the PDNPA transport policy context.

General Comments:-

65. Overall, the travel plan is well thought through and supported. It will offer opportunities to influence the travel behaviour of both staff and guests. It is important that the commitment to employ a Travel Plan Coordinator and that the promised ongoing delivery and monitoring are all fulfilled. The requirement for a Travel Plan has been maintained within the revised NPPF (paragraph 111). The provision of two charging points as part of the development is supported.
66. The current Parking Standards (Peak District National Park Local Plan 2001, Appendix 1), date back to 1994. Vehicle lengths and widths have increased over the last 24 years – the preference would be for the bays to be a standard 5 x 2.5m. This is the standard size recommended within the Peak District National Park Parking Standards, which form an Appendix to the Authority’s Development Management Policies (currently undergoing an Examination in Public).
67. Overall, the transport assessment appears robust; however, it should be noted that residents living alongside the A6187 between Sickleholme and the Rising Sun Inn have raised concerns about road safety, particularly at weekends. These concerns are in relation to the existing speed limit, safety and severance, and have identified a number of un-reported RTC’s affecting properties along the route. Any increase in traffic associated with the scheme may worsen the real and perceived dangers on this section of road. As a result of their concerns, residents have submitted a petition to the highway authority (Derbyshire County Council) seeking a review of the existing 40mph speed limit. Given these concerns, it would be useful to know the expected directional bias for staff and guests of the hotel; i.e. is the assumption that the majority of associated traffic will come from the east to access the hotel.

68. Paragraph 5.2.2 of the Transport Assessment shows figures for the inter-peak and PM weekday peak periods, but not the AM peak periods. Presumably, the assumption is that no staff or guests will be entering or leaving the site during the AM peak period? Whilst the details of the operation are not part of this report, it is not unreasonable to assume morning shift changes for staff and occasional pre 9am checkout for guests. It may be worth assessing this against the AM peak period traffic flows.

Travel Plan(June 2018)

69. Provision of charging points for electric Vehicles (might offer a good option for staff / visitors to the hotel).
70. The references to the 'Council's Travel Plan Officer', will be Derbyshire County Council. Initiatives to promote and facilitate cycling are good, but should also include shower facilities and lockers for employees.
71. The Cycle to Work scheme – will only apply to employees for whom the monthly repayments do not take them below the National Minimum Wage. This will need to be made clear to staff, and may rule out casual and / or part time employees.

Comments in relation to Transport Policy Context

72. The travel plan, if fully delivered should encourage modal shift for members of staff making regular journeys to and from the site. However, this will be dependent on the employment catchment.
73. The travel plan itself will not achieve the goal of the policy, it is through its effective delivery that the intent of the policy can be achieved.
74. The design of the car park incorporates landscaping features, retained trees and hedgerows, which will help to screen the car park from the surrounding area. The incorporation of a greened area for overspill parking will reduce the visual intrusion, when this area is unoccupied. This area can also offer sustainable drainage.
75. The development is likely to require access by large goods vehicles servicing the hotel; however, the development is located on the A6187, providing a strategic link to Sheffield via the A625. There are also links southwards via the A625 and the B6001.
76. The scheme appears to provide sufficient space for service vehicle to access, drop-off and leave the premises. In relation to the number of parking spaces, The provision of 114 spaces, whilst it is above the maximum number stipulated within the Parking Standards, it is only by three spaces overall. Given that the hotel lies outside of a settlement, a slight over-provision would be acceptable in this case.
77. The development is located on a regular bus route linking Sheffield and the Hope Valley, within close proximity to bus stops. Similarly, the site is in close proximity to two railways stations served by the Manchester to Sheffield railway, with a regular stopping service.
78. It is unclear whether the developer expects the site to be a destination for coaches. If this is the case, then provision for on-site pick-up and drop-off of passengers should be incorporated into the design. The use of the highway in front of the development for drop-off and pick-up is likely to impact on other road users and potentially compromise the safe drop-off and pick-up of passengers by service buses.

79. The provision of secure cycle parking is supported, it is assumed that this will be made available to both staff and residents.
80. The design appears to allow for safe access into and out of the site for all users. However, given the existence of the cycle path within the highway, we would suggest the inclusion of warning signs at the exit of the car park, making drivers aware of the presence of walkers and cyclists when exiting the development.
81. The proposed scheme provides sufficient parking provision for disabled users in relation to the existing Parking Standards (Peak District National Park Local Plan 2001, Appendix 1). These spaces are located in close proximity to the building and provide level access to the site.

PDNPA Ecologist

82. No objections subject to the inclusion of the following condition in any approval: Works shall be carried out in complete accordance with the Bat Mitigation and Compensation Strategy (October 2018), and the remaining recommendations in Section 5 of the July 2017 Ecology Report.

PDNPA Archaeologist

83. No objections; Some impacts but capable of mitigation by condition
84. The Heritage *Impact Assessment and Historic Buildings Appraisal*, demonstrates that whilst the vast majority of the Rising Sun complex is of little heritage value, the site does have some archaeological interest and evidential value, both with respect to the building itself and below ground archaeological potential. Examination of the building highlighted some fabric relating to the 18th century core of the building and that there is the potential for further 18th century fabric and structural elements to survive beneath the later plaster and remodelling and as such the building has some, but very limited heritage value, and is certainly of no more than local interest.
85. The heritage assessment also demonstrates that site also has archaeological potential with respect to below ground archaeological remains, both with respect to the footprint of earlier or demolished phases of the building and in relation to the potential previously unknown and unrecorded for Roman/Romano-British archaeological remains. Any such remains would be considered to be non-designated heritage assets of archaeological interest and be of regional significance.
86. Taking into account the significance or potential significance of the heritage assets affected, and the scale of the likely loss or harm, should this application be positively determined these impacts could be appropriately mitigated through a scheme of archaeological recording and monitoring in accordance with para.199 of the NPPF. A suitable condition is suggested.

PDNPA Conservation Officer

87. Although there is a historic building at the heart of the current sprawling structure, it has insufficient integrity or other value to rank as a non-designated heritage asset. The building no longer has a vernacular presentation and modern alterations have rendered it unattractive, especially at the rear. It does not have historic group value with neighbouring buildings. I therefore have no objection to its demolition and suggest that no special justification is required from a heritage point of view, as it is not a heritage asset in my opinion.

Representations

88. There have been 21 representations at the time of drafting the report. 14 object to the scheme, 3 are in support of the proposals and 4 make general comments, including 1 from the local MP supporting a reduction in the speed limit to 30mph along this section of road.

89. General Comments

- Concerned about the size, height and appearance of the hotel not being in keeping with the local area.
- Building still too close to the road and/or would want to see more landscaping with shrubs and winter cover to break up a large building façade.
- Would like to see the frontage broken up even further.
- Suggest a smaller 'country style' hotel is more appropriate.
- Concerned that space is reserved for the bus stop and question if a shelter proposed.
- Suggest a right turn lane is provided in the highway for safety.
- The car parking provision is inadequate.
- Welcome proposals re: sustainability, energy and water use, environmental impact and encouragement of public transport and cycle usage.
- Some of the car park spaces could be moved further back to allow for more landscaping of green areas, trees/shrubs etc. nearer the buildings.
- Agree with some of the various 'traffic flows' described, especially for the one way system.
- Has consideration been given to incorporate part of the 'original'/existing frontage into plans? Or would this be seen as too complicated and messy for the design? On the other hand it would give some continuity and could be creative and innovative.

90. The objectors (including one from the Friends of the Peak District) raise the following summarised grounds:

- Main concern is size and scale – which is too big and out of scale and character with the locality - needs further reductions in height and length.
- PDNPA required to ensure new buildings appropriate to surroundings – there are no three storey buildings in the locality.
- Needs reconsidering.
- Too many bedrooms, a reduction to 50- 60 and a smaller function area would fit more into the local economy;
- Smaller 'country' hotel more appropriate.
- Excessive and damaging scale of car parking provision occupying a large footprint on the site, and without dense screening will be the dominant characteristic of the site. Amended plan for less parking for cars required.
- This significant car-based scheme is in contravention of Core Strategy policy T1 (reducing the general need to travel and encouraging sustainable transport); and also policy T7 (B) and (C). However in the context of policy GSP2(B): the redevelopment offers an opportunity for enhancing the National Park, both visually and in terms of the recreation offer; but it has not been demonstrated that the benefits to the Park will be significant. The car-dependence of the scheme seriously risks undermining other objectives of the Core Strategy.
- Unacceptable transport impacts - Not a sustainable location for a large hotel - scheme defaults to car access, and is not pro-active about sustainable travel.
- The impact on the area both as a place to live and visit – i.e. scale. Feature of the Hope Valley area is the smaller, human scale of most developments. Larger scale operations have their place but not in the Hope Valley!

- Building should be moved further back from the road (bearing in mind the sewerage/water piping constraints) to allow for more and deeper landscaping.
- Design is wholly inconsistent with the requirements of policy GSP2 C
- Development fails the test of reasonableness with regard to policy GSP3 “Development Management Principles” because of the adverse impact of the considerably greater mass of the building, but also of the site coverage caused by the need to provide for an enhanced level of car parking and servicing..
- profound change involved in scheme is incompatible with the requirements of policy DMC1 and the very substantially increased massing and the degree to which
- extensive car parking areas penetrate the open land to the rear renders it in conflict with DMC3 of the emerging Development Management Policies
- National Planning Policy Framework in July 2018. The Government clearly places considerable importance in “achieving well-designed places”. Detailed considerations are set out in paragraphs 124 to 132. I draw particular attention to the requirements of paragraph 127 by which decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting. Paragraph 130 goes on to indicate that permission should be refused for a 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. This requirement is not met in the current proposal.
- Dormer windows are not attractive feature.
- The main entrance seems reminiscent of a supermarket entrance, feel that a more imaginative response to this aspect of the building would produce a better outcome.
- Like to see further ‘breaking up’ of the frontage design
- Needs a less dominant building so close to the road.
- Take issue with the assumption that such a hotel needs to be so large to be commercially viable.
- The effect and impact on other hotels, and village pubs and tourist venues in terms of employment and viability through customer losses to this venue.
- Question how many jobs would be local.
- Further landscaping required and increasing biodiversity all around the building as it links into the local landscape.
- Noise from the hotel activities – like to see noise restrictions.
- A barrier is needed between hotel and immediate neighbour for noise and traffic
- Road safety concerns – accident blackspot means speed limit should be reduced to 40mph two request 30mph.
- A controlled pedestrian crossing required.
- Harm to health from extra traffic exhaust fumes
- There must be no demolition without redevelopment – don’t want another Marquis scenario so suggest escrow fund.
- There are no single or family rooms
- There is a restaurant but no lounge, bar or outside children play area.
- Concerns about ability to staff facility and will need to bus in employees.

91. *The supporters make the following summarised points:*

- Jobs created here would increase the use of the 271/2 busses and therefore make them less reliant on any subsidies. More use of train service.
- May help with provision of higher speed broadband for local community.
- Not concerned with increased traffic but would welcome reduced speed limit.
- Hotel would be a good and sustainable use of this brownfield site.
- Welcome contrasting architectural style and taller structure

Main Policies

92. Relevant Core Strategy policies: GSP1 - 4, DS1, L1, L3, RT2, CC1, T1, T7.
93. Relevant Local Plan policies: LC4, LC16, LC21, LC22, LR6, LT10, LTLT13, LT17, LT22, and LT18
94. Emerging Development Management Policies: DM1, DCM1, 3, 5, 12 -14, DMT3 & 7.

National Planning Policy Framework

95. 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.
96. Paragraph 172 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. The scale and extent of development within these designated areas should be limited
97. Para 172 goes on to state that "Planning permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:
- a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
 - b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and
 - c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.
98. As this application proposal seeks permission for a new hotel with a new floor area of more than 1,000 m², the proposal amounts to 'major development' in accordance with the definition set out in the Town and Country Planning Development Management Procedure Order.
99. GSP1 (D) in the Authority's Core Strategy says in securing National Park purposes major development should not take place within the Peak District National Park. Major development will only be permitted following rigorous consideration of the criteria in national policy.
100. Para 83 of the NPPF states that planning decisions should enable sustainable rural tourism and leisure developments which respect the character of the countryside 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

101. Policy DS1: Development Strategy - sets out the principles that must be considered in determining new development proposals in order to the strategy to deliver sustainable distribution and level of growth and support effective conservation and enhancement of the Park. To achieve this it states in B that the majority of new development should be directed to within named settlements although development for recreation or tourism development will be acceptable in principle in the open countryside outside the Natural Zone.
102. 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.
103. Policy GSP2 builds upon this by stating that opportunities should be taken to enhance the valued characteristics of the National Park and, (in part D) specific opportunities should be taken to remove undesirable features or buildings. This is expanded in policy L1 which relates directly to enhancement of landscape character, and policy L3 relating to the conservation and enhancement of features of archaeological, architectural, artistic or historic significance.
104. Policy GSP3 refers to development management principles. Relevant criteria listed in this policy relate to appropriate scale of development in relation to the character and appearance of the National Park, impact on access and traffic, and impact on living conditions of communities. Policy GSP4 recommends the use of conditions and legal agreements to ensure that benefits and enhancement are achieved.
105. Policy L1 states that development must conserve and enhance valued landscape character and valued characteristics. L3 seeks to conserve cultural heritage assets.
106. Policy RT2 states that proposals for hotels must conform to the following principles (relevant to this case) B; Appropriate minor developments which extend or make quality improvements to existing holiday accommodation will be permitted and C; new-build holiday accommodation will not be permitted, except for a new hotel in Bakewell.
107. Other relevant policies include policy CC1 relating to environmental management measures, CC5 relating to flood risk and the presumption against development which increases flood risk, and policy T1 which aims to reduce the need to travel by unsustainable means.

Peak District National Park Local Plan

108. 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.

109. Policies LT10 and LT18 require satisfactory parking provision and safe access as a pre-requisite of development within the National Park.

Supplementary Planning Documents

110. 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

The principle of the development

111. GSP1 (D) in the Authority's Core Strategy says in securing National Park purposes, major development should not take place within the Peak District National Park other than in exceptional circumstances, and that Major development will only be permitted following rigorous consideration of the three criteria in the NPPF. Paragraph 172 of the NPPF adds a requirement to the exceptional test that it also be demonstrated that the development is in the public interest. Consideration of whether exceptional circumstances exist and whether such development is in the public interest is discussed below with reference to the three assessment criteria in the NPPF.
- a) *the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;*
112. The application explains the last business operating from the current hotel building proved unviable and this latest business closure followed a history of other failed business attempts over a number of years to develop and maintain a viable hotel at the site. The explanation given by the agent is that the current level of accommodation, the nature of the hotel and the particular food/beverage offered is not a viable proposition in the current market in the Peak District. Furthermore the agent cited the poor quality of the building itself as another factor, the condition of which has, since closure, further deteriorated.
113. The now empty and fenced off building is prominently sited on the major thoroughfare running through and serving the Hope Valley and its current condition detracts considerably from the valued character and appearance of the local area. The loss of the business has resulted in the loss of local employment opportunities and through the loss of visitor accommodation, both of which will have impacted adversely upon the wider local economy. Closure also constitutes the loss of a local community facility in strict planning policy terms, albeit the site lies outside of the nearest village and the previous hotel was therefore more of a 'destination business' than a local community pub/facility.
114. Officers recognise that the existing building has reached the end of its useful life and having been extended and altered many times, mostly in a poor manner, any interest it may once have had has been lost. The building is therefore considered to be no longer of any local heritage merit and there is therefore no overriding reason to retain it. Consequently, given the business history and the current state of the building, redevelopment with a replacement high quality hotel building is welcomed in principle as it would continue the long established use of the site, have the potential to bring considerable enhancement as well as long term benefits to the local economy. In this regard the application suggests the new business would provide for around 55 (full time equivalent) new employment opportunities on the site, as well as benefitting local suppliers and other businesses through increased visitor spend within the local economy. Redevelopment for a hotel is therefore considered to be in the public interest to pass the NPPF test in para 172.

- b) *The cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way.*

115. The need for the development is site specific arising from the current empty and derelict hotel premises. Therefore the opportunity for significant enhancement would be lost if the development were relocated outside the National Park. There would also be a cost to the local economy from the lost jobs and lost business opportunities from local suppliers of goods and services and all those other businesses benefitting from the visitor spend in the local area. For these reasons your officers gave full support in pre-application discussions on the principle of a replacement hotel on the site. This was however subject to the replacement being of an appropriate scale and the normal planning requirements for a suitable high standard of design, layout and landscape all being satisfied. This is required both to meet Local Development Plan policy and the last NPPF criteria to justify exceptional circumstances for such major development which is as follows:

- c) *any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated*

116. The development would have no detrimental impact upon recreational opportunities so the key issue is therefore whether the proposed development can be satisfactorily accommodated on the site without harm to the valued characteristics of the Park which is discussed in detail below.

The scale and design of development

117. The existing hotel is largely a two storey building with some single storey elements. It has been extended and altered many times and no longer reflects the local building tradition, other than in its traditional two storey form and modest gable widths. It sits on the valley floor and beside the main road in open countryside away from the nearest settlement. The 0.62ha plot is bounded by hedging and tree planting which screens the site from the pair of low two storey and single storey dwellings lying immediately to the west of the site. The predominant building style in the locality and wider park is for two story buildings with a simple rectangular plan form and relatively narrow gable widths. There are occasional three storey buildings, mainly confined to larger dwellings and commercial buildings within the core of larger settlements. In the open countryside however buildings are almost exclusively two storey with the only tall buildings being the occasional former mill building or larger country house/hall.

118. The application site is neither a country house nor a mill and therefore at three storeys the proposed hotel would be out of keeping with the local building tradition. Furthermore, coupled with the three storey height, the overall scale of the replacement hotel with its long frontage and high floor to ceiling levels would therefore be considerably larger both in height (6m higher ridge height on the gables), and massing than the existing building. This greater massing would translate into a significantly more obvious building in the street scene, whose dominant presence would be greater as a result of being sited some 5m closer to the road than the existing building. In public views along the street the wide gables of the relatively complicated H shaped plan form (compared to the existing building and simpler local building tradition) would be dominant features, especially in the approach from the east. Views from the west would be partially screened in the approach from mature trees on the west corner of the site. In comparison with the existing Hotel building the new building would be:-

119. Existing hotel - Two storey form 5.07m eaves and 7.71m to ridge.
Proposed new hotel Three storey form - gables 9.26m eaves and 13.83m to ridge.

Central 2 ½ section 7.75m eaves and 13.14m to ridge.

Whilst the footprint would only be 19% larger the volume of the new building is much greater due to the additional floor.

120. Built development of such a scale in this location would not normally be acceptable and officers therefore sought the reduction of the building to two stories with the additional massing pushed out at the rear instead of to the front. In response, the developers pointed out that development to any depth of the site is not possible due to the presence of the high pressure sewer main running across the back of the hotel. The agent states that enquiries with Severn Trent Water Authority have confirmed that this pipeline cannot be moved and that a 3.5m easement zone exists either side of the pipe, restricting any building on or bridging over, thus confining development to the front of the site. Officers therefore suggested that a separate accommodation block could have been sited at the rear beyond the sewer line to reduce the bulk of the frontage building. However, having letting rooms divorced from the main hotel building was not considered to be acceptable to the developer in this particular case who states such an arrangement would not be viable or indeed acceptable given their business plan/preferred hotel operator. Consequently although the applicant has reduced the number of letting rooms slightly which has allowed the reduction in height from 3 ½ stories down to 3 stories they argue that the 72 rooms now proposed are the minimum necessary to be viable.
121. In terms of viability the application is accompanied by a succinct 'viability assessment' produced by a consultancy firm experienced in advising and running hospitality businesses. It is not a full financial viability appraisal and essentially is providing information to demonstrate that for hotel development to go ahead and be realised it must obtain funding. In this regard there is a critical scale needed for an hotel to provide a suitable return which in this case must be a 78 bed hotel to be both fundable and secure an operator. In respect of an hotel development the viability information is logical, however no viability information has been submitted to rule in or out, smaller related developments on the site which potentially would provide a better fit with adopted policy and this particular landscape setting.
122. The design of the hotel attempts to mitigate the visual impact of the buildings large frontage by breaking up the overall massing into three distinct blocks in the H shaped plan form. This gives a recessed central block flanked by gables to each end. The scheme employs high quality materials with traditional local gritstone walling and a slate roof (traditional 35 degree pitch) to help blend the new building with the local building tradition. Whilst each gable presents an over-wide form, each is perforated by a number of openings and have a vertical emphasis created by the chimney line. Between the two gables the recessed central element has a strong horizontal emphasis created by the ashlar gritstone panelled façade which projects in front of the link block. This wall panel is visually separated from the flanking gabled blocks at each side by glazed panels and sits above the heavily glazed ground floor frontage to the principal public rooms. Above the central panel façade, rooms in the second floor are set back and located partially in the roof space with four flat roofed box type dormers formed with dark coloured profiled zinc cladding to help the dormers recede visually into the roof colour behind.
123. All the windows and doors would be aluminium framed units with the window openings framed by narrow sectioned full surrounds in natural gritstone which would project beyond the wall. The scale of windows, although large in some cases nevertheless retain a vertical emphasis through the opening size or, where openings are square, through the frame division. A full height glazed 'slot' feature opening in the prominent eastern 'wing' breaks the large mass into two visually shorter elements. Overall the openings retain a reasonably high solid to void ratio reflecting the local tradition. Two of the rear corner rooms would have Juliet balconies with frameless glazing to the inward opening doors which on this style of building would be acceptable.

