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Peak District National Park Authority

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



Our Ref: A.1142/2127

Date: 5 December 2019



NOTICE OF MEETING

Meeting: **Planning Committee**

Date: **Friday 13 December 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 held on 08 November 2019** (*Pages 5 - 16*)
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 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/0719/0820, JK)** (*Pages 17 - 46*)
Site Plan
7. **Full Application - Demolition of the existing workshop and erection of an affordable local needs dwelling with associated works including works of hard and soft**

landscaping, land at Top Lane, Tideswell NP/DDD/0819/0854, SPW) (Pages 47 - 62)
Site Plan

8. **Full Application - Change of use from existing stone barn to a local needs dwelling, Holly Bank Barn, Butterton (NP/SM/0719/0747) (Pages 63 - 72)**
Site Plan
9. **Full Application - Demolition of existing single storey boot room and replacement with single storey oak framed orangery/boot room Nields Farm, Swythamley (NP/SM/0719/0805 TM) (Pages 73 - 80)**
Site Plan
10. **Full Application - Single storey rear extension at Aspindle House, Heathcote, (NP/DDD/0919/0951) (Pages 81 - 86)**
Site Plan
11. **Full Application - Enlargement of existing bay window seat at St Leonard's Cottage, Church Lane, Thorpe. (NP/DDD/0919/1019) (Pages 87 - 94)**
Site Plan
12. **Section 73 application for the variation of conditions 2 and 3 on NP/DDD/1213/1149, Fiveways, Grindleford (NP/DDD/1019/1110 DH) (NP/DDD/1019/1110 DH) (Pages 95 - 102)**
Site Plan
13. **Head of Law Report - Planning Appeals (Pages 103 - 104)**
14. **Annual Housing Report and Cases Contrary to the Development Plan (IF/DA) (Pages 105 - 128)**
Appendix 1

Appendix 2

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

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MINUTES

Meeting: **Planning Committee**

Date: Friday 8 November 2019 at 10.00 am

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

Chair: Mr R Helliwell

Present: Cllr D Birkinshaw, Cllr W Armitage, Cllr P Brady, Cllr M Chaplin, Cllr D Chapman, Cllr A Gregory, Cllr A Hart, Cllr I Huddleston, Cllr A McCloy, Cllr Mrs K Potter, Miss L Slack and Mr K Smith

Apologies for absence: Mr P Ancell and Cllr G D Wharmby.

148/19 MINUTES OF PREVIOUS MEETING

The minutes of the last meeting of the Planning Committee held on 11 October 2019 were approved as a correct record.

149/19 URGENT BUSINESS

The Chair welcomed Cllr Andrew Gregory who attended the meeting to observe as part of his planning training.

150/19 MEMBERS DECLARATIONS OF INTEREST

Item 6

It was noted that all Members had received an email from Ann Robinson and a letter from Peter Owens.

Mr Robert Helliwell declared a personal interest, as he knew Anne Robinson.

Cllr Kath Potter declared a personal interest as she was a member of CPRE who had commented on this item and she knew Anne Robinson. Cllr Kath Potter also knew the applicant's wife, as she had been a member of Rowsley Parish Council.

Cllr Patrick Brady declared a personal interest as his son-in-law's family live in Edensor.

Item 10

Cllr Andrew Hart declared a personal interest, as he knew Mr Peter Wilkinson who was a member of Staffordshire Moorlands District Council

Item 13

Cllr Patrick Brady had received an email from the applicant. Mr Robert Helliwell had received an email from the applicant's agent.

Item 14

It was noted that all Members had received emails from Mr T Hill and Mr G Brown

Item 16

It was noted that all Members had received an email from Mr R Webb

151/19 PUBLIC PARTICIPATION

Twelve members of the public were present to make representations to the Committee. Three members of the public attended to be available for questions if required.

152/19 MAJOR APPLICATION - IMPROVEMENTS AND EXPANSION OF THE EXISTING CAR PARK ASSOCIATED WITH CHATSWORTH HOUSE, TOGETHER WITH THE CREATION OF A NEW ACCESS ROAD VIA A SPUR OFF THE EXISTING A619/A621 ROUNDABOUT EAST OF BASLOW

It was noted that members had visited the site on the previous day.

The Planning Officer introduced the report and informed members that two letters of support for the application had been received after the completion of the committee report.

The Planning Officer asked for an amendment to be made to condition 3 of the report to include the word 'car'. Also an addition of a condition regarding the introduction of a new ticket office to ensure the design, size and materials were approved prior to commencement of the build.

The Planning Officer provided clarification regarding the number of trees to be removed from the car park. The tree survey stated that 35 trees would be removed but some immature trees that were close together had been counted as a group and therefore a total of 60 trees would be removed.

The following spoke under the public participation at meetings scheme:

- Mr Stephen Vickers, The Devonshire Group, supporter
- Anne Robinson, Friends of the Peak District, objector
- Dr Peter Owens, objector
- Dr Elise Percifull, Agent

The Planning Officer confirmed that the applicant had been working with the Authority's Transport Planner and that work was ongoing on a Travel Plan for the development which, if approved, would be submitted and approved prior to the commencement of the work as per condition 15 of the report.

Members requested that electric hook up points be added to the Travel Plan as part of the development for the charging of electric vehicles.

Members were concerned about the requested increase in the number of days that the ground in front of the Bastion Wall would be used for parking (as per condition 3 of the report) and would prefer that no parking take place in this area of the grounds beyond the 11 days set out in the report and conditions

Members were concerned that the proposal before them would encourage more car journeys and requested the submission of a detailed travel plan in advance of approval of the scheme.

A motion to defer the application for further discussion with the applicant on issues of concern including a more strategic look at transport and other options through the completion of a travel plan, a report on the impact and benefits on nearby communities of the proposed highway changes and the landscape impact of the changes to the grounds and the impact of the removal of trees. The motion to defer the application was moved and seconded. Members also requested clarification on where overspill parking would be if not between the Bastion Wall and the river.

The recommendation to defer the item for further discussion between Officers and the applicant and then return to committee was put to the vote and carried.

RESOLVED:

To DEFER the application for further discussions between the applicant and Planning Officers on a strategic approach to transport and visitor management, the impact of the proposals on the historic parkland and landscape, particularly the impact of the removal of trees, and the impact and benefits of the proposals on local communities.

The meeting adjourned for a break at 11.30 and reconvened at 11.40.

153/19 FULL APPLICATION - CONSTRUCTION OF 9 RESIDENTIAL UNITS (USE CLASS C3), COMPRISING 2 NO. 1-BEDROOM FLATS; 2 NO. 2-BEDROOM DWELLINGS AND 2 NO. 3-BEDROOM DWELLINGS FOR AFFORDABLE RENT AND 3 NO. 3-BEDROOM DWELLINGS FOR SHARED OWNERSHIP, ASSOCIATED CAR PARKING, CREATION OF NEW ACCESS, LANDSCAPING AND ASSOCIATED WORKS AT LAND OFF CHURCH LANE, RAINOW

The Planning Officer introduced the report. A similar application was considered by Planning Committee in March 2019. The applicant had appealed the decision of the committee in March 2019.

The Planning Officer confirmed that a Tree Report had been received the day before, too late to obtain an update from the Peak District National Park Authority's Tree Officer.

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

The objection from the Highways Authority had not been received in time to be included in the committee report but was added to the reasons for refusal.

A motion to refuse the application was put to the vote and carried.

RESOLVED:

To REFUSE the application for the following reasons:

- 1. The submitted application does not demonstrate that the development would meet eligible local needs for affordable housing and therefore fails to demonstrate exceptional circumstances to allow new build housing within the National Park contrary to Core Strategy policy HC1, Development Management Policy DMH1 and the National Planning Policy Framework.**
- 2. By virtue of its scale, density, layout, materials and detailed design the proposed development would fail to reflect or respect the character of the local area and would harm the character and appearance of the area, the setting of the designated Rainow Conservation Area and the landscape character of the National Park contrary to Core Strategy policies GSP1, GSP3, L1 and L3, Development Management Policies DMC1, DMC3, DMC5, DMC8 and DMC13 and the National Planning Policy Framework.**
- 3. Insufficient information has been submitted to demonstrate that the development can be carried in a manner which avoids or mitigates the impact upon trees on site and local biodiversity. The proposal development is therefore contrary to Core Strategy policy GSP1 and L2, development management policies DMC11 and DMC13 and the National Planning Policy Framework.**
- 4. Insufficient information has been submitted with the application to demonstrate that the development would achieve the highest possible standards of carbon reductions and water efficiency in order to mitigate the causes of climate change contrary to Core Strategy Policy CC1 the Authority's adopted Supplementary Planning Document 'Climate Change and Sustainable Building' and the National Planning Policy Framework.**
- 5. The location of the access road results in an unsafe access from the site on to the public highway.**

154/19 FULL APPLICATION - 2 LOCAL NEED AFFORDABLE HOUSES, LAND ADJACENT TO HILLSIDE BUNGALOW, SCHOOL LANE, TADDINGTON

Item withdrawn prior to meeting.

155/19 FULL APPLICATION - PROPOSED ERECTION OF 2 NO. LOCAL NEED AFFORDABLE DWELLINGS AT LAND ADJACENT TO MAIN ROAD, NETHER PADLEY, GRINDLEFORD

The Planning Office introduced the report and asked for an additional point to be added to the reasons for refusal as the calculation of the internal area of the properties had not taken account of the area of the garage which increased the floor size of each dwelling beyond the maximum floorspace allowable for affordable dwellings in the Development Management Policies.

The following spoke under the public participation at meetings scheme:

- Mr Peter O'Brien, objector
- Mr Finch, applicant

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

RESOLVED:

To REFUSE the application for the following reasons:

- 1. The proposal is for two Local Needs Affordable dwellings on an undeveloped 'rural exception' site. No Parish Needs Survey has been provided for Grindleford Parish so the level, size and type of housing cannot be proven to be meeting an eligible or essential need for local needs affordable housing for the community. The proposal is therefore contrary to Core Strategy policy HC1 and Development Management Policy DMH1 and the NPPF (para 77).**
- 2. There is no evidence that there is an essential need to provide care that can only be provided through the development of two new local needs affordable homes. Care could feasibly be delivered in a different way and it is not considered that there is an essential need demonstrated for two people (carers) to live close to the infirm family member. The proposed occupants do not meet the occupancy criteria for the proposed 2 new dwellings and therefore the proposal is contrary to DMH2 and the NPPF.**
- 3. The applicants/proposed occupants of the 2 proposed Local Needs Affordable Homes already live relatively close to the infirm relative so the essential need to provide care from the site proposed is not demonstrated. The applicants are not considered to be in need or meet the first occupancy criteria for new Local Needs Affordable Housing. The proposal is therefore contrary to DMH2 and the NPPF.**
- 4. The floorspace of the properties exceeded that allowed for affordable housing.**

156/19 FULL APPLICATION - PROPOSED NEW MENAGE ARENA AND AGRICULTURAL BUILDING IN EXISTING PADDOCK FIELD AT HARVEY GATE FARM, BLAKELOW ROAD, ONECOTE

It was noted that members had visited the site on the previous day.

The Planning Officer introduced the report.

The following spoke under the public participation at meetings scheme:

- Mr Peter Wilkinson, supporter
- Ms Weaver, applicant

A motion to continue the meeting beyond three hours was put to the vote and carried.

The applicant confirmed that the extended apron would be made of hardstanding and not concrete as stated by the Planning Officer.

Members felt that the impact of the proposal on the landscape was not significant enough to refuse the application.

Contrary to the Officer recommendation a motion to approve the application subject to conditions, was proposed, seconded, put to the vote and carried.

RESOLVED:

To APPROVE the application subject to conditions to control the following matters:

1. **Re-location of building to north eastern boundary**
2. **Time limit for commencement**
3. **Development to be carried out in accordance with amended plans.**
4. **Restricted to private use only.**
5. **Scheme of planting to be approved prior to completion.**
6. **Consultation and agreement with officers of surface material for ménage**
7. **No external lighting permitted**
8. **Design details, including colour of external walls of shed to be approved prior to commencement of development.**
9. **Work to commence within three years of approval.**

The meeting was adjourned at 13.15 for a lunch break and reconvened at 13.40

157/19 FULL APPLICATION - ALTERATIONS AND CHANGE OF USE OF TRADITIONAL RURAL BUILDING TO FORM 3 HOLIDAY LETS AT THE HOMESTEAD, MAIN STREET, BIGGIN

The Planning officer introduced the report and asked for it to be noted that there was an error in paragraph 64 of the report which should say 'The application is recommended for approval'. The Officer also requested that a condition stating that archaeological recording take place prior to commencement of work commencing be added.

The following spoke under the Public Participation at Meetings Scheme:

- Mr Peter Frampton – agent

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

RESOLVED:

To APPROVE the application subject to the following conditions:

1. **Time limit for commencement.**
2. **Development to be carried out in accordance with the amended plans.**
3. **Use restricted to short-term holiday let only.**

4. Removal of permitted development rights for extensions and alterations.
5. Control of the extent of residential curtilage.
6. Window and doors to be timber with details to be approved.
7. Building to be converted within its shell and with no rebuilding other than a replacement roof on the single storey element.
8. Boundary treatments to be approved.
9. Bat mitigation measures to be implemented.
10. Scheme of carbon reduction and energy efficiency measures to be approved and then implemented.
11. A scheme of archaeological building recording is completed prior to the commencement of work.
12. A lighting scheme to be approved.

158/19 SECTION 73 APPLICATION - REMOVAL OF CONDITION 58 ON NP/DDD/0815/0779 FOR DEMOLITION OF EXISTING INDUSTRIAL BUILDINGS, DEVELOPMENT OF 55 DWELLINGS (C3), ERECTION OF 6 INDUSTRIAL STARTER UNITS (B1), CAR PARKING, LANDSCAPING AND DRAINAGE ATTENUATION WITH ACCESS FROM NETHERSIDE (STARTER UNITS) AND BRADWELL HEAD ROAD (RESIDENTIAL), AT FORMER NEWBURGH ENGINEERING CO LTD, NEWBURGH WORKS, BRADWELL

Item withdrawn prior to meeting.

159/19 DEVELOPMENT MANAGEMENT PERFORMANCE

The Chair brought forward item 18 as the speakers had not arrived for the next item.

The Head of Development Management introduced the report.

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

RESOLVED:

The report was noted.

160/19 HEAD OF LAW REPORT - PLANNING APPEALS

The Chair brought forward item 19 as the speakers had not arrived for the next item.

The Head of Development Management introduced the report and provided an update on the recent prosecution in relation to work carried out on a Grade II listed building without permission.

Members thanked the Legal and Enforcement Teams for the work that had led to a successful prosecution.

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

RESOLVED:

The report was noted.

161/19 FULL APPLICATION - PROPOSED ANCILLARY BUILDING TO SERVE AS STORAGE (INCLUDING BICYCLES AND TOOLS) AND AS A GENERAL MULTI-PURPOSE ROOM AT GABLED HOUSE, SOUTH CHURCH STREET, BAKEWELL

The Chair brought forward item 14 as the speakers had not arrived for the next item.

The Planning Officer introduced the report. The information requested at the Planning Committee in June 2019 had been provided

The following spoke under the public participation at meetings scheme:

- Garrie Smith – Objector
- Tim Hill - Objector

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

RESOLVED:

To APPROVE the application subject to the following conditions:

- 1. Standard 3 year time limit**
- 2. Amended plans and details**
- 3. Design and materials**
- 4. Outbuilding to remain ancillary to main dwelling**
- 5. The building shall not be set on the concrete pads until a scheme is provided to the planning authority and approved by the planning authority setting out how the building will incorporate measures to address climate change and sustainability.**

162/19 FULL APPLICATION - CONVERSION OF EXISTING BUILDING WITHIN THE CURTILAGE OF A DWELLING HOUSE TO FORM LIVING ACCOMMODATION FOR ANCILLARY USE OF THE MAIN DWELLING - RETAINING 1 STABLE, EQUIPMENT STORE AND TACK ROOM WITHIN THE APPLICATION BUILDING - LANE FARM, BAR ROAD, CURBAR

The Planning Officer introduced the report which had been deferred from the September Committee. Assurance that had been requested had been received.

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

RESOLVED:

To **APPROVE** the application subject to the following conditions:

1. **3 year implementation period.**
2. **Development to be carried out in accordance with specified amended plans.**
3. **Ancillary domestic use only and tied to Lane Farm.**
4. **No use of the building for holiday or other letting.**
5. **Tack room, equipment store and stable for equestrian use only.**
6. **New door to be in timber and recessed to match.**
7. **Permitted Development Rights removed.**
8. **Area shown for parking, garaging, circulation and standing of vehicles being provided prior to use**

Cllr David Chapman left the meeting at 14.40

163/19 FULL APPLICATION - DEMOLITION OF EXISTING GARAGE AND ERECTION OF DOUBLE GARAGE WITH STORE AT PEAR TREE COTTAGE, MAIN STREET, CALVER, S32 3XR

It was noted that members had visited the site on the previous day.

The Planning Officer introduced the report.

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

The Officer confirmed that condition 13 would be amended to include details of timing and an additional condition would be added to cover lighting.

RESOLVED:

To **APPROVE** the application subject to the following conditions:

1. **3 year implementation period.**
2. **Development to be carried out in accordance with specified amended plans.**
3. **First floor to be ancillary domestic storage use only and not to be rented out.**
4. **Limestone walls to match adjacent stable block.**
5. **Blue slate roof to match adjacent stable block.**

6. **Timber windows, doors and timber vertically boarded garage doors.**
7. **Windows and doors recessed.**
8. **Conservation rooflights flush with roof.**
9. **Black metal balustrade to staircase.**
10. **Natural stone lintels and sills.**
11. **Ground floor garage area for parking of vehicles only**
12. **Permitted development rights removed.**
13. **A scheme shall be provided to set out measures proposed to address policy CC1.**
14. **A scheme shall be provided regarding any proposed external lighting of the site.**

164/19 FULL APPLICATION - LISTED BUILDING CONSENT FOR REPLACEMENT WINDOWS IN THE NORTH AND SOUTH ELEVATIONS AT MANOR FARM, OLDFIELDS FARM LANE, GRINDON

The Planning Officer introduced the report.

The following spoke under the Public Participation at Meetings Scheme:

- Mr James Goodfield – applicant

Members felt that the application was close to approval but more discussions were needed between the applicant and Planning Officer in order to achieve an acceptable amended scheme. Members requested the item be deferred for further discussions. A motion to defer the item, contrary to Officer recommendation was moved, seconded, put to the vote and carried.

RESOLVED:

To DEFER the item for further discussion in order to achieve an acceptable amended scheme and to delegate the decision to the Director of Conservation and Planning

165/19 FULL APPLICATION - CHANGE OF USE OF AGRICULTURAL BARN TO 3 NO. LETTING ROOMS (NP/DDD/0519/0462 TS) AND SECTION 73 APPLICATION - VARIATION OF CONDITION 1 ON NP/DDD/1117/1128 TO ALLOW THE APPROVED STABLES AND TACK ROOM TO BE USED AS ANCILLARY DOMESTIC ACCOMMODATION AT BLEAKLOW FARM, BRAMLEY LANE, HASSOP

The Planning Officer introduced the report which was to seek Members views on how to respond to two appeals relating to this application.

The Officer Recommendation as set out in the report was moved and seconded.

Members requested a condition be recommended to the Planning Inspector in the event the appeals are allowed, relating to the prevention of the additional accommodation being used as holiday lets.

The Officer recommendation as set out in the report was put to the vote and carried.

RESOLVED:

That the Authority adopts the following grounds for defending the appeals in respect of applications NP/DDD/0519/0462 and NP/DDD/0519/0460:

- 1. The applicant has submitted two applications to the Authority for developments which increase the number of rooms at Bleaklow Farm, including some which are explicitly for letting accommodation. When taken together with approved developments on the site and with other development that the applicant has undertaken without planning permission, notably extension of the curtilage to provide a substantial car parking area, a new vehicular access, and internal works to an existing agricultural building, the Authority has concerns about the cumulative impact of the development. These concerns relate to the potential for materially greater traffic movements to the site, with a consequential adverse impact on the quiet enjoyment and amenity of users of the surrounding highway network and on the amenity of the residents of the hamlet of Rowland. This would be contrary to Core Strategy policies GSP1, GSP2 and GSP3 and Development Management DPD policies DMC3 and DMT5.**
- 2. In response to these concerns, the Authority deferred consideration of the planning applications to seek clarification from the applicant but no additional information has been submitted. In the absence of this information the Authority has been unable to fully assess the potential impacts of the developments.**

The meeting ended at 3.30 pm

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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/0719/0820, JK)

APPLICANT: GiGi Developments Limited

1. Summary

2. This is a revised scheme for a replacement 60 bed hotel following the Planning Committee's refusal of a larger 72 bed hotel scheme earlier this year. It constitutes 'Major Development' in the Park and whilst members previously accepted the principle of the development they concluded the previous scale, height and massing of the scheme was over large and harmful to the landscape and therefore no exceptional circumstances to justify accepting major development. This revised scheme seeks to address those concerns by reducing the overall scale and height and as a consequence the number of rooms has reduced. The key changes are the gable ridges are now lower by 2m and the central section by 1.7m. The building has also been set back just behind the existing hotel building line and angled from the road and moved further away from the neighbour's boundary. The number of parking spaces has also been reduced from 114 to 98 and more landscaping incorporated. Overall it retains the same design approach as the previous scheme but is now considered to address the previous reasons for refusal. It is recommended for approval subject to conditions and a section 106 agreement which is necessary to secure funding for travel plan monitoring and a safe road crossing for pedestrians.

3. Site and Surroundings

4. 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. There is an each way bus stop outside the hotel with services running between Castleton to Sheffield and Baslow. For planning policy application purposes the site therefore lies in 'open countryside' being well outside of a town or village.
5. 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 is two storey and has a strong linear form as a result of its long frontage of over 50m which is 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.
6. 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. The east side of the site is bounded by a hedgerow and trees and the northern boundary by further planting. 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.

7. The hotel accommodation comprised 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 viable long-term future for the site.
8. 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.

9. Proposal

10. The amended scheme now comprises the following;
11. Demolition of the existing hotel followed by the erection of a new 60 bed hotel (down from 72 in the refused scheme), six of which would be accessible rooms, with public restaurant and bar as well as function facilities. Outside would be a car park with 98 spaces (114 previously) which includes 2 dedicated electric vehicle charging spaces, 7 dedicated accessible and 4 staff spaces, together with a detached flat, green roofed 24 space secure cycle storage/wash/workshop building. The rear car parking area would be a permeable 'Grassgrid' surface to enhance the drainage and provide a softer green appearance. The other parking spaces would be concrete setts with the access roads and circulation areas in tarmac. There would also be a dedicated drop off area next to reception and a separate service vehicle delivery bay.
12. The new hotel building would sit behind the building line of the existing hotel instead of being much closer to the road in the previous refused scheme. It would have a wide 'H' shaped plan form comprised of a 2 ½ storey high central block flanked by 3 storey blocks with road and rear facing gable ends, with a further east facing gable on the east 'wing'.
13. The 60 bedrooms would be accommodated on part of the ground floor of the eastern wing and all of the first and second floors. 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. This central block would be 11.4m high which is 1.7m lower than the 13.1m high refused scheme but still 3.8m taller than the existing buildings main ridge height. Either side of this central section the 3 storey conventional pitched roof blocks would have wide gable ends facing the road and project out in front of the central section. These gable ends would be 11.8m high which is 2m lower than the refused scheme and which would be 4.2m higher than the existing hotel ridge.
14. 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 and have a 30degree pitch, down from 35 in the refused scheme. Windows and doors would be aluminium frames.

15. 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. This driveway 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 crossing refuge is also proposed to help cross over to the opposite bus stop.
16. The footprint of the proposed Hotel building would now be 876.2m² which represents a 21.7% reduction from the refused scheme at 1119.5m². This would now be just smaller than the footprint of the existing building (911.8m²). In its amended form it would now have a gross internal area of 2574m²; 611m² less than 3,185m² refused scheme.
17. The ground floor would house the kitchen and service/staff facilities along with the public, front of house areas with hotel reception, a 140m² 100cover restaurant and public/hotel bar area, as well as function and potentially conference facilities (previously a 215m², 150 cover restaurant/bar area) Landscaped external areas to the immediate front and rear of the building would be mainly lawned with a modest area of natural stone paving to the front for outside seating and dining with a similar area at the rear in tarmacadam.
18. 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 and Bat Mitigation and Compensation Strategy
 - g. Arboricultural Impact Assessment
 - h. Transport Assessment & Travel Plan
 - i. A Viability report
 - j. Sewer location plan

19. RECOMMENDATION:

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 Local Planning Authority. The approved plan/statement shall be adhered to throughout the construction period. The statement shall provide for:**
 - **Parking of vehicles of site operatives and visitors**
 - **Routes for construction traffic, including abnormal loads/cranes etc.**
 - **Hours of operation**
 - **Method of prevention of debris being carried onto highway**
 - **Pedestrian and cyclist protection**
 - **Proposed temporary traffic restrictions**
 - **Arrangements for turning vehicles**
- 5. The premises the subject of the application 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, the area in advance of the sightlines being maintained clear of any object greater than 1m in height (0.6m in the case of vegetation) relative to the adjoining nearside carriageway channel level.**
- 6. The premises the subject of the application shall not be taken into use until a scheme for the provision of a safe crossing point and improved public transport facilities has been fully implemented on site, in accordance with a scheme first submitted to, and approved in writing by the Local Planning Authority in consultation with the Highway Authority.**
- 7. Notwithstanding the submitted plans an amended car parking layout for the parking of 84 vehicles shall be submitted for written approval. Once agreed the premises the subject of the application 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 the subject of the application 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. The cycle parking facilities shall thereafter be 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 Local Planning 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 Local Planning Authority. The Approved Travel Plan shall be monitored and reviewed in accordance with the agreed Travel Plan targets.**
- 11. Submit and agree details of the proposed signage for the internal one way system.**
- 12. 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.**
- 13. Submit for written agreement full details of an amended external lighting scheme which omits tall lighting poles and thereafter complete in full accordance with agreed scheme.**
- 14. East facing gable end to be clad with natural gritstone.**
- 15. Agreement over sample panels of stone, render, external paving, grasscrete and roofing materials.**
- 16. Agreement over door and window details/finishes.**
- 17. Specify minor detailed design matters e.g. Rain water goods, other joinery details.**
- 18. Carry out the development in full accordance with the recommendations set out in the submitted Final Ecology Report ref 9537_R_APPR_20117.**
- 19. 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.**
- 20. Suggested conditions awaited from DCC as Local Lead Flood Authority on the assessment to demonstrate that the proposed destination for surface water accords with the hierarchy in paragraph 80 of the planning practice guidance.**
- 21. The development hereby permitted shall not commence until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved by The Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.'**

22. **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.**
23. **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. Provision shall be made for the cabling to the proposed 2 EV charging spaces to be extended to 2 more spaces in readiness to accommodate a potential upgrade of those spaces to EV Charging spaces should demand require. Once agreed carry out in full accordance with approved scheme.**
24. **Submit and agree precise 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: <https://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.**
- vi. **Severn Trent Water advises that there is a protected public sewer located within the application site and you may not build close to, directly over or divert a public sewer without consent. Advised to contact Severn Trent Water to discuss proposals.**

Key Issues

20. 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.
21. The design, scale, massing and overall height of the proposed hotel and its impact upon the street scene and wider landscape.
22. The highway impacts of the proposed development
23. The impact of the proposed hotel upon the amenity of neighbouring properties.
24. The impacts upon any archaeological interest in site.

25. The impacts upon any ecological interest on the site

The site's Planning History (relevant summary)

26. The site has a long history of extensions and alterations, including unimplemented consents in the 1980's and 1990's for additional letting/staff and conference accommodation.
27. 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 that 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.
28. 2019 – Refusal of planning permission for replacement hotel on grounds that the scale, massing and height resulted in an hotel which would harm the landscape and not therefore represent acceptable development to warrant an exception to allow major development within the National Park.
29. 2019 – Post refusal constructive further pre-application discussions with the agent and architect over the revisions to reduce the overall scale of the proposal to try and address the reasons for refusal. Officer support results in the current revised application.

Wider Planning History

30. Members will no doubt mostly be aware of the stalled redevelopment of the former Marquis Hotel site at Sicklehorne to the east. The Authority granted planning permission for 'major development' in respect of a large replacement hotel on the site several years ago and work commenced with the full demolition of the hotel and a start to site service provision. Work then stopped and the site owner has stated that hotel scheme will not now go ahead in the current economic climate facing the hotel industry and he has engaged in discussions with officers regarding potential alternative uses.

Consultations

DCC - Highway Authority (HA)

31. In summary – Raise no objections in principle and recommend conditions and advisory note in the event of an approval. Initially the HA made the following summarised comments;
32. A revised travel should be sought that takes into account the previous comments of the Council.
33. In the event that a S106 Agreement is secured this authority would seek monitoring fees of £500 pa x 5 years - total £2500.
34. 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 a bus shelter can be funded by the applicant but its future maintenance will need to be taken on by

either the District or Parish council.

35. It is noted the application makes reference to ;
- i) The provision of a pedestrian crossing with dropped kerbs and tactile paving to aid crossing at the access points.
 - ii) Improved bus stop provision on Hope Road.
 - iii) Provision of a pedestrian refuge and dropped kerbing and tactile paving to assist pedestrians crossing to footway and the bus stop.
 - iv) Provision of funding to enable DCC to progress a TRO to facilitate a speed reduction from 50 to 40.
36. All of the above will be required as previously and secured via appropriate conditions and notes in any consent.
37. Regarding the internal layout;
- i) Parking spaces 1-11 should be minimum length of 5.6m.
 - ii) The Authority has reservations reading the access and egress from the electric vehicle changing spaces.
 - lii) Spaces 17-25 and those opposite appear a little short and should be a minimum of 5.5m and the distance between should be 6m.
 - iii) The distance to the rear of the staff spaces is restricted for manoeuvring.
 - iv) The applicants should provide details of the signage for the one way system but the HA is happy for this to be a condition.
38. Either a revised plan or swept path plans should be submitted to demonstrate the layout will accommodate the vehicle movements.

Response to amended plans

39. No amended Travel Plan has yet been submitted although amended drawings addressing the HA initial concerns have. The following is the summarised HA Response to the amended drawings;
40. Lengths 5.6m (for angled spaces) and 5.5m (for straight spaces) have been taken from the guidance document Delivering Streets and Places.
41. Swept Path 1 demonstrates that there is sufficient space to enable vehicles to both park and manoeuvre.
42. Concerning the EV spaces, whilst access and egress is demonstrated on Swept Path plans 2 and 3 these still show parking spaces measuring 4.8m in length. However in practice it is considered EV drivers will be able to access such spaces.
43. Setting the staff parking at an angle should enable easier access and egress.
44. The main issue from a traffic safety point of view is lane width. Ideally a pedestrian refuge should not be narrower than 1.5 metres but this would leave sub-standard lane widths if the cycle lane widths were kept as existing. 3 metre running lanes would leave space for 1 metre cycle lanes.
45. Accordingly there are no further highway comments. Please include the following conditions on any consent granted:
46. 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 Local Planning Authority.

47. The premises the subject of the application 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 visibility splays.
48. The premises shall not be taken into use until a scheme for the provision of a safe crossing point and improved public transport facilities has been fully implemented on site.
49. The premises the subject of the application shall not be taken into use until space has been laid out within the site for vehicles to be parked and for the loading and unloading of vehicles and for vehicles to turn.
50. The premises the subject of the application shall not be occupied until the cycle parking facilities have been implemented and made available for use.
51. There shall be no gates or other barriers within 10m of the nearside highway boundary and any gates shall open inwards only.
52. The Approved Travel Plan shall be implemented in accordance with the timescales specified therein. The Approved Travel Plan shall be monitored and reviewed in accordance with the agreed Travel Plan targets.
53. Please also include the following advisory notes for the applicant's information:
 - a. no works may commence within the limits of the public highway without the formal written Agreement of the County Council as Highway Authority.
 - b. steps shall be taken to ensure that mud or other extraneous material is not carried out of the site and deposited on the public highway.
 - c. Effective monitoring of the Travel Plan.
 - d. Whilst relocation of the speed limit is something that can be considered, this process is likely to take some time.
 - e. Evidence will need to be submitted that either High Peak Borough Council or Thornhill Parish Council will be responsible for the future maintenance of any bus shelters.

54. Section 106 Contributions: Travel Plan monitoring £2500, Speed limit extension £5000

55. DCC - Local Lead Flood Authority (LLFA)

56. Require further details of the site and how surface water would be treated before commenting or suggesting conditions. Those details have been provided and an update from the LLFA is expected in time for the Committee.

Environment Agency –

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

Natural England

58. The development will not have significant adverse impacts on protected landscapes and has no objection. Further advice on designated sites/landscapes and advice on other natural environment issues is set out below;

59. Do not consider that the proposed development would compromise the purposes of designation or special qualities of the National Park. Advise that the proposal is determined in line with relevant NPPF and development plan policies, landscape and visual impacts are minimised as far as possible and landscape advice is obtained from the National Park landscape advisor.
60. Where available, a local Landscape Character Assessment can also be a helpful guide to the landscape's sensitivity to this type of development and its capacity to accommodate the proposed development.
61. The statutory purposes of the National Park are to conserve and enhance the natural beauty, wildlife and cultural heritage of the park; and to promote opportunities for the understanding and enjoyment of the special qualities of the park by the public. You should assess the application carefully as to whether the proposed development would have a significant impact on or harm those statutory purposes. Relevant to this is the duty on public bodies to 'have regard' for those statutory purposes in carrying out their functions (section 11 A (2) of the National Parks and Access to the Countryside Act 1949 (as amended)). The Planning Practice Guidance confirms that this duty also applies to proposals outside the designated area but impacting on its natural beauty.
62. High Peak Borough Council – No response
63. Severn Trent Water Ltd – No objection subject to following condition and summarised comments: i) Submit for agreement details of drainage plans for the disposal of surface water and foul sewage.
64. Severn Trent Water also advise that there is a public sewer located within the application site which has statutory protection and advise a footnote to contact Severn Trent Water for advice.
65. Parish Council
66. The Council recognises the need for the site to be redeveloped, rather than left derelict, and is broadly supportive of the proposal as it now stands. The Council is pleased to note the reduction in the hotel's size compared to the previous application for this site.
67. However, the Council continues to have concerns about the road-safety implications of the proposal, especially as the hotel entrance will be close to a bend which restricts sightlines. We note that the applicant is willing to fund a TRO to reduce the speed to 40mph past the hotel (and for some distance either side), but we contend that this reduction should instead be to 30mph. (This is part of a wider ongoing concern about road safety on Hope Rd.)
68. Furthermore, we believe that the Travel Plan could and should be more ambitious in reducing vehicular traffic to/from the hotel, on what is already a constantly busy road (Hope Rd). As the Plan currently stands, it is unlikely to have much real effect beyond just "warm words". Therefore we ask please that the Travel Plan author be remitted to work with the Parish Council to develop it into a Plan with more substance and more 'teeth'.
69. Given the need to move towards electric vehicles across the UK generally, the plan to have only 2 vehicle charging points seems unreasonably meagre - we believe there should be at least 4.
70. We are concerned about the lorry deliveries location on the west side of the hotel,

given the proximity of the next-door house. There needs to be a night-hours ban on the loading/unloading of vehicles, to prevent unreasonable disruption to neighbours.

71. PDNPA Tree Conservation officer

72. Comments that the development will result in the loss of 19 low quality, Category C trees. This will be mitigated with sufficient re-planting as outlined in 'Planting Plan Strategy 531-1003 Rev-H 31-07-2019'. It is proposed that where construction and hard-surfacing will occur within the root protection areas of trees of significant value, these trees will be protected with the use of no-dig solutions and Cellweb.

73. Suggested Conditions/Mitigation

i) All works to be undertaken in accordance with the Arboricultural Method Statement found in Section 6 of 'Arboricultural Impact Assessment' (dated 2nd July 2019).

ii) The Tree Protection Measures (Section 5), Tree Protection Plan (Appendix I), and Arboricultural Method Statement Plan (Appendix J) of the Arboricultural Impact Assessment (dated 2nd July 2019) submitted in support of the application, shall be adhered to in full.

iii) Re-planting to be undertaken in accordance with 'Planting Plan Strategy 531-1003 Rev-H 31-07-2019'.

74. PDNPA Landscape Architect

75. The revised plans look to be an improvement from the previous application (in terms of scale of the building and set-backs). Notes that they are still proposing a crack willow in the north east corner of the car park, which would not be appropriate due to its tendency to 'crack' branches off.

PDNPA Transport Officer

76. 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.

77. Overall, both documents meet the requirements of the National Planning Policy Framework (2019) and the Peak District National Park Core Strategy (2011) to produce a Transport Assessment and Travel Plan on a development of this scale. Therefore, the comments provided are in the main in relation to details within the document. The comments generally deal with possible errors, areas where further clarity may be required, or areas of concern for the Authority.

78. One area where there is some concern is in relation to the suggested levels of parking provision, which exceed the maximum standards contained within the Peak District National Park Parking Standards. The size of the proposed parking bays is also less than that set out within the Parking Standards. It is hoped that the proposed compromise given below will lead to a reduced number of parking bays whilst allowing those that are provided to meet the dimensions set out within the Peak District National Park Parking Standards.

Transport Assessment – July 2019

79. The design 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 will also offer sustainable drainage. The Design and Access Statement indicates that the proposed scheme meets this part of Policy T3.

80. 4.4 Parking Provision - Page 15, Paragraph 4.4.1 to 4.4.3 – refers to the Peak District National Park Authority Parking Standards and provides the maximum standards set out for dining/bar/lounge and public area for staff and customers; and hotels and guesthouses. Based on the figures provided, the parking provision should be 66 spaces for the hotel (1 customer space per bedroom and 1 staff space for every 10 bedrooms). The parking standard for restaurants comprises 1 space per 4m², but this is halved when in combination with hotel accommodation. In this case, the area is 140m², which would equate to an additional 18 parking spaces. The total number of spaces, based on the parking standards would therefore be 84 spaces.
81. Paragraph 4.4.3 states that 98 parking spaces will be provided. This figure is 14 spaces higher than the maximum suggested within the Peak District National Park Parking Standards. Given the reduction in covers by one-third (50 covers), the number of proposed parking spaces is excessive.
82. The size of the parking bays should be in keeping with the Peak District National Park Parking Standards, with standard bays of 5.0m x 2.5m and with bays for disabled users of the same dimensions, but with 1.2m hatched access/safety zone to the side and rear, as per the existing design layout.
83. Page 20, Paragraph 5.3.5 – provides a justification for the proposed number of 98 parking spaces, based on the maximum levels for a separate hotel and bar restaurant. The Peak District National Park Parking Standards is quite clear that where a hotel and bar / restaurant are combined within one site, that the parking provision allocated to the bar / restaurant should be half of that allocated to a stand-alone bar / restaurant.
84. Paragraph 5.3.5 is also quite clear in acknowledging that the provision of 98 spaces is 23 spaces in excess of the required number (84), which would in itself offer 9 spaces in excess of the calculated number required.
85. The Authority recognises the relatively remote location of the Rising Sun, as well as the impact that overspill parking would have on local amenity and the safety of road users of the A6187. Therefore, the requirement for a reasonable level of comfort margin is acknowledged. However, the margin is considered excessive. It would be more appropriate to limit the size of the car park to a maximum of 90 spaces, including those for disabled users (7 spaces) and incorporating two spaces with electric vehicle charging points.

Travel Plan – July 2019

86. The Travel Plan is generally well written and takes a pragmatic and sensible approach to encouraging sustainable travel by users and employees of the hotel and bar / restaurant.
87. The guaranteed ride home in the event of an emergency for staff who walk, cycle or use the bus to travel to work should be provided for car sharers as for others attempting to travel by more sustainable modes of transport.

PDNPA Ecologist

88. 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

89. No objections; Some impacts but capable of mitigation by condition, summarised comments as follows;
90. 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.
91. 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.
92. 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

93. No comments on the latest scheme. On the last scheme commented that 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

94. There have been 17 representations at the time of drafting the report. There are 15 in support of the proposals although one, from The Friends of the Peak District, whilst supporting in principle still object to the transport arrangements and two make general comments.

The supporters make the following summarised points:

- Concerned with increased traffic and would ideally like to see speed limit reduced to 30mph.
- Important development goes ahead to prevent further deterioration of the buildings and site in general which is an eyesore.
- Majority of issues raised at last Planning Committee have been addressed.
- Building is 20% smaller.
- Scheme accords with PDNPA policies.
- New hotel will bring benefits for tourism, support the local economy and bring

- employment/training opportunities.
- It will encourage visitors to stay longer.
- Carefully thought out building will be a vast improvement over current derelict site.
- Would encourage increased size for added pool and spa but recognise may not be viable unless no of rooms sufficient.
- A quality design, appropriate to the site.
- Readdresses closure of hotels and restaurants in the locality.
- Meets a desperate need for larger hotel facilities/ will accommodate large functions and family gatherings.
- Failure of previous business does not suggest a new hotel will be superfluous – better facilities needed than previous offering.
- Site is well located where there is a lack of hotels of this scale.
- Design may not be entirely in keeping but neither was previous building. New design makes a bold confident statement with its contemporary modern treatment.

The letters raising general comments make the following summarised points;

- Existing concerns about traffic along Hope road will be made worse by the new hotel.
- Concern for the safety of young people visiting the nearby Glenbrook facilities.
- The speed limit reduction is welcomed by one writer but the others consider should be reduced to 30mph.
- The pavement continued on one side all the way from the site to the Glenbrook Centre.
- A dedicated separate cycle path is needed from the site, not just a white line down the side of the road.
- Concern that a central pedestrian refuge in Hope Road will restrict space for vehicles and cyclist to pass making it more dangerous for cyclists.
- Cycling needs to be encouraged if PDNPA is to meet its climate change obligations, currently road is busy but if made more cycle friendly it would attract more sustainable visits and if perceived danger removed/lessened would encourage journeys between villages by cycle; suggest S106 to extend cycle path currently between Hathersage and Sickleholme, to Hope which would be a better use of money than an ineffective travel plan. It would also slow vehicles speeds by making road narrower and benefit horse riders and walkers as well as stopping pedestrians having to cross and re-cross the road between Bamford and Hope. It would also provide a safe link to the secondary school at Hope. All this was to be put in by DCC under Pedal Peak Project but has been quietly shelved despite support.

The Friends of the Peak District

95. Support the need for an appropriate redevelopment of the site and acknowledge the applicant's efforts to satisfy concerns about the massing and scale of the building. They consider hotel re-use would be appropriate and support the application in principle. However, they maintain their previous objection to the transport arrangements making the following summarised points;
96. The existing Rising Sun is 2-storey with a height of 7.71m to the ridge; the proposed 3-storey building with a footprint 4% less than the existing hotel, would be 11.83m to the ridge on the gables and 11.44m to the central ridge connecting the gables, or about a 53% increase in height.
97. Although the proposed building appears prominent when viewed from the A6187 and from Thornhill to the north its impact on the landscape is acceptable. Much of the road facing façade would be concealed behind trees. However the exterior lighting has not been addressed.

Major development test

98. Against the three criteria of the test in the NPPF paragraph 172 it performs as follows:
- There is a need to redevelop this brownfield site, rather than leave it derelict, as it has been for several years. Recent closure of Hassop Hall, the Maynard Arms and the Derwent means there has been recent loss of hotel facilities within the Park.
 - Meeting the need in some other way is not possible as the application is location specific; if not progressed, an unsightly neglected building would remain.
 - Environmental impacts – Opportunities for additional landscaping could be taken e.g. in bulking up the treeline along field boundaries to the north. However, main and serious concern is the excessive and damaging scale of the car parking provision. This occupies a very large footprint and would be the dominant characteristic of the site. In addition to the visual impact of the parked cars, locating a significant generator of car-based journeys within the Park is directly and starkly in contravention of Core Strategy policies CC1A&D (Climate Change Mitigation and Adaptation); T1 (Reducing the General Need to Travel and Encouraging Sustainable Transport); and T7B&C (Minimising the Adverse Impact of Motor Vehicles and Managing the Demand for Car and Coach Parks).
99. Thus core strategy policies GSP1 and GSP2B are only partially fulfilled. There are exceptional circumstances for proceeding with this development but the full significant benefit would not be realised. For this to occur our concerns regarding transport must be addressed.

Transport and Travel

100. The site is well-located for both Hope and Bamford railway stations, and enjoys a direct bus service. There is therefore strong potential for car-free journeys but that cannot be achieved if the default means of access to the site is by car. In that context there is too much car parking, insufficient EV charging points, the infrastructure for various modes in the vicinity requires improvement, road safety has not been fully addressed, and the travel plan is inadequate.

Car parking

101. The proposal for 98 car parking spaces takes up the rear and sides of the site, and does not meet with the PDNPA car parking standards (DMP 2019). The total requirement for this 60 bed hotel with a restaurant would therefore be 84 spaces. The applicant has adopted the worst case scenario, which is unacceptable given the need to reduce travel by private car. The parking provision should be reduced by at least 14 spaces, from 98 spaces to 84 spaces and would enable more landscaping with trees and improve the amenity of the neighbours with respect to noise.

EV charging

102. Two electric charging points for 60 cars in a relatively remote location is inadequate. As charging can take up to 8hours, and in anticipation of the shift to EV, there should be 6 points. Such points would provide an income to the hotel.

Infrastructure for alternative modes & road safety

103. The provision for 24 secure covered cycling storage spaces is welcome.
104. The highways improvements proposed as part of this application include relocation of the bus stop with new poles and timetable cases to both sides of the road; a new pedestrian refuge to assist crossing the road and support for the reduction in the speed limit from 50 to 40mph.

105. These improvements are inadequate. The bus stops require shelters. The perception of road danger along the A6187 is high and a pedestrian refuge would be wholly inadequate. Instead there should be a pedestrian crossing, and the speed limit should be reduced from 50mph to 30mph between the Bamford lights and the Glenbrook Outdoor Activity Centre to the west of the development. The off-road cycleway between Bamford and Hathersage should be continued between Bamford and Hope, and the footways on both sides of the road should be made continuous and in good repair. These improvements should be achieved through a s106 agreement.

Travel plan measures

106. It is difficult to plan for travel when the habits of the clientele have yet to be surveyed but there are several areas of opportunity that have been missed. The only target that has been set is to reduce single car occupancy by 2% year on year. SMART targets for all modes will need to be set, including reducing car parking as sustainable travel modes take effect. Local maps with isochrones for each sustainable mode would provide a realistic assessment of what is on offer/possible for each mode. Sustainable travel information should be provided in each room. The hotel should provide a shuttle service for those guests arriving by train – the final mile is a considerable disincentive to arriving by public transport with heavy suitcases. Finally, with 40 staff travelling it should be possible to team up with other local businesses to provide more sustainable travel for other staff in the Hope Valley.

107. With all the above additions PDNPA Core Strategy Policies CC1, T1, T2F (Reducing and redirecting traffic) and T7C would be met.

Main Policies

National Planning Policy Framework

108. In the National Park the development plan comprises the Authority's Core Strategy 2011 and the Peak District National Park Development Management Policies 2019. 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.

109. 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.

138. Paragraph 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".*

139. 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.
140. 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.
141. Paragraph 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

142. 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.
143. 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.
144. 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.
145. 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.
146. Policy L1 states that development must conserve and enhance valued landscape character and valued characteristics. L3 seeks to conserve cultural heritage assets.
147. 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.
148. Other relevant policies include policy CC1: Climate change mitigation and adaptation which is backed up by the Supplementary Planning Document; Climate Change and

Sustainable Building.

149. In order to build in resilience to and mitigate the causes of climate change all development must:

- Make the most efficient and sustainable use of land, buildings and natural resources.
- Take account of the energy hierarchy by:
 - I reducing the need for energy;
 - II. using energy more efficiently;
 - III. supplying energy efficiently; and
 - IV. Using low carbon and renewable energy.
- Be directed away from flood risk areas, and seek to reduce overall risk from flooding within the National Park and areas outside it, upstream and downstream.
- Achieve the highest possible standards of carbon reductions.
- Achieve the highest possible standards of water efficiency

150. CC5 relates 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 Development Management Policies

Supplementary Planning Documents

151. 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

152. 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 in this case 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;

153. This revised application again explains that the last business operating from the current hotel building proved unviable and the 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 is that the current level of accommodation, the nature of the hotel and the particular food/beverage offered was 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.

154. The now empty and fenced off building is prominently sited on the major thoroughfare running through and serving the Hope Valley. Its dilapidated and decaying 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 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.

155. The existing building has clearly reached the end of its useful life and having been extended and altered many times, mostly in a very poor manner, any vernacular interest it may once have had has been lost. The building is therefore no longer considered to be of any local heritage merit and there is therefore no heritage or any other 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 supporting statement suggests the new business based on this revised scheme would provide for around 42 (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 paragraph 172.

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

156. The need for the development is site specific arising from the current empty and derelict hotel premises. Therefore this opportunity for significant enhancement would be lost if the development were relocated outside the National Park. There would also be a long term cost to the local economy from the lost jobs and lost business opportunities from local suppliers of goods and services as well as from other businesses benefitting from the increased visitor spend in the local area. For these reasons Planning Officers gave full support in pre-application discussions for 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

157. The development would have no detrimental impact upon recreational opportunities so the key issue is therefore whether the revised scale and layout of 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

158. In comparison with the existing Hotel building and the previous refused scheme (figs in brackets) the new building would be:

Existing hotel - Two storey form maximum 7.71m to ridge.
Footprint 912m²

Proposed hotel - Three storey form - gables maximum 11.8m (13.83m) to ridge.
Central 2 ½ section 11.4m ridge height (13.14m to ridge).
Footprint 876m² (1119m²)

Gross internal area 2574m² (3185m²)

Whilst the footprint would now be smaller than existing the volume of the new building is much greater due to the additional floor. The footprint of the proposed hotel building represents a 21.7% reduction from the refused scheme and would now be just smaller than the footprint of the existing building.

159. The existing hotel is largely a two storey building with some single storey elements with its 50m long frontage giving it a linear form. 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 tall 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.
160. The predominant building style in the locality and the wider park is for two storey buildings with a simple rectangular plan forms and relatively narrow gable widths. There are occasional three storey buildings, mainly confined to larger dwellings and commercial buildings located within the core of larger settlements. In the open countryside, buildings are almost exclusively two storey with the only tall buildings being the occasional former mill building or larger country house/hall.
161. The application site is neither a country house nor a mill and therefore at two and a half and three storeys, the height of the proposed hotel would be out of keeping with the established local building tradition. Coupled with the prominence of the wide gabled wings either side of the central 2 1/2 storey block, this means that the overall scale of the replacement hotel, even though it has been reduced more in height, nevertheless would still be considerably larger both in height (4.2m higher ridge height on the gables), and massing than the existing building. This greater massing would inevitably translate into a significantly more obvious building in the street scene.
162. The Planning Committee found the height of the previous proposed building along with its scale and siting some 5m closer to the road would be unacceptably dominant on the landscape and the street scene. In contrast this revised submission puts a smaller scale, lower building back almost on the same line and angle from the road as the existing hotel. This would represent a significant reduction in the overall visual impact and presence of the building in the available local street views as well as in the wider landscape. This revised scale and siting is therefore now considered to address the key scale and height objection raised by members in the last refusal.
163. In public views along the Hope Road, the wide gables of the relatively complicated H shaped plan form (compared to the existing building and simpler local building tradition) would now be 1.5m narrower and 2m lower. They would now be much less dominant features, especially in the approach from the east where the existing boundary landscaping and proposed additional planting would now more effectively break up/screen the lower building. Views from the west would be almost completely screened in the approach by the existing tall boundary hedge and mature trees on the west corner of the site.
164. Built development of this scale and in this location would still not normally be acceptable and in the previous refused scheme officers established that it was not possible to reduce the building to two storeys with the additional massing pushed out at the rear instead of to the front due to the presence of the high pressure sewer. A separate accommodation block was also ruled out to reduce the bulk of the frontage building as such an arrangement would not be viable or indeed acceptable given the applicants business plan/preferred hotel operator.

165. Although the applicant argued in the last application that the 72 bed scheme was the minimum necessary to achieve viability they are confident that the reduced costs of the revised smaller 60 bed hotel building coupled with the lowered floor heights in the upper floors rather than the critical public areas has achieved the lowest possible height and scale whilst maintaining viability. Supporting evidence concludes that the viability would now be “at the lower end of industry standard expectations” and that “any lower level of development would not be viable”.
166. This revised scheme also retains the same overall design theme for the hotel which breaks up the visual impact of the buildings large frontage by arranging the overall massing into three distinct blocks in an H shaped plan form. This gives a recessed central block (now 4.5m shorter) flanked by gabled ‘wings’ to each end. This approach better reflects local forms, although the scale of the gables in particular remain wider than would normally be appropriate. The roof pitch has also been reduced from 35 degrees down to 30 to help reduce the overall height alongside the floor height reductions. The scheme would employ high quality materials with traditional local gritstone walling and a blue slate roof which will help blend the new building with the local building tradition. Whilst each gable presents an over-wide form, each is now narrower and lower than the refused scheme and are given vertical emphasis by the chimney line. The long return ‘wing’ on the eastern gable which would also be the most prominent element in the public approaches to the site from the east has now also been broken up by the addition of a feature gable. This is shown to be clad in render, however as the main east facing gable this would need to be in natural stone and suitable condition would need to be added to secure this in any approval.
167. Between the two gables the recessed central element is also shorter and lower now and 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.
168. 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. The previous full height glazed ‘slot’ feature opening proposed in the prominent eastern ‘wing’ has now been replaced by a central projecting gable, flanked by three storey tall ‘staircase’ style window runs. This creates a much stronger visual break in this side and now changes what was a large mass into visually shorter elements. Overall the openings retain a reasonably high solid to void ratio reflecting the local tradition.
169. The rear elevation is sheltered from public view due to the high hedges and boundary planting as well as planting in the neighbours field. In this context the rear 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. Overall therefore, 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.
170. The reduction in overall height of the proposed building and its repositioning back in the

site to behind the existing building line means it would now be much less prominent. Whilst it would still be a large replacement building this positioning coupled with the filtered views from the proposed tree planting and hedging in the frontage mean that it would not now dominate the street as previously proposed.