124. The rear elevation is sheltered from public view and here the external cladding would change to a mixture of stone and coloured render. The area between the projecting gables has a similar ‘floating’ horizontal façade to the frontage but here there is an additional projecting canopy (dark grey PVC coating) over part of the external seating area.
125. Overall, despite some misgivings over the retention of the dormers (necessary to keep the central block as low as possible), the design, detailing and use of materials are of an acceptable and appropriate high quality. The overall scale of the building has, on balance, effectively been broken up by arranging the massing into the three blocks. This better reflects local forms, although the scale of the gables in particular remain wider than would normally be appropriate. Although the amended design of the building is now considered to be acceptable it would still be a large and overly tall building in the open countryside compared with the building it would replace and in respect of its height, out of keeping with the simple massing and local two storey building tradition. However this landscape impact must be considered in the context of development viability and the site constraints and be weighed against the potential benefits arising from the redevelopment. These benefits comprise the considerable level of enhancement to the site and the impact upon the local economy. For the new hotel to be accepted therefore, the treatment of the external areas must be of an equally high standard to the design of the building if the development is to be properly integrated into the site and not to appear unacceptably imposing in its landscape setting. Impact on landscape, traffic and neighbours is therefore considered in the following paragraphs
126. In respect of the cycle store this would be a flat, green roofed building clad with timber with metal reinforced doors. There are no objections in design terms to this design approach for what needs to be a simple low key building.

Landscape Considerations

127. The application site is located in the Derwent Valley Landscape Character Area and the ‘Valley Farmlands with Villages’ Landscape Character Type (LCT). Key landscape guidance priorities for this LCT are to protect historic hedgerows, manage and enhance linear tree cover and amenity trees and manage the built environment to enhance landscape character.
128. The submitted Landscape and Visual Impact assessment concludes that the visual significance of the proposed new hotel “is considered for most representative viewpoints to be minor or negligible, with only the closest views experiencing a moderate impact.” Subject to some additional planting, in long distance views the visual mass of the building would blend with the landscape due to the use of appropriate natural local materials and coloration. However, from close views along the main road, which will be the main viewpoint for the majority, the new building would have a significant adverse impact due to its greater massing and particularly its height which will tend to dominate the immediate street scene. This impact would be softened to some extent by the proposed walling and tree planting in the frontage and the use of natural materials and varying building forms to break up the massing.
129. The footprint of the building and associated car parking leaves little room for landscaping, nevertheless the amended scheme has increased the amount of planting. Along with trees to the frontage, further tree planting would now help break up and screen the rear car park, although officers consider there is some more scope to further reinforce the northern and north eastern boundaries. Almost half the car parking spaces at the rear are now proposed to be formed with a ground reinforcing system so they can be permeable and maintain a grassed appearance.

130. Whilst the proposed natural drystone boundary walling across the site frontage would match the general Peak District tradition, this immediate area is not generally characterised by boundary walls, especially to the street. Here the boundaries are mainly mixed thorn hedging to all but the largest properties. The planting of a further hedge behind the boundary wall would be an appropriate and essential addition in the event of any approval to further soften the landscape impact and help the site blend with the local landscape character.
131. The detailed landscape proposals also include protection measures for the existing site boundary which is characterised by generally native hedgerow habitat to the east and rear. To the west the 4m tall evergreen hedge is retained to continue the essential visual screening needed between the hotel grounds and the adjacent neighbour's garden.
132. Lighting is a concern for its potential polluting impact on both the local landscape setting as well as the Park's dark skies. Whilst a lighting scheme is included which shows a relatively restrained scheme for the illumination of the site frontage, officers do not consider the use of lanterns on 5m poles at the front corners or rear car park to be acceptable. It would elevate lighting sources and exacerbate impact even if directionally controlled. It would be more appropriate to omit these in favour of any approved scheme being confined to low level lighting. A revised scheme is considered essential and can be secured by condition.
133. In conclusion, subject to the aforementioned conditions to control and agree precise details, the landscape impact of the development from key vantage points to the north west and east would on balance be acceptable. From the southern side and especially along the public road the overall scale and impact of the height upon the street scene would remain clearly visible but would be seen behind and amongst an equally high quality scheme of landscaping. The residual harm to landscape would therefore on balance be small and in any case outweighed by the enhancement and wider economic benefits to the local economy.

Highway Considerations

134. The proposal would increase traffic generation to and from the site onto a 50mph section of highway where representation from local residents have highlighted concerns about highway safety. The proposal is not sited in a sustainable location and cannot be relocated so is accompanied by a travel plan which has been amended in line with consultation responses to minimise as far as possible dependence upon car access. The proposal include improvements to bus access via a pedestrian refuge and the in and out arrangements for the access. The Highway Authority raise no objections provided funding is secured from the developer to ensure effective monitoring and review of the travel plan and the extension of the 40mph speed restriction to include the site frontage. These are suggested in the recommendation to be secure via a Section 106 legal agreement along with a requirement for the agreement and provision of a scheme to provide a pedestrian refuge on Hope Road for the benefit of bus passengers. Subject to this legal agreement and suggested conditions covering provision and maintenance of adequate visibility sight lines and prior provision of parking before occupation the development is considered to be acceptable from a traffic and highways perspective.

Environmental Management

135. The Design and Access Statement (DAS) states that the proposed energy efficiency strategy for the hotel will begin with "a "Fabric-First" approach to construction, with responsibly sourced materials specified with low embodied energy, super-insulated

beyond the minimum requirements of current Building Regulations and methods incorporated to reduce base demand. Facilities are to be incorporated into the scheme to encourage recycling and re-use, therefore minimising waste. The energy that is required for heating, cooling and ventilation will be provided by high-efficiency appliances, incorporating renewable and low/zero carbon technologies with controlled emissions and noise outputs”. It goes on to say that “a detailed Low and Zero Carbon Report will be produced prior to construction to assess the most appropriate and economical solutions and which will inform a detailed suite of firm proposals”. This is welcomed and of course the detailed proposal would need to be submitted and agreed in writing with the Authority via a suitably worded condition along with implementation provisions and verification in order to demonstrate compliance with adopted climate change policy.

136. The DAS goes on to say that the use of public transport and cycles will be encouraged, through provision of the 24 covered cycle parking spaces with workshop and wash-down facilities and the adoption of a travel plan which has been amended to take account of officer comments. These also would need in any approval to be secured by suitably worded conditions suggested above.
137. The DAS goes on to say that water management and conservation strategies would include smart meters and leak detection, flow and temperature restricted efficient sanitary ware within bathrooms and fitted equipment within laundry, kitchen, housekeeping and landscaped areas. Sustainable drainage systems (SUDs) measures are proposed including a proportion of the car park (56 of the 114 total spaces) surfaced in permeable “grasscrete” to reduce the impact visually and on the sewer system. The agents state the area of SUDs drainage ensures there is no increase in drained hard-surfaced area within the site.
138. The agents supporting documentation concludes that the above measures will target a reduction in Energy consumption and carbon emissions by 10% compared to the Building Regulations Part L2A, to the economic benefit of the Hotel Operator and benefit of hotel guests, the local- and wider- environment. Consequently such measure would meet adopted policy and are acceptable subject to the aforementioned conditions.

Archaeological Considerations

139. In terms of archaeology the submitted report states that some fabric relating to the 18th century core of the building was identified along with potential for further 18th century fabric and structural elements to survive beneath the later plaster and remodelling. The building has some, but very limited heritage value, and is certainly of no more than local interest according to the PDNPA Archaeologist.
140. The heritage assessment also demonstrates the site also has potential with respect to below ground archaeological remains, both to the footprint of earlier or demolished phases of the building and in relation to the potential previously unknown and unrecorded for Roman/Romano-British archaeological remains. Any such remains would be considered to be non-designated heritage assets of archaeological interest and be of regional significance. The Authority’s archaeologist therefore recommends a monitoring and recording condition during the works which represents an appropriate and proportionate approach to the likely archaeological interest in the site.

Ecological Considerations

141. The PDNPA ecologist raises no objections subject to the inclusion of a condition in any approval to ensure the works are carried out in complete accordance with the recommendations of the submitted ecology report which identified three trees on the east

site boundary as having bat roosting potential and are recommended to be retained. The main Rising Sun building was assessed to have moderate bat roosting potential and two common pipistrelle bat roosts, of single common pipistrelle bats were recorded in the building during the survey work. In order for the work to proceed a European Protected Species Licence will need to be secured. Precautionary measures with respect to nesting birds and reptiles are also recommended.

Neighbour Amenity Considerations

142. Given the relationship to neighbouring properties and the existing lawful use as an hotel, there are no concerns about amenity to the eastern dwellings which lie across a paddock some 120m away with intervening planting on the boundaries. The main likely impacts will be in respect of the immediate neighbour to the west, Rowan Lodge whose garden abuts the site and is separated from it by a mature 4m high coniferous hedge. The dwelling itself is part two storey and single storey. It is set back within the plot to the north west of the existing hotel building and angled so that it is facing SW away from the hotel, some 40m away from the nearest point.
143. Currently the height of the existing hotel building is such that only the tip of the roof is visible over the hedge. All the room windows in the rear of the hotel as existing fall below the top of the hedge so there is no overlooking back to the dwelling or garden. The previous amenity impact would therefore be limited to potential noise from the use of the garden and lawns as the car parking was sited over the other side of the plot and largely confined behind the building.
144. In respect of the proposed new hotel building the increased height of the building would mean that from the garden the second floor would be visible over the hedge. The second floor windows in the rear facing gable at the western end look out to the north and are capable of looking over the garden toward the neighbouring house. However, the intervening distance and relationship to the main windows of the house is at an oblique angle means there would be no direct overlooking. It is therefore considered on balance, that the relationship of the windows, although changed from before, is nevertheless on balance, acceptable.
145. The proposal would however bring the new larger car park to around 13-14m from the dwelling and only just the other side of the hedge from the garden nearest the house. This would bring the noise of vehicle doors, engines and customers much closer to the neighbouring house where it would be likely to be noticeably much more audible than the current situation, with the potential for disturbance late into the evening. The hedge would prevent any intervisibility but it would not make a significant impact upon noise transmission. In the officer's judgement, to mitigate against this potentially harmful noise impact, it would be appropriate to require a suitable acoustic fence to be installed down the side of the rear car park in the interests of neighbouring amenity. A condition requiring submission and agreement of suitable design and detail is therefore suggested.
146. With the above mentioned condition the proposed development would accord with adopted policy and guidance in terms of amenity.

Conclusion

147. There are no objections in principle to a replacement hotel on the site. The proposed hotel in this application is however of a large scale and a height that is out of keeping with the established local building tradition and has therefore proved difficult to accommodate on the site without some harm to the valued characteristics of the Park. The proposed building and external landscape works have however been designed to a high standard and subject to detailed conditions would largely mitigate against the

adverse impacts of the massing and height. However, despite these measures, its three storey form would remain a visually dominant form in the immediate street scene and the overall height would be clearly out of keeping with the scale of traditional buildings in the locality and wider area. This impact however must be judged against the benefits arising from the proposals. On balance, the benefits arising from the redevelopment of the site already discussed above, in terms of enhancement of a derelict site coupled with the benefits to the local communities and economy from the proposal would outweigh the visual harm, given the particular circumstances and site constraints in this scheme.

148. The proposal is acceptable from a highway safety perspective and with the appropriate conditions would not harm neighbouring amenity. There are no archaeological or ecological concerns subject to the above conditions and the proposed environmental management of the building and the site would meet the Authority's adopted climate change policies.
149. In the absence of any further material considerations this major development proposal is therefore considered, on balance, to be in compliance with current and emerging Development Plan policy and the NPPF and accordingly the application, as amended, is recommended for approval subject to the prior entry into the legal agreement and the conditions set out above.

Human Rights

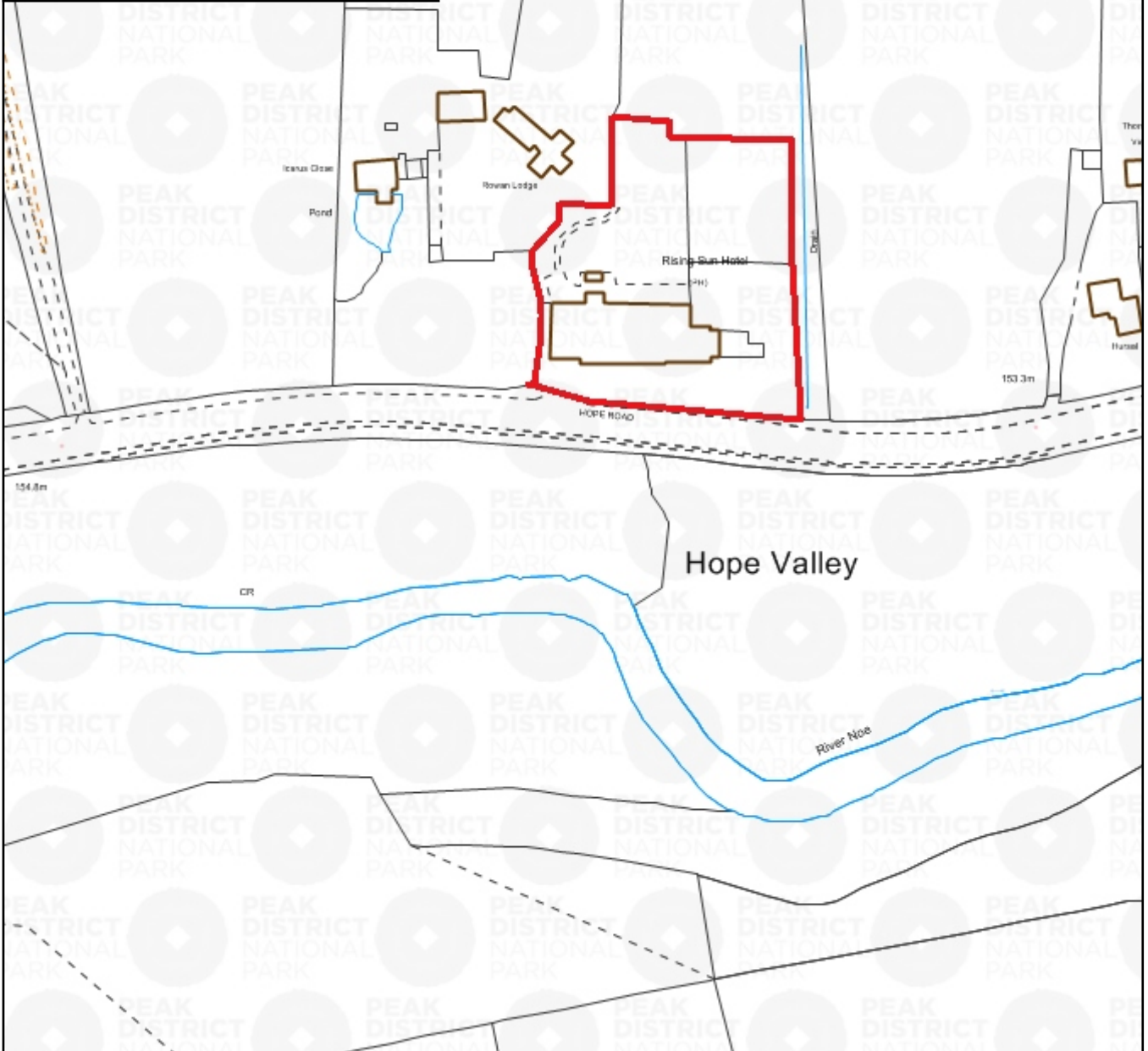
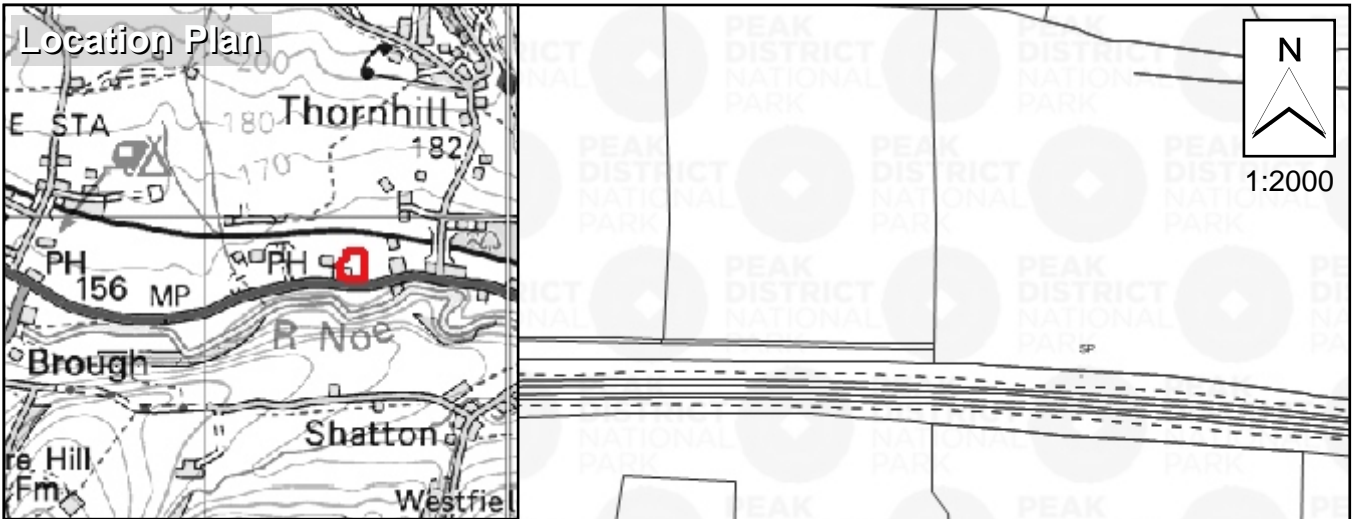
Any human rights issues have been considered and addressed in the preparation of this report.

List of Background Papers (not previously published)


Nil

Report Author – John Keeley – Planning Manager – North Area Team.

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Committee Date:	8th February 2019	Title: Rising Sun Hotel Hope Road Bamford	 PEAK DISTRICT NATIONAL PARK
Item Number:	Item 6		
Application No:	NP/HPK/0718/0597		
Grid Reference:	419458, 382815		

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7. FULL APPLICATION – CHANGE OF USE OF SITE FROM INDUSTRIAL TO RESIDENTIAL; ERECTION OF A RESIDENTIAL ANNEX AT STONE PITTS WORK, UNAMED ROAD FROM THE GABLES TO CRESSBROOK OLD SCHOOL VIA LOWER WOOD, CRESSBROOK (NP/DDD/1118/1012, AM)

APPLICANT: MR WILL GRIFFITHS

Site and Surroundings

1. The application site comprises the base of a former shallow quarry located above the village of Cressbrook, between the steep wooded valleys of Cressbrook Dale and the River Wye which converge to the south east. The lower slopes of the valley are occupied by terraces of mill cottages to house the workers of Cressbrook Mill. The application site is approximately 50m to the west of the highest part of the terrace known as Top Cottages. The application site is outside, but adjacent to, the designated Cressbrook and Ravensdale Conservation Area.
2. The western boundary of the application site has a frontage onto Bottomhill Road which turns sharply east some 20 metres south of the application site to drop steeply towards Cressbrook and the valley bottom. The road is narrow and without footways in the vicinity of the application site. Some 100m to the further to the north is a small isolated group of buildings comprising St. John's Church and a cottage.
3. The former quarry benefits from planning permission granted in 1994 for light industrial and storage uses (Use Classes B1 and B8). Two of the industrial units approved in 1994 have been erected back onto the northern boundary of the site which is also the former quarry face. Two concrete open fronted aggregate stores and two concrete water stores are also positioned on the site. Planning permission was granted in 2016 and in 2018 for two separate schemes for the demolition of the existing buildings and erection of a market dwelling.

Proposal

4. This application seeks planning permission for the erection of a detached residential annex which is proposed to be occupied ancillary to the dwelling house which was approved planning permission in September of 2018 (see planning history section).
5. The application site includes the access and the south western corner of the existing industrial site where the proposed annex would be located. An existing concrete wall would be demolished here to facilitate the development.
6. The annex would be a single storey two bedroom dwelling with an internal floor area of 78 square metres. The annex would have a flat green roof and formed by increasing the height of the existing earth banking behind the existing concrete wall.
7. The western and northern elevations would be formed by banking as the green roof slopes downwards to just below the level of the adjacent stone wall. The east and south elevations would be clad in natural limestone. The east elevation having vertical timber cladding and glazing and the south elevation being predominantly glazed.
8. Parking for one vehicle is shown on the plans north of the annex along with cycle and bin storage areas built into the banking and provided with timber doors.

RECOMMENDATION:

That the application be REFUSED for the following reason:

- 1. The proposed annex would have a dominant and harmful visual impact when viewed from the roadside and would erode some of the benefits of the approved scheme contrary to Core Strategy policies GSP2 and GSP3, saved Local Plan policy LC4 and emerging development plan policies DMC3, DMH5 and DMH6.**

Key Issues

- Whether the proposed development is acceptable in principle.
- The design and scale of the proposed development, visual impact and the impact upon the scenic beauty of the landscape and other valued characteristics of the National Park.

Relevant Planning History

1977: NP/WED/1177/469: Planning permission refused for the erection of two dwellings.

1978: Appeal against the above refusal dismissed on the grounds that the site is in open countryside and that the development of the two proposed dwellings would be contrary to the Authority's housing policies and harmful to the landscape.

1989: NP/WED/289/99: Planning permission refused for the erection of two dwellings.