171. 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 which is appropriate for the use and location being a simple low key building.
172. In conclusion, this amended scale, siting and design of the building on the plot is considered to be much improved and therefore acceptable. At three storey high it would still of course be a large building in the open countryside compared with the existing hotel building it would replace and appear out of keeping with the simple massing of the 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 impacts 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.

Landscape Considerations

173. 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.
174. The revised Landscape and Visual Impact assessment concludes that there are no significant adverse effects to the landscape character, views or amenity. It considers there will be a negligible adverse impact in the short term, to a neutral effect in the long term to the National Park Landscape Assessment Character type 'Valley Farmlands with Villages' in which the site falls. The impact on the adjacent character area 'Riverside Meadows' would be neutral. The minor adverse impact they identify in the approach from the east along Hope Road is stated would be mitigated by the maturing of the proposed tree planting and hedgerow to the east and south boundary over the long term and the use of natural materials within the built form. (Officer Note – as stated above the suggested condition to secure the use of natural stone instead of light coloured render for the new east facing gable is supported by this finding and would further mitigate the minor adverse impact). The impact on other viewpoints was considered to be neutral and therefore the overall conclusion of the assessment was that the development would result in a neutral effect on the landscape character and visual amenity.
175. The assessment went on to consider the night time environment and concluded the proposed development would result in a neutral effect through the use of sensitive light sources and locations within the development to minimise light spillage. Officers identified external lighting as a strong concern in the previous scheme for its potential polluting impact on both the local landscape setting as well as the Park's dark skies. A condition to submit and agree an appropriately detailed scheme was conditioned last time and is again recommended in this application.
176. Officers consider that the revised external landscape works and additional planting, will

ensure that 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 revised building would still be a prominent introduction into the street scene which would have an adverse impact due to its greater massing and particularly its increased height over the existing building. This impact is lessened by the setting back into the site and would be softened to a larger extent in the revised scheme by the proposed walling and tree planting in the frontage and through the use of natural materials and varied building forms which break up the massing.

177. The reduction in the footprint of the revised building and the lower number of rooms has reduced the associated car parking which in the last scheme left little room for additional planting. Although car parking inevitably still dominates the rear of the site, being to the rear it will be largely be screened from public view. The amended scheme has enabled space for a small increase in the amount of planting and along with trees to the frontage, further tree planting would now help break up and screen the rear car park. A further key difference at the rear is that the lower overall numbers has meant that spaces have now been moved farther away from the neighbour's boundary hedge, helping to reduce the amenity impact. Furthermore the main block of 59 car parking spaces at the rear are proposed to be formed with a ground reinforcing system so they can be fully permeable whilst maintain a grassed appearance to soften and reduce the visual impact of the car park.
178. 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. In the revised scheme the agents have picked up the previous reports suggestion and the amended plans now show the planting of a further hedge behind the boundary wall. Along with the proposed tree planting this landscape treatment to the public frontage would be appropriate and acceptable as it will soften the landscape impact and help the site blend with the local landscape character.
179. 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. With some minor amendments the submitted landscaping scheme is generally considered acceptable and therefore a condition requiring submission of full details is suggested for any approval.
180. In conclusion, subject to the aforementioned conditions to control and agree precise details, the visual impact of the smaller and lower hotel building in local views along Hope Road and in the wider landscape especially from key vantage points to the North West and east would now 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.

Parking and Highway Considerations

181. Plans show that 98 parking spaces will be provided. This figure is 14 spaces higher than the maximum suggested within the Peak District National Park Parking Standards and considered excessive given the reduction in covers by one-third (50 covers). The

amended plans now show the size of the parking bays match the Peak District National Park Parking Standards, with standard bays of 5.0m x 2.5m (rather than the 4.8m x 2.4m previously shown) and with bays for disabled users of the same dimensions, but with 1.2m hatched access/safety zone to the side and rear, as per the existing design layout. A reduction in spaces to 84 in line with PDNPA Transport Officer recommendations would also enable more space for improved planting to further ameliorate the impact of the large majority of the external area being dominated by car parking and can be secured by a condition seeking an amended plan for 84 spaces.

182. The proposal would increase traffic generation to and from the site onto a 50mph section of highway where representation from local residents have continued to highlight concerns about highway safety with some preferring a 30mph limit. 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 includes improvements to pedestrian access from/to the hotel and the bus stop across the road via a new pedestrian refuge in the highway and the in and out arrangements for the access. Officers note however the concern/safety reservation for cyclists expressed in the local representations from the introduction of the proposed refuge and the consequent reduction on the carriageway width which they consider will introduce new safety concerns.

183. The last response from the HA state that the main issue (with the refuge) from a traffic safety point of view is lane width. They go on to say that ideally a pedestrian refuge should not be narrower than 1.5 metres but this would leave sub-standard lane widths if the cycle lane widths were kept as existing and that 3 metre running lanes would leave space for 1 metre cycle lanes. Officers consider that width to be inadequate from a safety point of view and concur with the safety concern expressed in the representations especially as scaling from the plans appears to show even less space available. Further information and comment is being sought from the Highway Authority before Planning Committee to confirm whether officers can confirm support for the refuge. However, given the Highway Authority overall raise no objections provided funding is secured from the developer to pay for the refuge and ensure effective monitoring and review of the travel plan and the extension of the 40mph speed restriction, these remain in the recommendation to be secured via a Section 106 legal agreement.

184. 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

The Planning and Design and Access Statements state 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. Furthermore, highest possible standards of water efficiency will also be sought in line with criteria (E) of Policy CC1. 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.

185. 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.
186. 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 (52 of the 98 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.
187. The agent’s 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 measures would meet adopted policy and are acceptable subject to the aforementioned condition.

Archaeological Considerations

188. 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.
189. 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

190. In the previous refused application the PDNPA ecologist raised 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 and the Bat Mitigation and Compensation strategy. These 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

191. 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.
192. The gable end of the current Rising Sun building almost abuts the neighbours hedge but due to its two storey height and 4m high hedge only the roof is visible giving an acceptable minor impact on outlook for the neighbour. In the previous scheme the second floor was clearly visible above the hedge long with certain windows. There would have been some overlooking but at an oblique angle and some distance between windows. In this revised scheme, although the building will still be taller than the existing hotel building the reduced height (from the last refusal) and the fact that it has been moved away from the boundary has significantly reduced the visual impact for the neighbour who would just see the roof and be subject to no overlooking from second floor windows which would impact adversely on his amenity
193. The revised proposal brings with it a larger car park which extends closer to the neighbour as it replaces what was previously a large lawn. The revisions in the amended scheme now rearrange the alignment of the closest spaces in the refused scheme away from the boundary to create a small but better buffer between cars and the boundary hedge. The hedge will prevent any indivisibility but it would not make a significant impact upon noise transmission and in the amended plans and supporting information confirm that a 2m high close boarded fence would be erected along the closest section of boundary to further cut down on noise and screen car headlights to improve amenity. In the last scheme officer's judgment that to mitigate against this potentially harmful noise impact, it would be appropriate for this to be an acoustic fence. A condition requiring submission and agreement of suitable design and detail was suggested then and is still considered necessary for this revised scheme given the proximity of the car park and the potential for disturbance late into the evening. With these changes to the layout the scheme is considered to adequately mitigate against the impact of the development upon the neighbours amenity.
194. With the above mentioned condition, the proposed development would accord with adopted policy and guidance in terms of amenity.

Conclusion

195. There are no objections in principle to a replacement hotel on the site. The revised scheme is a significant improvement in terms of its reduced scale and massing as well as its positioning further back into the site. It would still however be a 3 storey building of a scale and a height that is out of keeping with the established local building tradition and although new landscaping helps, a building like this cannot be accommodated on the site without some harm to the valued characteristics of the Park.
196. The revised building and external landscape works have been designed to a high standard and subject to detailed conditions would now better mitigate against the adverse impacts of the massing and height, in both local and more distant views. Its three storey form would inevitably remain a visually dominant form in the immediate street scene but these views are limited to a short stretch of road. In wider views the overall height would be clearly out of keeping with the scale of traditional buildings in

the locality and wider area but the use of materials and landscaping will mitigate the impact to an acceptable level. Any impact must be judged against the benefits arising from the proposals which can only be achieved with a viable business on the site. 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.

197. 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.
198. 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 is recommended for approval subject to the prior entry into the legal agreement and the conditions set out above.

Human Rights

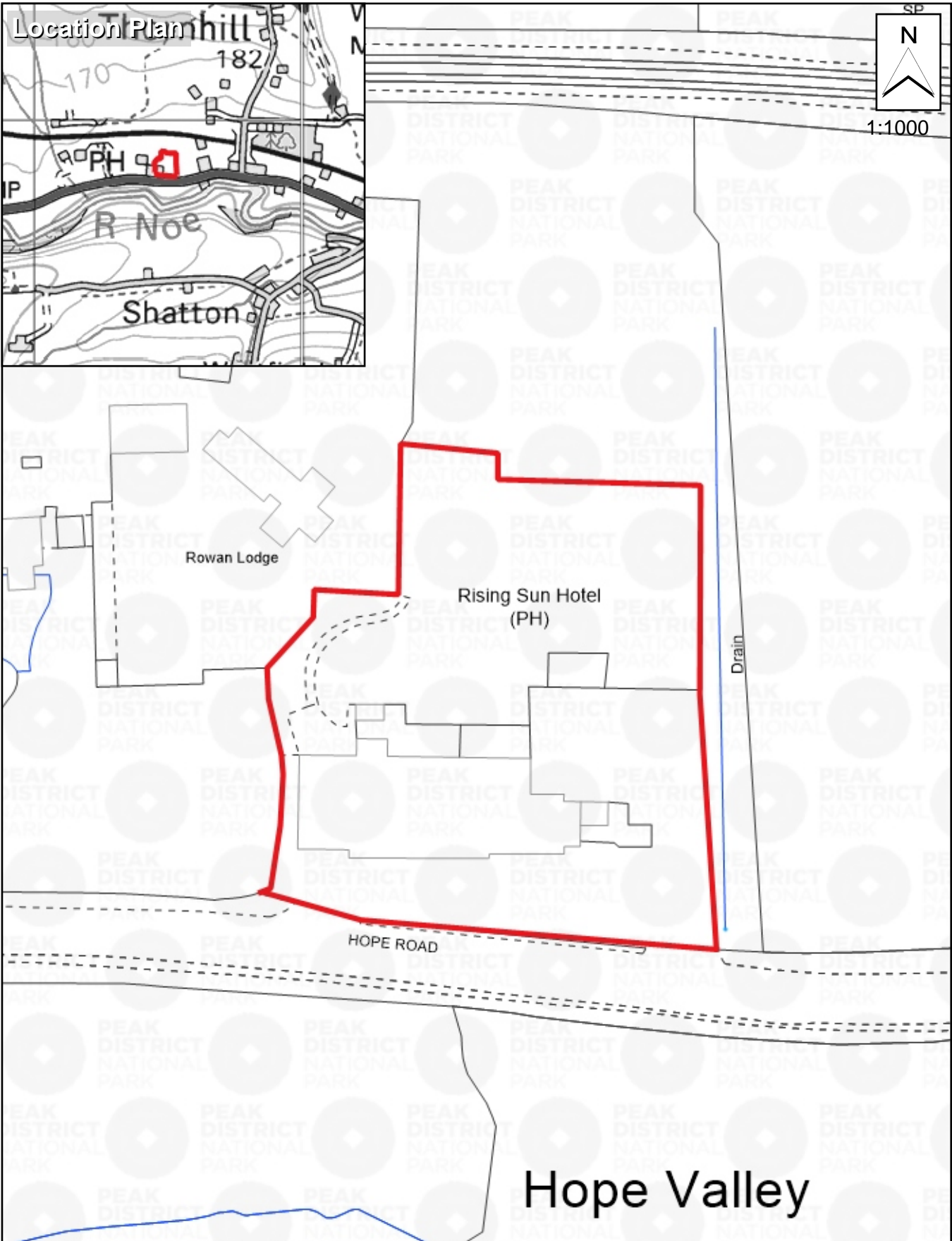
199. Any human rights issues have been considered and addressed in the preparation of this report.

List of Background Papers (not previously published)


Nil

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

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Committee Date:	13th December 2019	Title: Rising Sun Hotel Bamford	 PEAK DISTRICT NATIONAL PARK
Item Number:	Item 6		
Application No:	NP/HPK/0719/0820		
Grid Reference:	419484, 382834		

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7. FULL APPLICATION – DEMOLITION OF THE EXISTING WORKSHOP AND ERECTION OF AN AFFORDABLE LOCAL NEEDS DWELLING WITH ASSOCIATED WORKS INCLUDING WORKS OF HARD AND SOFT LANDSCAPING, LAND AT TOP LANE, TIDESWELL (Grid Ref 414948/376448 - NP/DDD/0819/0854, SPW)

APPLICANT: MR AND MRS BOARDMAN

Summary

1. The proposal is for the demolition of a shed and erection of a local needs affordable house in the countryside 100m beyond the edge of Tideswell village. The proposal would result in the removal of some trees, alterations to the access, building of a detached dwelling in a large plot. Being neither in nor on the edge of the settlement the proposal is unacceptable in principle and is recommended for refusal. There are other more detailed issues with the proposal in relation to size of the plot and landscape impact which lead to additional reasons for refusal.

Site and Surroundings

2. The site is located on Top Lane (a non-classified road) in the general countryside approximately 100m north of the edge of the settlement of Tideswell. To the north of the site there is a bungalow, it is otherwise surrounded by fields. To the south of the access, outside the site area, there is a yard area which is currently subject of an enforcement enquiry. There is a small field barn on the other side of the road in the field to the east.
3. The site itself has many mature trees. These contribute positively to the character and appearance of the area. The largest of which is a sycamore at the front of the site close to the access. There are also horse chestnut and ash on the site. Most of the site has a ground covering of scrub.
4. There is a dilapidated timber building at the front of the site. Whilst planning permission for this structure does not appear on the planning history, it does reveal it was used as a tool shed for storing implements associated with the horticultural use of the site (S336 of the Planning Act 1990 includes horticulture in the definition of agriculture). The site is therefore not 'Previously Developed Land' as defined in the NPPF and the Development Management Policies, as agriculture is specifically excluded from the definition.
5. The site has its own access via an agricultural timber gate. The site wraps around the aforementioned yard area.
6. The site is not within a conservation area and there are no listed buildings within the immediate vicinity.

Proposal

7. The proposal is for the erection of a single affordable dwelling to meet a local need. As submitted the proposed dwelling has 4 bedrooms (one en-suite), a bathroom, dining kitchen, living room and a garage and store.
8. As submitted the gross internal floor area of the dwelling including the garage and storage area is approximately 120m². With a site area of approximately 804m².
9. Amended plans have been submitted '1909/03B' & '1909/01A' which reduce the size of the dwelling to 84m² and the proposed residential curtilage to 652m².
10. It is proposed that the walls would be constructed of random rubble limestone with

gritstone detailing, with a natural blue slate roof and the windows and doors would be of timber construction with a painted finish.

11. The proposal shows that an access gate would be set back from the highway 5m with a fully bonded surface up to that point and that 5 trees would need to be removed. Including the large sycamores at the front of the site. The dwelling itself would be set back approximately 14m from the highway.

RECOMMENDATION:

That the application be REFUSED for the following reasons

1. **The site is not located in or on the edge of a named settlement. The provisions for new build local needs affordable housing in the development plan is limited to within or on the edge of named settlements. The proposal for a new build local needs affordable house in the open countryside is therefore unacceptable in principle as it is contrary to the development strategy in Core Strategy policy DS1 and Development Management Policies DMH1, DMC4(B) and the NPPF (para 77, 78, 79 and Para 172).**
2. **Due to the plot size and resultant housing density the proposal is contrary to Core Strategy Policy CC1 as it is an inefficient use of land. Due to the plot size, location and type of dwelling proposed it is also contrary to Core Strategy Policy HC1, Development Management Policy DMH1 and the NPPF as it would not optimise the affordability of the property in perpetuity.**
3. **The proposed development would have an adverse impact on the character and appearance of the area and the National Parks Landscape. The proposal is therefore contrary to Core Strategy Policies GSP1, GSP3, L1, Development Management Policies DMC3, DMC4, DMC13B and the NPPF.**

Key Issues

- Is the site one which is in a suitable location for Local Needs Affordable Housing having regard to DS1, HC1, DMC4 & DMH1
- Whether there is justification for the proposed local needs affordable housing and whether the proposed housing is in accordance with HC1 and DMH1
- Whether the proposed occupants meet the local occupancy criteria
- Whether the proposed dwellings are of a size and type which would be likely to remain affordable in perpetuity
- Design, siting and landscape impact.

History

1972 - Outline Planning application refused for the erection of a bungalow on the adjacent site to the north as the site is outside the confines of the existing settlement of Tideswell, widely visible from public viewpoints to the east, development in this location would localise and intensify existing scattered development to the detriment of the rural character of the area, blurring further the distinction between the village and open countryside.

2009 pre application advice – The letter to the authority indicated that at that time the

owners considered the plot of land to be used for horticultural purposes the shed being used to store implements used on the site. The advice given explained that the site is in open countryside outside the settlement of Tideswell and in general not suitable for housing (including Affordable Housing).

2019 Pre application advice 36282 - Advised that site is outside of Tideswell and therefore we would not support the erection of an affordable dwelling in principle. Advised to look at alternative sites within settlements. Advised on policy and the information requirements if they are to pursue an application.

Consultations

12. Highway Authority – No objections subject to the following conditions –

1. Prior to first occupation of the dwelling, the entire site frontage shall be cleared, and maintained thereafter clear, of any obstruction exceeding 1m in height (600mm for vegetation) relative to the road level for a distance of 2m into the site from the highway boundary in order to maximise the visibility available to drivers emerging onto the highway.

2. Prior to first occupation of the dwelling, space shall be provided within the application site in accordance with the application drawings for the parking and manoeuvring of residents' vehicles, laid out, surfaced and maintained throughout the life of the development free from any impediment to its designated use.

3. There shall be no gates or other barriers within 6m of the nearside highway boundary and any gates shall open inwards only.

13. District Council – No response to date.

14. Tideswell Parish Council – Support the application and have no objections.

Representations

15. 7 representations have been received in support of the application

16. Support is on the following grounds –

- Will enable a local family to stay in the area.
- The design is sympathetic and the sustainability measures are positive.
- It will not be detrimental to the village or landscape due to the existing housing/buildings on the area and the number of trees
- Affordable properties for local people should be supported both in and on the edge of the village
- It will enhance the untidy plot of land.
- Maintenance to the trees will keep them in a healthy condition
- Will help sustain the local community and businesses as the village is becoming dormant with second homes and holiday homes.

Main Policies

National Planning Policy Framework

17. The National Planning Policy Framework (NPPF) was published on 27 March 2012 and replaced a significant proportion of central government planning policy with immediate effect, the revised version was published in 2019. 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 the Development Management Policies 2019. 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 Government guidance in the NPPF.
18. 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.'
19. Para 77 In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this.
20. Para 78 To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.
21. Para 79 Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:
 1. there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
 2. the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
 3. the development would re-use redundant or disused buildings and enhance its immediate setting;
 4. the development would involve the subdivision of an existing residential dwelling; or
 5. the design is of exceptional quality, in that it:
 - is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
 - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

22. NPPF defines **rural exceptions** site as the following, Rural exception sites: Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection.
23. The NPPF defines **Previously developed land** as the following: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

Peak District National Park Core Strategy

24. The most relevant policies of the Core Strategy to the principle of the proposal are DS1 and HC1.
25. Policy DS1 sets out the Development Strategy for the National Park. Part D explains that in named settlements which includes 'Tideswell' there is additional scope to maintain and improve the sustainability and vitality of communities. In or on the edge of these settlements amongst other things new building development for affordable housing is acceptable.
26. HC1 says that exceptionally, new housing can be accepted where the proposals would address eligible local needs and would be for homes that remain affordable with occupation restricted to local people in perpetuity. The provisions of HC1 are supported by policy DH1, DH2 and DH3 of the Development Management Policies, which gives more detailed criteria to assess an application for a newly-built housing, which is intended to be affordable and meet local need and occupancy criteria.
27. Other relevant policies include –
28. Policy GSP1 sets out the broad strategy for achieving the National Park's objectives having regard to the Sandford Principle, (that is, where there are conflicting desired outcomes in achieving national park purposes, greater priority must be given to the conservation of the natural beauty, wildlife and cultural heritage of the area, even at the cost of socio-economic benefits). 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.
29. Policy GSP3 sets out development management principles and states that all development must respect, conserve and enhance all valued characteristics of the site and buildings, paying particular attention to, amongst other elements, impact on the character and setting of buildings, scale of the development appropriate to the character and appearance of the National Park, design in accordance with the National Park Authority Design Guide and impact on living conditions of communities.

30. GSP4: Planning conditions and legal agreements

To aid the achievement of its spatial outcomes, the National Park Authority will consider the contribution that a development can make directly and/or to its setting, including, where consistent with government guidance, using planning conditions and planning obligations.

31. CC1: Climate change mitigation and adaptation

In order to build in resilience to and mitigate the causes of climate change all development must:

- A. Make the most efficient and sustainable use of land, buildings and natural resources.
- B. Take account of the energy hierarchy by:
 - I. reducing the need for energy;
 - II. using energy more efficiently;
 - III. supplying energy efficiently; and
 - IV. using low carbon and renewable energy.
- C. Be directed away from flood risk areas, and seek to reduce overall risk from flooding within the National Park and areas outside it, upstream and downstream.
- D. Achieve the highest possible standards of carbon reductions.
- E. Achieve the highest possible standards of water efficiency.

Development Management Policies

32. The most relevant development management policies to the principle of the proposal are DMC4, DMH1, and DMH2. DMH11 is also particularly relevant as it relates to the need for S106 agreements if the scheme were permitted. These policies are set out in full below, including some pre text. Other relevant policies are referenced in the relevant sections of this report.

33. DMC4 Settlement limits

- C. Planning applications should provide sufficient information to allow proper consideration of the relationship between a proposed development and the settlement's historic pattern of development including the relationship of the settlement to local landscape character. The siting of the development should complement and not harm the character of these settlements.
- D. Development that is separated from the existing settlement to such a degree that it no longer forms part of the whole, or is likely to result in pressure to infill an intervening gap, will not be permitted.

34. Para 6.25 explains where an individual is proposing to build homes for wider housing need (more than one), and the scheme is otherwise acceptable in terms of impact on the built environment, the individual also needs to establish the housing need through a Parish-wide Housing Need Survey and/or other credible evidence from choice based lettings registers such as Home Options. If there is credible evidence of a wider community need for housing, the applicant may be permitted to build more than one house.

35. Under the heading of Unsatisfactory Accommodation para 6.20 of the DMP explains that Housing Authorities have some discretion over what is considered unsatisfactory. In this area, accommodation is considered unsatisfactory when it is in poor condition or lacking in basic facilities. It is also common that accommodation is unsatisfactory because it is too small for the size of the household and is too expensive for the household to sustain. Affordability is often the reason why people are unable to set up a household for the first time. The degree of priority given to a person when properties are allocated through choice based lettings schemes such as Home Options is determined by the Housing Authority (see Appendix 7: Registering a housing need). They assess whether a person's claim of unsatisfactory accommodation justifies allocation of a property. A variety of choice based letting systems are used to assess and categorise people's housing need.

36. Under the heading of Size of Affordable Housing Para 6.51 explains that where affordable houses are built, it is considered that the smaller the area of land taken up by each house, the lower the value of the house will be on completion, and in perpetuity.

37. DMH1 – New Affordable Housing

E. Affordable housing will be permitted in or on the edge of Core Strategy policy DS1 settlements, either by new build or by conversion; and outside of Core Strategy policy DS1 settlements by conversion of existing buildings provided that:

- (i) there is a proven need for the dwelling(s); and
- (ii) any new build housing is within the following size thresholds:

- Number of bed spaces and Maximum Gross Internal Floor Area (m²)
- One person 39
- Two persons 58
- Three persons 70
- Four persons 84
- Five persons 97

B. Starter Homes will be permitted as part of a development of housing to enhance a previously developed site.

C. Self-Build and Custom Build housing will be permitted on rural exception sites in accordance with Part A regarding proof of need and size thresholds.

38. DMH2 First occupation of new affordable housing

In all cases, new affordable housing must be first occupied by persons satisfying at least one of the following criteria:

(i) a person (and his or her dependants) who has a minimum period of 10 years permanent residence in the Parish or an adjoining Parish inside the National Park and is currently living in accommodation which is overcrowded or otherwise unsatisfactory; or

(ii) a person (and his or her dependants) not now resident in the Parish but having lived for at least 10 years out of the last 20 years in the Parish or an adjoining Parish inside the National Park, and is currently living in accommodation which is overcrowded or otherwise unsatisfactory; or

(iii) a person who has an essential need to live close to another person who has a minimum of 10 years residence in a Parish inside the National Park, the essential need arising from infirmity.

39. DMH11 Section 106 Agreements

Section 106 Agreements will be applied to housing developments as follows -

Affordable housing

B. In all cases involving the provision of affordable housing, the applicant will be required to enter into a Section 106 Agreement, that will:

1. restrict the occupancy of all affordable properties in perpetuity in line with policies DMH1, DMH2 and DMH3; and
2. prevent any subsequent development of the site and/or all affordable property(ies) where that would undermine the Authority's ability to restrict the occupancy of properties in perpetuity and for the properties to remain affordable in perpetuity.

40. The Development Management policies define rural exceptions sites as Development on previously undeveloped land, and as an exception to the otherwise restrictive policies that limit development in the National Park. In the context of this plan, exception sites are generally developed for affordable housing in perpetuity to address local housing need.

Assessment

Is the site one which is in an acceptable location for Local Needs Affordable Housing

41. The provisions in the development plan for such development are in Core Strategy Policy DS1, HC1 and DMH1. These allow in principle Local Needs Affordable Housing in or on the edge of named settlements. However this proposal is contrary to those policies as it is in the open countryside well beyond the edge of the village.
42. Tideswell is a DS1 named settlement. Development plan policy DMC4 sets out how to determine if a site is within, on the edge, or outside settlement limits. Part A requires planning applications to provide sufficient information to allow proper consideration of the relationship between a proposed development and the settlement's historic pattern of development including the relationship of the settlement to local landscape character. The siting of the development should complement and not harm the character of these settlements. Part B sets out that development that is separated from the existing settlement to such a degree that it no longer forms part of the whole or is likely to result in the pressure to infill an intervening gap will not be permitted.
43. This site's location is approximately 100m to the north of the edge of the existing settlement. Relating this to landscape features this is approximately 2 fields away from the existing edge of the settlement so is clearly not within or on the edge of Tideswell. To take an alternative view would set a precedent for development at this remote distance from settlement edges at other sites in future.
44. It is acknowledged that there is a bungalow near the site. The planning history shows that a consistent view has been taken that this bungalow is outside of the settlement. The presence of a remote bungalow near the application site does not mean that the application site is within a settlement, or that further development beyond the edge of the settlement is appropriate in policy terms.

45. The planning history shows that a position has been maintained that the site itself is beyond the edge of the settlement and not suitable for affordable housing. It is separated from the existing settlement to such a degree that it no longer forms part of the whole and would likely result in pressure to infill the intervening gap contrary to policy DMC4.
46. Allowing development at the proposed site would not compliment the historic pattern of the development in Tideswell, it would harm it, and would lead to further pressure for linear development from the village up to the site. This would create growth of the settlement into the undeveloped open countryside outside of the named settlement.
47. The proposed site being in the general countryside is clearly contrary to the provision of the development plan which allow of Local Needs Affordable Housing, it is therefore contrary to Core Strategy policy DS1 and Development Management Policies DMH1, DMC4(B) and the NPPF (para 77, 78, 79 and Para 172). Consequently the recommendation is one of refusal irrespective of any local need for the dwelling.

Whether there is justification for the proposed local needs affordable house and whether the proposed dwelling is in accordance with HC1 and DMH1?

48. This proposal is for Local Needs Affordable House (a rural exception) on undeveloped/Greenfield land. Whilst there is a shed on the site the planning history reveals that it was in use as part of the horticultural use of the site by the adjoining property. Horticulture falls within the definition of agriculture so the site is classed as being undeveloped land. Due to the size of the shed its demolition would not require planning permission this is because it is under 50m² and therefore its demolition would not be classed as development in itself.
49. Our policies are designed to meet the wider needs of the community of the National Park as a whole, while conserving and enhancing the National Park. Policy is not designed to meet the needs of individuals where that need is not aligned with the need of the wider community and the over-riding legal responsibility to conserve and enhance the National Park. Opportunities for the provision of new housing in the National Park are extremely limited and this is why our policies must be robust to deliver the right outcomes for the National Park and its communities in those limited opportunities that exist. The robust application of policy is needed to maintain public confidence in the delivery of housing in the opportunities that exist.
50. This proposal is for a single dwelling and therefore the justification provided for consideration is on an individual basis rather than via a parish housing needs survey (which would be the requirement for more than a single home). The case that has been made is that the applicants currently reside in the adjoining parish of Litton in a dwelling which they own but which is no longer suitable due to one of the applicant's personal circumstances.
51. 'Home Options' having assessed the need have registered the households type as a family with two children who should not share and that their bedroom need is for 3 bedrooms. Relating this back to our own policies in the Development Plan (DMP DMH1) this equates to a 4 person home with a size of 84m².
52. As submitted the dwelling was well in excess of this size threshold (at approximately 120m²) which exceeded the maximum size for a 5 person house. So this would not have met with the criteria of DMH1 as (i) there would not have been a proven need for such dwelling and (ii) it would have exceeded the size thresholds. This has since been revised to 84m² to a size which reflects the needs of the individual household.

53. The applicants have made a case why they would prefer this 84m² to be laid out with 4 bedroom rather than 3. We can be flexible on this within the size threshold for a 4 person home. The amended plans being within the 84m² provide a dwelling of a size which is justified if the needs case is accepted for the household and for the need for a new dwelling because for example no others are available for the household to occupy.
54. The applicants in their planning statement have provided details of what they can afford. The applicants agent has explained that no suitable properties have become available on the open market or via Home Options at the current time. It should be noted however that they have only just been upgraded to a higher band as set out below which has given them a greater likelihood of finding a dwelling through Home Options.
55. The Authority have been provided with the applicants 'Home Options' application and outcome in which they were allocated Band B at the end of November. It is therefore clear that the applicants have a need. This was upgraded from a band D allocation and they are now in a position that if a property becomes available via 'Home Options' then because of the increased priority they are more likely that their bids would be successful on such a property.
56. The applicant's proposal is for a new local needs affordable dwelling beyond the edge of Tideswell. They have chosen this site because they own it, having purchased it previously in the hope they may one day be able to build a dwelling on the site. They have also been advised via pre-application advice that the site is not suitable for a local needs dwelling as it is outside of Tideswell. Similar advice was given to the previous owner before it was sold to the applicants. Despite that advice they have chosen to pursue this application.
57. The needs case the applicants have put forward is accepted because they are currently in unsatisfactory accommodation as the dwelling they have is now too expensive for the household and having put this case forward to the housing authority (via Home Options) they have been accepted on the housing register, now in priority Band B. They are essentially downsizing to an adjoining parish. To date they have reported no success in finding alternative accommodation which they can afford on the open market or via home options. It should be noted however that they were on the lower priority band until they were recently upgraded to priority Band B in Home Options which will now boost the likelihood of finding a home via Home Options.
58. Although the applicants have now established a housing need for an affordable home, the proposal is still unacceptable on strong policy and landscape grounds due to its location in the open countryside. This is because the exception provision in the Development Plan for new build Local Needs Affordable dwellings only exists where the site is in or on the edge of named settlements identified in policy DS1.

Whether the proposed occupants meet the local occupancy criteria for first occupation of new affordable housing?

59. The applicants have made their case via the occupancy criteria under DMH2(i) in which there is a provision for first occupants where they meet the following criteria.
- C. a person (and his or her dependants) who has a minimum period of 10 years permanent residence in the Parish or an adjoining Parish inside the National Park and is currently living in accommodation which is overcrowded or otherwise unsatisfactory.*

60. The application includes description of the applicants various residences. It includes over 10 year in the last 20 years in the adjoining parishes to Tideswell. And this would qualify them as first occupants of the proposed affordable dwelling. Evidence of the claimed residence in the parish or adjoining has been requested, and more details have been provided including addresses and proof of residence at these addresses.
61. We already know from the previous section of this report that the existing accommodation is considered to be unsatisfactory. They have been accepted by 'Home Options' as band B priority. So officers are satisfied that they would meet the occupancy criteria for first occupants set out in DMH2(i).
62. This cannot however override the more fundamental issues with the proposed location being in the general countryside and therefore the proposed development being unacceptable in principle.

Whether the proposed dwellings are of a size and type which would be likely to remain affordable in perpetuity?

63. The submitted design and access statement explains that the applicant would enter into the S106 legal agreement as required by policy DMH11. This would ensure the property remains available for local needs and therefore more affordable than an unrestricted open market dwelling by virtue of the restricted market.
64. The revised proposal is for a property of 84m² to a size which reflects the actual needs of the individual household. The applicant would prefer this to be laid out with 4 bedroom rather than 3, which is acceptable. The size of the property is in accordance with policy.
65. The size of the plot is too large to optimise the affordability of the dwelling in perpetuity or to be an efficient use of land. This has been discussed with the applicant during the course of the application.
66. Notwithstanding the location of the site is wholly unacceptable being beyond the edge of the settlement, there is a policy requirement under housing and sustainability policies to make efficient use of land and maximise the affordability of the properties in perpetuity potentially by providing more units on the site and them being of a more affordable design for example semi-detached.
67. The dwelling proposed is a detached four bedroom house in a large plot in the open countryside of the Peak District National Park with a desirable location and outlook. None of these qualities optimise the affordability of the dwelling in perpetuity.
68. Para 6.51 of the Development management Policies explains that where affordable houses are built, it is considered that the smaller the area of land taken up by each house, the lower the value of the house will be on completion, and in perpetuity.
69. Having raised the issue of plot size with the planning agent they have shown an area of land to the side of the drive as orchard to be excluded from the residential curtilage and which they suggest would be on separate deeds if permission were granted. This we know from experience would not necessarily ensure that the two pieces of land were not effectively used together as domestic curtilage for the property and the house with a garden and orchard is considered unlikely to remain affordable in perpetuity.
70. Even with these changes this is still a substantial plot at 652m² as per the amended plans, and the housing density would be very low at approximately 15 dwellings per hectare.

71. Considering the above proposal is contrary to Core Strategy Policy CC1 as it is clearly an inefficient use of land and HC1 and DMH1 as it would not optimise the affordability of the housing in perpetuity. This represents a further strong policy reason for refusal irrespective of the substantive reason for refusal being the site lies in the countryside beyond the edge of the village.
72. Had the proposal been otherwise acceptable then we would have suggested a condition removing permitted development rights for extensions, alterations and outbuildings to ensure that such development would not have undermined the affordability of the proposal or increase its impact on the landscape.

Design, siting and landscape impact.

73. As set out earlier in this report the site is outside of, and well beyond the edge of the settlement and the proposed site is therefore wholly unacceptable for the proposed dwelling.
74. The design tries to reduce the impact of the proposed dwelling by making it appear like a converted barn, which results in an imitation of a barn conversion which lacks integrity, contrary to the Design Guide.
75. The size of the dwelling has been much reduced in the amended plans to ensure that it is within the size thresholds for affordable housing for a four person home.
76. What is of more concern is the impact of the development on its surroundings and the landscape character of the area.
77. This is because at present the site contributes positively to the character and appearance of the area by virtue of its contribution of trees to the landscape and its otherwise undeveloped nature, with the exception of the small shed which can only be seen at close quarters and is in such a dilapidated state it has nearly returned to nature.
78. The site is in the landscape character area of the 'White Peak' within the landscape character type of 'limestone plateau pastures'. This is described in the landscape character strategy and action plan as 'An upland pastoral landscape with a regular pattern of straight roads and small to medium sized rectangular fields bounded by limestone walls. Tree cover is mostly limited to occasional tree groups, or small shelter belts, allowing wide views to the surrounding higher ground'.
79. At this site the trees do contribute positively to the character and appearance of the area. There is a mix of native species on the site the largest of which are at the front of the site.
80. The proposal would result in 5 of these trees being felled. This includes 2 large sycamore (trees 02 and 03) at the front of the site which have been identified as having 20+ years contribution in fair and good condition. This would be a significant loss to the character and appearance of the area as these provide significant visual amenity contributing positively to the character and appearance of the area and the landscape character type.
81. Loss of these trees at the front of the site would also significantly open up the site to views from the east. Therefore the proposed dwelling would stand out more and detract from the character and appearance of the area appearing as an intrusive domestic building and use into the generally open and undeveloped landscape, exacerbating the

already unfortunate impact of the existing dwelling on the adjacent site.

82. It is noted some limited replacement planting of three heavy standard trees is shown on the amended plans. This however would not mitigate the harmful impact of the proposal on the character and appearance of the area or the National Park Landscape.
83. The proposed dwelling would have a harmful impact on the character and appearance of the area and the National Parks Landscape. The proposal is therefore contrary to Core Strategy Policies GSP1, GSP3, L1 Development Management Policies DMC3, DMC4, DMC13B and the NPPF (para 172)

Residential Amenity

84. The proposed dwellings would have one neighbouring property to the north. The gable end which faces this property is blank with no openings and is positioned on the plot in a way which would not be overbearing on the adjacent property. The site would provide generous amenity space for the occupants do there are no issues of amenity for either the proposed dwelling or neighbouring properties.

Trees and protected species

85. A tree survey has been submitted and this has been considered by the PDNPA tree officers. They have no objection to the loss of the trees in purely aboricultural terms subject to planting 3 replacements.
86. If approved planning conditions could ensure that the replacement trees are planted and the rest of the trees protected during works as per the tree survey. This would ensure the proposal complies with DMC13 in this regard. This also accords with a protected species survey that was undertaken which found no protected species, recommended felling of trees outside the bird nesting season and planning of replacement trees.
87. However, Planning officers have already found the loss of the trees to be unacceptable in landscape terms because of the contribution they make to the attractiveness of the open countryside earlier in this report which means that the proposal is contrary to DMC13 in this regard.

Utilities

88. Had the principle of development here been acceptable then officers would have suggested a planning condition to ensure that new utilities infrastructure is installed underground. This would ensure the proposal is in accordance with Policy DMU2. However, whilst there is a house next door we have not investigated the suitability of services and it should be remembered such a condition would only protect the immediate land in ownership and not prevent, for example, new overhead lines outside the site to provide or reinforce a service.

Environmental Management

89. Some details of environmental management measures have been provided, including air source heat pump the possibility of integrated pv roof tiles such as those made by Tesla. Again had the dwelling been acceptable in other regards these details could have been secured by planning conditions which require submission and implementation of such details.

Highways

90. The Highway Authority has been consulted and have no objections to the subject to conditions.

Conclusion

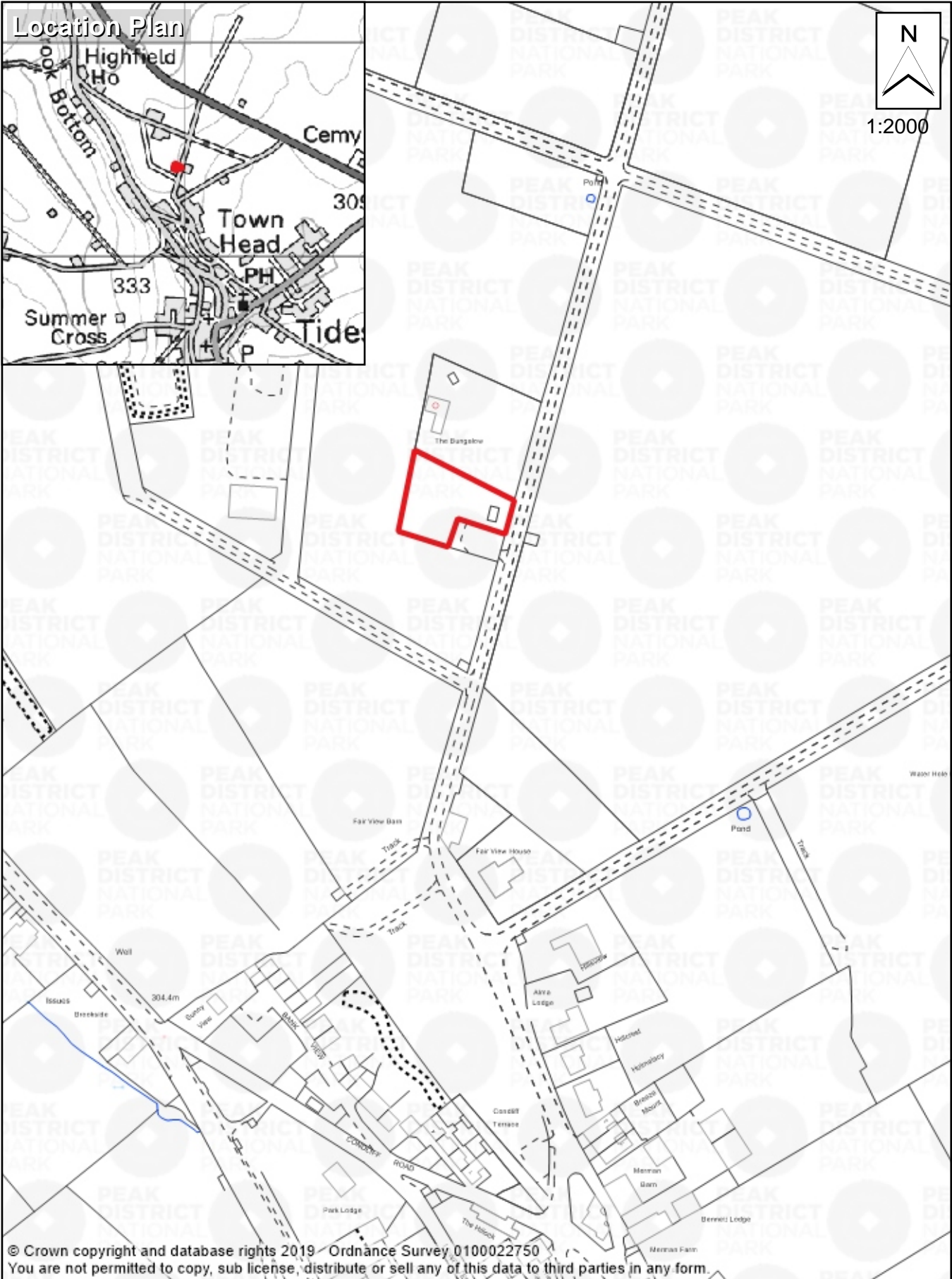
91. The site is located in the countryside well beyond the edge of Tideswell and the proposal for a new build house on this Greenfield site is therefore unacceptable in principle. The proposed development would also have an adverse impact on the character and appearance of the area and the landscape of the National Park. The applicants have established a local need for an affordable house but this does not override the normal strong policy position against building new houses in the open countryside. The relatively large plot size results in a housing density of approximately 15 dwelling per hectare which is very low and therefore represents an inefficient use of land. Due to the combined factors of the plot size, location and detached nature of the house, the proposal would not optimise the affordability of the dwelling in perpetuity. The proposal is therefore contrary to the policies of the development plan including Core Strategy policies DS1, GSP1, GSP3, L1, HC1, CC1 and Development Management Policies DMC3, DMC4, DMC13, DMH1 and the NPPF (para 77, 78, 79 and Para 172) and is recommended for refusal.

Human Rights


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

List of Background Papers (not previously published)

93. Nil
94. Report Author:
Steven Wigglesworth, Planner, 5 December 2019.



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Committee Date:	13th December 2019	Title: Land at Top Lane Tideswell	 PEAK DISTRICT NATIONAL PARK
Item Number:	Item 7		
Application No:	NP/DDD/0819/0854		
Grid Reference:	414952, 376411		

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8. FULL APPLICATION – CHANGE OF USE FROM EXISTING STONE BARN TO A LOCAL NEEDS DWELLING, HOLLY BANK BARN, BUTTERTON (NP/SM/0719/0747) TS

APPLICANT: Mr Thomas Meakin

Summary

1. The application is for the conversion of an isolated field barn in the open countryside to an affordable local needs dwelling. Introducing a domestic property in this open agricultural landscape would be significantly harmful to the landscape character of this part of the National Park. The application is therefore recommended for refusal.

Site and Surroundings

2. The application site is a small field barn that dates from the late 19th or early 20th century. It lies 400 metres to the north of Butterton village in the open countryside and is very isolated from other buildings. The site is accessed from Butterton by a 400m long single width track known as Clowes Lane.

Proposal

3. Planning permission is being sought for the conversion of the barn to an affordable local needs dwelling.
4. The proposed house would have a lounge and kitchen to the ground floor and one bedroom and a bathroom to the first floor.
5. A parking area is proposed to the front of the barn with access taken from Clowes Lane. No garden space is proposed.

RECOMMENDATION:

That the application be REFUSED for the following reasons:

1. **The application would result in the introduction of a domestic dwelling in an open agricultural landscape. The domestication of the barn and its setting would result in significant harm to the landscape character of this area of the National Park, contrary to policies L1 and DMC3, and to paragraph 172 of the NPPF.**
2. **The application has failed to demonstrate that there is an identified housing need for a new affordable dwelling of the size and type proposed. It would result in the creation of an isolated home in the countryside and no exceptional circumstances have been demonstrated to justify it. The application is therefore contrary to policies HC1, DMH1 and DMH2 and paragraph 79 of the NPPF.**
3. **The applicant has failed to provide an assessment of the historic significance of the non-designated heritage asset and has failed to demonstrate how its significance and any indented features of value would be conserved or enhanced. The application is contrary to policies DMC5 and DMC10.**
4. **The application does not demonstrate that the development will make the most efficient and sustainable use of land, buildings and natural resources contrary to policy CC1.**

Key Issues

- The need for new affordable housing.
- The impact on the landscape character and special qualities of the National Park.
- Heritage Impacts.
- Amenity Impacts.
- Highways Impacts.
- Ecology Impacts.

History

6. There is no planning history for the site. The applicant did not engage in pre-application discussions prior to the submission of the application.

Consultations

7. **Highway Authority** – No objections.
8. **Parish Council** - *‘Butterton Parish Council supports this application as a Local Needs dwelling but we ask that section 106 WILL BE undertaken to ensure that in perpetuity the occupant will always be a local person. Also that Policy LC4 (in particular the last 3 lines on page 4) WILL BE applied.*
9. **PDNPA Archaeology** – No objections subject to an archaeological building recording condition.
10. **PDNPA Landscape Architect** – Recommends refusal for the following reasons:

“This isolated barn sits some 400m away from the village of Butterton, not the 170m as stated in the design and access statement. It can be found 400 meters along an existing farm track which is also a public footpath. There is no mention of the footpath in the access statement and that the development can be clearly seen from the path.

Although they applicant is happy for a condition to restrict outside lights there will still be light spill from the various openings. Currently there is no electricity to the site and there is no indication as to how electricity is to be supplied. If the application is to be approved then electricity should be undergrounded. No details as to location of any waste water treatment plant has been provided and possible visual impact.

The mature tree adjacent to the property will be affected by the proposed parking area consideration will need to be given for root protection during construction.

Considering the size of the proposed building there will be pressure for additional outside space for drying washing and a shed”

Representations

11. No third party representations have been received.

National Planning Policy Framework (NPPF)

12. National Park designation is the highest level of landscape designation in the UK. The Environment Act 1995 sets out two statutory purposes for national parks in England and Wales: Which are; to conserve and enhance the natural beauty, wildlife and cultural heritage and promote opportunities for the understanding and enjoyment of the special qualities of national parks by the public. When national parks carry out these purposes they also have the duty to; seek to foster the economic and social well-being of local communities within the National Parks.
13. The National Planning Policy Framework (NPPF) has been revised (2019). This replaces the previous document (2012) with immediate effect. The Government's intention is that the document should be considered as a material consideration and carry particular weight where a development plan is absent, silent or relevant policies are out of date. In particular Paragraph 172 states 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.
14. In the National Park, the development plan comprises the Authority's Core Strategy 2011 and the Development Management Policies (DMP), adopted May 2019. These Development Plan Policies provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. In this case, it is considered there are no significant conflicts between prevailing policies in the Development Plan and government guidance in the NPPF.

Main Development Plan Policies

Core Strategy

15. GSP1, GSP2 - *Securing National Park Purposes and sustainable development & Enhancing the National Park*. These policies jointly seek to secure national park legal purposes and duties through the conversion and enhancement of the National Park's landscape and its natural and heritage assets.
16. GSP3 - *Development Management Principles*. Requires that particular attention is paid to the impact on the character and setting of buildings and that the design is in accord with the Authority's Design Guide and development is appropriate to the character and appearance of the National Park.
17. DS1 - *Development Strategy*. Sets out that most new development will be directed into named settlements.
18. L1 - *Landscape character and valued characteristics*. Seeks to ensure that all development conserves and enhances valued landscape character and sites, features and species of biodiversity importance.
19. HC1 – *New Housing*. Sets out that provision will not be made for housing solely to meet open market demand. Housing land will not be allocated in the development plan. Exceptionally, new housing can be accepted including where it addresses eligible local needs for homes that remain affordable with occupation restricted to local people in perpetuity.
20. Policy CC1 states that development must make the most efficient and sustainable use of land, buildings and natural resources.

Development Management Policies

21. DMC3 - *Siting, Design, layout and landscaping*. Reiterates that where developments are acceptable in principle, policy requires that design is to high standards and where possible enhances the natural beauty, quality and visual amenity of the landscape. The siting, mass, scale, height, design, building materials should all be appropriate to the context. Accessibility of the development should also be a key consideration.
22. DMC5 - *Assessing the impact of development on designated and non-designated heritage assets and their setting*. The policy provides detailed advice relating to proposals affecting heritage assets and their settings, requiring new development to demonstrate how valued features will be conserved, as well as detailing the types and levels of information required to support such proposals. It also requires development to avoid harm to the significance, character, and appearance of heritage assets and details the exceptional circumstances in which development resulting in such harm may be supported.
23. DMC10 - *Conversion of a heritage asset*. Conversion will be permitted provided it can accommodate the new use without changes that adversely affect its character, including enlargement, subdivision, or other alterations to form and mass, inappropriate new window openings or doorways and major rebuilding, and that any changes conserves or enhances the heritage significance and its setting in accord with policy DMC5.
24. DMC11 - *Safeguarding, recording and enhancing nature conservation interests*. Sets out that proposals should aim to achieve net gains to biodiversity or geodiversity as a result of development and that details of appropriate safeguards and enhancement measures for a site, feature or species of nature conservation importance must be provided in line with the Biodiversity Action Plan. For all sites, feature and species development proposals must consider amongst other things, the setting of the development in relation to other features of importance, historical and cultural.
25. DMH1 – *New affordable housing*. Sets out that Affordable housing will be permitted in or on the edge of Core Strategy policy DS1 settlements, either by new build or by conversion; and outside of Core Strategy policy DS1 settlements by conversion of existing buildings provided that:
- (i) there is a proven need for the dwelling(s); and
 - (ii) any new build housing is within the stipulated size thresholds:

Self-building and custom building housing will be permitted on rural exception sites provided the proven need can be demonstrated and the size thresholds are met.

26. DMH2 – *First occupation of new affordable housing* states that:
- In all cases, new affordable housing must be first occupied by persons satisfying at least one of the following criteria:
- (i) a person (and his or her dependents) who has a minimum period of 10 years permanent residence in the Parish or an adjoining Parish inside the National Park and is currently living in accommodation which is overcrowded or otherwise unsatisfactory; or
 - (ii) a person (and his or her dependents) not now resident in the Parish but having lived for at least 10 years out of the last 20 years in the Parish or an adjoining Parish inside the National Park, and is currently living in accommodation which is overcrowded or otherwise unsatisfactory; or
 - (iii) a person who has an essential need to live close to another person who has a minimum of 10 years residence in a Parish inside the National Park, the essential need arising from infirmity.

27. DMT3 - *Access and design criteria*. Requires that a safe access should be provided in a way that does not detract from the character and appearance of the locality and where possible enhances it. Whilst DMT8 - *Residential off street parking* sets out that off-street parking for residential development should be provided and the design and numbers of parking spaces associated with the residential development respects the valued characteristics of the area.
28. The Authority has adopted three separate supplementary planning documents (SPD's) that offers design guidance on householder development namely the Design Guide, the Building Design Guide and the Detailed Design Guide on Alterations and Extensions.