1989: Appeal against the above refusal dismissed on the grounds that the site is in open countryside and that the development of the proposed two dwellings would be contrary to the Authority's housing policies and harmful to the landscape. The inspector also considered that the condition of the buildings which were on the site at that time did not justify the establishment of another form of inappropriate development.

1990: NP/WED/190/45: Planning permission refused for the erection of two dwellings.

1991: Appeal against the above refusal dismissed on the same grounds as the previous decisions. The inspector noted that a number of proposals for housing had been refused on this site and dismissed at appeal and that there was no good reason to come to a different decision.

1992: Certificate of lawful use issued for the use of the site for storage and distribution (Use Class B8).

1993: NP/WED/1193/533: Planning permission refused for erection of dwelling.

1994: NP/WED/0594/227: Planning permission granted conditionally for the demolition of existing building and erection of replacement building for industrial purposes.

The 1994 permission was granted subject to conditions to limit the use to within use classes B1 and B8, limiting hours of operation, implementation of a scheme of landscaping and noise mitigation, access and parking and design details.

The 1994 permission was implemented but has not been completed. The first two units have been constructed and the foundations for the remainder of the buildings have been laid. The site has and constructed buildings have only been occupied sporadically and the agent advises that the site is currently vacant other than a tenant who periodically repairs specialist cars.

2015: NP/DDD/0515/0460: Outline Planning Permission refused for re-development of site to residential uses; alterations to industrial building to form a dwelling, erection of workshop / boiler house, alterations to / conversion of water tank to ancillary accommodation and erection of solar panel array.

2016: NP/DDD/0616/0539: Planning permission granted conditionally for change of use of site from industrial to residential; erection of new dwelling; erection of garage/store/workshop; and erection of solar panel array.

2018: NP/DDD/0817/0822: Planning permission refused for change of use of site from industrial to residential; demolition of existing industrial barn; erection of new dwelling; erection of garage and erection of annex.

2018: ENQ 32296: Pre-application advice in regard to amendments to the above application in preparation for the submission of the current application.

2018: NP/DDD/0518/0403: Planning permission approved for change of use of site from industrial to residential; demolition of existing industrial barn; erection of new dwelling; erection of garage and erection of annex.

2018: NP/DIS/1218/1151: Partial discharge of condition 3 imposed upon planning decision notice NP/DDD/0518/0403.

Consultations

9. Highway Authority – No objection subject to inclusion of previously recommended highway conditions.
10. District Council – No response to date.
11. Parish Council – No response to date.
12. Natural England – No response to date.
13. PDNPA Ecology – No response to date.

Representations

14. No representations have been received to date.

Main Policies

15. Relevant Core Strategy policies: GSP1, GSP2, GSP3, DS1, L1, L2, L3, CC1, E2 and HC1
16. Relevant Local Plan policies: LC3, LC4, LC5, LC17, LH1, LH2, LT11 and LT18.

Development Plan

17. Policies HC1, LH1 and LH2 set out the Authority's approach to new housing in the National Park; GSP1 requires all new development in the National Park to respect and reflect the conservation purpose of the National Park's statutory designation and promotes sustainable development; GSP2 supports development that would enhance the valued characteristics of the National Park; LC4 and GSP3 set out further criteria to assess the acceptability of all new development in the National Park.
18. E2 is relevant for businesses located in the countryside. E2 says that businesses should be located in existing traditional buildings of historic or vernacular merit in smaller settlements, on farmsteads and in groups of buildings in sustainable locations. Proposals for estate or farm diversification will also be acceptable in principle. Proposals for business use in an isolated existing or new building in the countryside will not be permitted.
19. L1, L2, L3 and LC17 seek to ensure that all development conserves and where possible enhances the landscape character (as identified in the Landscape Strategy and Action Plan), biodiversity and cultural heritage of the National Park. LT11 and LT18 set out the requirement for adequate parking and safe access as a pre-requisite for any development within the National Park.
20. The National Planning Policy Framework (the Framework) is a material consideration and carries particular weight where a development plan is absent, silent or relevant policies are out of date.
21. Of particular note is the fact that at paragraph 79 the Framework says that local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as where such development would represent the optimal viable use of a heritage asset or where the development would reuse redundant or disused buildings and lead to an enhancement to the immediate setting, for example, which are similar criteria that are set out in HC1 (C) I.
22. The fact that the site is within the National Park is important because the Framework maintains within paragraphs 172 that great weight should be given to conserving landscape and scenic beauty, wildlife and cultural heritage within our National Parks.
23. Therefore it is considered that policies within the development plan are up-to-date and in accordance with the more recently published National Planning Policy Framework and therefore should be afforded full weight in the determination of this planning application.
24. The Cressbrook and Ravensdale Conservation Area Appraisal was adopted by the Authority in September 2011 and therefore forms a material consideration in the consideration of this application.

Assessment

Principle

25. For the purposes of the Development Plan the application site is considered to lie in open countryside because of the distance between the application site and any nearby named settlement (DS1 and LC3). There is an existing business use on the site which is considered to be isolated given the position of the site in open countryside, the narrow and restricted nature of the nearby road network and the distance of the site to any named settlements. In common with the Framework, the Authority's housing policies do not permit new isolated homes in the countryside unless there are special circumstances.

26. This application proposes a dwelling which would be occupied as a residential annex ancillary to the dwelling which was approved by the Authority in 2018. The approved dwelling included a total of four bedrooms with a further two bedrooms within a self-contained annex to the rear of the main building. The application therefore proposes a second self-contained annex to accommodate dependent relatives or domestic staff. The application therefore proposes an ancillary dwelling within the curtilage of the approved dwelling rather than a new independent dwelling.
27. The Authority's development strategy allows for extensions to dwellings in principle and saved Local Plan Policy LH4 allows for extensions and alterations provided that these conserve the character, appearance and amenity of the existing building and its setting.
28. The Authority's emerging development management policies are at an advanced stage having undergone public examination and are currently going through further public consultation, given this advanced stage these policies should be given significant weight as a material consideration.
29. Emerging development management policy DMH5 is relevant for proposed ancillary dwellings and says that a new build ancillary dwelling unit can be accommodated provided it is within the existing building group, is subsidiary in physical size to the main house, is of an appropriate design and materials, does not harm the valued characteristics of the National Park and can be contained within a single planning unit by condition.
30. The proposed annex would be within the curtilage of the approved dwelling and would be subsidiary in physical size to the main house (even excluding the annex that has been already approved). Therefore in principle an annex would be acceptable and the key issue is therefore whether the development is of an appropriate design and would conserve the valued characteristics of the National Park.
31. This is especially important on this site because the re-development of the site to create the approved dwelling was approved on the basis that the development would result in significant enhancement of the site, its setting and the wider landscape and approval of this scheme should not undermine the benefits of the approved development.

Impact of proposed development

32. The design and location of the proposed annex is very similar to that initially proposed within the application approved in 2018. During the course of that application Officer's raised concerns with the agent about the visual impact of that element of the scheme and sought an amendment which re-positioned the annex to the rear of the dwelling in the position that was approved planning permission.
33. In broad terms the proposed design approach and use of materials is reflective of the garage element of the approved scheme in particular with a flat roofed form built partly into earth banking and with elevations faced with natural limestone with glazing and vertically boarded timber. Similarly in the wider landscape, from across the dale, the annex would be viewed with and slightly lower than main dwelling and although some additional light would be noticeable from the glazing in the southern elevation in particular the annex taken by itself would not significantly increase the impact of the overall development.

34. However, there are concerns about the visual impact of siting the proposed annex in this particular location, especially when it is viewed from the roadside. The proposed annex would be higher than the existing roadside walls and the earth banking would rise above that level and would be prominent from the roadside.
35. The submitted application states that the proposed annex would not be taller than the existing concrete walling and earth banking that exists in this part of the site. However in granting planning permission the Authority imposed a planning condition requiring full details of hard and soft landscaping to be approved and implemented. This includes full details of walling and earth mounding.
36. The Authority approved planning permission, subject to planning conditions, for the dwelling on the basis of significant enhancement and this would include the removal of intrusive features installed as part of the former industrial use including the concrete walling and earth mounding. The removal of these elements would result in more open and expansive views across the southern part of the site from the road over Cressbrook and the wider landscape.
37. It is therefore not considered to be appropriate to compare the impact of the proposed annex to the existing concrete walling because this annex is not proposed as a 'standalone' dwelling but as an additional element or extension to the approved scheme.
38. The proposed annex would have the effect of closing off views over the southern part of the site and by virtue of its height above the stone boundary walls, length and depth would be a dominant feature when viewed by the road and have the effect of providing a defensive enclosure with the main dwelling located behind.
39. The banking to the approved garage to the north west of the site would also be visible in a similar manner as the approved annex but this element would be viewed in the context of the higher land to the north and would not close off any open views over the site (the quarry face and main dwelling are located behind the garage).
40. It is therefore considered that the proposed annex would result in a harmful visual impact when viewed from the roadside and would erode some of the benefits of the approved scheme contrary to Core Strategy policies GSP2 and GSP3, saved Local Plan policy LC4 and emerging development plan policies DMC3, DMH5 and DMH6.

Other Issues

41. The application site is in close proximity to European designated sites (also commonly referred to as Natura 2000 sites), and therefore has the potential to affect the interest and features of these sites. European sites are afforded protection under the Conservation of Habitats and Species Regulations 2010 (the Habitats Regulations). The application site is in close proximity to the Cressbrook Dale Site of Special Scientific Interest (SSSI) and Derbyshire Dales National Nature Reserve (NNR) and the Wye Valley SSSI which form part of the wider Peak District Dales Special Area of Conservation (SAC) which is a European site.
42. The ecological appraisal and further information in respects of proposed drainage from the 2018 scheme have been re-submitted. The proposed development would be within the approved site and would not result in any adverse impacts upon designated sites over and above the approved development. The proposals would not harm any interest on site or prevent the implementation and management of habitats on the site secured by the 2018 scheme. The proposal therefore would not adversely affect nature conservation interests or biodiversity.

43. The proposed development would be served by ample off-street parking and would utilise the existing access which would be modified to provide visibility splays. Therefore Officers agree with the Highway Authority that the development would not harm highway safety or the amenity of road users.
44. Given the distance between the application site and the nearest neighbouring properties it is not considered that the development would have any harmful impact upon the privacy, security or amenity of any neighbouring property or land use.

Conclusion

45. The proposed annex by virtue of its height and length would have the effect of closing off views over the southern part of the site would be a dominant feature when viewed by the road and combined with the approved garage have the effect of providing a defensive enclosure with the main dwelling located behind.
46. The proposed annex would result in a harmful visual impact when viewed from the roadside and would erode some of the benefits of the approved scheme contrary to Core Strategy policies GSP2 and GSP3, saved Local Plan policy LC4 and emerging development plan policies DMC3, DMH5 and DMH6.

Human Rights

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

List of Background Papers (not previously published)

Nil

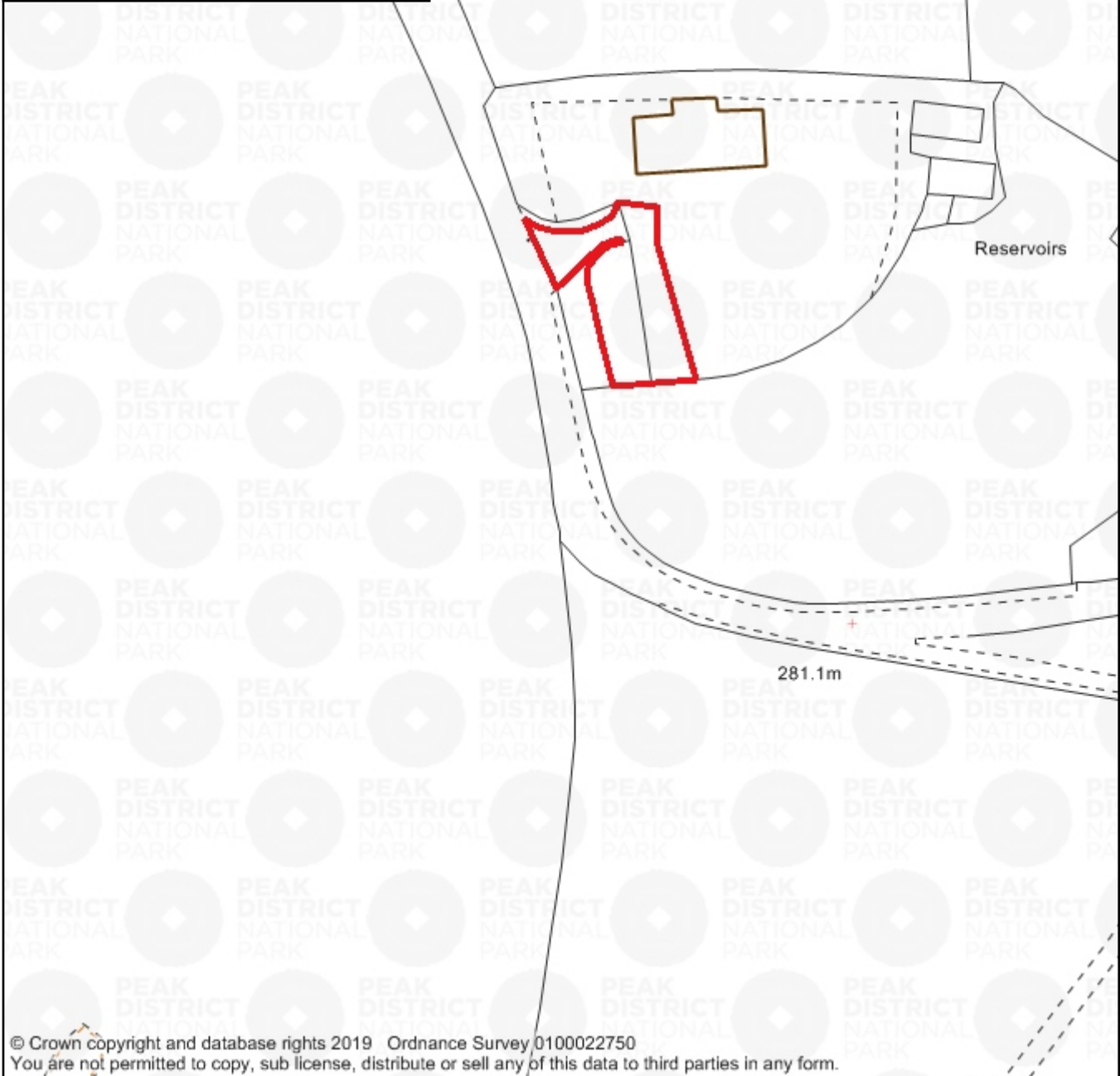
Report Author and Job Title

Adam Maxwell, Senior Planner


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Committee Date:	8th February 2019	Title: Stone Pitts Work Unnamed Road From The Gables To Cressbrook Old School Via Lower Wood Cressbrook	 PEAK DISTRICT NATIONAL PARK
Item Number:	Item 7		
Application No:	NP/DDD/1118/1012		
Grid Reference:	416789, 373169		

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8. FULL APPLICATION – PARTIAL DEMOLITION OF LINKING STRUCTURE AND CONSTRUCTION OF REPLACEMENT LINKING STRUCTURE. INTERNAL ALTERATION OF EXISTING STONE STAIR. ALTERATION OF INTERNAL STAIR AND CONSTRUCTION OF WALL IN EXISTING ANCILLARY ACCOMMODATION / BARN CONVERSION TO PROVIDE ACCOMODATION FOR A DEPENDANT RELATIVE. REMOVAL OF STUD PARTITIONS AND PARTIAL REMOVAL OF WALLING TO RELOCATE KITCHEN. EXTENSION OF EXTERNAL TERRACE AND WALL. FLUE TO WOODBURNING STOVE, EXTERNAL DOOR AND EXTERNAL LIGHTS AT MITCHELL FIELD FARM, UNNAMED ROAD FROM THE DALE TO CAM HEIGHT, HATHERSAGE (NP/DDD/1018/0906)

APPLICANT: PETER AND KIM TABERN AND BURKE

Site and Surroundings

Mitchell Field Farm is located in open countryside 1.6km east of Hathersage and includes a farmhouse and range of traditional buildings.

The farmhouse is grade II listed and the farm is also recorded on the Peak District National Park Historic Buildings Sites and Monuments Record as part of the recent Historic England, Peak District Historic Farmsteads Project. It is an extant 17th century farmstead that is formed of a loose courtyard on one side of the yard (east) formed by agricultural buildings (already undergone residential conversion) and a detached farmhouse making up the northern side of the yard.

The site is located within the Eastern Moors and within the Enclosed Gritstone Upland Landscape character type. Small loose courtyard farmsteads, with small scale buildings to one or two-sides of the yard, as at Mitchell Field Farm are particularly characteristic of Landscape Character Area. All traditional buildings on the site remain extant.

The nearest neighbouring property is the remains of a former cottage now known as Smelters Cottage 300m to the north east of the site which has planning permission to be re-built to create a holiday let.

Proposal

This application seeks planning permission for the demolition of the existing link structure and the erection of a replacement link and for external alterations including installation of roof lights, flue and the replacement of an external door.

Alterations to increase the size of the existing outside terrace are proposed including the removal of existing walling and steps and the erection new walling and steps.

An application for listed building for the works along with additional works has also been submitted.

The proposed link would have a similar footprint than the existing but have a different design approach. The exiting eastern stone wall would be retained and the western elevation of the link would be glazed with frameless glass. The doors to the link would be either frameless glass or aluminium powder coated framed. The link would have a flat roof set below the level of the west facing wall with roof lights.

The roof light and flue would be installed on the west elevation of the two storey barn. The roof lights would be a bank of three sited at the ridge with the flue just above the eaves.

RECOMMENDATION:

That the application be REFUSED for the following reason:

- 1. The proposed development would have a harmful impact upon the significance of Mitchell Field Farm and its setting. There are no public benefits that would outweigh this harm and therefore the proposals are contrary to Core Strategy policies GSP1, GSP3, L1 and L3, saved Local Plan policies LC4, LC6 and LC8 and the National Planning Policy Framework.**

Key Issues

- The impact of the proposed development upon the significance of the existing buildings and their setting.

History

1989: Planning permission and listed building consent granted for alterations to building.

1989: Planning permission granted for conversion of shippon to utility cloakroom and porch and conversion of shed to garage.

1989: Planning permission granted for vehicular access.

1990: Planning permission granted for change of use of ground floor of barn to drawing, painting and art use.

1994: Planning permission and listed building consent granted for enclosed link between main house and barn.

1994: Planning permission and listed building consent granted for conversion of barn to ancillary domestic space.

2001: Planning permission granted for erection of stable building.

2018: Pre-application advice in regard to current proposals. Officers raised significant concerns about various aspects of the proposals and gave the following detailed advice.

“The purpose of a link is to retain the historic separation between domestic farmhouse and ancillary agricultural outbuilding. It is essential that this separation is maintained. Were this distinction between the two to be removed, physically and/or visually, this would have a negative impact on the significance of the listed farmhouse, raising the status of the barn relative to the principal building, undermining the hierarchical relationship between the two and harming the significance of the listed building. The current disconnect between the two buildings is historic, therefore, and must be retained.

The link itself is intended purely to provide a lightweight, discrete covered access from one building to the other, to enable the barn to be used as ancillary domestic space, as approved in 1994. Where such links are approved they are often considerably more lightweight and minimal than the existing at Mitchell Field: the reason this is wider than many is so that it did not interfere with the existing doorway at the east end of the south-west elevation of the farmhouse, whilst making use of the boundary wall with doorway which already existed between the north-east corner of the barn and the end of the farmhouse. Raising the status of this link would be unacceptable.

Existing plans from when the link was constructed show that there was no doorway in the north-west gable wall of the barn, which was entirely blank. Existing plans from when the barn was converted show that the partition to ground floor at the south end of the barn was already existing, and was the only partitioning remaining within the barn at that time.

The staircase in the house is shown as of low significance in the pre-application enquiry but is in its historic location and is therefore part of the historic plan form of the farmhouse which is of high significance.

Increasing the footprint of the link would not be acceptable, as explained above. Raising the height of the stone wall to the north-east may not be acceptable: this appears to be an original feature. Any alterations to this would require a full assessment of its historic significance, a very strong justification and an assessment of the impact of the proposed alterations on its significance.

Glazing the south-west elevation of the link could potentially be acceptable, if this increases the light-weight appearance of the link and makes it more minimal and discrete. However, the glazing would need to be very simple and inconspicuous, to retain the appearance of a link. Note: the existing solid wall with single doorway effectively hides the link from view. Roofing the link with a solid material, as proposed (zinc) would reduce its light-weight appearance and form, which is unlikely to be acceptable.

At present both of the external doors to the north-east elevation are traditional, solid boarded doors. This helps to retain the historically robust, largely blank appearance of this elevation of the barn and the adjoining wall. Glazing either of these openings, as proposed, is highly unlikely to be acceptable. Blocking access to the farmhouse except from the barn (other than via the rear garden) would raise the status of the barn relative to the house, removing the clear distinction between farmhouse and ancillary outbuilding, and would not be acceptable.

The bank of roof lights to the barn roof would require a very strong justification and may not be acceptable. There is already quite a lot of glazing to the upper floor of the barn and the north-east elevation slot windows were added when the building was converted.

The proposed internal alterations to the farmhouse would not be acceptable. Whilst removing some of the post-1988 partitioning at the north-east end (some of which appears to be unauthorised) would be acceptable, the creation of openings in the original wall (to create a combined kitchen and dining space) would be unacceptable. This wall is of high significance and the alterations would remove a considerable amount of historic fabric and alter the historic plan form of the farmhouse and attached shippon, harming the significance of the listed building.