Assessment

Principle of Development

29. Policy HC1 makes it clear that provision will not be made in the National Park for new housing to meet general demand. However, on an exceptional basis, new housing (either new build or from the conversion of an existing building) may be permitted if it is to meet an eligible local need for houses that will remain affordable in perpetuity.
30. The application is for a new affordable local needs dwelling for the applicant. The proposed house would have one bedroom and a floor area of 44 square metres. This is below the maximum size threshold for a two person house of 58 square metres as set out in policy DMH1. The size of the building is does not exceed the policy limits.
31. However, policy DMH1 also specifies that there must be a proven need for all new affordable housing.
32. The submitted supporting statement does not contained any detailed information about the applicant's housing need. It sets out that he lives with family in Elksones and that he would be forming a household for the first time.
33. Policies DMH1 and DMH2 make it clear that new affordable housing can only be permitted when there is a proven need for the new housing. To be 'in need' a person must be in accommodation which is overcrowded or otherwise unsatisfactory.
34. Paragraphs 6.20 and 6.22 of the DMP recognise that people looking to set up home for the first time are often not in accommodation that could be described as overcrowded in a legal sense, but note that affordability is often a reason that people are unable to set up a household for the first time. It implicitly acknowledges that living with family may be considered unsatisfactory by the occupiers in some cases
35. As such, it is therefore possible that someone setting up home for the first time could be reasonably considered to be in housing need. However, the need still needs to be evidenced.
36. Paragraph 6.24 advises that we will use the same criteria as Housing Authorities to assess claims of housing need, with paragraph 6.20 stating that Housing Association schemes such as Home Options assess whether a person's claim of unsatisfactory accommodation justifies allocation of a property, noting that a variety of choice based letting systems are used to assess and categorise housing need.
37. No evidence has been provided to show that the applicant has engaged with the local Housing Authority in order for an evidence based assessment of his need to be established.
38. Had the principle of converting the building to affordable housing been broadly acceptable we would have offered the applicant the opportunity to engage with a choice

based lettings system in order to demonstrate that he is in housing need.

39. However, as is discussed further below, the site is not considered to be suitable for residential use because of the harmful impacts to the landscape. As such, there would be little point requiring the applicant to do further work to demonstrate his housing need for the purpose of this application as it would still be unacceptable in any case. In the absence of a demonstration of housing need though, the application is contrary to policies HC1, DMH1 and DMH2. Paragraph 79 of the NPPF makes it clear that new isolated homes in the countryside should not be approved unless exceptional circumstances apply. No such circumstances have been demonstrated and the application is therefore also contrary to this part of the NPPF.

Landscape Impacts

40. The barn lies in a very remote location well away from the built up area of Butterton village. It lies within the Southwest Peak Upland Pastures landscape character type area as defined by our Landscape Character Assessment. This is an upland pastoral landscape with a traditional dispersed pattern of gritstone farmsteads of probable ancient origins. There are also localised village settlements. Permanent pasture is enclosed by drystone walls and some hedgerows. Trees are scattered along incised cloughs and around dispersed gritstone farmsteads. This is a very peaceful rural landscape with open views to surrounding higher ground. The key characteristics of the area include:
- Undulating slopes with gentler summits and incised cloughs;
 - Dispersed gritstone farmsteads and loose clusters of dwellings, with stone slates or clay tile roofs;
 - Permanent pasture enclosed by gritstone walls and some thorn hedgerows;
 - Scattered trees along cloughs and around farmsteads;
 - Fields of rushy pasture and occasional patches of bracken, bilberry and heather;
 - Narrow winding lanes which are sunken on slopes;
 - Various shaped small to medium fields of various dates;
41. Whilst, as the Landscape Character Assessment identifies, there are some dispersed farmsteads in the area, there are none within a 400m radius of the application site. Those that do exist are next to roads that are more substantial than Clowes Lane. None appear as isolated and remote from other development as a new dwelling in this location would.
42. The site is set in an expansive area of small and medium fields of varying shapes that is entirely undeveloped. It has a very high level of tranquillity and natural beauty that is almost entirely free from development. The existing barn is a simple historic stone barn that sits comfortably in the landscape. It is in low-key use that is compatible with the agricultural nature of the surrounding land.
43. Whilst the proposed physical alterations to be building are minor (no new openings are proposed) the conversion to a dwelling would inevitably domesticate the character of the building and its setting. The scheme would result in the introduction of lighting, cars being parked outside of the building, bins and other associated domestic paraphernalia. No garden area is proposed so it is highly likely that there would be pressure to use the surrounding fields for sitting out, hanging washing etc.
44. As such, even though the physical alterations to the exterior of the building are minimal, the conversion to residential use would still significantly alter the character of the building in a way that would be significantly harmful to the character of the landscape

and the tranquil undeveloped nature of this part of the National Park.

45. Clowes Lane is a public footpath which then continues north beyond the site. The introduction of a domestic dwelling immediately next to the footpath would significantly alter the character of the site and its setting as described above. This would also be detrimental to the enjoyment of users of the footpath and would detract from the ability to appreciate the undeveloped, natural beauty of this part of the National Park.
46. The development would therefore have a significantly detrimental impact on the character of the site and its setting, causing harm to the landscape character of this part of the National Park. The proposal is contrary to policies GSP1, L1 and DMC3 and the guidance contained within paragraph 172 of the NPPF.

Heritage Impacts

47. The building is not listed and lies outside of the Butterton Conservation Area. However, the building is a nice example of a late 19th or early 20th century field barn/out farm and it is considered to be a non-designated heritage asset.
48. The Peak District National Park Historic Farmstead Character Statement also identifies that farm buildings that are detached and remote from a main farmsteads (both out farms and field barns) have been subject to high levels of change both with the Peak District and nationally, with a 57% loss of such features from the Peak District landscape. This makes those that survive all the more precious.
49. Policies DMC5 and DMC10 require applications for conversions of heritage assets to demonstrate what the significance of the building is and how the proposed development would conserve or enhance the significance. No heritage assessment has been provided with the application so it is not possible to properly assess the impact of the development on the historic character and significance of the building.
50. On the face of it, the proposed conversion is a reasonably sensitive scheme with no new openings required and the internal alterations generally working with the historic plan form of the building. However, it is not clear if there are any internal features that are of significance and how these would be affected by the proposed conversion. In the absence of evidence of any assessment of the historic significance of the building and consideration of how the scheme would affect the significance, the application is contrary to policies DMC5 and DMC10.
51. The Authority's Senior Archaeologist has noted that the site is not in a landscape that is of particular historic landscape importance. This is acknowledged but does not outweigh the harm to the general landscape character that is outlined further above.

Amenity Impact

52. Notwithstanding the concerns set out above about the visual harm that would be caused, it is acknowledged that the very remote location of the barn, over 400m away from the nearest existing property, would ensure that there would be no harm to the residential amenity of occupiers of any existing dwellings in the locality. There is no conflict with policy DMC3 in this respect.

Highway Impact

53. The proposed dwelling would be accessed from Clowes Lane with a parking area to be created immediately in front of the barn. The introduction of parking immediately in front of the barn in this open pastoral landscape would be harmful for the reasons set out further above. However, the Highway Authority has raised no objections. As such, it is acknowledged that a reason for refusal on highway safety grounds would be difficult to

substantiate.

Ecology Impact

54. A bat and bird survey report has been submitted. This sets out that no bat presence has been found. Nesting birds were found and mitigation measures in the form of next boxes are recommended. Subject to the mitigation measures being a condition of any approval, the scheme would not have an unacceptable impact on protected species or ecology interest in and around the site. The scheme accords with policy DMC11 in this respect.

Environmental Management

55. An Environmental Management and Mitigation statement has not been provided and no information has been provided to set out how the application would address policy CC1. The application should be refused for this reason. Had the application been acceptable in principle we would have invited the applicant to try and correct this shortcoming of the application.

Conclusion

56. The application fails to demonstrate that there is an identifiable need for a new affordable dwelling of the size and type proposed or that the applicant is in housing need. The proposal would result in the creation of a new isolated dwelling in the open countryside which has not been justified. The scheme would significantly alter the character of the barn and its setting, resulting in harm to the landscape character and special qualities of this part of the National Parl. The application has also failed to demonstrate how the conversion would conserve or enhance the significance of the non-designated heritage asset. The application is contrary to policies HC1, DMH1, DMH2, DMC3, DMC5 and DMC10 and the guidance within paragraphs 79 and 172 of the NPPF. The application is recommended for refusal.

Human Rights

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

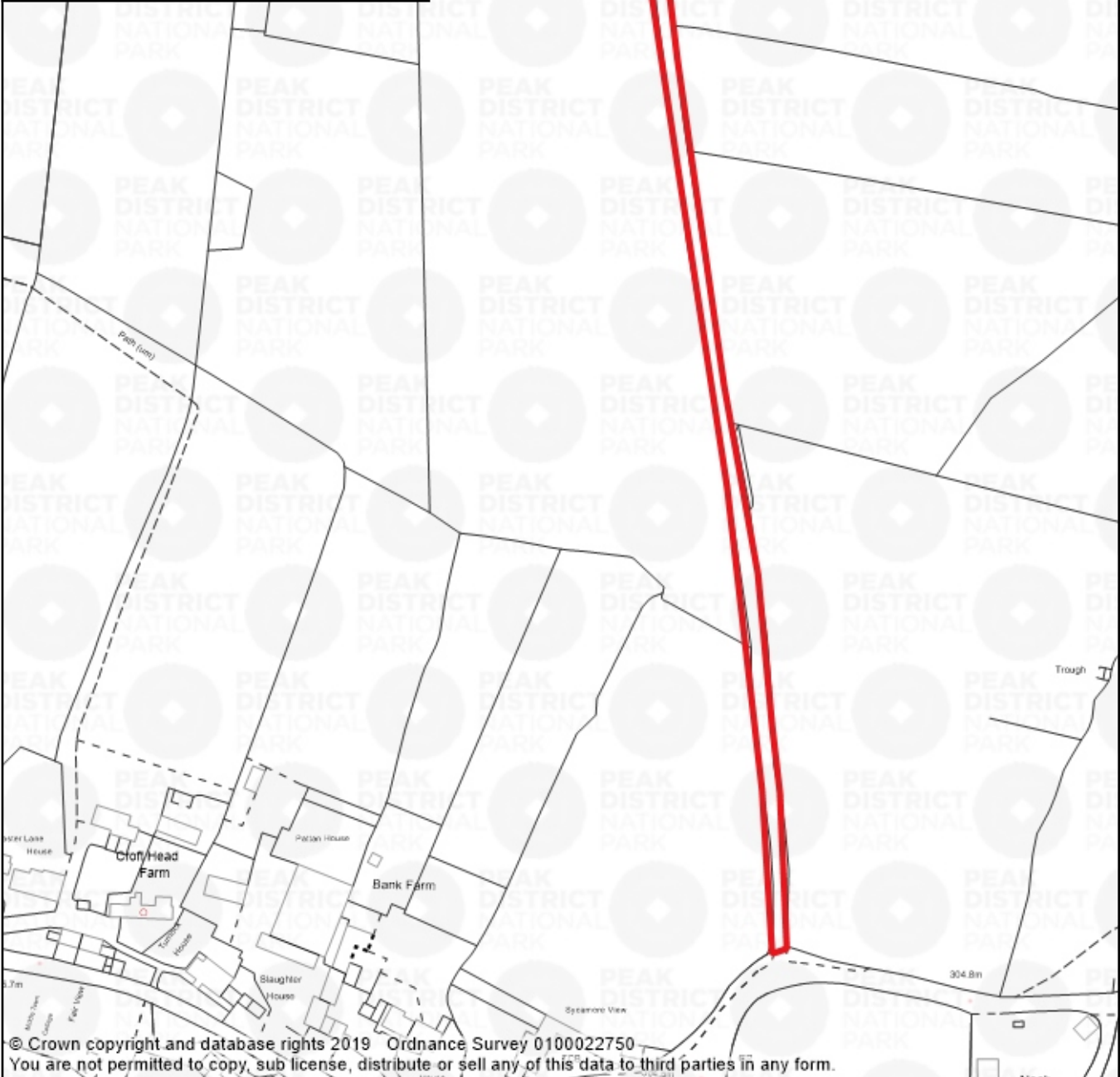
58. List of Background Papers (not previously published)

59. Nil

60. Report author:
Tom Shiels, Area Team Manager, 5 December 2019.



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Committee Date: 13th December 2019
 Item Number: Item 8
 Application No: NP/SM/0719/0747
 Grid Reference: 407549, 356837

Title: Holly Bank Barn
 Buttershoe Heath



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9. FULL APPLICATION – DEMOLITION OF EXISTING SINGLE STOREY BOOT ROOM AND REPLACEMENT WITH SINGLE STOREY OAK FRAMED ORANGERY/BOOT ROOM (NP/SM/0719/0805) TM

APPLICANT: MR AND MRS McCANCE

Summary

1. The proposed single storey oak orangery/boot does not harmonise with the host dwelling room in terms of size, scale, massing and design and would harm the character and appearance of the existing dwelling and its setting. The application is recommended for refusal.

Site and Surroundings

2. Nields Farm is located in an isolated site in open countryside. Nields Farm is a traditional two storey farmhouse constructed in gritstone with a roof of Staffordshire blue plain clay tiles. All windows and doors are timber, the windows are painted white and the doors brown. The property has a T-shaped form.
3. There is a public footpath that runs along the track directly through the farm yard 20m south of the proposed site. The nearest neighbouring property is Cliff Farm which is located 260m to the south.

Proposal

4. This application seeks full planning permission for the demolition of an existing single storey boot room on the east elevation and the construction of a replacement single storey oak framed orangery/boot room to provide additional living accommodation.
5. The proposed single storey side extension would protrude 4.37m from the eastern elevation of the host dwelling and would be 6.79m in width. The boot room would be attached to south side of the proposed orangery and would protrude 3.36m by 1.5m width.
6. The orangery would be constructed from a combination of oak frames and coursed stone. All new windows and doors would be constructed from oak. The roof would be partially tiled with reclaimed Staffordshire blue tile and would include a large glazed lantern.

RECOMMENDATION:

That the application be REFUSED for the following reasons:

The proposed single storey oak framed orangery by virtue of the size, scale, form, massing and design, fails to harmonise with or adequately respect the character and appearance of the existing dwelling. The proposal would also have an unduly harmful visual impact on the character of this part of the National Park. In addition, the proposal fails to properly address sustainability and climate change mitigation. As such, the proposed development is contrary to guidance and to the requirements of Core Strategy policies GSP1, GSP3 and L3, CC1 and Development Management Policies DMC3 and DMH7.

Key Issues

- The principle of development

- The impact on the appearance of the property

History

7. NP/SM/0808/0742: Replacement building including equestrian and domestic uses and change of use of the land to a mixed use of equestrian and domestic. Granted conditionally. November 2008.
8. NP/SM/1205/1211: Extension to dwelling. Granted conditionally March 2006.
9. SM1098129: Formation of schooling area for horses. Granted conditionally December 1998.

Consultations

10. Leekfrith Parish Council: *“Members of Leekfrith Parish Council fully support this Planning Proposal”*
11. Staffordshire Moorlands District Council: No response to date.

Representations

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

National Policy

13. National Park designation is the highest level of landscape designation in the UK. The Environment Act 1995 sets out two statutory purposes for national parks in England and Wales: Which are; to conserve and enhance the natural beauty, wildlife and cultural heritage and promote opportunities for the understanding and enjoyment of the special qualities of national parks by the public. When national parks carry out these purposes they also have the duty to; seek to foster the economic and social well-being of local communities within the National Parks.
14. The National Planning Policy Framework (NPPF) has been revised (Published 19 February 2019). This replaces the previous document (2012) with immediate effect. The Government’s intention is that the document should be considered as a material consideration and carry particular weight where a development plan is absent, silent or relevant policies are out of date. In particular, Paragraph 172 asserts that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, which have the highest status of protection in relation to these issues.
15. In the National Park the development plan comprises the Authority’s Core Strategy 2011 and the Development Management Policies 2019. 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 government guidance in the NPPF with regard to the issues that are raised.

Main Development Plan Policies

16. GSP1, GSP2, jointly seek to secure national park legal purposes and duties through the conversion and enhancement of the National Park’s landscape and its natural and heritage assets.

17. GSP3 requires that particular attention is paid to the impact on the character and setting of buildings and that the design is in accord with the Authority's Design Guide and development is appropriate to the character and appearance of the National Park.
18. DS1 supports extensions to existing buildings in principle, subject to satisfactory scale, design and external appearance.
19. 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.
20. CC1 – Climate Change and Sustainability. Requires that all proposals:
 - A. Make the most efficient and sustainable use of land, buildings and natural resources.
 - B. Take account of the energy hierarchy by:
 - I. reducing the need for energy;
 - II. using energy more efficiently;
 - III. supplying energy efficiently; and
 - IV. using low carbon and renewable energy.
 - C. Be directed away from flood risk areas, and seek to reduce overall risk from flooding within the National Park and areas outside it, upstream and downstream.
 - D. Achieve the highest possible standards of carbon reductions.

Development Management Policies

21. DMC3 states that development will be permitted provided that its detailed treatment is of a high standard that respects, protects and where possible enhances the natural quality and visual amenity of the landscape, including the wildlife and cultural heritage that contribute to the distinctive sense of place.
22. With particular attention to (i) siting scale, form, mass, levels, height and orientation in relation to existing building, settlement form and character, including impact on open spaces, landscape features and the wider landscape setting which contribute to the valued character and appearance of the area; and (vi) the detailed design of existing buildings, where ancillary building, extensions or alteration are proposed; and (vii) amenity, privacy and security of the development and other properties that the development affects.
23. DMH7 states that extensions and alterations to dwellings will be permitted provided that the proposal does not detract from the character, appearance or amenity of the original building, its setting or neighbouring buildings.

Relevant Guidance

24. Supplementary Planning Guidance is provided in the 1987, 2007 and 2014 Design Guides.

Assessment

Principle of Development

25. There are no objections in principle to extending a dwelling, subject to satisfactory scale, design and external appearance, with reference to appropriate design options for extensions supported within the Authority's Detailed Design Guidance SPD.
26. Development Management Policy DCM3 sets out criteria to ensure that detailed design is to a high standard. Amongst other things it refers to scale, form mass and orientation in

relation to existing buildings and the degree to which design details, material and finishes reflect or complement the style and tradition of local buildings.

27. The Development Management policy DMH7 states that extensions and alterations to dwellings will be permitted provided that the proposal does not detract from the character, appearance or amenity of the original building, its setting or neighbours buildings.

Design and Landscape Impacts

28. The proposed single storey orangery/boot room would replace a smaller extension. It would protrude 4.37m from the eastern elevation of the host dwelling and would be 6.79m in width. The boot room would be placed to south side of the orangery and would protrude 3.36m by 1.5m width. The existing extension has a simple pitched roof form that compliments the traditional and simple form of the host dwelling in line with the alterations and extensions SPD.
29. The Authority's Design guidance states that all extensions should harmonise with the host building and that it may be possible to add a well-designed extension in a modern style, provided it is in harmony with the original building and does not diminish its quality or integrity.
30. The proposed design would partially use materials to match the existing property, although a higher proportion would be oak framed, which does not reference or compliment the host dwelling. The host dwelling has a very traditional appearance with a strong linear form and narrow gabled ends. The house is simple and attractive. The proposed extension, with a hipped roof, oak frame, roof lantern and glazing that bears little resemblance to the window patter of the host dwelling, would have a very fussy appearance. It is neither traditional nor contemporary in appearance and gives the impression of a hybrid of a conservatory and a more solid extension. The design of the extension would not reflect the character of the host dwelling and nor would it provide a contemporary extension that would contrast well with the historic elements of the host dwelling.
31. The orangery/boot room spans about half of the east elevation and is too large, masking much of the original rear elevation of the property. The combination of the size of the extension and its inappropriate design would adversely affect the character of the host property. Therefore, the proposed extension design, siting, size, scale and massing would be harmful to the character of the host property, its setting and surrounding area.
32. During the course of the application we have tried to negotiate a different type of extension that would preserve the character of the host dwelling. The most successful option here is likely to be a traditional approach that reflects the detailing and style of the original building which ensures a close relationship between new and old. It might also be possible to explore using a more contemporary and light-weight approach that contrasts with but still the historic part of the proposed dwelling. Unfortunately, the proposed scheme achieves neither of these design principles. Amended plans were submitted that show a reduction to the amount of glazing and a reduction in the size of the roof lantern. However, these changes do not overcome the fundamental concerns about the size, form and design of the proposed extension. The scheme therefore remains unacceptable.
33. The site is set within isolated location although there is a public footpath that runs along the track directly through the farm yard 20m south of the proposed site. The orangery/boot room would be visible from this path.
34. The proposed orangery/boot room by virtue of its siting, size, scale and massing the

proposal would have a harmful impact on upon the character and appearance of the dwelling. As the proposal would be harmful to the character of the host building, it follows that there would be harm to the character of the immediate locality of this part of the National Park.

35. Therefore, the current proposal is contrary to saved Development Management policies DMC3 and DMH7. It also conflicts with advice contained in the Authority's Adopted Design Guidance.

Climate Change and Sustainability

A short statement is provided with the application which sets out that the wood used in the frame would be from sustainable sources and that the roof slate would be reclaimed. The application goes on to say that surface water could be diverted into a waterbutt and that the eastern facing elevation would help to maximise solar gain in the morning and door openings would provide ventilation. It is difficult to conclude that these measures genuinely make the maximum contribution possible to sustainability and mitigating climate change. The proposal is not in accordance with policy CC1.

Impact upon amenity

36. The proposal would not result in any significantly harmful overshadowing or oppressive impacts to any of the neighbouring properties. Given the separation distances between all other existing dwellings in the locality, it is considered that there would be no harm to the amenity of occupiers of any other nearby dwelling by way of overshadowing or oppressive impacts.
37. Whilst it is considered that the proposal would be harmful to the visual amenity of the immediate area, its position would not result in harm to the residential amenity of any neighbouring dwellings by way of overlooking, overshadowing or overbearing impact.

Conclusion

38. The proposed development, by virtue of the scale, form, design and massing fails to respect the character and appearance of the existing dwelling, and its setting. As such, the proposed development is contrary to Development Management policies DMC3 and DMH7. It also conflicts with advice contained in the Authority's Adopted Design Guidance.

Human Rights

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

List of Background Papers (not previously published)

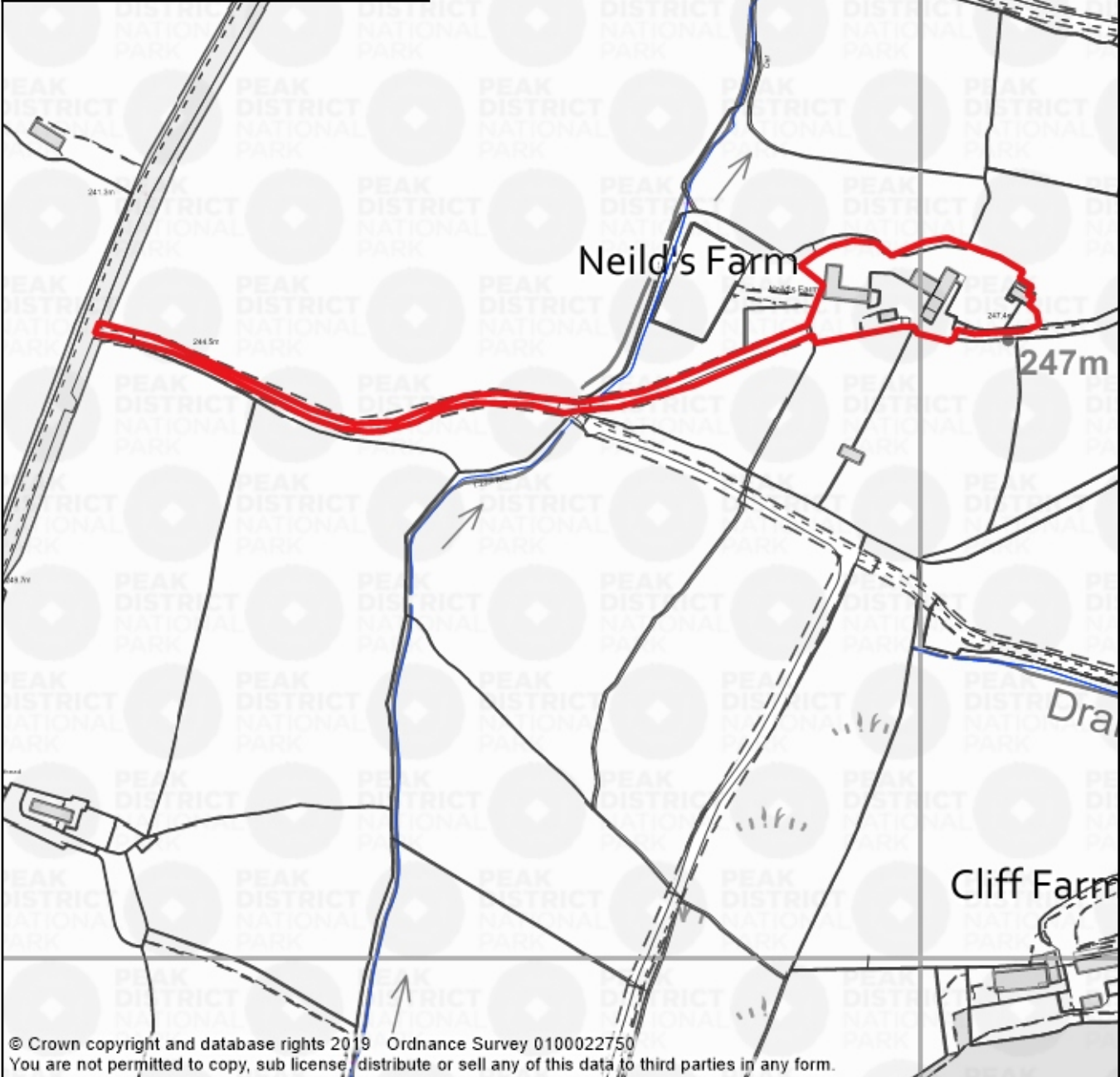
40. Nil

Report Author: Teresa MacMillan, Planning Assistant, 5 December 2019.


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Committee Date:	13th December 2019	Title: Neilds Farm Swythamly	 PEAK DISTRICT NATIONAL PARK
Item Number:	Item 9		
Application No:	NP/SM/0719/0805		
Grid Reference:	396951, 363254		

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10. FULL APPLICATION – SINGLE STOREY REAR EXTENSION AT ASPINDLE HOUSE, HEATHCOTE, (NP/DDD/0919/0951) SC

APPLICANT: Miss Jayne Bonsall.