Removing part of the wall to create a WC would be unacceptable. This is the original C17th gable wall to the farmhouse, as evidenced by the quoins and different stonework visible in the north-west elevation of the listed building. It is of high significance and the proposals would both result in the removal of historic fabric and alterations to the historic plan form of the farmhouse, harming the significance of the listed building.

Removing almost the entire north-west gable wall of the barn would result in a considerable loss of historic fabric and an almost-total loss of the historic plan form of the barn and of its historic form in relation to the listed farmhouse, and would be unacceptable. Historically there was no opening in this gable wall. Any enlargement to the existing, inserted doorway would undermine the plain, simple, robust historic character of this gable end, and is highly unlikely to be acceptable.

Further subdivision of the barn at ground floor, by adding a new partition to create a utility/cloakroom would reduce the historic open-plan form of the barn and may be unacceptable.”

Consultations

Highway Authority – No objections subject to all use remaining private and ancillary.

District Council – No response to date.

Parish Council – No objections and make the following comments.

The Parish Council felt that the changes to the cloakroom would have no detrimental effect and noted that the flue is to be installed within the building as far as possible. They were pleased to see that the glazed wall will be retained and improved to improve the visibility of the wall behind while also improving energy efficiencies in this area.

Historic England: Make no comment and suggest that the views of the Authority's specialist conservation adviser are sought.

PDNPA Conservation Officer: Objects to the proposal and makes the following comment:

- i. *"The removal of modern partitions within the former shippon (east bay), addition of new partitions to form pantry: acceptable as this work only affects modern insertions.*
- ii. *The creation of three openings in the solid masonry wall at ground floor between the former shippon and existing kitchen, to create a combined kitchen and dining space.*

The widening of the existing doorway and the creation of two further openings in the very thick, original masonry wall between the former shippon and dwelling house, would completely remove the historic separation between these two functionally distinct units (domestic and ancillary), and would alter the historic plan-form of the historic building. The historic plan-form of the listed building is characterised by small, discrete, separate rooms, each connected only by a single doorway: the creation of a largely open-plan living space, as proposed, would be wholly non-traditional in a vernacular historic building of this age and type. The proposals would result in a very serious loss of highly significant historic fabric, much of it likely to remain from the earliest building on the site and of considerable evidential value.

There is no indication in the Heritage Statement that there was ever a fireplace in this wall as suggested in the application: even if a fireplace were to exist here, it would not have been open on the shippon side.

- iii. *Creation of a cloakroom beneath the external stone steps:*

The Design and Access Statement notes that there is already access into the void beneath the steps from within the farmhouse (i.e. through an opening in the original south-east external wall of the former shippon, below the first floor doorway into the former loft above). This opening is not shown on the 1988 existing or proposed plans, and is therefore likely to be an unauthorised alteration. The proposal is to create a doorway through this wall into the space beneath the external steps, to access a cloakroom. The unauthorised opening has already resulted in the removal of historic fabric: to create a full opening here would not only result in a further loss of historic fabric, but would confuse the historic plan-form of the listed building.

There is no objection to forming a cloakroom beneath the steps. However, the proposal to create an opening in the external wall of the former shippon would not be acceptable.

iv. *Alterations to the link between the farmhouse and former barn:*

It is essential that this historic separation between domestic farmhouse and ancillary agricultural outbuilding is maintained (visually) at Mitchell Field Farm, in order to retain the historic form of the farmstead.

The existing link utilises the historic boundary wall which runs between the farmhouse / former shippon and the detached barn (which enclosed the farmyard on its east side), and is hidden behind an additional wall constructed to the west side. When approved in 1994, the purpose of this additional wall was to retain the relationship between the two buildings. The width of the existing link was permitted so that it did not interfere with the existing doorway into the farmhouse. The doorway in the north-west gable wall of the barn, leading from the link into the barn, was inserted when the link was constructed – the original gable wall was blank.

The proposed alteration to the link includes fully glazing the south-west elevation. If the depth of the link were to be minimal, acting only as a passage-way between the two buildings and with no domestic ‘clutter’ added to the space, then this could be successful in enabling the buildings to still appear as detached. Unfortunately, however, the existing depth of the link has already resulted in it being used to house some domestic elements - bookshelves, etc.: this is currently hidden from view and therefore has no impact, visually, on the historic character of the farmstead and on the historic relationship between the two buildings.

Glazing the south-west wall, as proposed, would open this to view. Removal of the additional inner wall to the north-east side and replacement of the solid wall on the south-west side with glazing will increase the internal useable space within the link. It may, therefore, appear more as an extension to the domestic living space from the farmhouse than a discreet link between the historically detached farmhouse and separate barn.

v. *Lowering the height of the gable doorway:*

Although the doorway is a modern insertion, lowering it as proposed may take its threshold below the footings of the former barn, which would not be acceptable, as this could undermine the stability of the barn. Positioning the steps within the barn rather than the link may also impact on the footings, requiring excavation well below existing floor levels. Further investigation is required to assess potential impact upon footings.

vi. *Alterations to the internal partitioning and staircase within the barn: acceptable as these are modern insertions.*

vii. *Insertion of roof light:*

Roof lights are rarely found on barns and should be avoided if at all possible. There is insufficient justification for a roof light as proposed. The central space is open to the roof, and is shown as staircase/hallway and landing, i.e. circulation space. There are windows at first floor to the south west elevation, a number of slot windows let in light at high level across the north-east elevation and the central area will also receive borrowed light from the central south-west elevation glazed doorway.

viii. *Proposed new flue: acceptable subject to agreement of exact position and height.*

ix. *A new door is proposed to the north east elevation.*

The existing door is plain timber boarded and appears to retain original external hinges. The proposal is to replace this door with a new glazed door. This would not be

acceptable, the door should remain fully boarded externally, with any historic hinges / external pintles retained in situ.

- x. *A number of lamps, floodlights, etc. have been installed without listed building consent and are unauthorised. The Design and Access Statement notes that existing lighting is to be replaced with more appropriate lighting: this is welcomed, but full details will be required before any new lighting can be approved.”*

PDNPA Archaeology: Makes the following comments about proposals and recommends that if permission is granted a condition is imposed to require a scheme of archaeological works to be approved and carried out.

“The element of the proposals that have the greatest potential to result in groundworks and ground disturbance is the proposed extension of the link area. Notwithstanding the principle of increasing the size the extension from a planning and listed building perspective, from an archaeological perspective I am not overly concerned with the groundworks that would result from this, and would not seek any archaeological monitoring etc. as it is highly likely that much of the area was disturbed when the link originally went in. Similarly, the outbuilding is already converted, and the features and fabric that relate to its historic function will have already been removed, therefore I have no comments to offer on this element of the scheme.

However, I am concerned about the harm to the significance of the listed farmhouse from the proposed alterations to the central area, particularly:

- *New openings through the wall between the current kitchen and utility room – due to the loss of historic fabric and features, changes to the plan form of the building, particularly a section of the building that the development of is not fully understood. The openings are also between two sections of building that were functionally separate, the north eastern range being a shippon, so not functionally linked, blurring the legibility of the historic function.*
- *The investigations to find a possible lost fireplace in this wall – it is not clear why it is believed that there was a fireplace in this location, and if there was elements would be built into the structure of the wall and removing large section of it could harm this feature.*
- *The creation of the cloakroom under the originally external stairs and into the interior space of the house through a once exterior wall.*

This would result in harm to the historic and archaeological interest of the building, and in an area of the building with some of the greatest potential to hold the clues to unravel its history and development. I would question whether such changes are justifiable to improve the link between the spaces when there is already an existing link.

In accordance with NPPF para.190 local authorities should avoid or minimise any conflict between the conservation of a heritage asset and any aspect of a planning proposal. Therefore, my primary recommendation would be to remove this element of the scheme and maintain access through the one existing doorway, and not open up this wall further. I recommend that the Authority is guided by the advice of the Conservation Officer on the acceptability of these proposals with respect to the significance of the Listed Building.

Should the proposals be considered acceptable in the light of this advice, and with respect to planning balance, I advise that the archaeological impacts detailed above be addressed through a conditioned scheme of archaeological recording in line with NPPF para 199.”

Representations

Eight letters have been received all in support of the proposed development. The reasons for support are summarised below.

- The external footprint of the proposal is identical and the parts being replaced are not of an age to be relevant to this listed buildings protected status.
- The proposals are sympathetic to the historic aspects of the property.
- The proposals will enable the property to be modernised to meet a current day need.
- The proposed changes to the roof line of the link will improve the appearance from the public footpath side of the property.

Main Policies

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

Relevant Local Plan policies: LC4, LC6, LC8 and LH4

National Planning Policy Framework

In the National Park the development plan 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.'

Para. 172 of the NPPF says 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. 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.

Para. 184 of the NPPF says that heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

Para 189. of the NPPF says that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Para 190. of the NPPF says Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Para 190. of the NPPF says in determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

Para 193. of the NPPF says 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.

Para 194. of the NPPF says any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of grade II listed buildings should be exceptional.

Para 195. of the NPPF says where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

Para 196. Of the NPPF says where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Development Plan

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).

Policy DS1 says that extensions to existing buildings is acceptable in principle in the open countryside.

The Authority's conservation policies reflect the approach taken in the Framework. Policies L3 and LC6 together says that development must conserve and where appropriate enhance or reveal the significance of heritage assets and their setting and that other than in exceptional circumstances, development will not be permitted where it is likely to cause harm to the significance of any cultural heritage asset. Policy LC6 gives specific examples types of alterations to listed buildings that are not acceptable.

Policies L1 and LC4 require all development to conserve or enhance the valued landscape character of the National Park and requires a high standard of detailed design and landscaping where development is acceptable in principle. Policy GSP3 requires all development to conserve the setting of existing buildings and for design to be in accordance with the Authority's adopted design guide.

Policy LH4 says the extensions and alterations must not detract from the character, appearance or amenity of existing buildings, their setting or that of neighbouring properties.

LT11 and LT18 require safe access provision and adequate parking arrangements.

Assessment

Principle of proposals

The property is a grade II listed building and is a designated heritage asset of national importance. Local and national policies are clear that while alterations and extensions to designated heritage assets such as listed buildings are acceptable in principle, the development must conserve or enhance the significance of the affected heritage assets.

In considering the proposals the Authority has a legal obligation to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.

There is a strong presumption in policy against development that would have a harmful impact upon significance unless that harm can be demonstrated to be outweighed by public benefits arising from the development.

In this case Mitchell Field Farm is an established dwelling and has been extended in the past with a link constructed to facilitate the conversion of the two storey barn to additional living accommodation. There is no evidence to suggest that continued domestic occupation of the property is not viable or that the property is not habitable in its current form.

A heritage statement has been submitted with the application along with a further response from the conservation consultant to comments from the Authority's Conservation Officer. Detailed consultation responses have been provided on the proposals by the Authority's Conservation Officer and Senior Archaeologist (these are provided within the consultation section of the report).

The farmhouse is known to date back to at least the 17th century and possibly earlier. The farm is an extant farmstead that is formed of a loose courtyard with the farmhouse on the northern side and agricultural buildings (now converted) on the east side. It is clear that the property is of historic significance but also of archaeological interest within the standing and buried remains of the buildings. This significance is not only important within the site and its close setting but also within the wider landscape because such small courtyard farmsteads are particularly characteristic within this landscape area and because all traditional buildings remain extant.

Impact of proposals

Alterations to farmhouse:

There is no objection to the proposed removal of partition walls within the former shippon and the addition of new partitions to form a pantry because this work would affect only modern insertions and therefore would not harm the significance of the building or require alterations affecting historic fabric or the historic plan form of the building.

However there are concerns about the proposal to remove part of the external wall of the shippon – which would create additional space for the proposed cloakroom. This work would require the creation of an opening through this wall, which would then be closed off by a narrow modern section of wall. This work would require the removal of historic fabric and would have a harmful impact upon the historic plan form of the shippon and would therefore harm the significance of the listed building.

There is no objection in principle to the creation of a cloakroom beneath the external stone steps. However the removal of this section of wall is considered to be unnecessary and therefore there are no public benefits to justify the harm identified.

There are very significant concerns about the proposed creation of three openings in the ground floor wall between the former shippon and the farmhouse. These two rooms were historically separate and occupied for different functions at the farm (domestic and ancillary). The historic plan form of the listed building is characterised by small, discrete, separate rooms each connected by a single doorway.

The proposal would substantially alter the historic plan form of the building and significantly erode the historic separation between what were functionally two separate units. The proposal would also result in the loss of significant historic fabric which potentially remains from the earliest building on the site and therefore is of considerable evidential value.

The heritage statement says that plan form would still be readable, but the plan would nevertheless be significantly eroded and ultimately harm as would the discrete character of the rooms on either side of the wall. The proposed photographic recording could not mitigate the impact of works in any way. The NPPF is clear that recording cannot in itself justify works that would have a harmful impact. Similarly potential investigation of a possible fireplace or other openings within the wall does not justify or necessitate the proposed harmful alterations.

The proposed works would harm the significance of the listed building, this harm would be less than substantial. It is therefore necessary to consider whether any relevant public benefits of approving the development can be weighed against the harm in accordance with the NPPF. While it is acknowledged that the proposal would provide private benefits for the applicants there are no public benefits because the property is occupied as a dwelling house and there is no evidence that the proposed alterations to the wall are required to or the only means of securing or maintaining the optimal viable use of the listed building.

Replacement link:

The existing link is a modern structure and provides an internal link between the farmhouse and the converted barn along with access from the north east. Historically the character of the farmstead is a small loose range on the two sides of the courtyard and there is no evidence that the buildings were connected in the past.

There is no objection in principle to a replacement link structure however it is critical given the historic significance of the farmstead that the design conserves the historic separation between the domestic farmhouse and barn. The existing link structure retains the historic wall and is hidden behind a wall on the west side with only a single doorway to provide access. The intention of this design approach was to retain the relationship between the two buildings and avoid interfering the existing doorway into the shippon.

The proposal is to demolish the existing link and to erect a new link on a similar footprint of a different design. Changes to the internal floor levels and to the height of the doorway and steps up into the converted barn are also proposed. The west elevation of the proposed link would be glazed. The glazing is proposed to be frameless glass with folding doors but within frames separating the lower glazed areas, clerestory and glazing above the external steps. A flat roof would be behind the glazing and below the level of the historic wall.

There are significant concerns about the impact of the proposed design approach. The use of glazing means that the proposed link would from within the courtyard appear as a habitable domestic room rather than as a wall or simple functional link between the two historic buildings. This would result in the development appearing as a domestic extension positioned between the two buildings rather than a link. This would erode the historic relationship between the two buildings and the historic significance of the courtyard arrangement.

The proposal would therefore harm the significance of the farmhouse and barn and their setting. Potential alternative ways forward have been suggested to the applicant, including a replacement link of a similar design approach as the existing but with a flat roof set below the walls so that it is not visible or a smaller, or a narrower glazed link to effectively provide a corridor between the two buildings.

There is an existing link between the two buildings which is acceptable because of the design approach taken and there does appear to be alternative designs available which could conserve the significance of the buildings. Therefore there are no public benefits associated with allowing the proposed link which would have a harmful impact.

The proposal would also require changes to the floor level within the link and the re-positioning of the door opening from the link into the barn along with changes to the steps. This work would require excavation below existing floor levels and therefore has the potential to impact upon the footings of the barn and further assessment of this is required to allow the Authority to assess the potential impact of the proposal.

Alterations to converted barn:

There are no objection to the proposed alterations to the staircase within the barn or the proposed ground floor internal wall. The existing staircase is modern having being installed as part of the conversion and the proposed re-configuration will not have any adverse impact upon the significance of the barn. Similarly there are no objections to the new internal wall to form a kitchen to the residential annex.

Externally a replacement flue is proposed and there is no objection to the proposal provided that the flue pipe is finished matt black at the time of installation to minimise the impact upon the buildings and their setting.

There are significant concerns about the proposal to install roof lights to the barn. This building would not have had roof lights and in general terms are rarely found on agricultural buildings within the National Park. The proposed roof lights are of domestic design and character and would introduce a domestic element at odds with the character of the building. The best practice guidance from Historic England reflects this and advises the use of more sensitive alternatives including using borrowed light.

The first floor of the barn is already lit by glazed ventilation slits along with borrowed light from the openings at ground floor. Therefore while it is accepted that the proposed roof lights would provide additional light which would be a private benefit to the applicants that there are no public benefits that would justify the harmful impact they would have upon the significance of the listed building.

Finally, there are also concerns about the proposal to replace the existing door on the north east elevation of the barn with a new glazed door. This is a plain boarded door which appears to retain original hinges. The door therefore is reflective of the character of the building and makes a positive contribution.

There is no objection in principle to a replacement door if this is required, however design of the proposed fully glazed door is not appropriate because it would introduce a further domestic element which would harm the character of the barn. If a replacement door is required then a solid timber door of an appropriate design would be acceptable with the original hinges retained and re-used.

Alterations to landscaping:

There are no objections in principle to enlarging the terrace area as proposed as this area is in domestic use and the existing terrace and sections of walling affected by the proposals are of no historic significance. There is little detail on the submitted plans about construction or materials of the walls, terrace surfacing or the steps and therefore if permission was granted a condition requiring these details to be submitted and approved would be necessary.

Other Issues

Given the nature of the proposals and the distance to the nearest neighbouring properties there are no concerns that the proposal would harm the amenity, privacy or security of occupants of the property or neighbouring properties.

The proposal would not result in any alterations to existing parking or access arrangements and therefore Officers agree with the Highway Authority that provided that the ancillary accommodation remains ancillary to Mitchell Field Farm that there are no objections on Highway Safety grounds.

Conclusion

Taken as a whole the proposed development would have a harmful impact upon the significance of Mitchell Field Farm and its setting. There are no public benefits that would outweigh this harm and therefore the proposals are contrary to Core Strategy policies GSP1, GSP3, L1 and L3 and saved Local Plan policies LC4, LC6 and LC8 and the National Planning Policy Framework.

The proposed development would also be contrary to emerging development plan policies DMC1, DMC5 and DMC7. These detailed policies are relevant for assessing the impact of development upon listed buildings and the landscape and are consistent with current development plan policies and the NPPF. Given the advanced stage of the adoption process significant weight is given to the emerging development plan policies.

In the absence of any further material considerations the proposed development is considered to be contrary to the development plan. Accordingly the application is recommended for refusal.

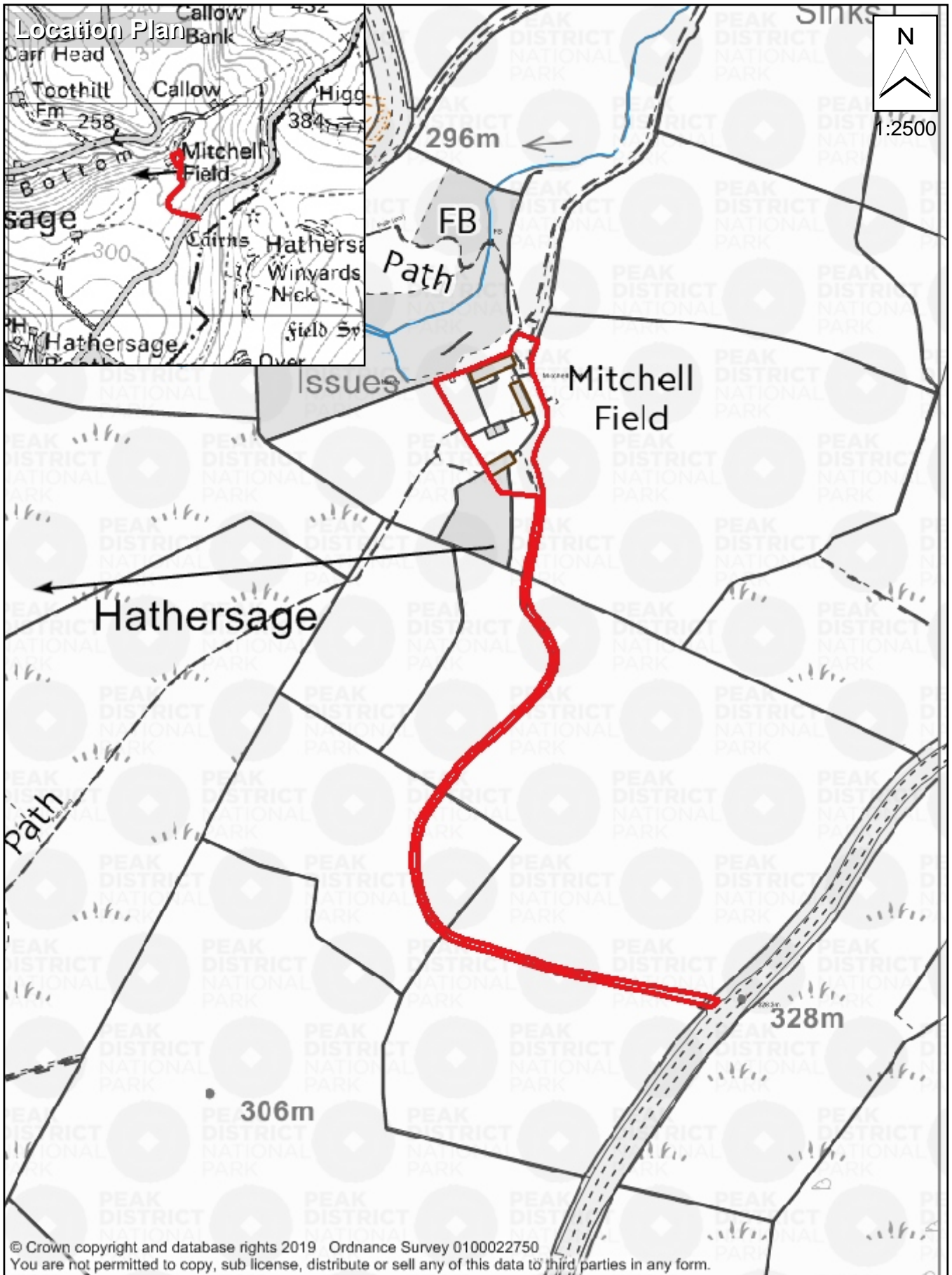
Human Rights

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


List of Background Papers (not previously published)

Nil

Author of report – Adam Maxwell, Senior Planner



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Committee Date:	8th February 2019	Title: Mitchell Field Farm	 PEAK DISTRICT NATIONAL PARK
Item Number:	Item 8	Unnamed Road From The Dale To Cam Height	
Application No:	NP/DDD/1018/0906	Hathersage	
Grid Reference:	424788, 381755		

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9. LISTED BUILDING CONSENT APPLICATION – PARTIAL DEMOLITION OF LINKING STRUCTURE AND CONSTRUCTION OF REPLACEMENT LINKING STRUCTURE. INTERNAL ALTERATION OF EXISTING STONE STAIR. ALTERATION OF INTERNAL STAIR AND CONSTRUCTION OF WALL IN EXISTING ANCILLARY ACCOMMODATION / BARN CONVERSION TO PROVIDE ACCOMODATION FOR A DEPENDANT RELATIVE. REMOVAL OF STUD PARTITIONS AND PARTIAL REMOVAL OF WALLING TO RELOCATE KITCHEN. EXTENSION OF EXTERNAL TERRACE AND WALL. FLUE TO WOODBURNING STOVE, EXTERNAL DOOR AND EXTERNAL LIGHTS AT MITCHELL FIELD FARM, UNNAMED ROAD FROM THE DALE TO CAM HEIGHT, HATHERSAGE (NP/DDD/1018/0907)

APPLICANT: PETER AND KIM TABERN AND BURKE

Site and Surroundings

Mitchell Field Farm is located in open countryside 1.6km east of Hathersage and includes a farmhouse and range of traditional buildings.