Summary

1. The application seeks permission for a rear single storey extension to the main house for domestic residential use. The key considerations are the impact on the appearance of the host dwelling and its setting. The extension, by virtue of its scale and design, would fail to respect the character and appearance of the main dwelling and would harm the character and appearance of the locality. The application is therefore recommended for refusal.

Site and Surroundings

2. Aspindle House (formerly Brynawelon) is a non-traditional two storey detached dwelling, sited within a large plot on the eastern edge of the hamlet of Heathcote. The dwelling is constructed of rendered blockwork under a Staffordshire blue tiled roof. Access to the property is off the main road just as it merges with a single farm track (which is also a Public Right of Way).

Proposal

3. Permission is being sought to construct a single storey extension to the rear elevation of the dwelling. The extension would measure 5m in depth x 9.8m in width with an open fronted porch protruding a further 1m beyond the front elevation of the extension. The proposed extension has a floor space of around 49 m². The extension would provide additional living accommodation in the form of a further bedroom/study, utility room, shower room and extended kitchen/dining area and hallway.

RECOMMENDATION:

That the application be REFUSED for the following reasons:

1. **The proposed rear extension by virtue of its scale, massing and design, fails to reflect the character and appearance of the existing dwelling and its setting. In addition the proposal fails to address the requirements of policy CC1 as it does not demonstrate that the scheme addresses sustainability and climate change mitigation. As such, the development is contrary to the National Planning Policy Framework, Core Strategy Policies GSP1, GSP2, GSP3, CC1 and Development Management Policies DMC3 & DMH7.**

Key Issues

4. The impact on the appearance of the host property, neighbourliness and the wider locality.

History

5. 2019 - (NP/DDD/0119/0084) - Rear single storey extension (5m) and side single storey (garden room) extension. The rear 5m extension was withdrawn from the scheme following Officers advice that it would be refused on scale and design grounds. The single storey side extension was granted permission subject to conditions.
6. 2018 - Planning Application NP/DDD/1118/1066 - Rear single storey extension (6m). Side single storey conservatory extension. Withdrawn following design and scale concerns being raised by the Authority.

Consultations

7. Highway Authority - No objections, providing the extension forms private, domestic, ancillary living accommodation for the existing dwelling.
8. Hartington Nether Quarter Parish Council - Support.

Representations

9. None.

National Planning Policy Framework

10. National Park designation is the highest level of landscape designation in the UK. The Environment Act 1995 sets out two statutory purposes for national parks in England and Wales: Which are; to conserve and enhance the natural beauty, wildlife and cultural heritage and promote opportunities for the understanding and enjoyment of the special qualities of national parks by the public. When national parks carry out these purposes they also have the duty to; seek to foster the economic and social well-being of local communities within the National Parks.
11. The National Planning Policy Framework (NPPF) has been revised (2019). This replaces the previous document (2012) with immediate effect. The Government's intention is that the document should be considered as a material consideration and carry particular weight where a development plan is absent, silent or relevant policies are out of date. In particular Para: 172 states, 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.
12. In the National Park, the development plan comprises the Authority's Core Strategy 2011 and the new Development Management Policies (DMP), adopted May 2019. These Development Plan Policies provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. In this case, it is considered there are no significant conflicts between prevailing policies in the Development Plan and government guidance in the NPPF.

Development Plan Policies

13. Core Strategy
14. GSP1, GSP2 - *Securing National Park Purposes and sustainable development & Enhancing the National Park*. These policies jointly seek to secure national park legal purposes and duties through the conversion and enhancement of the National Park's landscape and its natural and heritage assets.
15. GSP3 - *Development Management Principles*. Requires that particular attention is paid to the impact on the character and setting of buildings and that the design is in accord with the Authority's Design Guide and development is appropriate to the character and appearance of the National Park.
16. DS1 supports extensions to existing buildings in principle, subject to satisfactory scale, design and external appearance.

17. CC1 – Climate Change and Sustainability. Requires that all proposals:

- A. Make the most efficient and sustainable use of land, buildings and natural resources.
- B. Take account of the energy hierarchy by:
 - I. reducing the need for energy;
 - II. using energy more efficiently;
 - III. supplying energy efficiently; and
 - IV. using low carbon and renewable energy.
- C. Be directed away from flood risk areas, and seek to reduce overall risk from flooding within the National Park and areas outside it, upstream and downstream.
- D. Achieve the highest possible standards of carbon reductions.

18. Development Management Policies

19. DMC3 - *Siting, Design, layout and landscaping*. Reiterates that where developments are acceptable in principle, Policy requires that design is to high standards and where possible enhances the natural beauty, quality and visual amenity of the landscape. The siting, mass, scale, height, design, building materials should all be appropriate to the context. Accessibility of the development should also be a key consideration.
20. DMH7 - *Extensions and alterations*. States those extensions and alterations to dwellings will be permitted if the proposal does not detract from the character, appearance or amenity of the original building, its setting or neighbouring buildings.
21. DMT3 - *Access and design criteria*. Sets out that a safe access should be provided in a way that does not detract from the character and appearance of the locality and where possible enhances it. DMT8 - *Residential off street parking*. Sets out that off-street parking for residential development should be provided and the design and numbers of parking spaces associated with the residential development respects the valued characteristics of the area.
22. The Authority has adopted three separate supplementary planning documents (SPD) that offers design guidance on householder development namely the Design Guide, the Building Design Guide and the Detailed Design Guide on Alterations and Extensions. The latter offering specific criteria for assessing the impacts of householder development on neighbouring properties.

Assessment

Principle of development

23. Generally, there are no objections to extending a dwelling, subject to a satisfactory scale, design and external appearance and where development pays particular attention to the amenity, privacy and security of nearby properties in accordance with the principles of policies DS1 & DMC3 respectively.

Design and materials

24. The Authority's Design guidance sets out that it may be possible to add a well-designed extension provided it would be in harmony with the original building. In this case, there are no issues in extending the property to the rear, subject to it being appropriate in scale, design and external appearance in accordance with the good design principles. However, there are matters of form and design that are not considered acceptable in the current proposal.
25. The proposal (albeit single storey) has a large footprint (5m x approx. 10m), that is not considered subservient enough to the original footprint of the main dwelling. In addition,

it introduces a double pitched roof with a wide valley gutter, intersected with a central protruding porch, which cumulatively gives the appearance of an awkward and confused roof arrangement, to what is effectively a simple and plain rear elevation. In design terms, the proposal does not successfully relate well to the host building.

26. If the extension was reduced so it projected 4m from the rear wall it would be permitted development. However, notwithstanding the fall back of permitted development, the current scheme, by virtue of its scale, massing and design, fails to reflect the simple character and appearance of the existing dwelling, resulting in harm to the building and the wider visual amenity of the locality, conflicting with policies DMC3 & DMH7 in these respects.

Amenity impact on neighbouring properties

27. It is considered that outlook, amenity, privacy and daylight are fundamental considerations when altering or extending a property. This is to ensure that habitable rooms achieve a satisfactory level of outlook and natural daylight, there is adequate privacy and outdoor private amenity space and that no overbearing or harmful overshadowing of neighbouring property results.

28. The nearest neighbouring property is Heathcote Grange Farm, sited around 60m north west of Aspindle House and on the opposite side of the road. The separation distance between the development and Heathcote Grange Farm, would ensure no harm to the amenity or quiet enjoyment of the occupants of this or any other residential property in the locality. Consequently, the proposal accords with policies GSP3 & DMC3 in respect of the impact on the residential amenity of neighbouring occupiers.

Highway impact

29. The Highway Authority raise no objections, provided the extension forms ancillary living accommodation. In addition, there is ample parking within the site to serve the domestic use of the dwelling. The scheme is therefore acceptable in highway terms, according with policies DMT3 & DMT8 respectively.

Climate Change and Sustainability

30. No measures which address sustainability and climate change mitigation have been included in the scheme, and the scheme does not meet the requirements of policy CC1.

Conclusion & Recommendation

31. The proposed extension by virtue of its scale, massing and design fails to reflect the character and appearance of the existing dwelling, resulting in harm to the building and the wider visual amenity of the locality. As such, the development is contrary to Core Strategy Policies GSP1, GSP2, GSP3, and Development Management Policies DMC3 & DMH7 and as such is recommended for refusal.

Human Rights

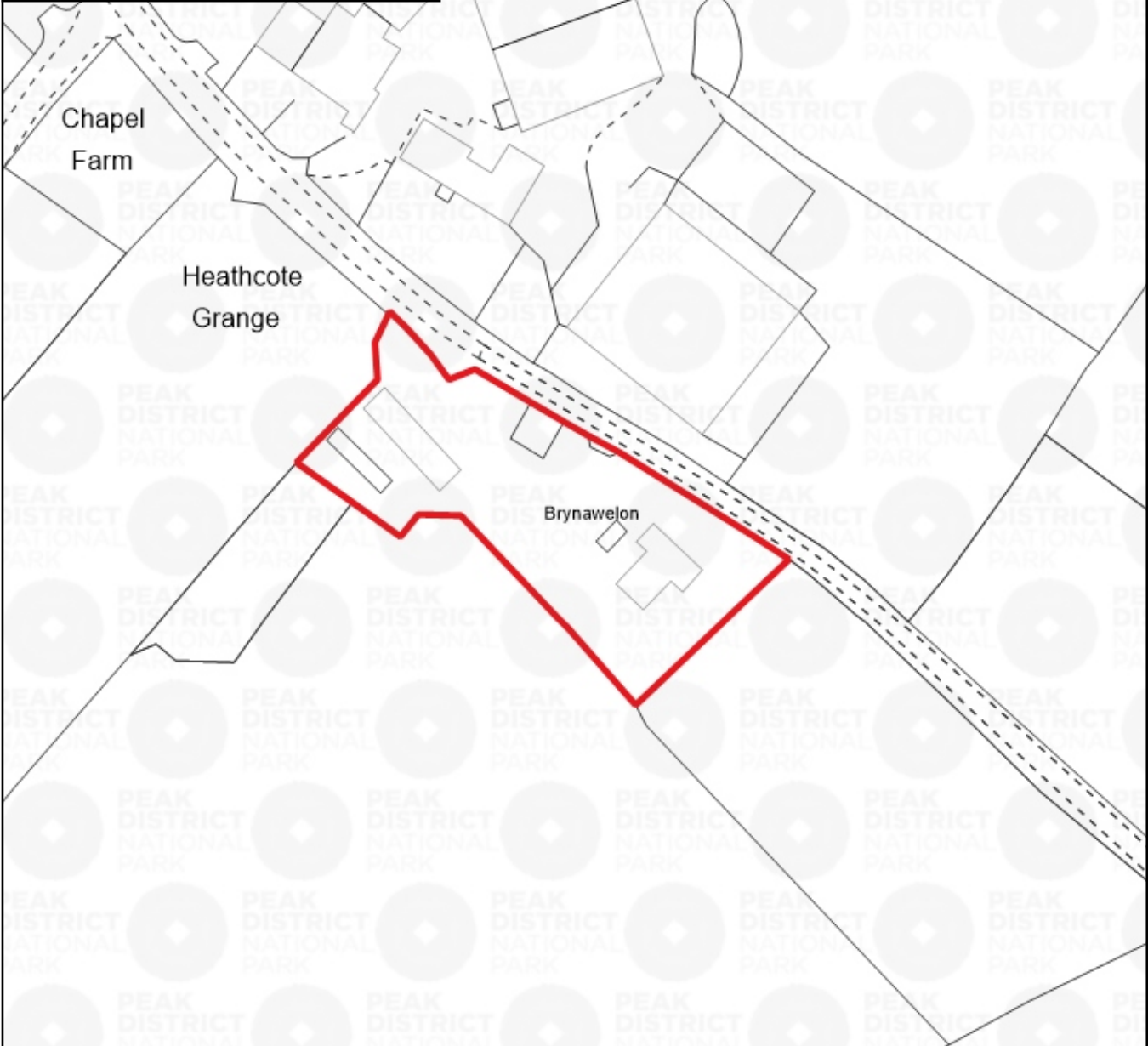
32. Any human rights issues have been considered and addressed in the preparation of this report.

33. List of Background Papers (not previously published) - Nil


Report Author: Steve Coombes, Planner, 5 December 2019.



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Committee Date:	13th December 2019	Title: Aspindle House Heathcote	 PEAK DISTRICT NATIONAL PARK
Item Number:	Item 10		
Application No:	NP/DDD/0919/0951		
Grid Reference:	414830, 360017		

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11. FULL APPLICATION - ENLARGEMENT OF EXISTING BAY WINDOW SEAT AT ST LEONARD'S COTTAGE, CHURCH LANE, THORPE. (NP/DDD/0919/1019) SC

APPLICANT: Mr Andrew Clark.

Summary

1. The application seeks permission for an extension to the existing dwelling. The extension, by virtue of its form and design, would detract from the traditional character and appearance of the main dwelling. It would also fail to preserve the character of the Conservation Area. The application is therefore recommended for refusal.

Site and Surroundings

2. St Leonard's Cottage is a traditional two storey detached dwelling, constructed of natural stone under a clay-tiled roof and sited within a good-sized plot on the north side of Wintercroft Lane, opposite The Green. The nearest neighbouring dwellings are Jasmine Cottage, sited approximately 17m to the west of the proposed development and Sally's Cottage which is the adjoining property to the south east. The property and associated land lies within the Conservation Area of the village.

Proposal

3. Planning consent is being sought, to extend an existing bay window to allow additional dining space to an existing kitchen room.

RECOMMENDATION:

That the application be REFUSED for the following reasons:

1. **The proposed extension by virtue of its form and design fails to respect the traditional character and appearance of the dwelling and its setting. The development would also fail to preserve the character and appearance of the Conservation Area. The proposal does not set out how the development would address climate change mitigation and sustainability. As such, the development is contrary to Core Strategy Policies GSP1, GSP2, GSP3, L3 & CC1, Development Management Policies DMC3, DMC5, DMC8 & DMH7 and guidance contained within section 16 of the National Planning Policy Framework (Conserving & enhancing the historic environment).**

Key Issues

4. The potential impact on the character and appearance of the host property, the Conservation Area, the privacy and amenity of neighbouring dwellings.

History

5. No relevant history.

Consultations

6. Highway Authority - No objections.
7. Parish Council – *“Thorpe Parish Council are happy with the proposals.”*

Representations

8. None.

Main Policies

National Planning Policy Framework

9. National Park designation is the highest level of landscape designation in the UK. The Environment Act 1995 sets out two statutory purposes for national parks in England and Wales: Which are; to conserve and enhance the natural beauty, wildlife and cultural heritage and promote opportunities for the understanding and enjoyment of the special qualities of national parks by the public. When national parks carry out these purposes they also have the duty to; seek to foster the economic and social well-being of local communities within the National Parks.
10. The National Planning Policy Framework (NPPF) has been revised (2019). This replaces the previous document (2012) with immediate effect. The Government's intention is that the document should be considered as a material consideration and carry particular weight where a development plan is absent, silent or relevant policies are out of date. In particular Paragraph 172 states, 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.
11. Paragraph 193 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
12. In the National Park, the development plan comprises the Authority's Core Strategy 2011 and the new Development Management Policies (DMP), adopted May 2019. These Development Plan Policies provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. In this case, it is considered there are no significant conflicts between prevailing policies in the Development Plan and government guidance in the NPPF.

Main Development Plan Policies

Core Strategy

13. GSP1, GSP2 - *Securing National Park Purposes and sustainable development & Enhancing the National Park*. These policies jointly seek to secure national park legal purposes and duties through the conversion and enhancement of the National Park's landscape and its natural and heritage assets.
14. GSP3 - *Development Management Principles*. Requires that particular attention is paid to the impact on the character and setting of buildings and that the design is in accord with the Authority's Design Guide and development is appropriate to the character and appearance of the National Park.
15. DS1 - *Development Strategy*. Supports extensions in principle, subject to a satisfactory scale, design and external appearance.
16. L3 - *Cultural Heritage assets or archaeological, architectural, artistic or historic significance*. Explains that development must conserve and where appropriately enhance or reveal the significance of historic assets and their setting. 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 or its setting.

17. CC1 – Climate Change and Sustainability. Requires that all proposals:

- A. Make the most efficient and sustainable use of land, buildings and natural resources.
- B. Take account of the energy hierarchy by:
 - I. reducing the need for energy;
 - II. using energy more efficiently;
 - III. supplying energy efficiently; and
 - IV. using low carbon and renewable energy.
- C. Be directed away from flood risk areas, and seek to reduce overall risk from flooding within the National Park and areas outside it, upstream and downstream.
- D. Achieve the highest possible standards of carbon reductions.

Development Management Policies

- 18. DMC3 - *Siting, Design, layout and landscaping*. Reiterates that where developments are acceptable in principle, Policy requires that design is to high standards and where possible enhances the natural beauty, quality and visual amenity of the landscape. The siting, mass, scale, height, design, building materials should all be appropriate to the context. Accessibility of the development should also be a key consideration.
- 19. DMC5 - *Assessing the impact of development on designated and non-designated heritage assets and their setting*. The policy provides detailed advice relating to proposals affecting heritage assets and their settings, requiring new development to demonstrate how valued features will be conserved, as well as detailing the types and levels of information required to support such proposals. It also requires development to avoid harm to the significance, character, and appearance of heritage assets and details the exceptional circumstances in which development resulting in such harm may be supported.
- 20. DMC8 - *Conservation Areas*. States that applications for development in a Conservation Area, or for development that affects it's setting or important views into or out of the area, across or through the area should assess and clearly demonstrate how the existing character and appearance of the Conservation Area will be preserved and, where possible, enhanced. Applications should also be determined in accordance with policy DMC5 taking into account amongst other things, form and layout, street pattern scale, height, form and massing, local distinctive design details and the nature and quality of materials.
- 21. DMH7 - *Extensions and alterations*. States that extensions and alterations to dwellings will be permitted provided that the proposal does not detract from the character, appearance or amenity of the original building, its setting or neighbouring buildings.
- 22. The Authority has also adopted three separate supplementary planning documents (SPD) that offers design guidance on householder development namely the Design Guide, the Building Design Guide and the Detailed Design Guide on Alterations and Extensions. This guidance offers specific criteria for assessing the impacts of householder development on neighbouring properties.

Assessment

Principle of development

- 23. There are no objections in principle to extending a dwelling, subject to satisfactory scale, design and external appearance and where development pays particular attention to the amenity, privacy and security of nearby properties, in accordance with policies DS1 & DMC3 in particular.

Siting, design and materials and the impact on Thorpe Conservation Area

24. There are matters of form and design that are not considered acceptable in the current proposal. The Authority's Design guidance states that all extensions should harmonise with the parent building and that it may be possible to add a well-designed extension provided it is in harmony with the original building and does not diminish its quality or integrity.
25. The existing window and door is of a modest design that sits well in the simple front elevation. In contrast, the proposed extension would extend further out from the original building line and existing footprint of the dwelling. Extending beyond what is effectively the architectural frontage of the dwelling is not considered good design practice. In addition, the removal of original fabric (part of the external wall) would further dilute the original form and footprint of the property. The hipped roof of the proposed extension is wholly out of keeping with the form of the existing dwelling. The proposal would introduce an enlarged front extension, with a hipped roof and large lantern style rooflight, which relates unsuccessfully with the simple and unobtrusive front elevation of the main dwelling. Consequently, the scheme, by virtue of its form and design fails to respect the character and appearance of the existing dwelling and the Conservation Area within which it is sited, resulting in harm to the visual amenity of the locality. The application therefore conflicts with policies DMC3, DMC5 & DMC8 and guidance contained within section 16 of the NPPF.

Amenity impact on neighbouring properties

26. Outlook, amenity, privacy and daylight are fundamental considerations when altering or extending a property. This is to ensure that habitable rooms achieve a satisfactory level of outlook and natural daylight, there is adequate privacy and outdoor private amenity space and that no overbearing or harmful overshadowing of neighbouring property results.
27. The nearest neighbouring dwellings are Jasmine Cottage, sited approximately 17m to the west of the development and the adjoining dwelling to the south east at Sally's Cottage. Due to the orientation and separation, the proposed extension would have no adverse impact on and would not significantly harm the setting or residential amenity of these neighbouring properties or any other residential dwellings in the locality. Consequently, it is considered the amenity of neighbouring dwellings or any other dwellings in the locality would not be unduly compromised by the development; according with policies GSP3 & DMC3 in these respects.

Climate Change and Sustainability

28. No measures which address sustainability and climate change mitigation have been included in the scheme, therefore the scheme does not meet the requirements of policy CC1.

Conclusion

29. The proposed extension by virtue of its form and design, fails to respect the character and appearance of the existing dwelling and the village Conservation Area. The proposal does not address climate change and sustainability, therefore the scheme is recommended for refusal.

Human Rights

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

31. List of Background Papers (not previously published)

32. Nil

Report Author: Steve Coombes, Planner, 5 December 2019.

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Committee Date:	13th December 2019	Title: St Leonard's Cottage Thorpe	 PEAK DISTRICT NATIONAL PARK
Item Number:	Item 11		
Application No:	NP/DDD/0919/1019		
Grid Reference:	415659, 350385		

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12. SECTION 73 APPLICATION FOR THE VARIATION OF CONDITIONS 2 AND 3 ON NP/DDD/1213/1149 FOR CONSTRUCTION OF DETACHED GARAGE AND RESIDENTIAL DRIVEWAY WITH PERMANENT VEHICULAR ACCESS OFF MAIN ROAD, WITH CHANGE OF USE PERTAINING ONLY TO PART OF DRIVEWAY CROSSING VACANT AGRICULTURAL LAND, FIVEWAYS, MAYNARD ROAD, GRINDLEFORD. (NP/DDD/1019/1110 – Grid Ref 424963/378300 DH)

APPLICANT: MR MICHAEL PECKETT

Summary

1. The application seeks permission to vary conditions 2 and 3 attached to permission NP/DDD1213/1149 which amongst other things permitted a vehicular access. This proposal would facilitate changes to the design of the track. However, the proposal to allow lighting bollards along the track is considered to add domestic features into the field which is not domestic curtilage and would have an unacceptable impact on the character of the site.

Site and Surroundings

2. Fiveways is a large detached late C20th property standing at the end of Maynard Road, on the northern side of Grindleford. The field between the domestic curtilage of the house and the east side of the main road through the village (the B6521) is in the same ownership. The field is directly to the south of the Maynard Arms Hotel and north of the access to Underhill. Neither the house nor the field lie within the designated conservation area. A public right of way (PROW) runs east to west through the field, linking Maynard Road with the main road.

Planning permission for the construction of a detached garage and residential driveway with vehicular access off the main road, through the field was granted in 2014. The development has commenced, but is not in accordance with the approved plans.

Proposal

3. Section 73 application for the variation of conditions 2: compliance with the approved plans and 3; no lighting to be provided to the driveway through the field, on NP/DDD/1213/1149. To allow a reduction in the width of the driveway and the central grass strip, for change to tarmac surfacing at the access with the main road and for 4No lighting bollards to be installed along the driveway running along the boundary of the Maynard Arms Hotel.

Recommendation

That the application be APPROVED subject to the following conditions:

1. **Conditions restated from application NP/DDD/1213/1149 with condition 2 amended to reflect the plan references now proposed and with condition 3 restated without the requested change.**

Key Issues

4. The key issues are whether the proposed amendment to the approved plans and the installation of lights (prohibited by condition 3) along the north boundary of the field would have a negative impact on the development, the site setting, the wider landscape area and/or adversely affect the amenities of the area or any neighbouring properties.

History

5. NP/DDD/1213/1149 – Construction of detached garage and residential driveway with permanent vehicular access off Main Road, with change of use pertaining only to part of driveway crossing vacant agricultural land - Granted subject to conditions – 24/06/2014
6. Enforcement case reference 15/0008 – Breach of conditions 2, 3, 6 & 11 on NP/DDD/1213/1149
7. NP/DDD/0619/0679 - Section 73 application for the variation of conditions 2 and 3 on
8. NP/DDD/1213/1149 – to reduce the width of the approved driveway and have four bollard lights along the northern boundary - Withdrawn

Consultations

9. Derbyshire County Council (Highway Authority): No objections to the proposals as submitted. Subject to the visibility splays being maintained as indicated on the drawing.
10. Derbyshire Dales District Council: No response to date.
11. Grindleford Parish Council: With one exception, the PC has no objections to the revised application. The exception is the lights, which are already installed. The PC strongly objects to the lighting, which is not in keeping with an unobtrusive track across undeveloped land in this area. The wall should also be reinstated at the uphill roadside corner of the plot.

Representations

12. During the consultation period, the Authority has received three formal representations and 6 anonymous representations. They all object to the proposal, the concerns raised are:
 - the need for the track at all,
 - the need for lights,
 - the visual impact of the development.

National Planning Policy Framework (NPPF)

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

14. The National Planning Policy Framework (NPPF) has been revised (2019). This replaces the previous document (2012) with immediate effect. The Government's intention is that the document should be considered as a material consideration and carry particular weight where a development plan is absent, silent or relevant policies are out of date. In particular Paragraph 172 states 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.
15. In the National Park, the development plan comprises the Authority's Core Strategy 2011 and the Development Management Policies (DMP), adopted May 2019. These Development Plan Policies provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. In this case, it is considered there are no significant conflicts between prevailing policies in the Development Plan and government guidance in the NPPF.

Main Development Plan Policies

Core Strategy

16. 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.
17. 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.
18. Policy DS1 sets out what forms of development are acceptable in principle. 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.

Development Management Policies

19. Policy DMC3 states that where development is acceptable in principle, it will be permitted provided that its detailed treatment is of a high standard that respects, protects and where possible enhances the natural beauty, quality and visual amenity of the landscape, including the wildlife and cultural heritage that contribute to the distinctive sense of place. Particular attention will be paid to siting, scale, form, mass, levels, height and orientation in relation to existing buildings, settlement form and character, and the degree to which buildings and their design, details, materials and finishes reflect or complement the style and traditions of the locality as well as other valued characteristics of the area.

20. DMT3 relates to access and design criteria. It states that where development includes a new or improved access onto a public highway it will only be permitted where a safe access is achievable and can be provided in a way which does not detract from the character and appearance of the locality. It goes on to say that particular attention should be given to the need for the retention of hedges, walls and roadside trees.
21. Also of relevance is policy DMT5 Development affecting a public right of way, as the new driveway crosses a public right of way.

Assessment

22. Section 73 of the Town and Country Planning Act 1990, as amended (the 1990 Act), provides that any application may be made for planning permission without complying with conditions applied to a previous permission. This facilitates conditions to be struck out, or for their modification or relaxation. Equally, s.73 of the 1990 Act allows the Authority to decide whether to grant permission for the current application subject to different conditions imposed on the original permission, remove the conditions imposed on the original permission altogether, or refuse to alter the conditions. It is not possible to reconsider the principle of the grant of permission for the development and no weight can be given to objections which question the principle of the development.
23. Planning permission for the erection of a detached garage and new driveway from the main road was granted subject to conditions in June 2014. As approved the access would be in the south-west corner of the field; the new driveway would run northwards from the access parallel to the west boundary of the field before turning eastwards to follow the northern boundary under a belt of trees to reach the domestic curtilage of Fiveways. It was to be detailed to appear as an agricultural track, being tramlines of gritstone chert with a grass strip in the middle. The proposed track was considered to retain the open and undeveloped appearance of the site and to preserve the valued characteristics of the area. To avoid inappropriate domestication of the driveway and field through for example the introduction of lights or alternative surfacing materials, restrictions were imposed by conditions.
24. The permission has been implemented, however, the development is in breach of conditions imposed on the decision NP/DDD/1213/1149. This application seeks to vary conditions 2 and 3.
25. Condition 2 required the development to be in compliance with the amended plan, drawing number 26308 (02)06J.
26. As approved, the track was 3.7m wide with a grass strip of 1.5m between the 1.1m wide surfaced tramlines. It was to be surfaced with gritstone gravel. As constructed, the grassed strip was not created and it has been surfaced with limestone which is a less recessive colour than the approved materials. The access point to the highway has been block paved, which is a domestic feature inappropriate to the development.
27. The amendments proposed are to reduce the overall width of the track to 2.5m wide and the grass strip to 950mm wide. This means that the grass strip will be wider than the tramlines to either side, as is usual for an agricultural track. The reduction in the overall width is an enhancement of the previous approval, minimising the visual impact of the track. The grass strip is shown along the whole length of the track which is within the field, it stops at the boundary to the domestic curtilage. The amended plans repeat the specification of the surfacing materials as gritstone gravel. The access point to the road and the first 5m are proposed to be tarmac to provide a bound surface so that loose materials will not be deposited onto the highway. The use of tarmac will be unobtrusive and acceptable in this context as it will not have the same domestic

character as the block paving.

28. The proposed variation would not have a detrimental impact on the character and appearance of the site, setting, or the wider area. The proposal to amend the design is in accordance with policies GSP3, DMC3 and DMT3.
29. Condition 3 prohibited any lighting to avoid domestication of the track as well as to retain the character of the open grazing field. The proposed lights are four black bollards spaced along the northern boundary under the trees. They are proposed to be movement activated and remain on for two minutes from activation.
30. The northern boundary is formed by the very high retaining garden wall of The Maynard Arms Hotel. The proposed bollards are 740mm high and matt black and against the high boundary. They would not be visually intrusive and would be screened by the trees which line the other side of the track at this point. However, they do introduce a very domestic feature into the field which the access traverses which would have an adverse impact on the character of the site.
31. The proposal to retain the lighting is therefore considered to be contrary to policies GSP3 and DMC3, and condition 3 should remain on the decision.

Amenity Impact

32. The proposed amendments to the approved plans with regard to the track will not have a detrimental effect upon the character and appearance of the site and its wider setting. The proposal to vary condition 2 is in accordance with policies GSP3 and DMC3 in terms of its likely impact on the amenities of the area. However, condition 3 should be retained as the introduction of domestic lighting to the track does have an adverse impact on the character of the site.

Conclusion

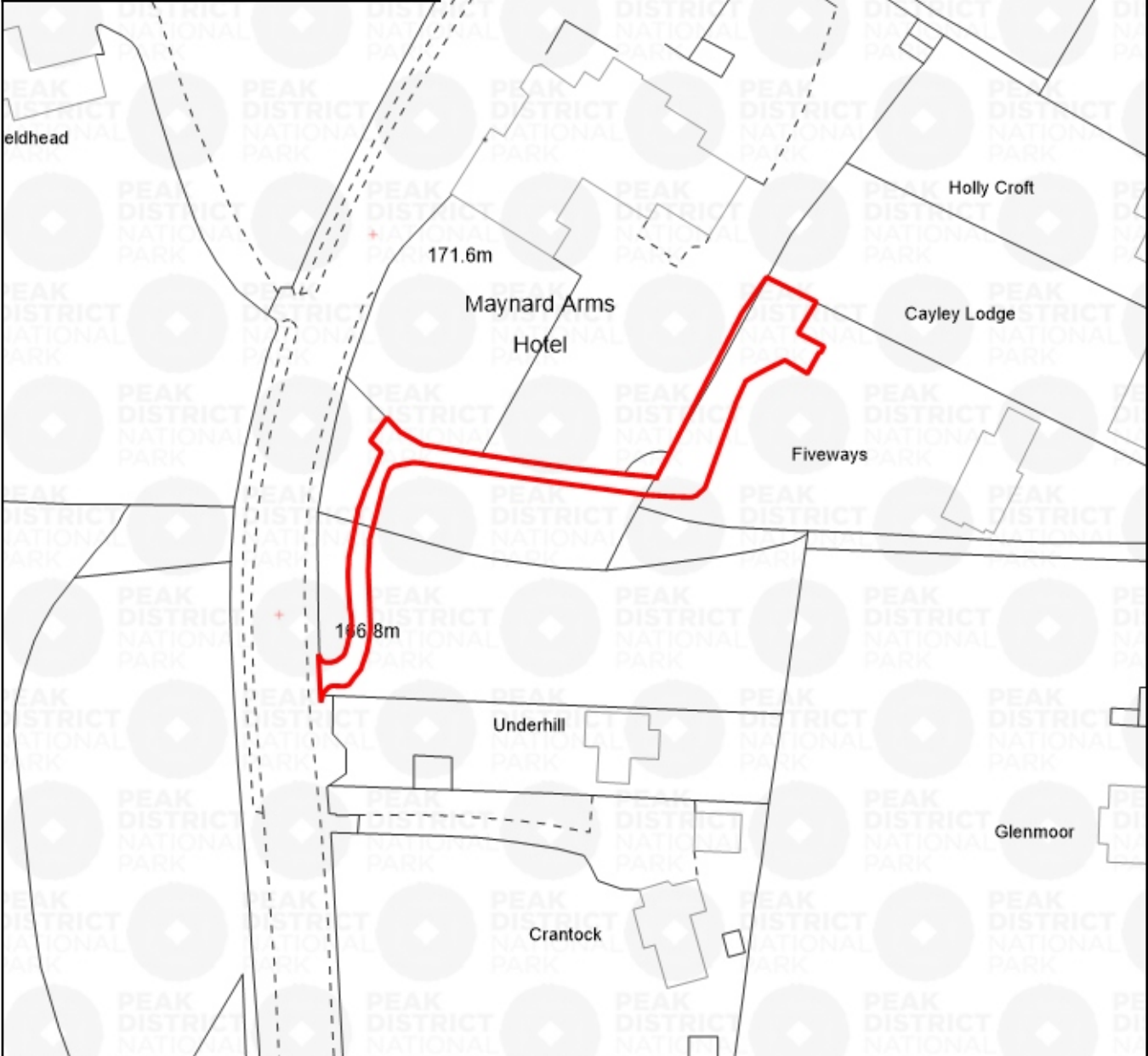
33. The proposed variation of condition 2 is considered to be acceptable. The removal of condition 3 on NP/DDD/1213/1149 will have a detrimental effect on the character and appearance of the overall development, the site and its setting. As such the removal of condition 3 would have a negative impact on the amenities of the area.
34. It is therefore concluded that the application be approved subject to conditions, including the repetition of condition 3.

Human Rights


35. Any human rights issues have been considered and addressed in the preparation of this report.
36. List of Background Papers (not previously published)
37. Nil

Report author: Denise Hunt, Planning Assistant, 5 December 2019.

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Committee Date:	13th December 2019	Title: Fiveways Grindleford	 PEAK DISTRICT NATIONAL PARK
Item Number:	Item 12		
Application No:	NP/DDD/1019/1110		
Grid Reference:	424904, 378304		

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

1. **APPEALS LODGED**

The following appeals have been lodged during this month.

<u>Reference</u>	<u>Details</u>	<u>Method of Appeal</u>	<u>Committee/ Delegated</u>
NP/DDD/0418/0313 (Listed Building)	Single storey rear extension to Laburnam House, Great Longstone	Written Representations	Delegated
NP/S/0519/0529	Conservatory on existing flat roof of original house at Crawshaw Lodge, Sheffield	Written Representations	Delegated
NP/CEC/0919/1002	Construction of 9 residential units, comprising 2 x 1 bedroom flats, 2 x 2 bedroom dwellings, 2 x 3 bedroom dwellings for affordable rent and 3 x 3 bedroom dwellings for shared ownership, creation of new access and associated car parking on Land off Church Lane, Rainow	Written Representations	Committee
NP/DDD/0219/0116	First floor extension and internal remodelling at Barnlea, Foolow, Eyam	Householder	Committee
NP/SM/0419/0430	Proposed general purpose agricultural building to house and lamb rare breed sheep and to store fodder and implements. Underhill Farm New Road Flash	Written Representations	Delegated

2. **APPEALS WITHDRAWN**

NP/DDD/0818/0745	Conversion of barn and holiday unit to dwelling, including removal of modern lean-to barn (revision to planning permission NP/DDD/1117/1162) Lane End Farm Main Road Abney	Written Representations	Delegated
NP/CEC/1118/1125	Construction of 9 no. residential units (Use Class C3), comprising 2 no. 1-bedroom flats; 2 no. 2-bedroom dwellings and 2 no. 3-bedroom dwellings for affordable rent, and 3 no. 3-bedroom dwellings for shared ownership, associated car parking, creation of new access, landscaping and associated works.	Written Representations	Committee

3. **APPEALS DECIDED**

The following appeals have been decided during this month.

<u>Reference</u>	<u>Details</u>	<u>Method of Appeal</u>	<u>Decision</u>	<u>Committee/ Delegated</u>
NP/DDD/0119/0047	Removal of condition 5 on NP/BAR/673/40 which was limit the occupation of the dwelling to a person solely or mainly employed in agriculture at Back Tor, Mill Lane, Stoney Middleton.	Written Representations	Allowed	Delegated

The Inspector considered that the condition had no function and it was neither reasonable nor necessary for the condition to be maintained, so considered that its removal was acceptable. The appeal was allowed.

4. **RECOMMENDATION:**

To note the report.

14. ANNUAL HOUSING REPORT AND CASES CONTRARY TO THE DEVELOPMENT PLAN (IF/DA)

1. Purpose of the report

The report provides a summary of 2 aspects of planning policy monitoring. The first document (Appendix 1) is a report focussing on housing data arising from planning decisions determined in accordance with the adopted Core Strategy. The second (Appendix 2) details a set of cases which have been determined as being contrary to the development plan along with other decisions, which have raised important issues for policy review. Monitoring of this data will enable the Authority to make choices on future housing and wider policies in an objective way.

Key Issues

- The rate of housing delivery since the plan base date (2006) means it is highly likely we will meet the overall predicted figures for housing delivery by 2026 (the end date for the plan)
- The broad geographical spread of housing by Spatial Landscape Area is in line with plan objectives. All new build affordable houses are delivered inside [policy] DS1 settlements. Further work on landscape monitoring will be required to highlight the degree to which development is conserving the overall character of settlements and the scope for further capacity. Data does however reveal a high percentage of delivery via change of use and conversion, which supports the conservation and enhancement objectives.
- Affordable local need housing comprises 22% of all housing delivered across the Park but in some areas this only addresses around half of the estimated requirement in the Core Strategy. For example in the White Peak and Derwent Valley it comprises about 30% of total delivery when the plan objective was 60% of all houses.
- Market dwellings are outstripping additional affordable dwellings by a ratio of 1.7 to 1. Dwellings with sole holiday use outstrip affordable dwellings by 1.2 to 1.
- Over 300 permitted homes are either not started or remain unfinished. At current rates, this represents 5 years' worth of houses waiting to be completed. At least 40 of these are new build affordable dwellings.
- Population modelling shows that at the current rate of delivery the population of the Park will remain stable in this and future plan periods. However, it will become increasingly top heavy in the older age groups, with implications for service providers operating at both ends of the age spectrum (e.g. education and care providers)
- Only a significant uplift in housing delivery will grow the population, but it is unclear whether such uplift would result in more people in the younger age groups. (Most of that uplift would probably be unrestricted high price market houses unless government grants for affordable housing increase significantly and we can secure more exception sites for them)
- A number of cases have been identified as contrary to the development plan (see Appendix 2) These do not represent a significant number in the context of the numbers of cases determined overall

2. Recommendations

1. The reports are adopted as an accurate record of housing delivery and policy monitoring in the National Park in 2018/19 and over the full plan period from 2006 – 2019
2. The report is adopted as part of the evidence base for Local Plan review purposes

How does this contribute to our policies and legal obligations?

3. The Authority has no legal obligation to produce an Annual Monitoring report but monitors performance of policies in key areas of planning such as housing delivery. Evidence will inform the drafting of issues and options for future planning policy in 2020/21

Background Information

4. The Authority's housing policies haven't changed significantly since the Structure Plan 1994 and Local Plan 2001. The focus is on addressing the most acute housing need of people in our communities in perpetuity, and ensuring that any general market housing drives the conservation and enhancement of the National Park. We achieve this through a strong strategic policy stance of constraint, which allows careful release of small sites to housing associations (HA's) and occasionally individuals. HA's build houses and manage them in perpetuity for the benefit of generations of local people. We also permit housing for rural businesses where they have an essential need for a worker to be on hand. These are for agricultural workers and other land managers, reflecting the type of farming that predominates in this area and the importance of this to retaining valued character in the landscape. These are also protected in perpetuity for future workers. We also permit significant numbers of market dwellings mainly by conversion of buildings that we consider to be of cultural heritage value to the National Park, but also via the enhancement of brownfield sites.
5. The Authority does not allocate land for housing and it does not maintain a five year supply of deliverable sites. When new development occurs, it is on exception sites. The term 'exception sites' means that within the general strategy of constraint, as an exception we may grant permission to address a particular issue (in this case the need for affordable housing to meet the needs of the many people who cannot to address their housing need by buying or renting from the market). We do this by careful identification and release of sites so that the valued National Park built environment is conserved and enhanced. This long-standing position is now supported by the National Planning Policy Framework (and related guidance) and the National Park Vision and Circular. The Authority has no housing target. However our Core Strategy divides and considers the impact of development against the three nationally recognised character areas (Dark Peak and Moorland Fringes, White Peak and Derwent Valley and South West Peak) and gives indicative figures for housing for each area that we anticipate will be delivered by the end of the Core Strategy period 2026.
6. The attached report (APPENDIX 1) indicates that, based on performance so far, it is likely we will exceed the overall anticipated numbers by 2026, but fall short in delivering the estimated number of affordable homes. Delivery in the National Park is reported back to MHCLG and our constituent councils. Our figures contribute towards their targets for housing delivery. This means our contribution to addressing housing issues is recognised by both the constituent councils and by Government.
7. APPENDIX 2 provides a separate analysis of decisions made contrary to policy across the development plan. The main message is that these represent a very small number

of cases and not all of them relate to housing. In most cases when members make decisions contrary to the officer recommendations it is a judgement call on matters of design and impact. These are difficult issues to determine and there are no definitive right and wrong decisions. However, the cases highlighted in Appendix 2 represent those where we consider the decision and the outcome of that decision is fundamentally contrary to our adopted policy, and therefore has an adverse impact upon our statutory purposes.

8. For housing cases specifically, the following represent some of the most challenging issues:
- firstly determining whether, in the absence of a development boundary, a proposal is inside or on the edge of a [policy] DS1 settlement. This requires a high degree of specialist judgement but this can be challenged by local knowledge or perception of the place;
 - secondly, the ability to form a clear understanding of development viability can raise issues in terms of the degree of planning benefit (such as contributions to affordable housing, or aspects of design and sustainability) that may be achieved as part of a scheme;
 - thirdly, some cases raise difficulties in assessing the need for new housing, particularly where the schemes are for individuals or farm businesses. Where we do not receive robust evidence of need this can lead to the refusal of planning permission; and
 - fourthly, issues have emerged in having a clear and consistent approach to the determination of heritage significance in older buildings. This can makes it difficult to decide whether a proposed development for housing use is justified, although recently adopted policies, new validation procedures and emerging guidance are beginning to improve these issues.
9. Since the Core Strategy base date of 2006 our policies have resulted in 1000 additional dwellings in the National Park. Around 750 of these are permanently lived in and 216 of these address local need. Another 250 are holiday lets. They positively enable people to visit and enjoy the National Park, which meets our second purpose to promote enjoyment of the National Park. They also help the local economy by enabling people to spend more time and money in the area. However they are perceived by some to negatively impact on the mix of housing stock and the amount that remains available to communities as permanent residences. It should be noted that unencumbered market houses can operate as holiday lets without the benefit of planning permission so the perception or reality of the extent of this use in small communities is only controllable to a limited extent by this Authority.
10. The Authority has good links with our colleagues in other National Parks. Our current and future policies are a result of sharing good practice and experience whilst recognising the differences between us in terms of landscape, population, types of settlement, and proximity to surrounding urban areas. We also have good links with our constituent councils, particularly Derbyshire Dales, and benefit hugely from their commitment (corporate and financial) towards addressing the housing needs of our communities. We are abreast of other developments in the housing sector, for example the growing support for community led housing and the popularity in some areas for Community Land Trusts. We have a good network of support available to us but we are constantly exploring how this might be improved. In the past few months we have had meetings with East Midlands Community Led Housing staff and local people with direct experience of Community Land Trusts. As a result we have been asked to run an event

in 2020 to promote community led housing to our communities.

11. Reference is also made to population modelling work which furthers our monitoring towards the impact of housing development on the sustainability of the population. This enables us to see our performance on housing in the context of demographic changes. It tells us how different levels of delivery can impact on the size and make-up of the National Park population. In terms of ensuring future planning policy contributes positively towards the goal of thriving communities it is important for us to understand the potential and limitations of any policy choices we might suggest as we move into plan review.

Proposals

12. Members note the findings of the reports and agree these as part of the evidence base for future plan making.

Are there any corporate implications members should be concerned about?

Financial:

13. None

Risk Management:

14. None

Sustainability:

15. None

Equality:

16. None

17. Background papers (not previously published)

None

18. Appendices

APPENDIX 1 - Peak District National Park Annual Housing and Development Report 2018/19

APPENDIX 2 - Cases approved contrary to the Development Plan

Report Author, Job Title and Publication Date

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Peak District National Park

Annual Housing Report 2019

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1 Executive Summary

1.1 Purpose

The Annual Housing Report 2019 updates information on housing development, land availability, contributions towards local housing needs and significant development issues in the Peak District National Park (PDNP) from 2006/07 (the implantation of the Core Strategy (CS) and Local Development Framework (LDF), to 2018/19. The information helps the Peak District National Park Authority (PDNPA) develop housing policy for the area and will be updated every financial year.

This report has a specific focus on housing but contributes to the wider communities and policy evidence base.

1.2 Key Findings

- Over the last 13 years, there has been **1000 completions**, providing an average dwelling completion rate of **77 per annum**
- **One quarter** of all completions are Holiday lets
- **4 in 10** completions are for Open Market Housing
- **There continues** to be housing and other developments granted contrary to policy
- **There is an ageing population** above the National trend but akin to many other rural areas
- **15%** of households are one person households aged 65 & over
- **Increased numbers** of housing commitments over the last 4 years (average of 58 per annum, includes Holiday)
- **16,461 Households** in the PDNP at the time of the 2011 Census
- It is projected that an average of **61 dwelling completions** per annum would be needed to stop any population **decline**

2 Introduction

2.1 Policy & Monitoring Context

The PDNPA has a duty to 'seek to foster the economic and social well being of local communities' whilst pursuing its statutory purposes 'to conserve and enhance the natural beauty, wildlife and cultural heritage' of the PDNP and 'to promote understanding and enjoyment of its special qualities' (Section 61 of the Environment Act, 1995¹).

Forward planning by National Park Authorities is very different to other normal local authorities who must 'ensure choice and competition in the market for land'². Development Management in National Parks, which 'have the highest status of protection in relation to landscape and scenic beauty'³, is conservation led, rather than market led.

Addressing the community's need for housing is a key part of the Authority's aim to support vibrant and thriving communities. National Park policies seek ways to address a particular part of overall housing provision, and that is the unmet need for new affordable homes, both now and for future generations⁴. The National Park Authority is not the Housing Authority so the housing policies of the Housing Authorities cover the provision of housing in its widest sense.

The adopted Core Strategy for the National Park states that it is not appropriate to permit new housing simply in response to the significant open market demand to live in its sought after environment. That view is confirmed by the National Park Vision and Circular⁵, and the Strategic Housing Market Assessments (SHMAs), of Derbyshire Dales and High Peak. These two councils comprise 82.3% of the National Park population⁶.

This forms part of the evidence base for these councils' local plans and has led to agreed reasonable estimates for housing delivery in the National Park based on past trends. Estimates do not represent a target but neither do they represent a limit. However, the Authority considers that an increase in the overall provision of market housing would, rather than meet the needs within the National Park, stimulate market demand from outside the National Park, with cumulative negative consequences for the special qualities of the National Park and for the ability of existing communities to access and afford the homes they need.

Following the Localism Act in March 2012⁷, the statutory requirement for local planning authorities to produce an Annual Monitoring Report was removed, while retaining the overall duty to monitor. Authorities can now choose which targets and indicators to include in the report as long as they are in line with the National Planning Policy Framework and relevant UK and EU legislation. Guidance from Planning Advisory Service (an advisory agency for the department of Communities and Local Government) confirms that in future the report's primary purpose will be to consider and share the performance and achievements of the Planning Service with the local community.

¹ <https://www.legislation.gov.uk/ukpga/1995/25/section/61>

² NPPF (2012), paragraph 47

³ NPPF (2012), paragraph 115 & NPPF (2019), paragraph 172

⁴ <https://www.peakdistrict.gov.uk/looking-after/national-parkmanagement-plan>

⁵ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/221086/pb13387-vision-circular2010.pdf

⁶ Source ONS Constitutional Boundaries Population Peak District National Park population estimates, mid-2010 by part Local Authority Quinary age groups, Persons, Males and Females

⁷ <http://www.legislation.gov.uk/ukpga/2011/20/contents/enacted>

There has been development and implantation of wider community, policy and development management monitoring, such as the State of Communities Report, Special Qualities and Landscape monitoring. This has reduced the need to focus on wider policy monitoring in the last series of Annual Monitoring reports 2012-2018. The following report focuses on housing statistics.

Care has to be taken in interpreting all housing data for the Park year on year as there are few developments and data is prone to relatively wide fluctuations each year.

2.2 PDNP National Park Demographic & Housing Context

The Park is in a unique position, at the heart of the nation surrounded by major urban areas. The resident population remains at around 37,905 living in Bakewell and more than 140 villages and hamlets. The population within the PDNP has remained stable from 2001 to 2011; this is well below the national increase of 7.1 % but is consistent with other National Parks. Unlike national and regional trends, the population has remained stable within the PDNP and is not expected to rise over the coming years⁸.

Levels of self-employment amongst National Park residents were recorded at over one in four (>25%) of the economically active population. This is almost double the national level, whilst levels of employment amongst the economically active population are higher than the national average⁹.

Further 2011 Census data shows:

- 28% of households in the PDNP comprise people over 65 and this has not changed since 2001. The average household size in the PDNP is 2.3 persons with an average of 3 bedrooms per house.
- A large number of houses in the PDNP are occupied by a single resident aged 65+ (15%). As population increases, under occupation of houses could impact on housing availability for other age groups
- The number of households owned outright has been increasing since 1991 in the PDNP. Approximately 75% of houses in the PDNP were owned by the occupier, with 46% owned outright and 27% owned with a mortgage. This is higher than other National Parks and the regional and national average.

2.3 Housing Development Outside of Named Settlements [New-Build Completions]

63 settlements are identified as places where new buildings are acceptable for affordable housing, small shops, community and business uses. In the countryside, scope is limited to agricultural and land management uses, with a preference for the re-use of traditional buildings.

6 new-build developments were located outside of Named Settlements. However, all these were for local need or agricultural workers dwellings.

Figure 1: Applications located outside of Named Settlements 2018/19

Application Number	District	Development Description	Gross	Net	Proposed Occupancy Type
NP/DDD/0515/0425	DDD	Erection of an affordable dwelling to meet a local need	1	1	Local Needs
NP/HPK/0817/0854	HPK	Erection of agricultural worker's dwelling	1	1	Agricultural
NP/DDD/1115/1096	DDD	New Dwelling	1	1	Open Market

⁸ ONS: Census 2011 National Parks

⁹ ONS: Census 2011 National Parks

NP/SM/0315/0158	SMDC	Proposed change of use of New Building into an agricultural workers dwelling.	1	1	Agricultural
NP/HPK/0216/0130	HPK	Proposed erection of agricultural workers dwelling	1	1	Agricultural
NP/DDD/0814/0879	DDD	Erection of 2 affordable dwellings.	2	2	Local Needs
NP/SM/1014/1050	DDD	Erection of a single storey agricultural workers dwelling.	1	1	Agricultural

2.4 Major Development [Permissions] (Major Applications and 13 week deadlines)

There are seven applications for Major Applications and 13 week deadlines. One significant application relating to housing for 30 local needs dwellings in Bakewell.

Figure 2: Major Development permissions 2018/19

Application Number	Development Description
NP/DDD/0318/0214	Erection of proposed warehouse extension at Outlands Head Quarry for use in connection with existing mineral processing operations.
NP/DDD/0418/0281	Erection of cattle shed silage clamp slurry tank and yard area
NP/DDD/0617/0600	'Construction of 30 affordable dwellings and associated works'.
NP/DDD/0918/0870	Erection of industrial building housing 2 units - retrospective consent
NP/S/0818/0705	Demolition of existing buildings and erection of a replacement dwelling carport stables and associated ancillary buildings.
NP/S/0914/1007	Conversion of redundant water treatment works into 16 apartments. Conversion of a stone outbuilding into a studio apartment and 4 new cottages.
NP/SM/0318/0223	Redesign of existing car park layout plus re-alignment of car park approach road; Change of use from caravan site to car park; Change of use of part of Hall Cottage Garden from garden to car park.

3 Housing

3.1 Gross Completions and Commitments 2006/07 – 2018/19

Between 2006/07 and 2018/19 there has been 997 housing completions giving an average of 77 dwellings per year. There is no statistical correlation between the commitments and completions. The largest years for commitments i.e. development, outstanding (not started), or under construction, and completions remains 2006/07, 2007/08 and 2008/09 with an average of 562 per annum. This was just before the economic crash in 2008 from which the numbers of commitments and completions has not recovered averaging around 321 per annum between 2009/10 and 2018/19.