The farmhouse is grade II listed and the farm is also recorded on the Peak District National Park Historic Buildings Sites and Monuments Record as part of the recent Historic England, Peak District Historic Farmsteads Project. It is an extant 17th century farmstead that is formed of a loose courtyard on one side of the yard (east) formed by agricultural buildings (already undergone residential conversion) and a detached farmhouse making up the northern side of the yard.

The site is located within the Eastern Moors and within the Enclosed Gritstone Upland Landscape character type. Small loose courtyard farmsteads, with small scale buildings to one or two-sides of the yard, as at Mitchell Field Farm are particularly characteristic of Landscape Character Area. All traditional buildings on the site remain extant.

The nearest neighbouring property is the remains of a former cottage now known as Smelters Cottage 300m to the north east of the site which has planning permission to be re-built to create a holiday let.

Proposal

This application seeks listed building consent for the demolition of the existing link structure and the erection of a replacement link and for external alterations including installation of roof lights, flue and the replacement of an external door.

Alterations to increase the size of the existing outside terrace are proposed including the removal of existing walling and steps and the erection new walling and steps.

An application for planning permission for the development has also been submitted.

The proposed link would have a similar footprint than the existing but have a different design approach. The exiting eastern stone wall would be retained and the western elevation of the link would be glazed with frameless glass. The doors to the link would be either frameless glass or aluminium powder coated framed. The link would have a flat roof set below the level of the west facing wall with roof lights.

The roof light and flue would be installed on the west elevation of the two storey barn. The roof lights would be a bank of three sited at the ridge with the flue just above the eaves.

RECOMMENDATION:

That the application be REFUSED for the following reason:

- 1. The proposed works would have a harmful impact upon the significance of Mitchell Field Farm and its setting. There are no public benefits that would outweigh this harm and therefore the proposals are contrary to Core Strategy policy L3, saved Local Plan policy LC6 and the National Planning Policy Framework.**

Key Issues

- The impact of the proposed works upon the significance of the existing buildings and their setting.

History

1989: Planning permission and listed building consent granted for alterations to building.

1989: Planning permission granted for conversion of shippon to utility cloakroom and porch and conversion of shed to garage.

1989: Planning permission granted for vehicular access.

1990: Planning permission granted for change of use of ground floor of barn to drawing, painting and art use.

1994: Planning permission and listed building consent granted for enclosed link between main house and barn.

1994: Planning permission and listed building consent granted for conversion of barn to ancillary domestic space.

2001: Planning permission granted for erection of stable building.

2018: Pre-application advice in regard to current proposals. Officers raised significant concerns about various aspects of the proposals and gave the following detailed advice.

“The purpose of a link is to retain the historic separation between domestic farmhouse and ancillary agricultural outbuilding. It is essential that this separation is maintained. Were this distinction between the two to be removed, physically and/or visually, this would have a negative impact on the significance of the listed farmhouse, raising the status of the barn relative to the principal building, undermining the hierarchical relationship between the two and harming the significance of the listed building. The current disconnect between the two buildings is historic, therefore, and must be retained.

The link itself is intended purely to provide a lightweight, discrete covered access from one building to the other, to enable the barn to be used as ancillary domestic space, as approved in 1994. Where such links are approved they are often considerably more lightweight and minimal than the existing at Mitchell Field: the reason this is wider than many is so that it did not interfere with the existing doorway at the east end of the south-west elevation of the farmhouse, whilst making use of the boundary wall with doorway which already existed between the north-east corner of the barn and the end of the farmhouse. Raising the status of this link would be unacceptable.

Existing plans from when the link was constructed show that there was no doorway in the north-west gable wall of the barn, which was entirely blank. Existing plans from when the barn was converted show that the partition to ground floor at the south end of the barn was already existing, and was the only partitioning remaining within the barn at that time.

The staircase in the house is shown as of low significance in the pre-application enquiry but is in its historic location and is therefore part of the historic plan form of the farmhouse which is of high significance.

Increasing the footprint of the link would not be acceptable, as explained above. Raising the height of the stone wall to the north-east may not be acceptable: this appears to be an original feature. Any alterations to this would require a full assessment of its historic significance, a very strong justification and an assessment of the impact of the proposed alterations on its significance.

Glazing the south-west elevation of the link could potentially be acceptable, if this increases the light-weight appearance of the link and makes it more minimal and discrete. However, the glazing would need to be very simple and inconspicuous, to retain the appearance of a link. Note: the existing solid wall with single doorway effectively hides the link from view. Roofing the link with a solid material, as proposed (zinc) would reduce its light-weight appearance and form, which is unlikely to be acceptable.

At present both of the external doors to the north-east elevation are traditional, solid boarded doors. This helps to retain the historically robust, largely blank appearance of this elevation of the barn and the adjoining wall. Glazing either of these openings, as proposed, is highly unlikely to be acceptable. Blocking access to the farmhouse except from the barn (other than via the rear garden) would raise the status of the barn relative to the house, removing the clear distinction between farmhouse and ancillary outbuilding, and would not be acceptable.

The bank of roof lights to the barn roof would require a very strong justification and may not be acceptable. There is already quite a lot of glazing to the upper floor of the barn and the north-east elevation slot windows were added when the building was converted.

The proposed internal alterations to the farmhouse would not be acceptable. Whilst removing some of the post-1988 partitioning at the north-east end (some of which appears to be unauthorised) would be acceptable, the creation of openings in the original wall (to create a combined kitchen and dining space) would be unacceptable. This wall is of high significance and the alterations would remove a considerable amount of historic fabric and alter the historic plan form of the farmhouse and attached shippon, harming the significance of the listed building.

Removing part of the wall to create a WC would be unacceptable. This is the original C17th gable wall to the farmhouse, as evidenced by the quoins and different stonework visible in the north-west elevation of the listed building. It is of high significance and the proposals would both result in the removal of historic fabric and alterations to the historic plan form of the farmhouse, harming the significance of the listed building.

Removing almost the entire north-west gable wall of the barn would result in a considerable loss of historic fabric and an almost-total loss of the historic plan form of the barn and of its historic form in relation to the listed farmhouse, and would be unacceptable. Historically there was no opening in this gable wall. Any enlargement to the existing, inserted doorway would undermine the plain, simple, robust historic character of this gable end, and is highly unlikely to be acceptable.

Further subdivision of the barn at ground floor, by adding a new partition to create a utility/cloakroom would reduce the historic open-plan form of the barn and may be unacceptable.”

Consultations

Highway Authority – No objections subject to all use remaining private and ancillary.

District Council – No response to date.

Parish Council – No objections and make the following comments.

The Parish Council felt that the changes to the cloakroom would have no detrimental effect and noted that the flue is to be installed within the building as far as possible. They were pleased to see that the glazed wall will be retained and improved to improve the visibility of the wall behind while also improving energy efficiencies in this area.

Historic England: Make no comment and suggest that the views of the Authority's specialist conservation adviser are sought.

PDNPA Conservation Officer: Objects to the proposal and makes the following comment:

- i. *"The removal of modern partitions within the former shippon (east bay), addition of new partitions to form pantry: acceptable as this work only affects modern insertions.*
- ii. *The creation of three openings in the solid masonry wall at ground floor between the former shippon and existing kitchen, to create a combined kitchen and dining space.*

The widening of the existing doorway and the creation of two further openings in the very thick, original masonry wall between the former shippon and dwelling house, would completely remove the historic separation between these two functionally distinct units (domestic and ancillary), and would alter the historic plan-form of the historic building. The historic plan-form of the listed building is characterised by small, discrete, separate rooms, each connected only by a single doorway: the creation of a largely open-plan living space, as proposed, would be wholly non-traditional in a vernacular historic building of this age and type. The proposals would result in a very serious loss of highly significant historic fabric, much of it likely to remain from the earliest building on the site and of considerable evidential value.

There is no indication in the Heritage Statement that there was ever a fireplace in this wall as suggested in the application: even if a fireplace were to exist here, it would not have been open on the shippon side.

- iii. *Creation of a cloakroom beneath the external stone steps:*

The Design and Access Statement notes that there is already access into the void beneath the steps from within the farmhouse (i.e. through an opening in the original south-east external wall of the former shippon, below the first floor doorway into the former loft above). This opening is not shown on the 1988 existing or proposed plans, and is therefore likely to be an unauthorised alteration. The proposal is to create a doorway through this wall into the space beneath the external steps, to access a cloakroom. The unauthorised opening has already resulted in the removal of historic fabric: to create a full opening here would not only result in a further loss of historic fabric, but would confuse the historic plan-form of the listed building.

There is no objection to forming a cloakroom beneath the steps. However, the proposal to create an opening in the external wall of the former shippon would not be acceptable.

iv. *Alterations to the link between the farmhouse and former barn:*

It is essential that this historic separation between domestic farmhouse and ancillary agricultural outbuilding is maintained (visually) at Mitchell Field Farm, in order to retain the historic form of the farmstead.

The existing link utilises the historic boundary wall which runs between the farmhouse / former shippon and the detached barn (which enclosed the farmyard on its east side), and is hidden behind an additional wall constructed to the west side. When approved in 1994, the purpose of this additional wall was to retain the relationship between the two buildings. The width of the existing link was permitted so that it did not interfere with the existing doorway into the farmhouse. The doorway in the north-west gable wall of the barn, leading from the link into the barn, was inserted when the link was constructed – the original gable wall was blank.

The proposed alteration to the link includes fully glazing the south-west elevation. If the depth of the link were to be minimal, acting only as a passage-way between the two buildings and with no domestic ‘clutter’ added to the space, then this could be successful in enabling the buildings to still appear as detached. Unfortunately, however, the existing depth of the link has already resulted in it being used to house some domestic elements - bookshelves, etc.: this is currently hidden from view and therefore has no impact, visually, on the historic character of the farmstead and on the historic relationship between the two buildings.

Glazing the south-west wall, as proposed, would open this to view. Removal of the additional inner wall to the north-east side and replacement of the solid wall on the south-west side with glazing will increase the internal useable space within the link. It may, therefore, appear more as an extension to the domestic living space from the farmhouse than a discreet link between the historically detached farmhouse and separate barn.

v. *Lowering the height of the gable doorway:*

Although the doorway is a modern insertion, lowering it as proposed may take its threshold below the footings of the former barn, which would not be acceptable, as this could undermine the stability of the barn. Positioning the steps within the barn rather than the link may also impact on the footings, requiring excavation well below existing floor levels. Further investigation is required to assess potential impact upon footings.

vi. *Alterations to the internal partitioning and staircase within the barn: acceptable as these are modern insertions.*

vii. *Insertion of roof light:*

Roof lights are rarely found on barns and should be avoided if at all possible. There is insufficient justification for a roof light as proposed. The central space is open to the roof, and is shown as staircase/hallway and landing, i.e. circulation space. There are windows at first floor to the south west elevation, a number of slot windows let in light at high level across the north-east elevation and the central area will also receive borrowed light from the central south-west elevation glazed doorway.

viii. *Proposed new flue: acceptable subject to agreement of exact position and height.*

ix. *A new door is proposed to the north east elevation.*

The existing door is plain timber boarded and appears to retain original external hinges. The proposal is to replace this door with a new glazed door. This would not be

acceptable, the door should remain fully boarded externally, with any historic hinges / external pintles retained in situ.

- x. *A number of lamps, floodlights, etc. have been installed without listed building consent and are unauthorised. The Design and Access Statement notes that existing lighting is to be replaced with more appropriate lighting: this is welcomed, but full details will be required before any new lighting can be approved.”*

PDNPA Archaeology: Makes the following comments about proposals and recommends that if permission is granted a condition is imposed to require a scheme of archaeological works to be approved and carried out.

“The element of the proposals that have the greatest potential to result in groundworks and ground disturbance is the proposed extension of the link area. Notwithstanding the principle of increasing the size the extension from a planning and listed building perspective, from an archaeological perspective I am not overly concerned with the groundworks that would result from this, and would not seek any archaeological monitoring etc. as it is highly likely that much of the area was disturbed when the link originally went in. Similarly, the outbuilding is already converted, and the features and fabric that relate to its historic function will have already been removed, therefore I have no comments to offer on this element of the scheme.

However, I am concerned about the harm to the significance of the listed farmhouse from the proposed alterations to the central area, particularly:

- *New openings through the wall between the current kitchen and utility room – due to the loss of historic fabric and features, changes to the plan form of the building, particularly a section of the building that the development of is not fully understood. The openings are also between two sections of building that were functionally separate, the north eastern range being a shippon, so not functionally linked, blurring the legibility of the historic function.*
- *The investigations to find a possible lost fireplace in this wall – it is not clear why it is believed that there was a fireplace in this location, and if there was elements would be built into the structure of the wall and removing large section of it could harm this feature.*
- *The creation of the cloakroom under the originally external stairs and into the interior space of the house through a once exterior wall.*

This would result in harm to the historic and archaeological interest of the building, and in an area of the building with some of the greatest potential to hold the clues to unravel its history and development. I would question whether such changes are justifiable to improve the link between the spaces when there is already an existing link.

In accordance with NPPF para.190 local authorities should avoid or minimise any conflict between the conservation of a heritage asset and any aspect of a planning proposal. Therefore, my primary recommendation would be to remove this element of the scheme and maintain access through the one existing doorway, and not open up this wall further. I recommend that the Authority is guided by the advice of the Conservation Officer on the acceptability of these proposals with respect to the significance of the Listed Building.

Should the proposals be considered acceptable in the light of this advice, and with respect to planning balance, I advise that the archaeological impacts detailed above be addressed through a conditioned scheme of archaeological recording in line with NPPF para 199.”

Representations

Main Policies

Relevant Core Strategy policies: L3

Relevant Local Plan policies: LC6

National Planning Policy Framework

In the National Park the development plan 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.'

Para. 172 of the NPPF says 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. 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.

Para. 184 of the NPPF says that heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

Para 189. of the NPPF says that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Para 190. of the NPPF says Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Para 190. of the NPPF says in determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

- c) the desirability of new development making a positive contribution to local character and distinctiveness.

Para 193. of the NPPF says 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.

Para 194. of the NPPF says any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of grade II listed buildings should be exceptional.

Para 195. of the NPPF says where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

Para 196. Of the NPPF says where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Development Plan

The Authority's conservation policies reflect the approach taken in the Framework. Policies L3 and LC6 together says that development must conserve and where appropriate enhance or reveal the significance of heritage assets and their setting and that other than in exceptional circumstances, development will not be permitted where it is likely to cause harm to the significance of any cultural heritage asset. Policy LC6 gives specific examples types of alterations to listed buildings that are not acceptable.

Assessment

Principle of proposals

The property is a grade II listed building and is a designated heritage asset of national importance. Local and national policies are clear that while alterations and extensions to designated heritage assets such as listed buildings are acceptable in principle, the development must conserve or enhance the significance of the affected heritage assets.

In considering the proposals the Authority has a legal obligation to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.

There is a strong presumption in policy against works that would have a harmful impact upon significance unless that harm can be demonstrated to be outweighed by public benefits arising from the development.

In this case Mitchell Field Farm is an established dwelling and has been extended in the past with a link constructed to facilitate the conversion of the two storey barn to additional living accommodation. There is no evidence to suggest that continued domestic occupation of the property is not viable or that the property is not habitable in its current form.

A heritage statement has been submitted with the application along with a further response from the conservation consultant to comments from the Authority's Conservation Officer. Detailed

consultation responses have been provided on the proposals by the Authority's Conservation Officer and Senior Archaeologist (these are provided within the consultation section of the report).

The farmhouse is known to date back to at least the 17th century and possibly earlier. The farm is an extant farmstead that is formed of a loose courtyard with the farmhouse on the northern side and agricultural buildings (now converted) on the east side. It is clear that the property is of historic significance but also of archaeological interest within the standing and buried remains of the buildings. This significance is not only important within the site and its close setting but also within the wider landscape because such small courtyard farmsteads are particularly characteristic within this landscape area and because all traditional buildings remain extant.

Impact of proposals

Alterations to farmhouse:

There is no objection to the proposed removal of partition walls within the former shippon and the addition of new partitions to form a pantry because this work would affect only modern insertions and therefore would not harm the significance of the building or require alterations affecting historic fabric or the historic plan form of the building.

However there are concerns about the proposal to remove part of the external wall of the shippon – which would create additional space for the proposed cloakroom. This work would require the creation of an opening through this wall, which would then be closed off by a narrow modern section of wall. This work would require the removal of historic fabric and would have a harmful impact upon the historic plan form of the shippon and would therefore harm the significance of the listed building.

There is no objection in principle to the creation of a cloakroom beneath the external stone steps. However the removal of this section of wall is considered to be unnecessary and therefore there are no public benefits to justify the harm identified.

There are very significant concerns about the proposed creation of three openings in the ground floor wall between the former shippon and the farmhouse. These two rooms were historically separate and occupied for different functions at the farm (domestic and ancillary). The historic plan form of the listed building is characterised by small, discrete, separate rooms each connected by a single doorway.

The proposal would substantially alter the historic plan form of the building and significantly erode the historic separation between what were functionally two separate units. The proposal would also result in the loss of significant historic fabric which potentially remains from the earliest building on the site and therefore is of considerable evidential value.

The heritage statement says that plan form would still be readable, but the plan would nevertheless be significantly eroded and ultimately harm as would the discrete character of the rooms on either side of the wall. The proposed photographic recording could not mitigate the impact of works in any way. The NPPF is clear that recording cannot in itself justify works that would have a harmful impact. Similarly potential investigation of a possible fireplace or other openings within the wall does not justify or necessitate the proposed harmful alterations.

The proposed works would harm the significance of the listed building, this harm would be less than substantial. It is therefore necessary to consider whether any relevant public benefits of approving the works can be weighed against the harm in accordance with the NPPF. While it is acknowledged that the proposal would provide private benefits for the applicants there are no public benefits because the property is occupied as a dwelling house and there is no evidence that the proposed alterations to the wall are required to or the only means of securing or maintaining the optimal viable use of the listed building.

Replacement link:

The existing link is a modern structure and provides an internal link between the farmhouse and the converted barn along with access from the north east. Historically the character of the farmstead is a small loose range on the two sides of the courtyard and there is no evidence that the buildings were connected in the past.

There is no objection in principle to a replacement link structure however it is critical given the historic significance of the farmstead that the design conserves the historic separation between the domestic farmhouse and barn. The existing link structure retains the historic wall and is hidden behind a wall on the west side with only a single doorway to provide access. The intention of this design approach was to retain the relationship between the two buildings and avoid interfering the existing doorway into the shippon.

The proposal is to demolish the existing link and to erect a new link on a similar footprint of a different design. Changes to the internal floor levels and to the height of the doorway and steps up into the converted barn are also proposed. The west elevation of the proposed link would be glazed. The glazing is proposed to be frameless glass with folding doors but within frames separating the lower glazed areas, clerestory and glazing above the external steps. A flat roof would be behind the glazing and below the level of the historic wall.

There are significant concerns about the impact of the proposed design approach. The use of glazing means that the proposed link would from within the courtyard appear as a habitable domestic room rather than as a wall or simple functional link between the two historic buildings. This would result in the development appearing as a domestic extension positioned between the two buildings rather than a link. This would erode the historic relationship between the two buildings and the historic significance of the courtyard arrangement.