Figure 3: Summary of Gross Completions & Commitments 2006/07-2018/19

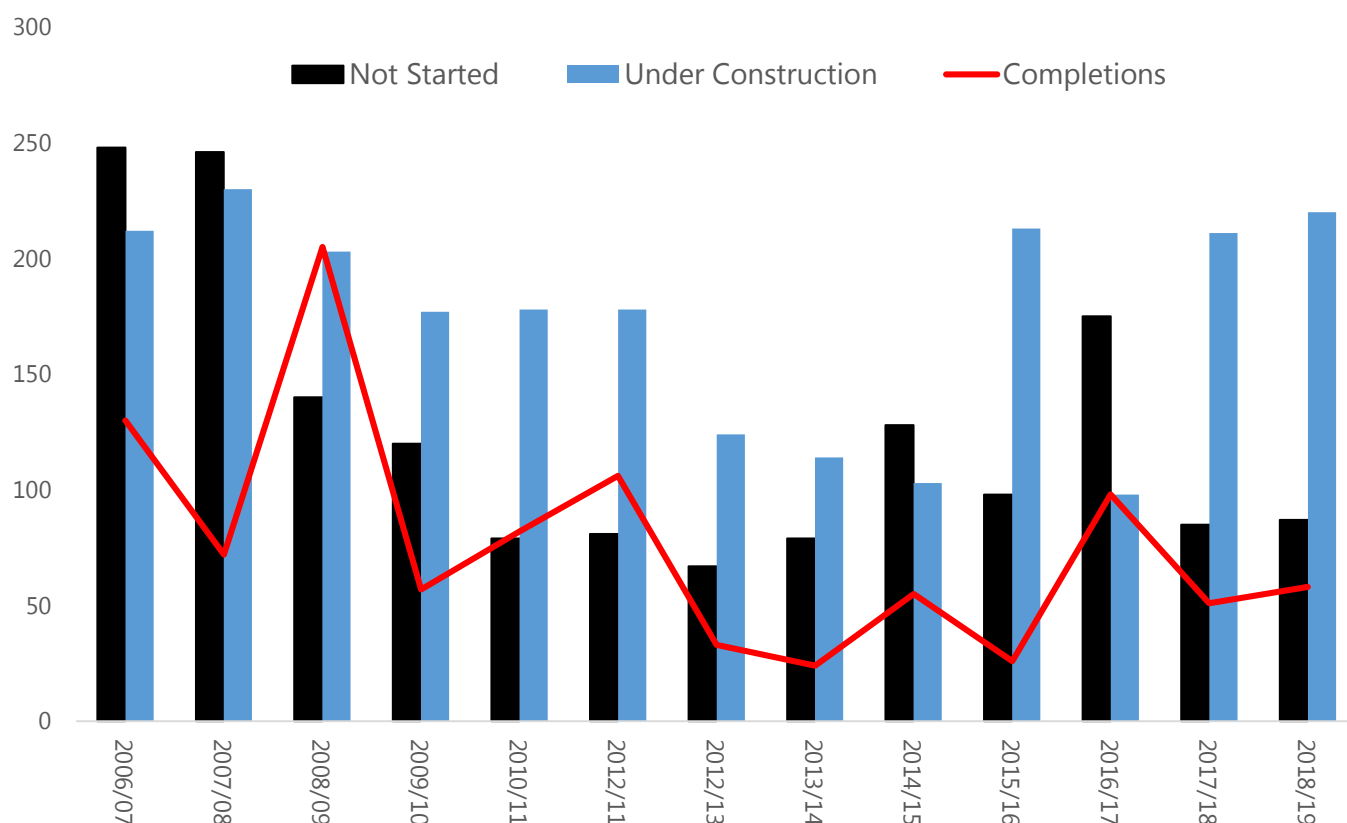


Figure 4: Summary of Gross Completions & Commitments 2006/07-2018/19 NS Outstanding UC Under Construction CO Completions

Type	Status	2006/07	2007/08	2008/09	2009/10	2010/11	2012/11	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	Totals
Open Market	NS	58	54	52	41	30	30	27	39	83	49	118	46	49	676
	UC	81	88	47	48	53	53	61	37	80	94	35	108	95	880
	CO	25	34	82	27	27	25	13	15	24	11	53	25	22	383
	Total	164	176	181	116	110	108	101	91	187	152	206	179	166	1937
Local Needs	NS	17	24	22	21	4	4	1	4	6	11	6	4	1	125
	UC	27	31	14	30	33	34	5	21	12	14	4	9	49	283
	CO	79	4	30	20	21	27	15	1	1	4	7	1	6	216
	Total	123	59	66	71	58	65	21	26	19	29	19	14	56	626
Agricultural	NS	5	10	5	4	2	2	1	1	1	1	4	3	3	42
	UC	12	12	9	10	8	8	3	3	8	9	5	5	4	96

	CO	2	2	8	1	5	6	3	2	1	2	4	4	5	45
	Total	19	24	22	15	15	16	7	6	10	12	13	12	12	183
Ancillary	NS	17	17	15	11	4	4	6	2	5	2	10	3	5	101
	UC	13	14	9	12	9	9	3	7	3	6	5	8	7	105
	CO	6	5	17	1	8	7	1	3	3	1	4	8	7	71
	Total	36	36	41	24	21	20	10	12	11	9	19	19	19	277
Agricultural or Holiday	NS	0	0	0	0	0	0	0	1	3	0	0	0	0	4
	UC	0	0	0	0	0	0	1	0	0	5	0	0	0	6
	CO	0	2	0	0	0	0	0	0	0	0	0	0	0	2
	Total	0	2	0	0	0	0	1	1	3	5	0	0	0	12
Ancillary or Holiday	NS	0	0	0	0	0	0	4	1	4	3	4	3	4	23
	UC	0	0	0	0	0	0	2	2	0	5	1	6	6	22
	CO	0	2	0	0	0	0	0	0	6	1	4	1	3	17
	Total	0	2	0	0	0	0	6	3	10	9	9	10	13	62
Holiday	NS	151	141	46	43	39	41	28	31	26	32	33	26	25	662
	UC	79	85	124	77	75	74	49	44	0	80	48	75	59	869
	CO	18	23	68	8	21	41	1	3	20	9	26	12	15	265
	Total	248	249	238	128	135	156	78	78	46	121	105	113	99	1794
Total	NS	248	246	140	120	79	81	67	79	128	98	175	85	87	1633
	UC	212	230	203	177	178	178	124	114	103	213	98	211	220	2261
	CO	130	72	205	57	82	106	33	24	55	29	98	51	58	1000
	Total	590	548	548	354	339	365	224	217	286	337	371	347	365	4892

3.2 Completions

In 2018/19, there were 58 gross and 52 Net housing completions in the PDNP. Of the gross completions, 38% were Open Market and 26% were Holiday. This is the same as the 13-year average percentage since 2006/07. The average annual dwelling completions during this period was 77.

Figure 5: Proportion of housing development by Occupancy Type

Occupancy Type	2018/19 Gross	2018/19 Proportion	2006/07-2018/19 Gross	2006/07-2018/19 Proportion
Open Market	22	38%	383	38%
Local Needs	6	10%	216	22%
Agricultural	5	9%	45	5%
Ancillary	7	12%	71	7%
Agricultural or Holiday	0	0%	2	0%
Ancillary or Holiday	3	5%	17	2%
Holiday	15	26%	265	26%
Total	58	100%	999	100%

Figure 6: Gross & Net Housing Completions by Application Type 2018/19

Row Labels	Sum of Gross	Sum of Net
Change of use	45	40
LDCE	1	1
New-Build	12	11
Conversion	0	0
Grand Total	58	52

Over the last 13 years 66% of completions (662) have been in Derbyshire Dales District Council area. This provides an average of 51 residential and holiday completions over the 13 years.

Figure 7: Gross & Net Housing Completions by Local Authority District 2018/19

Row Labels	Sum of Gross	Sum of Net
Barnsley Metropolitan Borough Council	0	0
Cheshire East Council	1	1
Derbyshire Dales District Council	39	36
High Peak Borough Council	8	7
Kirklees Metropolitan Borough Council	0	0
North East Derbyshire District Council	0	0
Sheffield City Council	2	1
Staffordshire Moorlands District Council	8	7
Grand Total	58	52

Figure 8: Gross Housing Completions by Landscape Area

Landscape Area	Gross	Percentage
White Peak & Derwent Valley	747	75%
South West Peak	161	16%
Dark Peak & Eastern Moors	92	9%
Grand Total	1000	100%

Figure 9: Gross Completions Percentage by Build Type 2006-2019

	Conversion / Change of Use	LDCE / Var.of Cond	New	Grand Total
NO Named Settlement	26%	37%	9%	21%
WITH Named Settlement	74%	63%	91%	79%

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

3.3 Commitments

In 2018/19 there 307 gross dwellings under construction or outstanding. There remains some significant housing development commitments in Bakewell and Bradwell that are under construction and will boost the completions figures in the next few years.

Figure 1: Significant (+10 Dwellings) Commitments 2018/19

Application Number	Parish	Development Description	Gross	Status
NP/DDD/0617/0600	Bakewell	'Construction of 30 affordable dwellings and associated works'.	30	Under Construction
NP/DDD/0617/0648	Birchover	Residential development - erection of 11 dwellings.	11	Outstanding
NP/DDD/0815/0779	Bradwell	Demolition of existing industrial buildings, development of 55 dwellings (C3), erection of 6 industrial starter units (B1), car parking, landscaping and drainage attenuation with access from Netherside (starter units) and	55	Under Construction

		Bradwell Head Road (residential).		
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3.3.1 Open Market

The largest proportion of housing occupancy type is for Open Market housing. Of the 22 open market dwellings 17 were Change of use mainly from Agricultural buildings. There were 4 new build completions for open market housing in 2018/19 and 1 LDCE.

Figure 21: New Build Open Market dwellings 2017/18

Application Number	Parish	Description
NP/DDD/0414/0347	Bakewell	Erection of dwelling and associated landscaping
NP/DDD/0208/0148	Froggatt	Proposed erection of dwelling
NP/DDD/1115/1096	Hartington Nether Quarter	New Dwelling
NP/DDD/0116/0065	Tideswell	Demolition of detached bungalow and garage and replacement with a detached house and garage.

3.3.2 Holiday

Since 2006/07, one quarter of completions were for Holiday lets averaging around 20 completions per annum over the last 13 years. The majority of holiday completions in the Peak District are for change of use from agricultural buildings. This indicates the continuing trend of diversification within the agricultural industry.

Figure 32: Chart of Residential and Holiday Gross Completions 2006/07-2018/19 * Holiday includes multi occupancy

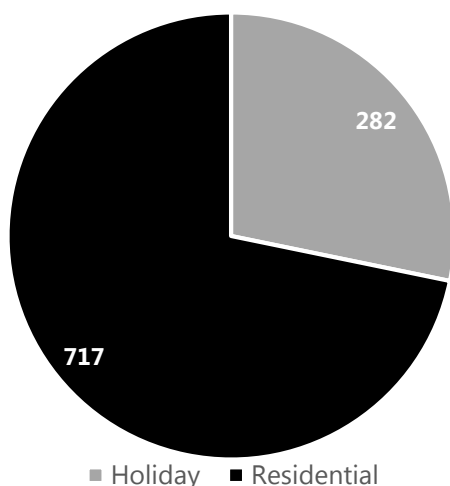


Figure 43: Holiday Completions by Build Type 2006/07 - 2018/19

Build Type	Holiday Completions
Conversion	9
Change of Use	248
LDCE	2
New-Build	1
Var. of Cond.	5
Total	265

3.3.3 Local Needs

In 2018/19 there were 6 local need completions. Over the last 13 years there has been 216 local need completions (approximately 17 per annum average) with the majority unsurprisingly being delivered in Bakewell (36). Tideswell (25), Bradwell (17), Baslow (16), Grindleford (15), Hope (13) and Eyam (11) have all had more than 10 Local Needs completions since 2006/07.

Figure 54: Local Needs Completions 2018/19

Application Number	Parish	Description
NP/DDD/0515/0425	Aldwark	Erection of an affordable dwelling to meet a local need
NP/SM/1016/1071	Hollinsclough	Proposed barn conversion to a Local Needs Dwelling and replacement agricultural building
NP/DDD/1116/1099	Monyash	Proposed erection of local need affordable dwelling.
NP/DDD/0814/0879	Tideswell	Erection of 2 affordable dwellings.
NP/DDD/0815/0796	Winster	Conversion of barn to Local Needs dwelling

Figure 65: Local Need Gross Completions by Parish 2006/07-2018/19

Parish	Local Needs Gross	Census 2011 Parish Population
Aldwark	1	180
Alstonefield	1	304
Bakewell	36	3,949
Ballidon	1	No data
Bamford	8	1,241
Baslow & Bubnell	16	1,178
Bradfield	2	1,112
Bradwell	17	1,416
Butterton	1	248
Calver	6	710
Castleton	2	642
Chelmorton	2	322
Edale	1	353
Elton	7	397
Eyam	11	969
Fawfieldhead	2	289
Fenny Bentley	4	183
Flagg	1	192
Grindleford	15	909
Grindlow	1	No data
Harthill	2	126
Hartington Nether Quarter	4	434
Hartington Town Quarter	1	332
Hathersage	3	1,433
Hollinsclough	1	149
Hope	13	864
Hope Woodlands	1	No Data
Leekfrith	2	363

Litton	1	675
Monyash	3	314
Over Haddon	3	255
Quarnford	1	242
Rainow	1	1,250
Sheen	1	234
Taddington	1	457
Taddington & Priestcliffe	1	No data
Thornhill	1	154
Tideswell	25	1,827
Wardlow	1	118
Warslow & Elkstone	9	320
Wetton	2	No data
Winster	2	600
Youlgreave	2	1,018
Total	216	25,759

* Parish may not be entirely within PDNPA Boundary for the purpose of the 2011 Census Data

3.4 Further Monitoring

3.4.1 Peak District National Park Demographic Forecasts

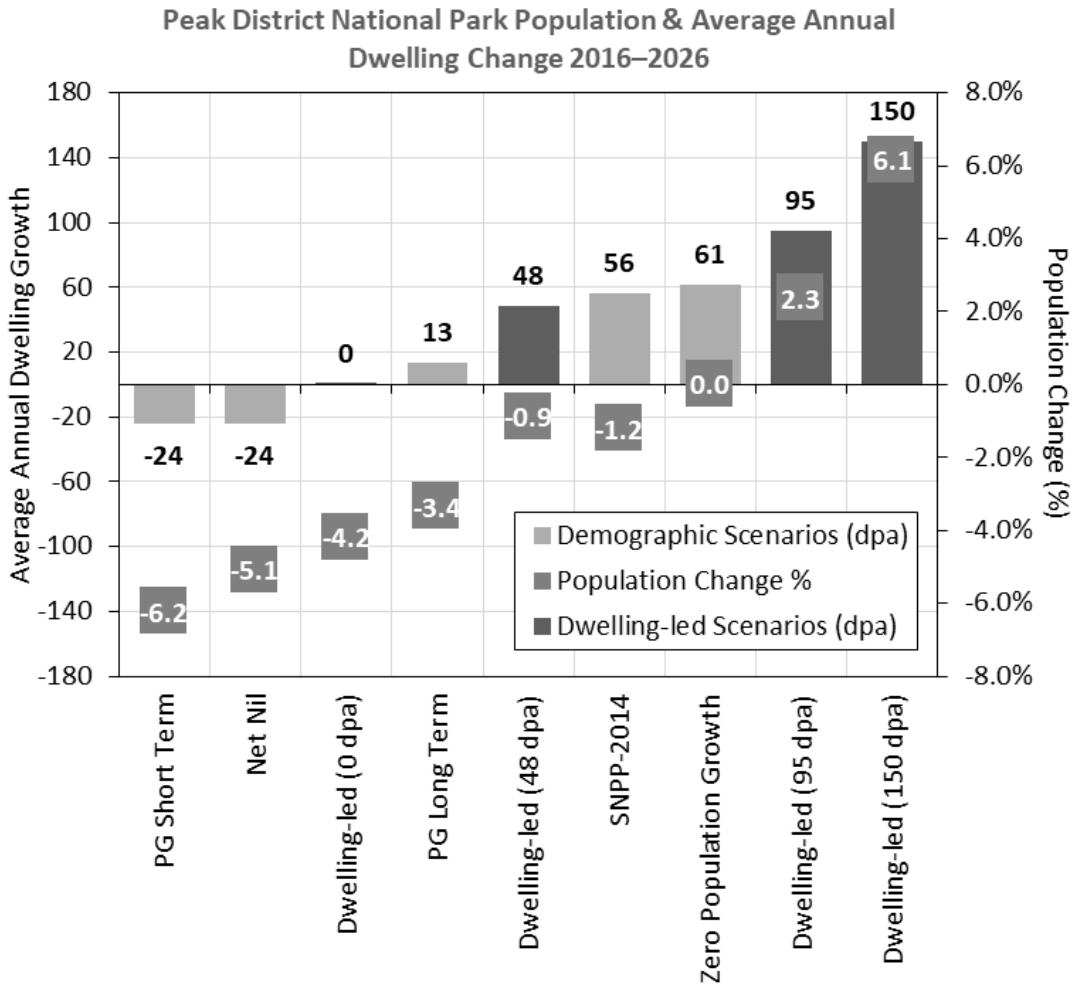
In 2006, the Peak District National Park Authority first commissioned population, household and labour force projections for the National Park. To inform the National Park Authority in its plan-making, Edge Analytics was commissioned to update a range of demographic forecasts using the latest evidence available. The report was completed in May 2018.

The analysis has considered the latest mid-year population estimates and components of change together with official population and household projections. The ONS 2014-based sub-national population projection has been presented alongside two trend scenarios based on long-term (2001/02–2015/16) and short-term (2010/11–2015/16) migration histories. In addition, a 'zero population' growth and 'net nil' scenario have been presented to illustrate the dwelling growth implications of a stable population and balanced migration flow respectively.

Four dwelling-led scenarios have been configured to consider the estimated migration and population change associated with dwelling growth trajectories, consistent with those outlined in the previous, 2006 analysis. All scenarios have been developed using POPGROUP technology, with demographic data derived from published Local Authority, Census Ward and Output Area statistics. The research shows or predicts the following:

- Since 2010, the Peak District National Park has experienced a decline in its population, driven by reduced net migration and an ageing population profile
- Population ageing (an increasing imbalance in favour of older-age population) is a challenge that rural areas and National Park planning authorities in England and Wales are facing, and is a key consideration for future housing growth plans
- To maintain the National Park's population at its current level, it is estimated that 61 homes would be required each year, all of which would be associated with an average annual net in-migration flow of +190 per year
- A population increase in the Peak District is only achieved on the higher dwelling led growth targets of the model (+95 to +150 per year) during the life of the plan period

Figure 76: Edge Analytics Scenario Annual Dwelling & Population Change



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APPENDIX 2 - Cases approved contrary to policy

Strategic Policy Decisions

Applications granted contrary to the development plan (Strategic policy issues impacting on NP purposes and special qualities)

Figure 1: Applications granted contrary to Policy by planning committee 2018/19 (housing cases highlighted)

2017/18 = 0

2018/19 = 3

Year	Application Description	Policies involved	Comments
2018/19	Full Application - General Purpose Agricultural Building to House Livestock and Store Fodder And Implements at Mayfield Farm, Litton Slack.	GSP1, L1, DS1	Approved despite significant landscape harm with adverse impact on Special Qualities
2018/19	Full Application - Erection Of Local Needs Affordable Dwelling - Land South West of Park Farm, Longstone Lane, Ashford-In-The-Water	GSP1, DS1, HC1	Housing need accepted however, site significantly detached from main settlement. As such regarded as development in open countryside.
2018/19	Full Application: Agricultural Workers Dwelling at Morridge to Farm, Bleaklow Road, Onecote	L1, HC2	Members considered approval necessary for management of farm and land. However insufficient justification for the development leads to harmful consolidation of development in otherwise open landscape setting.

Applications that raised significant Policy Issues

Figure 2: Applications raising Policy Issues granted contrary to Policy by planning committee 2018/19

2017/18 = 10 applications raised significant policy issues

2018/19 = 5 applications raised significant policy issues

Year	Application Description	Policies involved	Comments
2017/18	Removal of condition 3 (in relation to road access) attached to permission for the redevelopment of Bakewell Business Park.	DS1, E1, LB7 (former saved policy from 2001 Local Plan, now replaced by DM Policies	Application refused as the condition was deemed necessary in order to implement saved Local plan policy for redevelopment of the Business Park. This is a significant employment site in the National Park and considered

		and emerging Bakewell neighbourhood Plan)	worthy of a high standard of access in order to achieve sustainable development.
2017/18	14 Main Road, Grindleford, change of use of doctors surgery to residential use	HC4	Loss of local service, but approved because the use of the building was relatively small scale and was now being provided in a nearby village
2017/18	Change of use of domestic garage to café and catering use, Paddockside, Oakenbank Lane, Rainow	DS1, HC5	Impact of café use in remote, quiet lane. Concerns over impact on character and appearance and potential to attract vehicles.
2017/18	Conversion of redundant water treatment works into 16 apartments, conversion of stone outbuilding into a studio apartment and four new cottages at former Treatment Works, Mill Lee Road, Low Bradfield	HC1, L1	Principle acceptable however, the case raised issues of the viability of enhancement driven schemes, and the ability to negotiate a proportion of affordable homes. Negotiation achieved 2 affordable homes towards meeting identified local need.
2017/18	Full application – proposed change of use of existing buildings, extensions to existing buildings and provision of new access to the site at Bradfield Brewery, Watt House Farm, Loxley Road, Bradfield, Sheffield	L1, E2	Scheme approved despite some concerns over expansion in open countryside. Desire to retain strong local brand and retain local employment with good attention to character. Raises issues of cumulative impacts and reasonable extent of growth, plus impacts of valley character.
2017/18	Full application: Demolition of all site buildings, removal of concrete surfacing, and redevelopment for 25x 2,3,4 and 5 bed dwellings, parking and garaging served by private drive from existing access from Richard Lane, Markovitz Limited, Richard Lane, Tideswell	GSP2, HC1	This case raises issues of enhancement to the National Park which in turn justifies a high level of market housing to enable the scheme. In this case no affordable homes were deemed possible based on the viability assessment, as the development would fund the relocation of an important local business to another site in the village. Detailed design issues also arise concerning the character, appearance and sustainability of

			the scheme.
2017/18	Full application – Change of use to 3 open market dwellings at Hurst Water Treatment Plant, Derbyshire Level, Glossop	DS1, HC1	This case raises the issue of which buildings may constitute a non-designated heritage asset in order to warrant the impetus of market housing to achieve conservation and enhancement. While not of traditional or vernacular character the Water Works building was deemed to have historical significance and features worthy of conservation.
2017/18	Change of use from campsite to allow the siting of 6 static caravans, 2 pods and 4 tents ancillary to the wider use of the existing holiday park; retention of existing access road, construction of parking spaces, hardstanding bases and associated landscaping, planting and decking at Longnor Wood Holiday Park, Newtown, Longnor	RT3, L1	This case demonstrates an acceptable exception to the main thrust of RT3, which seeks to avoid Holiday Park style accommodation in favour of simpler, less permanent provision. The logic of RT3 is that smaller scale development protects the undeveloped character of the landscape and provides visitors with a closer contact and appreciation of the National Park's special qualities. Nevertheless, in this case, the wooded setting of the existing site provided a good opportunity to diversify the accommodation mix to more permanent types of accommodation without harm to the landscape.
2017/18	Demolition of existing agricultural building and erection of a single local needs affordable dwelling at Manor Farm, Pown Street, Sheen	HC1, GSP2	This case raised issues with the level of evidenced need, which did not meet the policy thresholds in the saved Local Plan. Nevertheless members were satisfied by a strong local connection and considered the scheme a good opportunity to address outstanding housing need in this part of the National Park within the settlement, and with a form of development that also represented some enhancement by the removal of the existing

			agricultural building.
2017/18	S.73 Application - for the Removal or Alteration to Condition 4 (Holiday Occupancy Condition) From Planning Consent, Old Dains Mill, Upper Hulme	HC1	The case raised the question of whether the previous permission for holiday use had fully achieved the conservation of the building. Permission was given for removal of the condition, and permitting open market occupation in order to make the scheme of renovation more viable.
2018/19	Full application – retrospective planning consent on Midhope Moor to restore and repair previously damaged access route to include the laying of plastic access mesh to facilitate vehicular access, Open moorland site, split by the Cut Gate Path and crossing Mickleden Beck on Midhope Moor	L1	This case followed the officer recommendation to refuse the application owing to the impact of the mesh track on the landscape. The case helps to clarify the terms of Natural Zone policy to seek rigorous justification for development affecting the wilder qualities of the moorland areas. In this case, members could not see a clear justification for the need for the mesh track.
2018/19	Full application – provision of education suite and ancillary accommodation to facilitate diversification of farm activities at High Lees Farm, New Road, Bamford	E2	Whilst broad in its scope of new uses, both officers and members were impressed with the ambitious nature of the project. The applicant had engaged with the Authority from the very beginning, and were pleased that the farm was being brought back into sustainable use.
2018/19	Full application; proposed change of use from public house to B&B guest house within part of the main building, with the remainder being landlord residential accommodation. Also including additional buildings within the grounds to house a café, shower block, stables (increased in size and repositioned from	E2, RT2, RT3, HC5	This scheme was also seen as ambitious and innovative bringing back essential services to a corner of the National Park that had lost its pub in recent years. This site related well to the Dunford Bridge car park serving the Trans-Pennine Trail and offered a good model of a potential new recreation hub.

	<p>previous permission), garage and 4No. Camping pods (including one accessible pod). Plus provision for 3No. campervan 'Hook up' points and 4No. tent pitches, at Stanhope Arms, Dunford Bridge, Sheffield</p>		
2018/19	<p>Full application – Change of use of site from industrial to residential; demolition of existing industrial barn; erection of annex at Stone Pitts Works, unnamed road from the Gables to Cressbrook Old School via Lower Wood, Cressbrook</p>	GSP2, HC1	<p>With some minor changes to conditions in order to control an ancillary element of accommodation this scheme was widely viewed as a rare example of development that could meet the terms of para 79 of the NPPF, i.e. buildings of exceptional design in the open countryside. The scheme represented a highly positive and sustainable reuse of an unsightly brownfield site.</p>
2018/19	<p>Full application – Construction of 9 No. residential units (use class C3), comprising 2 no.1-bedroom flats; 2No. 2-bedroom dwellings and 2No. 3-bedroom dwellings for affordable rent and 3No. 3-bedroom dwellings for shared ownership, associated car parking, creation of new access, landscaping and associated works at Land off Church Lane, Rainow</p>	DS1, HC1, L1	<p>Despite seeking to address affordable housing need in the area, both officers and members agreed the scale of this proposal was too great in this location. The decision to refuse prompted an appeal and a second application. The second application was refused and the appeal is pending.</p>

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