The proposal would therefore harm the significance of the farmhouse and barn and their setting. Potential alternative ways forward have been suggested to the applicant, including a replacement link of a similar design approach as the existing but with a flat roof set below the walls so that it is not visible or a smaller, or a narrower glazed link to effectively provide a corridor between the two buildings.

There is an existing link between the two buildings which is acceptable because of the design approach taken and there does appear to be alternative designs available which could conserve the significance of the buildings. Therefore there are no public benefits associated with allowing the proposed link which would have a harmful impact.

The proposal would also require changes to the floor level within the link and the re-positioning of the door opening from the link into the barn along with changes to the steps. This work would require excavation below existing floor levels and therefore has the potential to impact upon the footings of the barn and further assessment of this is required to allow the Authority to assess the potential impact of the proposal.

Alterations to converted barn:

There are no objection to the proposed alterations to the staircase within the barn or the proposed ground floor internal wall. The existing staircase is modern having being installed as part of the conversion and the proposed re-configuration will not have any adverse impact upon the significance of the barn. Similarly there are no objections to the new internal wall to form a kitchen to the residential annex.

Externally a replacement flue is proposed and there is no objection to the proposal provided that the flue pipe is finished matt black at the time of installation to minimise the impact upon the buildings and their setting.

There are significant concerns about the proposal to install roof lights to the barn. This building would not have had roof lights and in general terms are rarely found on agricultural buildings within the National Park. The proposed roof lights are of domestic design and character and would introduce a domestic element at odds with the character of the building. The best practice guidance from Historic England reflects this and advises the use of more sensitive alternatives including using borrowed light.

The first floor of the barn is already lit by glazed ventilation slits along with borrowed light from the openings at ground floor. Therefore while it is accepted that the proposed roof lights would provide additional light which would be a private benefit to the applicants that there are no public benefits that would justify the harmful impact they would have upon the significance of the listed building.

Finally, there are also concerns about the proposal to replace the existing door on the north east elevation of the barn with a new glazed door. This is a plain boarded door which appears to retain original hinges. The door therefore is reflective of the character of the building and makes a positive contribution.

There is no objection in principle to a replacement door if this is required, however design of the proposed fully glazed door is not appropriate because it would introduce a further domestic element which would harm the character of the barn. If a replacement door is required then a solid timber door of an appropriate design would be acceptable with the original hinges retained and re-used.

Conclusion

Taken as a whole the proposed works would have a harmful impact upon the significance of Mitchell Field Farm and its setting. The Authority must give special consideration to the preservation of the listed building and any features it possesses in the determination of this application. Furthermore there are no public benefits that would outweigh this harm and therefore the proposals are contrary to Core Strategy policies GSP1, GSP3, L1 and L3 and saved Local Plan policies LC4, LC6 and LC8 and the National Planning Policy Framework.

In the absence of any further material considerations it is concluded that the proposed works would harm the significance of the listed building and would be contrary to relevant policies in the development plan. Accordingly the application is recommended for refusal.

Human Rights

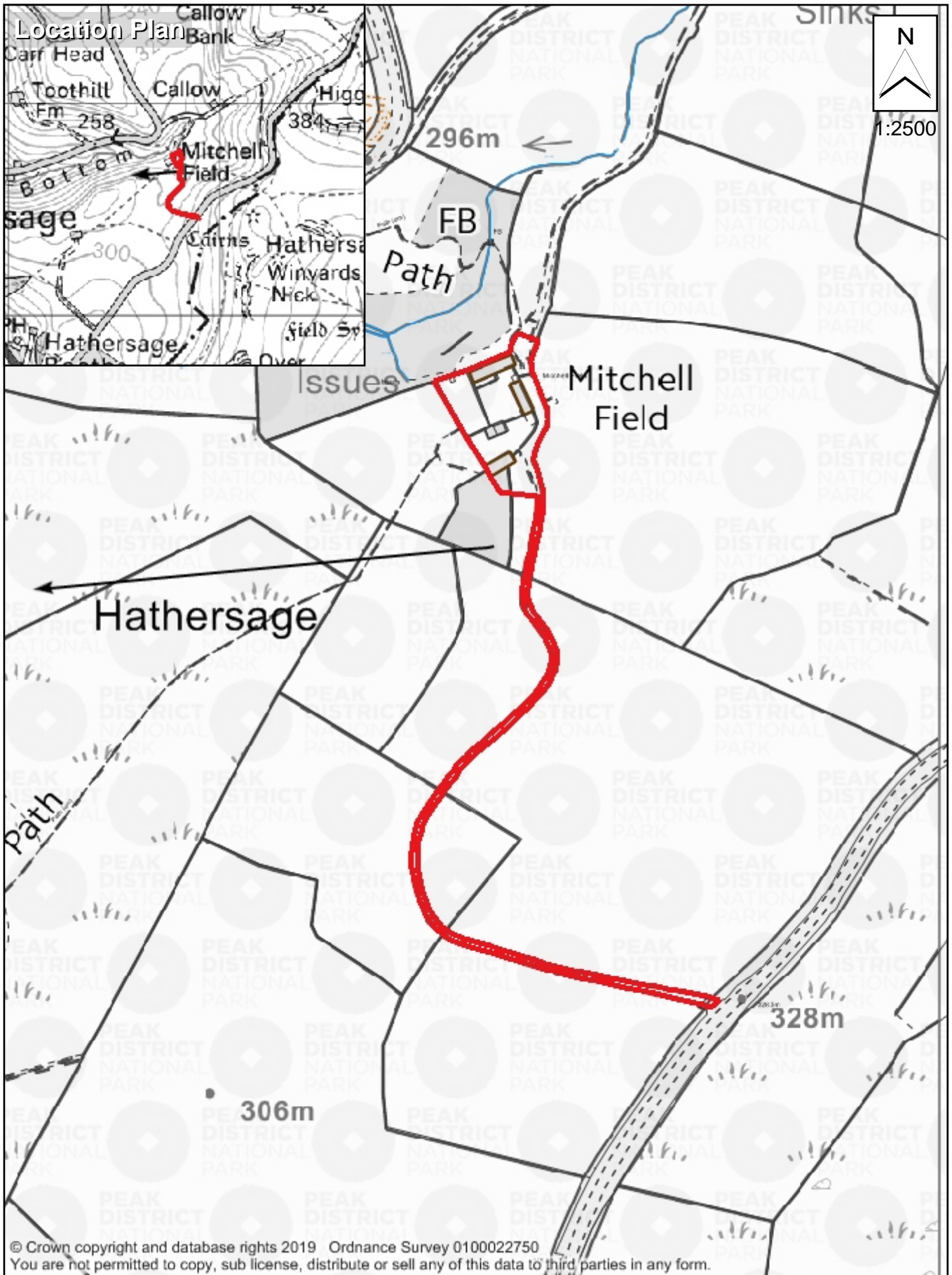
Any human rights issues have been considered and addressed in the preparation of this report.

List of Background Papers (not previously published)


Nil

Author of Report – Adam Maxwell, Senior Planner

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Committee Date:	8th February 2019	Title: Mitchell Field Farm	 PEAK DISTRICT NATIONAL PARK
Item Number:	Item 9	Unnamed Road From The Dale To Cam Height	
Application No:	NP/DDD/1018/0907	Hathersage	
Grid Reference:	424788, 381755		

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10. FULL APPLICATION – ERECTION OF CONDENSING UNIT AT GROUND LEVEL TO THE WEST ELEVATION OF THE BUILDING AT J E NOUTCH, HOPE ROAD, BAMFORD (NP/HPK/1118/1042 SPW)

APPLICANT: MR ROGER JEPSON

Site and Surroundings

1. The site is located on Hope Road (A6187), it is not within a designated settlement. A funeral directors business operates from the site, there is also a joiners operating from the site.
2. To the east of the site there are two dwellings in the immediate vicinity, 'Edge View' and 'Croft House'. To the west there are another two dwelling. One is a grade 2 listed building known as 'The Farm' the other is over Thornhill Lane and known as 'Fern House'. 60m To the north of the site are the train lines.
3. The site has vehicular access from the A6178, there is a parking area/yard. The front of the building subject of the application is open to public view.
4. The application is retrospective, the condensing unit is located in a small yard area between two buildings and is not open to public view.

Proposal

5. The proposal is a retrospective application to regularise the existing condensing unit.
6. The unit is 1101mm x 444mm x 662mm. It has a white finish and is fixed onto a mounting. Since the application has been submitted these have been upgraded with anti vibration fittings.
7. It is located to the west side of the building facing into a small yard area.
8. A noise impact assessment has been included with the submission.

RECOMMENDATION:

That the application be APPROVED subject to the following condition:

1. The external condensing unit hereby approved shall incorporate anti-vibration mounts to prevent structure-borne noise to adjoining properties and shall be permanently so maintained.

Key Issues

9. Amenity impacts of noise from the unit on the nearby residential properties and impact on the character and appearance of the area.

History

2018 – Enforcement Case 18/0144 – There is an active enforcement case open in relation to an unauthorised air conditioning unit at the undertakers premises. This has led to the submission of the current planning application, they were advised to include a noise impact assessment. The Monitoring and Enforcement team have also investigated an alleged unauthorised change of use, but have found no such breach of planning control.

Consultations

10. Highway Authority – No highway comments
11. District Council Environmental Health (EHO) – The acoustic report is accepted. This suggests that complaints are unlikely; however the occupants of an adjacent property are experiencing nuisance noise and this is currently being investigated by Environmental Health. At this time the noise at the adjoining property has not been witnessed by the EHO so they have been unable to confirm the extent of noise interference; however EHO will be making a visit ASAP and will comment further closer to the determination target date. The report suggests that noise may be structure borne (as vibration through the ground) in which case the recommendation to fix the appliance with anti-vibration mounts makes sense. A condition is suggested.
12. Update - Further to initial comments a couple of site visits have been undertaken by Environmental Health, and they have not been able to identify any significant noise from the development site. They will continue to investigate the complaint, however at this stage HPBC do not have any objections to the development subject to the anti-vibration mount condition being applied to any approval.
13. Parish (Town) Council – No objection of the visual impact of the proposal.
14. Concerned that unacceptable noise is created by the refrigeration equipment. The submitted noise report focusses on the condensing unit, but is silent on the bigger source of noise, the refrigeration equipment.
15. The refrigeration noise is most relevant during the night hours, when the ambient noise in the vicinity is low - and so it is at night that the noise is the biggest nuisance to nearby residents.
16. Councillors wonder whether the building to which the condensing unit has been attached should have been the subject of a Change of Use application. While the site as a whole has been a funeral director's business for many years, this specific building has not been part of that activity (other than for storing vehicles) until now.

Representations

17. Representations from 4 parties have been received these are set out below.
18. Two letters consider there will be no impact on their residential amenity from the proposal and support the application.
19. One representation states that the condensing unit cannot be seen or heard from their property and the occupants are not affected by the siting of the unit. However, the siting of a mortuary adjacent to a dwelling is of concern. They consider that the letter sent from the "Bamford with Thornhill Council" seems to be a fair summary of the problem in general. The representee is in support of their position.
20. One representation considers a change of use is required; their home is located 1.5m from the boundary to J E Noutch and approximately 4m from the building in question they consider they are greatly affected by the recent change of use to a mortuary; the condenser unit and related refrigeration system have been installed in the building and these appliances they explain are causing significant noise pollution in their home. They explain their health is now being impacted and their sleep disturbed; They suggest that the unit and associated refrigeration would only be run during office hours 9-6 and not

24hrs a day and that the four single glazed windows should be changed to modern triple glazed windows to try and mitigate the day time noise nuisance. Sound proofing needs to be installed to the roof, floor and walls of the building in question to try and mitigate the day time noise nuisance and further investigation needs to be carried out as to the suitability of the change of use of the building.

21. Main Policies

22. Relevant Core Strategy policies: GSP1, GSP2, GSP3, GSP4, L1, L3, DS1, E2.

23. Relevant Local Plan policies: LC3, LC4, LC6, LE4, LE6.

National Planning Policy Framework

24. The revised National Planning Policy Framework (NPPF) was published in 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.

25. 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

26. 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.

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

28. 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.

29. GSP4 this requires that to aid its spatial outcomes the National Park Authority will consider the contribution that a development can make directly and indirectly and to its setting and where consistent with government guidance using planning conditions and planning obligations.
30. Policy DS1 is permissive of development for extensions to existing buildings.
31. 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.
32. L3 deals with heritage assets and requires that development must conserve and where appropriate enhance or reveal the significance of the heritage assets and their settings. Other than in exceptional circumstances development is not permitted that is likely harm the significance of a heritage asset.
33. CS Policy E2 relates to Businesses in the countryside amongst other things it explains that proposal to accommodate growth and intensification of existing businesses will be considered carefully in terms of their impact on the appearance and character of landscapes.
34. Policies in the Core Strategy are also supported by saved Local Plan policies LC4, LC6, LE4 and LE6.
35. Local Plan Policy LC4 explains that if development is acceptable in principle it will be permitted provided that the detailed treatments are to a high standard that respects, conserves and where possible enhances the landscape, built environment and other valued characteristics of the area. Particular attention is paid to inter alia (i) scale, form, mass and orientation in relation to existing buildings, settlement form and character, and (ii) the degree to which design details, materials and finishes reflect or compliment the style and traditions of local buildings.
36. LC6 would not permit development that harm the significance of a Listed building or its setting.
37. LE4 Outside Local Plan Settlements, expansion of existing industrial and business development (other than that linked to homeworking, farm diversification, forestry, mineral working and appropriate recreational activity) will not be permitted unless:
 38. it is of a modest scale in relation to the existing activity and/or buildings, and does not extend the physical limits of the established use;
 39. it does not harm and wherever possible secures an enhancement to the amenity and valued characteristics of the area and the appearance of the site;
 40. new or extended buildings are clearly justified and proper consideration has been given to the possibilities of using appropriate existing buildings to meet the needs of the business.

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

42. Design Guidance

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

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

Assessment

45. This application has been submitted following investigations from the Authority's Monitoring and Enforcement team in 2018. They found only one breach of planning control and that was that a condensing unit had been installed without planning permission. They also considered whether there had been a change of use on the site that requires planning permission but found there had not been. They found the use taking place in the building in question to be part to the Funeral Directors business operating on the site.

46. The Authority's planning policies which relate to design (LPP LC4, CS GSP3) and business operations (LE4 and LE6) are highly protective of the amenity of nearby properties. Because of this and also because the enforcement case shows there is concerns from nearby properties in relation to noise. Planning and Monitoring and Enforcement officers advised that any forthcoming application for the condensing unit be supported by a noise impact assessment.

Noise

47. This application has been submitted to regularise the breach of planning control and includes a noise impact assessment.

48. The submitted noise report has been carried out to the relevant British standard. It identifies the nearest noise sensitive property which is the adjoining dwelling to the east. The noise report acknowledges that the condensing unit may run at night, and the report considers these night time background noise levels and uses the lowest recorded night time background noise level to assess the impact on the nearest sensitive property. The report concludes that the noise from the condensing unit at the nearest noise sensitive location (24.8 dB) is below background noise levels (27dB), this is classed as a low impact.

49. The noise report does suggest that it is possible that the noise being experienced by the neighbouring property is due to structure borne noise and the report therefore recommends that anti-vibration mounts are installed to the fixing of the condenser units.

The district council Environmental Health officers have been consulted on this proposal. They accept the noise report and have no objections to the proposal subject to conditions to install the anti-vibration mounts.

50. The neighbours and Parish Council's objections to the proposal in relation to noise are noted. However, given the evidence of the noise report and consultation response from Environmental Health, it cannot be concluded that the proposal for the condensing unit, subject to conditions to secure the anti-vibration mounts will harm the amenity of neighbouring properties.
51. The objector and parish council state that there are other noise sources on the site (refrigeration equipment). These are outside the scope of this planning application and not in breach of planning control, so outside the control of this planning application and the Authority. Any noise arising from the refrigeration equipment is a matter for Environmental Health under their statutory nuisance remit. Environmental Health have visited the site and found there is no statutory nuisance on the neighbouring residential properties arising from the application site.
52. The application demonstrates that the impact of the proposal is acceptable, and that every practicable means has been utilised to ensure that the proposed condensing unit will not harm the amenity of nearby properties. The anti-vibration mounts recommended in the noise report have now been installed. Subject to conditions to retain the anti-vibration mounts the proposal is therefore considered to be in accordance with the policies of the development plan that relate to amenity and business operations including (LPP LC4, CS GSP3) and business operations (LE4 and LE6).

Design, siting impact on the character and appearance of the area and the nearby Listed building

53. The design and appearance of a condensing unit is utilitarian and functional. The siting of the condensing unit is hidden from public view and will not affect the setting of the nearby listed building. Its design and siting is acceptable. The proposal is in accordance with the policies of the development plan insofar as they are related to design, siting and impact on setting including the setting of a listed building.

Conclusion

54. Subject to conditions the proposal is considered to be in accordance with the policies of the development plan.

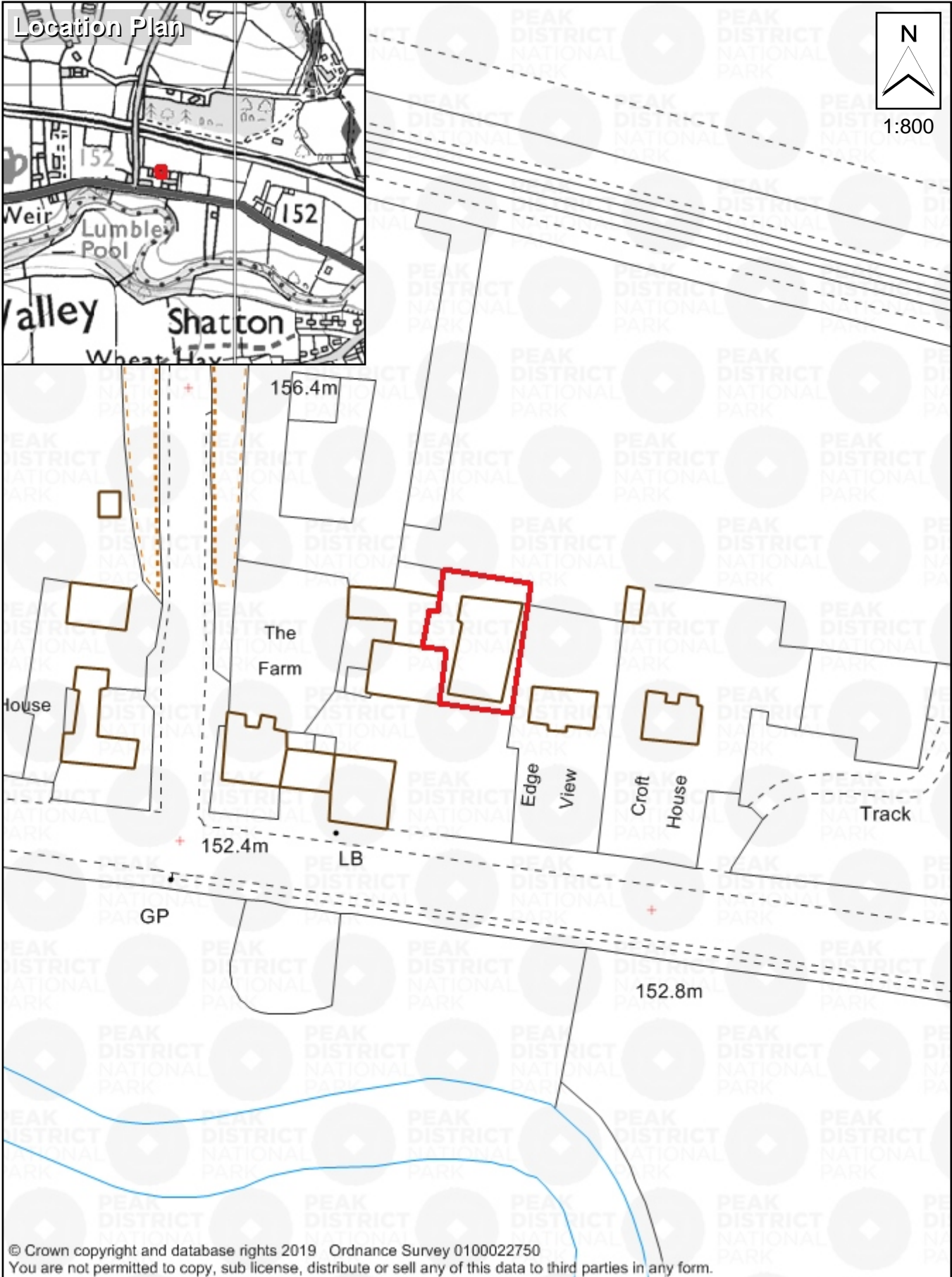
Human Rights

55. Any human rights issues have been considered and addressed in the preparation of this report.
56. List of Background Papers (not previously published)
57. Nil
58. Author of the report: Steven Wigglesworth

Location Plan



1:800



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Committee Date: 8th February 2019
 Item Number: Item 10
 Application No: NP/HPK/1118/1042
 Grid Reference: 419860, 382831

Title: J E Nouch
 Hope Road
 Bamford



PEAK DISTRICT NATIONAL PARK

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11. FULL APPLICATION – ERECTION OF STABLES AND STORE AT WESTFIELD, PINFOLD HILL, CURBAR (NP/DDD/1118/1065 SPW)

APPLICANT: MRS G BUCK

Site and Surroundings

1. Westfield is a detached single storey bungalow located in Curbar. It is accessed off Pinfold Hill but set back from the road. The property has a long driveway with ample parking and there is also a garage. Recently a riding arena has been constructed on the land between the road and the dwelling.
2. The immediate neighbouring properties are Summerleigh and Hill View which are residential dwellings.
3. Westfield is constructed of a mix of natural gritstone walls and some timber cladding, its roof is concrete tiles. It has white fascias, bargeboards and gutters.
4. The site for the proposed store and stable are outside the Conservation Area, however the Conservation Area boundary runs along the road Pinfold Hill and further west into land in the ownership of the applicant. The site is open to view from within the Conservation Area.

Proposal

5. The proposal is to erect a stable building and store. The stable building is proposed to be a detached structure providing 3 stables, constructed from timber. Initially it was proposed to clad the roof in black onduline sheets, but amended plans now show the roof to be clad with timber shingles and the timber to be finished matt black. Its dimensions are 10.95m x 4.5m (including the overhang). They have an eaves height of 2.25m and a ridge height of 3.1m.
6. The store is a lean to structure, constructed of timber. Again, the initial proposal to use a black onduline roof have been amended and new plans now show the roof to be clad with concrete tiles to match the existing and the timber to be finished matt black.
7. The stables are to accommodate three horses for the applicant's private use, and the store is for feed and hay.

RECOMMENDATION:

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

1. **Standard time limit**
2. **Development in complete accordance with the submitted plans 'P3 B' and specifications, subject to the following conditions or modifications.**
3. **The timber shall be finished in a matt black paint or stain and shall be permanently so maintained.**
4. **The roof of the stable hereby approved shall be clad with timber shingles and shall be permanently so maintained.**

- 5 The roof of the store hereby approved shall be clad with materials to match the existing roof of the dwelling.**
- 6 Any additional lighting attached to the stable or store shall be operated only on a motion sensor basis between 7pm and 7am.**
- 7 The stables hereby approved shall be ancillary to the existing dwelling 'Westfield' for the private use of the occupants only and shall not be used for commercial stabling or livery. The existing dwelling and the stables shall remain within the same planning unit.**

Key Issues

8. Design, amenity, and impact of the proposal on the significance of the nearby Conservation Area.

History

9. 2018 - Enforcement enquiry in relation to 'Sand and Sawn Polished Concrete' business operating from the premises. This was closed following investigations from PDNPA enforcement team who found no breach of planning control.
10. 2017 - Enquiry in relation to whether planning permission is required for the erection of a temporary stable within the curtilage. No pre application fee had been paid and no advice is recorded.
11. 2017 - Enforcement Enquiry in relation to the riding arena and fencing. This was closed following investigations from PDNPA enforcement team who found no breach of planning control. This followed an earlier enquiry 17/0078 which explains the Horse riding arena is considered to be permitted development and a replacement tree planting scheme has been agreed.
12. 2016 Planning Enquiry advising that a riding arena could be permitted development in their garden subject to some constraints.

Consultations

13. Highway Authority Derbyshire County Council – No objections subject to all use remaining private and ancillary to Westfield.
14. Derbyshire Dales District Council – No response to date
15. Curbar Parish Council – Object to the positioning of the stable and store as they would have an adverse visual impact due to the large extent of vertical timber boarding visible from the road and adjacent properties.
16. The existing east elevation of random stone walling would disappear and be replaced by the wooden boarding of the store room.
17. Consider the character of the dwelling could be retained by turning the store room round 90 degrees, with the longer side facing directly across the yard to the stable. The eastern end of the store room could then be random stone walling in keeping with the dwelling.
18. Query whether the stable block be repositioned so it is set back from the dwelling?

Representations

19. One representation has been received it raises the following considerations.
- If permitted a S106 agreement should be used to ensure that building is restricted for use with the applicants own horses only, not for livery or riding school, or any other use.
 - The proposal is contrary to the emerging DPD policy DMR4D and would constitute an overly managed landscape exacerbated by the riding arena constructed under permitted development.
 - Security lighting has already been erected on the property and is on all night. Any additional security lighting will add to the light pollution in a small village in a national park and add to the detrimental environmental and biological effects of too much lighting at night. Any security lighting should be restricted to operation via movement sensors only.
 - Movement of feedstuff and waste material hauled to the site by tractor and trailer is by a narrow lane with almost no pavement and with much on street parking and pedestrian traffic.

Main Policies

20. Relevant Core Strategy policies: GSP1, GSP2, GSP3, GSP4, DS1, L1, L3, T7.
21. Relevant Local Plan policies: LC3, LC4, LC5, LH4, LR7, LT18.
22. National Planning Policy Framework
23. The revised National Planning Policy Framework (NPPF) was published in 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.
24. 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

25. 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.

26. Policy GSP2 says that opportunities for enhancing the valued characteristics of the National Park will be identified and acted upon, and opportunities will be taken to enhance the National Park by the treatment or removal of undesirable features or buildings.
27. 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.
28. Policy DS1 is permissive of extensions to existing building in settlements and also recreation development in settlements.
29. 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.
30. L3 deals with heritage assets including Conservation Areas and requires that development must conserve and where appropriate enhance or reveal the significance of the heritage assets and their settings. Other than in exceptional circumstances development is not permitted that is likely harm the significance of a heritage asset.
31. Policies in the Core Strategy are also supported by saved Local Plan policies LC4, LC5, LH4, LR7 and LT18.
32. Local Plan Policy LC4 explains that if development is acceptable in principle it will be permitted provided that the detailed treatments are to a high standard that respects, conserves and where possible enhances the landscape, built environment and other valued characteristics of the area. Particular attention is paid to *inter alia* (i) scale, form, mass and orientation in relation to existing buildings, settlement form and character, and (ii) the degree to which design details, materials and finishes reflect or compliment the style and traditions of local buildings.
33. Local Plan Policy LC5 requires that development in a Conservation Area and which affects its setting, assesses and clearly demonstrates how the existing character and appearance of the Conservation Area will be preserved and where possible enhanced. Amongst other things the following matters are taken into account; form and layout of the area including views into or out of it and open spaces; scale, height, form and massing o the development and existing buildings to which it relates; locally distinctive design details including traditional frontage patterns and vertical or horizontal emphasis; the nature and quality of materials.
34. Local Plan Policy LH4 deals specifically with extensions and alterations to dwellings which includes outbuildings. An extension of this type would not be permitted if it detracted from the character, appearance or amenity of the original building its setting or neighbouring buildings or if it dominates a building of vernacular merit.

35. Local Plan Policy LR7 deals with facilities for keeping and riding horses, it is permissive provided:
- I. does not detract from the landscape or valued characteristics of the area, either individually or cumulatively;
 - II. and is located adjacent to existing building or groups of buildings;
 - III. and is not likely to cause road safety problems;
 - IV. and in the case of commercial stables/riding centres, has good access from the strategic and secondary route networks and to an adequate bridleway network that can accommodate the increased activity without harming the valued characteristics of the area or their enjoyment by others;
 - V. and does not constitute a nuisance to local residents, landowners or farmers by noise, smell or other adverse impact.

Design Guidance

36. As noted above, GSP3 of the Core Strategy requires the design of new development to be in accordance with the National Park Authority's adopted design guidance. The Authority's 'Design Guide' and 'Detailed Design Guide for Alterations and Extensions' have been adopted as SPDs following public consultation and the 'Building Design Guide' is retained until it is replaced with the forthcoming technical appendices.
37. The 'Design Guide' identifies local building traditions and materials and explains how to achieve a high standard of design which is in harmony with its surroundings.
38. The Design Guide explains that all extensions should harmonise with the character of the original building respecting the dominance of the original building and be subordinate in terms of its size and massing, setting back the new section from the building line and keeping the eaves and ridge lower than the parent will help (7.8).
39. Para 4.13 of the 'Design Guide' in discussing new materials explains that there is no tradition of external timber boarding in the Peak District. It was used as horizontal cladding on some early (14th and 15th century) cruck barns but by the 17th century such walls have been over clad with stone. Vertical boarding has been used more recently on large agricultural sheds as an alternative to metal sheeting but such buildings are regarded as temporary. There is therefore only a limited place for external timber on Peak District buildings, particularly when the development is seen in the context of traditional buildings or open landscape.
40. Further guidance has been produced in the Detailed Design Guide Supplementary Planning Document for Alterations and Extensions. Section 3 looks at house extensions in great detail explaining and illustrating how getting the design principles of massing, materials and detailing and style correct are key. Section 3.4 explains that the local vernacular tradition has very simple building shapes, extensions should reflect this by being themselves simple, bold shapes without extensions or appendages. Original pitched roofs with plain gables generally require extensions to have a similar roof design. Flat roofs are rarely appropriate.
41. Section 3.17 explains that it is easiest and usually best to copy the detailing and style of the original building. This ensures a close relationship between new and old. It can however sometimes confuse the extent of the original building. Keeping the building's history legible on the elevations is very desirable in conservation terms. Often this entails altering the detailing or finish of the new stone surrounds to subtly distinguish them from the originals, thereby making the extent of the extension apparent but sympathetic.

42. 3.18 The other, equally valid approach is to detail the extension in a more contemporary style. This is more easily achieved if the other two variables of massing and materials are both treated in a traditional manner, i.e. the correct shape of extension, built in matching materials. This is a challenging design option and requires very good design and construction skills. The new extension, while being of its time, also needs to respect and be in harmony with the existing building. This means reinterpreting the original detailing in a new way, respecting what exists at present and designing an extension whose details have a strong visual relationship with the main building.

Assessment

43. The proposed store extends off the house and the stable is close to the house. By virtue of this it ensures that the proposals are close to and will read in the landscape as part of the existing group of buildings.
44. The stable is close to the dwelling, if it was not in the control of the householder the development would detract from the amenity of the existing dwelling, by virtue of proximity and disturbance, and potentially associated odour. However, the proposal is for the private use of the applicant, so these issues remain under the control of the occupants of the dwelling to ensure they either do not arise or are acceptable. Planning conditions can ensure the use is ancillary to the dwelling.
45. The siting is in the domestic curtilage of a bungalow on a road which is residential. If the use were commercial then there would be the potential for it to adversely affect the amenity of nearby neighbouring dwellings as this would be likely to be more intensive than a private use. As the proposal is for private use of the applicants, planning conditions can ensure that it is not used for commercial stabling or livery and prevent adverse impacts arising. With such a planning condition the distance from neighbouring dwellings is considered to be sufficient to ensure that their amenity is not adversely affected.
46. The representation raises a concern about the use of external lighting in relation to the stables explaining that the site is already security lit throughout the night. This being the case, in order to avoid the development propose having a cumulative impact it is reasonable to add a condition requiring any additional lighting to be motion sensitive between 7pm and 7am.
- The parish council have raised concern about the use of materials on the buildings, in particular the use of timber cladding. The existing dwelling has timber cladding in its existing palette of materials so the use of these materials on both the store and the stable is acceptable in this case.
47. The submitted details explain that the finish would be a dark brown stain, on site the applicant expressed a preference for a matt black finish. Officers consider that a matt black finish in this context would help the buildings to appear recessive in the wider landscape. This finish can be ensured by planning condition and has been shown on the amended plans.
48. The emerging development management policies (DMR7) which relate to facilities for keeping and riding horses amongst other things requires that stables be specifically designed to accommodate horses and are constructed of a scale, design and utilise materials, which are appropriate to the function.

49. The stable is clearly functional/utilitarian design and detailing and in the context of this site the general form and use of timber boarding with a recessive finish is considered to be acceptable.
50. The materials initially proposed for the roof of both the stable and the store, a black onduline sheet, are not appropriate. They are neither high quality, nor do they reflect the materials used in the existing dwelling inappropriate roof pitches were also proposed.
51. Ideally the stable roof would also be clad with materials to match the house, however the timber structure would not be able to support this. An acceptable alternative material would be a timber shingle, as this has the appearance of a material laid onto the roof, so more similar to the dwelling. It has a much more high quality aesthetic than the proposed black onduline which is a corrugated sheet. Concrete tiles are proposed on the smaller store. It is also considered to be in accordance with the emerging Development Management Policy DMR7.
52. These changes have been shown on the amended plans. These necessary amendments can be secured by planning conditions. They will ensure that the design is acceptable in its context and that it does not detract from the character or appearance of the dwelling, or its setting including the nearby Conservation Area.
53. Although the representation includes highway concerns, the Highways Authority have responded, their response is set out in full in this report. They raise no objection to the proposal subject to it being private and ancillary to the house. This is the nature of the proposal and it will also be secured by the suggested planning conditions. An objection on this ground could not be sustained and the highways impacts of this proposal are acceptable, subject to conditions.
54. The parish council have raised issues in relation to repositioning the stable and the store. However the proposal needs to be determined on the basis of the scheme as set out and for the reasons set out above it is considered to be acceptable.

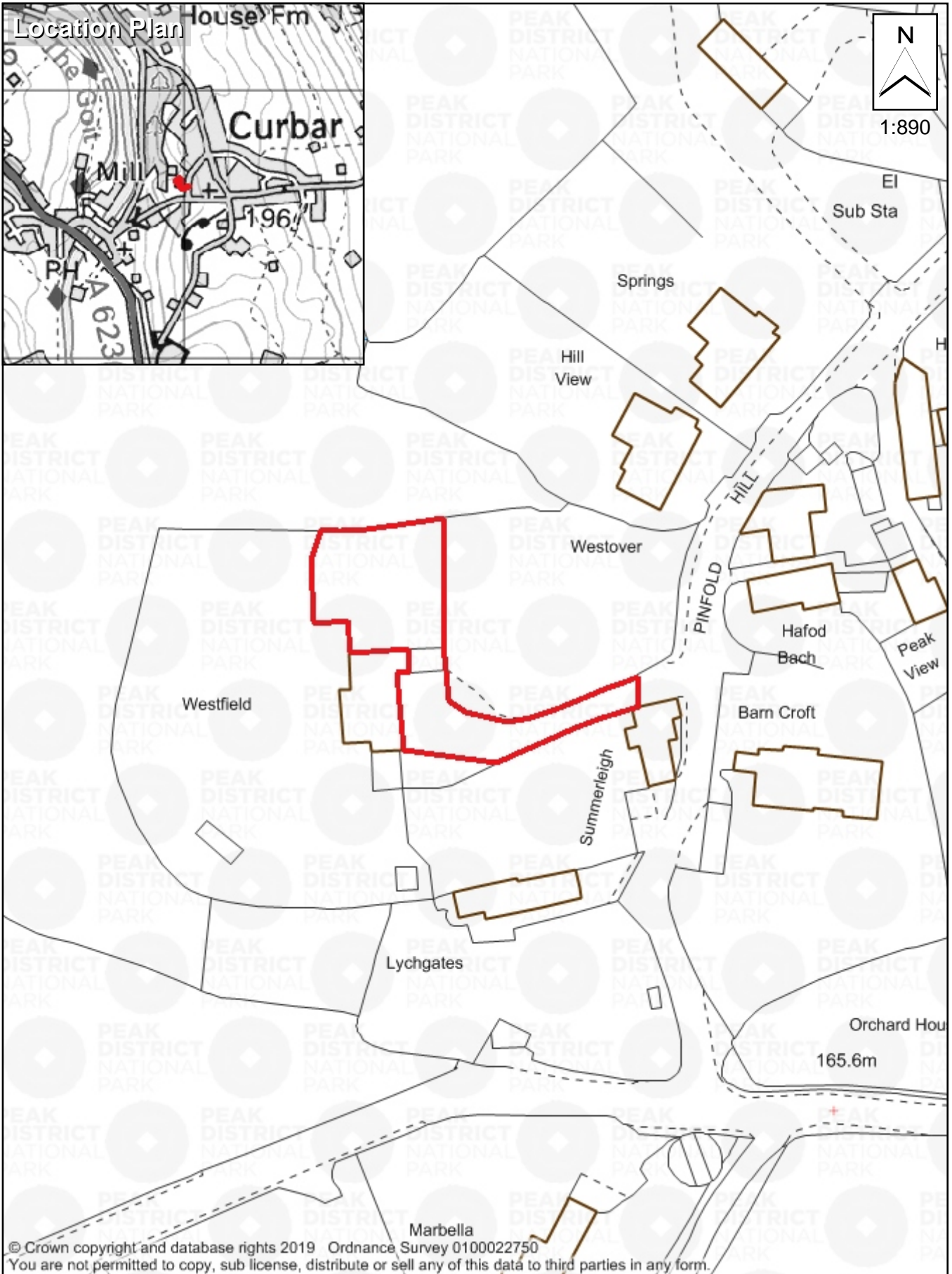
Conclusion


55. Subject to conditions the proposed store and stable will not detract from the character, appearance or amenity of the original dwelling, neighbouring properties or its setting, nor will they harm the significance of the nearby Conservation Area. The proposal is therefore considered to be in accordance with the policies of the development plan and there are not any materials considerations that suggest a decision should be made that is not in accordance with the development plan.

56. 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. Author of the report – Steven Wigglesworth, Planner.

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Committee Date:	8th February	Title: Westfield, Curbar	 PEAK DISTRICT NATIONAL PARK
Item Number:	Item 11		
Application No:	NP/DDD/1118/1065		
Grid Reference:	424971, 374638		

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12. FULL APPLICATION - RELOCATION OF THE TOILET BLOCK AND EXTENDED CAR PARK - CAR PARK, COLDWELL END, YOULGRAVE – (NP/DDD/1118/1064, MN)

APPLICANT: MR LOVELL

Site and Surroundings

Coldwell End car park is a public car park situated at the western end of the village of Youlgrave, on the northern side of the main road. To the north of the car park is a playground and allotments. To the east and south are residential properties and to the west, open countryside. The site lies just outside the western boundary of the Youlgrave Conservation Area.

Until recently a building used for storage purposes by the Parish Council and which also housed a male and female toilet was in the centre of the car park. That has been demolished following the grant of planning permission for a replacement toilet and storage building and car park extension in 2017.

To the west of the main car park there is an area of land that was until recently surfaced with grass, which has now been replaced with hard surfacing to extend the car park following the grant of the aforementioned planning permission in 2017.

There is a vehicular access into the car park off Coldwell End to the immediate south.

Proposal

Following commencement of development relating to the 2017 permission to extend the car park and replace the toilet block, it was found that the ground conditions below the car park were bedrock and that the difficulty and cost of excavating this to provide the required drainage precluded the development progressing. The Parish Council sought the advice of the Development Management Service, and it was agreed that a proposal to relocate the building to the eastern end of the car park would be an acceptable alternative.

As a result, the current application proposes locating the toilet block at the eastern end of the site where connections to existing drains can be made, requiring much less excavation of bedrock.

Amended plans have been received during the course of the application responding to concerns raised by those making representations. This moves the proposed toilet block approximately 15 metres north from the initially proposed position in this application and alters the internal arrangement and openings so that the cubicle doors are now on the west elevation of the building, facing in to the car park rather than towards the boundary with the neighbouring dwellings.

The application also includes the extension of the car park at its western end, although this work has largely been completed under the provisions of the 2017 permission.

RECOMMENDATION

That the application be APPROVED subject to the following conditions:

- **3 year time limit**
- **Development to be carried out in accordance with the amended plans**
- **Doors to be of timber construction**

Key Issues

- Whether the development accords with planning policy in principle
- Whether the appearance of the development would conserve the appearance of the built environment and landscape of the area

- Whether the development would conserve the amenity of nearby properties
- Whether the development raises any highway safety or amenity implications

Relevant Planning History

2017 – Planning permission granted for car park extension and replacement toilet and storage building

Consultations

Derbyshire County Council - Highways – No objections

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

Youlgrave Parish Council – No response at time of writing. It is noted however that the application has been made on behalf of the Parish Council.

Representations

27 letters of representation were received in relation to the application as originally proposed, 26 objecting to it and one supporting it.

Since the proposal was amended 11 of the objections have been removed, with those parties now either raising no objections to the application or supporting it.

The remaining grounds for objection which are material planning considerations are:

- Impacts on neighbours including harm their amenity due to overshadowing, loss of privacy, and potential odours and disturbance arising from the use of the building.
- No need for the development as the village already has enough toilet facilities

These objections were raised in relation to the proposal prior to revision; it is not possible to establish if those making them have the same view on the revised proposals. No additional objections were received following advertising of the amended plans.

Those removing their initial objections based on the revised plans and advising that they now support the proposals have not given reasons for their support, but the single letter of support received prior to the revisions supports the application on the grounds that the toilets are free to use and are important for bringing visitors in to the settlement.

Policies

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

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

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

National Planning Policy Framework

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.

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

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.

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

Policy DS1 outlines the Authority's development strategy, detailing the policy principles that have been adopted to promote a sustainable distribution and level of growth and to support the effective conservation and enhancement of the National Park. These include provision for recreational and tourism development and development of community facilities within settlements named in policy DS1, in principle. Youlgrave is a named settlement in policy DS1

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

Policy RT1 addresses recreation, environmental education and interpretation, supporting 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.

Policy HC4 addresses the provision and retention of community services and facilities. The car park and toilet block will predominantly serve visitors to the settlement rather than local people, but in doing so it supports the services and vitality of the village and in this regard does represent a community facility. Further, the toilet block also includes storage facilities for the Parish Council. HC4 states that the provision or improvement of community facilities and services will be encouraged within settlements listed in core policy DS1, or on their edges if no suitable site is available within. It notes that proposals must demonstrate evidence of community need, and that preference will be given to the change of use of existing traditional buildings - but that replacement buildings may be acceptable if enhancement can be achieved.

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.

Policy LT11 requires that the design and number of parking spaces associated with a development respects the valued characteristics of the area.

Policy LT18 states that the provision of safe access arrangements will be a pre-requisite of any development, and that where the provision of safe access would damage the valued characteristics of the area the Authority will consider refusing planning permission.

The Authority's adopted design guidance documents 'Design Guide' and 'Building Design Guide' are further material considerations.

Relevant Core Strategy (CS) policies: GSP1, GSP2, GSP3, DS1, L1, RT1, HC4

Relevant Local Plan (LP) policies: LC4, LT11, LT18

Assessment

Principle of the development

The proposal would deliver development providing both tourism and community facilities, both of which are supported in this location in principle by planning policy.

Design and appearance

New toilet block

The proposed location of the toilet block is a considerable improvement over that of the former building, which was isolated in the centre of the car park. It relates better to the built edge of the settlement and boundaries of the site, and due to its modest size would not appear out of keeping or otherwise detract from the appearance of the landscape or built environment in this location.

In terms of its appearance, the building would take a simple rectangular plan form with a pitched roof above. Materials proposed are limestone walls under a blue slate roof, as is traditional to the area, and doors would be constructed of boarded timber. This would all ensure that the building reflects the local building vernacular and relates appropriately to its setting.

Overall it is concluded that the development would conserve the character and appearance of the landscape and built environment, as required by planning policy.

Car park extension

As noted previously, extension of the car park in the proposed location was approved under the permission granted in 2017 and is largely complete.

This part of the proposal is unchanged from what was previously approved. There was no objection to the car park extension by the Authority in 2017 and planning policy is unchanged in so far as it relates to the current proposal. There have been no other material changes at the site since that time either.

It therefore continues to be the case that these works have acceptable impacts, and they give rise to no concerns in respect of design and appearance.

Amenity

The amended plans push the building back behind the building line of the neighbouring property to the east, and re-positions the openings to the toilet cubicles to the west, facing away from the neighbour.

Given the size of the proposed building, the proposed use, and the distance and juxtaposition between the building and neighbouring house, it is not considered that it would result in any loss of light, disturbance, or odour that may affect their amenity.

Due to their distance from the site there are no other neighbours that would be affected by the development.

The development therefore conserves the amenity of nearby properties as required by planning policy.

Highway Considerations

The highway authority raise no objections to the proposal.

The overall level of parking provision within the car park is increased by the car park extension, turning remains available within the site, and the access to the car park remains unchanged.

It is therefore concluded that the development would not result in any adverse highway safety or amenity issues.

Conclusion

The principle of the proposed uses is acceptable, according with policies DS1, RT1, and HC4.

It is also concluded that the proposed development would not harm the character or appearance of the landscape or built environment, and would conserve residential amenity, complying with policies L1 and LC4.

The development also complies with adopted planning policy in all other regards, and there are considered to be no further material considerations that would indicate that the application should be refused.

Accordingly, the application is recommended for conditional approval.

Human Rights

None arising.

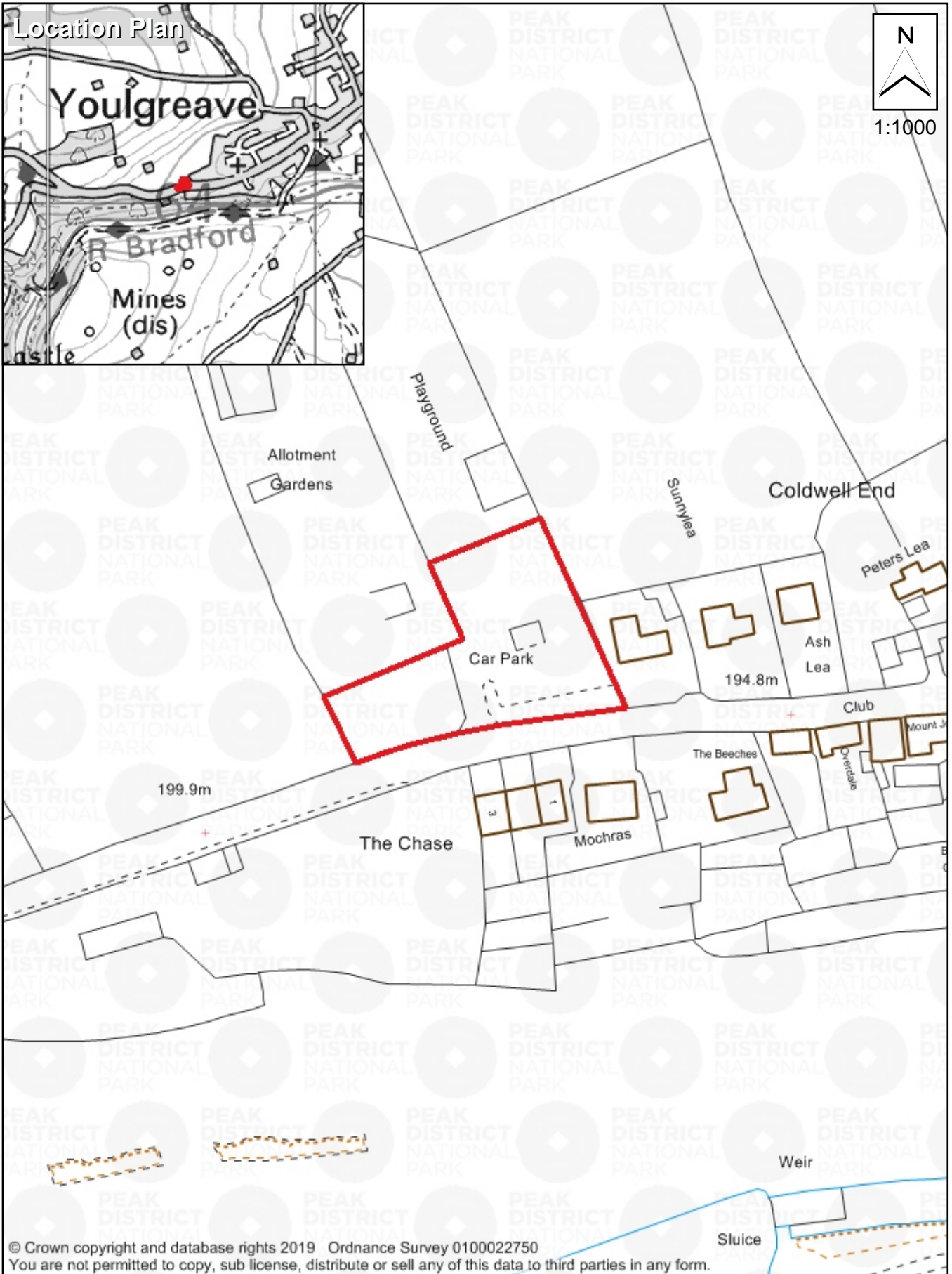
List of Background Papers (not previously published)

None


Report Author and Job Title

Mark Nuttall, Senior Planner

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Committee Date:	8th February 2019	Title: Car Park, Coldwell End	 PEAK DISTRICT NATIONAL PARK
Item Number:	Item 12		
Application No:	NP/DDD/1118/1064		
Grid Reference:	420508, 364075		

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13. FULL APPLICATION – PLACEMENT OF A 20FT SHIPPING CONTAINER NEXT TO AN EXISTING CORRUGATED IRON SHED AT UNITED UTILITIES BOTTOMS YARD, WOODHEAD ROAD, TINTWISTLE (NP/HPK/1018/0985 SPW)

APPLICANT: PEAK DISTRICT NATIONAL PARK AUTHORITY (MOORS FOR THE FUTURE)

Site and Surroundings

1. Bottoms Yard is a United Utilities facility located in Tintwistle associated with the nearby Bottoms Reservoir. The site has a range of stone built industrial buildings, some stone built garaging which appears of more recent construction and also a corrugated iron portal framed building.
2. There is a Peak District National Park Authority ranger station located on site.
3. There are no listed buildings on the site and the site is outside the Tintwistle Conservation Area. The Conservation Area runs along Woodhead Road which is on higher ground than the site. The site can be seen from the Conservation Area from an elevated position at a distance of approximately 130m.

Proposal

4. The proposal is for the siting of a 20ft shipping container next to the existing corrugated iron building. Its dimensions are approximately 6m x 2.4m x 2.6m. The proposal is for a new container finished in a dark green colour.

RECOMMENDATION:

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

1. This permission shall be for a limited period expiring on 1st July 2021. On or before that date the building shall be permanently removed from the land and the site shall be reinstated to its former condition.
2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted plans 'greenclimber2' and specifications, subject to the following conditions or modifications.
3. The dimensions of the container hereby approved shall be limited to 6m x 2.4m x 2.6m.
4. The container shall be finished dark green as shown on the submitted brochure '20ft New Container'.

Key Issues

5. Justification, design and impact on the character and appearance of the area including the nearby Conservation Area.

History

6. 1977 - Temporary permission for sectional garage
7. 1982 – Permission for retention of garage
8. 1987 – Permission for retention of sectional garage

9. No formal pre application advice has been given in relation to the proposal.

Consultations

10. Highway Authority Derbyshire County Council – No objection subject to no loss of parking or manoeuvring space.
11. District Council – No response to date.
12. Tintwistle Parish Council – No response to date.

Representations

13. None have been received to date.

Main Policies

14. Relevant Core Strategy policies: GSP1, GSP2, GSP3, GSP4, DS1, L1, L3.
15. Relevant Local Plan policies: LC3, LC4, LC5.

National Planning Policy Framework

16. The revised National Planning Policy Framework (NPPF) was published in 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.
17. 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

18. 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.
19. Policy GSP2 says that opportunities for enhancing the valued characteristics of the National Park will be identified and acted upon, and opportunities will be taken to enhance the National Park by the treatment or removal of undesirable features or buildings.

20. 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.
21. GSP4 this requires that to aid its spatial outcomes the National Park Authority will consider the contribution that a development can make directly and indirectly and to its setting and where consistent with government guidance using planning conditions and planning obligations.
22. Policy DS1 is permissive of development needed to secure effective conservation and enhancement.
23. 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.
24. L3 deals with heritage assets including Conservation Areas and requires that development must conserve and where appropriate enhance or reveal the significance of the heritage assets and their settings. Other than in exceptional circumstances development is not permitted that is likely harm the significance of a heritage asset.
25. Policies in the Core Strategy are also supported by saved Local Plan policies LC4, LC5 and LT18.
26. Local Plan Policy LC4 explains that if development is acceptable in principle it will be permitted provided that the detailed treatments are to a high standard that respects, conserves and where possible enhances the landscape, built environment and other valued characteristics of the area. Particular attention is paid to inter alia (i) scale, form, mass and orientation in relation to existing buildings, settlement form and character, and (ii) the degree to which design details, materials and finishes reflect or compliment the style and traditions of local buildings.
27. Local Plan Policy LC5 requires that development in a Conservation Area and which affects its setting, assesses and clearly demonstrates how the existing character and appearance of the Conservation Area will be preserved and where possible enhanced. Amongst other things the following matters are taken into account; form and layout of the area including views into or out of it and open spaces; scale, height, form and massing of the development and existing buildings to which it relates; locally distinctive design details including traditional frontage patterns and vertical or horizontal emphasis; the nature and quality of materials.

Design Guidance

28. As noted above, GSP3 of the Core Strategy requires the design of new development to be in accordance with the National Park Authority's adopted design guidance. The Authority's 'Design Guide' and 'Detailed Design Guide for Alterations and Extensions' have been adopted as SPDs following public consultation and the 'Building Design Guide' is retained until it is replaced with the forthcoming technical appendices.
29. The 'Design Guide' identifies local building traditions and materials and explains how to achieve a high standard of design which is in harmony with its surroundings.

Wider Policy context (if relevant)

30. The National 'Planning Practice guidance' sets out the following guidance for the use of limiting planning permission to a temporary period by the use of planning conditions. (PPG para 014 Reference ID: 21a-014-20140306).
31. *Under [section 72 of the Town and Country Planning Act 1990](#) the local planning authority may grant planning permission for a specified temporary period only. A condition limiting use to a temporary period only where the proposed development complies with the development plan, or where material considerations indicate otherwise that planning permission should be granted, will rarely pass the test of necessity.*
32. *Circumstances where a temporary permission may be appropriate include where a trial run is needed in order to assess the effect of the development on the area or where it is expected that the planning circumstances will change in a particular way at the end of that period.*
33. *A temporary planning permission may also be appropriate on vacant land/buildings to enable use for a temporary period prior to any longer term regeneration plans coming forward (a meanwhile use) or more generally to encourage empty property to be brought back into use. This can benefit an area by increasing activity.*
34. *It will rarely be justifiable to grant a second temporary permission – further permissions should normally be granted permanently or refused if there is clear justification for doing so. There is no presumption that a temporary grant of planning of planning permission should be granted permanently.*
35. *A condition requiring the demolition after a stated period of a building that is clearly intended to be permanent is unlikely to pass the test of reasonableness. Conditions requiring demolition of buildings which are imposed on planning permissions for change of use are unlikely to relate fairly and reasonably to the development permitted.*

Assessment

36. The need for the proposed container has been explained to be in relation to storage of a remote controlled mower used in association with the Moorlife 2020 project. There is a lease with the landowner on the land until 21 February 2021. Cutting of heather is an important method of land management in combination with other options. European and UK government position is that repeated burning is no longer assumed to be acceptable and Natural England are no longer giving burning licences. The most recent preliminary results from a Defra funded project comparing cutting & burning identify the following additional benefits:-
 - Less water loss from cut compared with burned catchments. Water tables remain higher in cut catchments compared with burned ones
 - Quicker revegetation of sphagnum & cotton grass in cut areas (but after 4 years cover was similar in cut & burned areas)
37. It is therefore accepted by officers that the principle is one which is necessary to secure effective conservation of the National Park and therefore the principle is in accordance with DS1.
38. The proposed container is a utilitarian metal shipping container which can be finished in a dark green colour, its design and detailing are not in the local building tradition, and is not in accordance with the advice in the Design Guide. However, due to the short term temporary nature of the development, it would not be appropriate to require a building to be constructed from traditional materials if the siting is otherwise acceptable. If a building

was to be sited here permanently then a design better encompassing the local vernacular would be necessary.

39. The siting of the proposed container adjoins an existing corrugated shed. Its impact will not be significant in the landscape and any limited impact can be mitigated by adding conditions to ensure it is coloured dark green and only temporarily sited, it will be necessary for it to be removed when the project ends. This is considered to be acceptable use of a planning condition for a temporary period of consent because when the project finishes the planning circumstances for the justification for the container will have changed. The proposal will not have an unacceptable impact on the landscape of the National Park in accordance with policy L1.
40. The equipment to be stored is essential to the management of moorland in the National Park. The storage of the equipment has a lesser impact on the landscape of the National Park in this location than in a moorland setting and therefore this is the most appropriate location for the development.
41. Whilst the proposal is contrary to the 'Design Guide' and policies of the development plan insofar as they relate to design, given its siting next to an existing corrugated shed in an industrial yard its impact when viewed from the nearby Conservation Area will be limited and will not harm the significance of the Conservation Area or the amenity of the area in accordance with policies L3, LC4, and LC5.
42. The applicants agree that a temporary permission is acceptable to them and that this ought to include the project period plus a few additional months to facilitate handover of the site and arrangements for removal of the shipping container. Such a condition is necessary and in accordance with Core Strategy Policy GSP2 and GSP4.

Conclusion

43. Although the design is not traditional and does not draw upon the local vernacular, the siting of the shipping container in the proposed location will not have an unacceptable impact upon the landscape of the National Park. Furthermore, the equipment stored will make a valuable contribution to the management of the upland areas of the National Park leading directly to enhancement of the special qualities of the National Park.

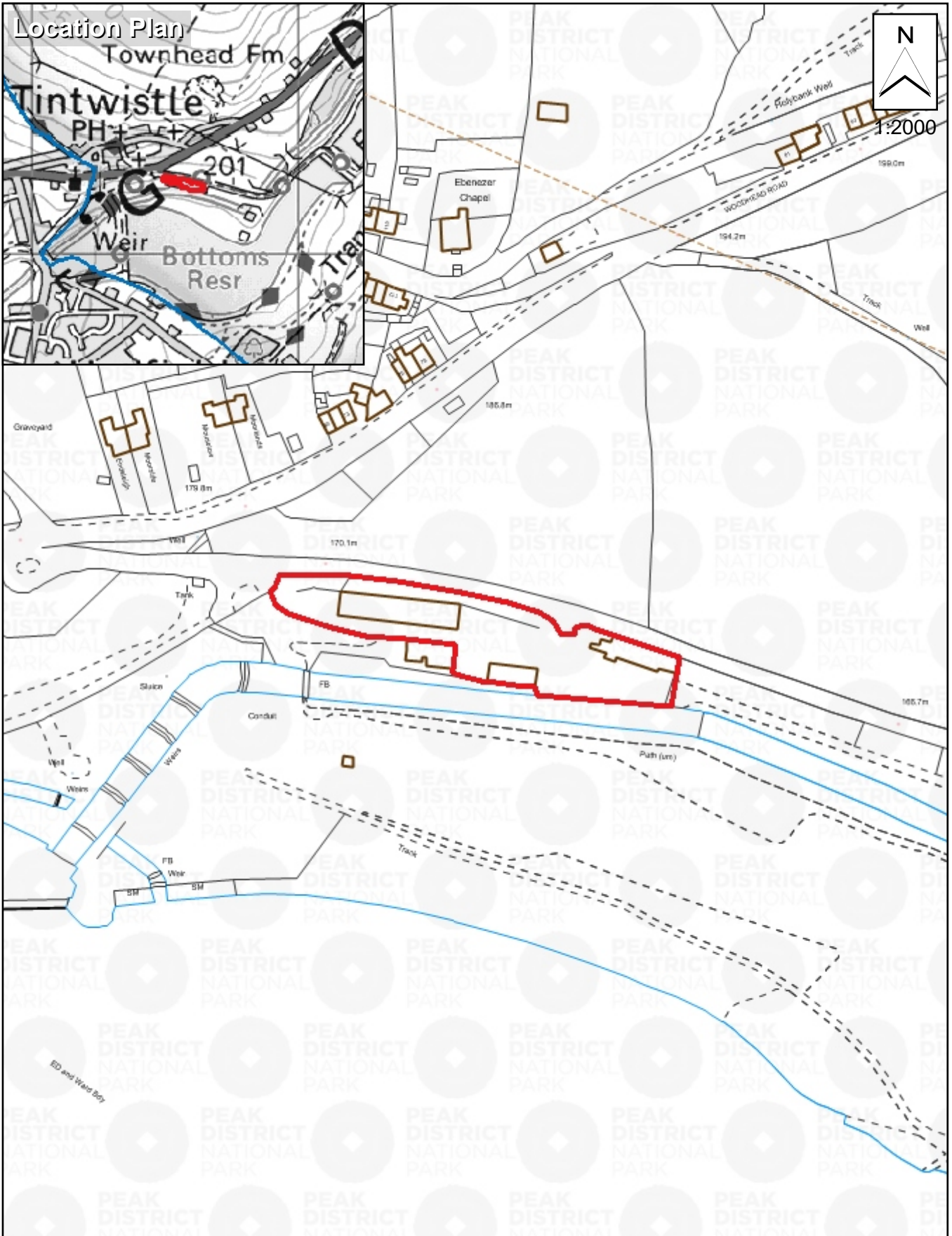
Human Rights

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


List of Background Papers (not previously published)

45. Nil
46. Author of report – Steven Wigglesworth, Planner

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Committee Date:	8th February 2019	Title: United Utilities, Bottoms Yard	 PEAK DISTRICT NATIONAL PARK
Item Number:	Item 13		
Application No:	NP/HPK/1018/0985		
Grid Reference:	403083, 397260		

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

1. APPEALS LODGED

The following appeals have been lodged during this month.

<u>Reference</u>	<u>Details</u>	<u>Method of Appeal</u>	<u>Committee/ Delegated</u>
NP/DDD/0418/0313 3208245 (Listed Building)	Single storey rear extension to Laburnam House, Great Longstone	Written Representations	Delegated
NP/DDD/0418/0311 3208241	Single storey rear extension to Laburnam House, Great Longstone	Written Representations	Delegated
NP/DDD/1017/1051 3205259	Use of previously refurbished barn as holiday accommodation, construction of generator and battery house, and laying out of parking/turning area at Eastsides Lane, Litton	Written Representations	Committee
NP/DDD/0418/0354 3216383	Extension of existing planning permission for: a static caravan, shed and associated ground works at the Quiet Woman Inn, Earl Sterndale	Written Representations	Delegated

2. APPEALS WITHDRAWN

There following appeal has been withdrawn this month.

NP/HPK/0418/0352 3212360	Subdivision of existing building into 2 no. dwellings at Tower Cottage, Moorfield, Glossop. Planning Permission granted for the re-submission of the refused application.	Written Representations	Delegated
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3. APPEALS DECIDED

The following appeals have been decided during this month.

<u>Reference</u>	<u>Details</u>	<u>Method of Appeal</u>	<u>Decision</u>	<u>Committee/ Delegated</u>
NP/GDO/0917/0984 3214766	Erection of Field Shelter on land at Pittlemere Lane, Tideswell	Written Representations	Dismissed	Delegated

The Inspector considered that the materials proposed for the construction of the field shelter, would result in the building being a more noticeable feature in the landscape, and that the use of different materials would not overcome the concerns raised regarding the proposed siting of the building, due to the prominence of the appeal site. The Inspector dismissed the appeal.

4. RECOMMENDATION:

That the report be received.

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