

# Public Document Pack

**Peak District National Park Authority**

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



Our Ref: A.1142/2723

Date: 7 January 2021



## NOTICE OF MEETING

Meeting: **Planning Committee**

Date: **Friday 15 January 2021**

Time: **10.00 am**

Venue: **Webex - Virtual Meeting**

**(Joining instructions will be sent to Authority Members separately)**

SARAH FOWLER  
CHIEF EXECUTIVE



In response to the Coronavirus (Covid -19) emergency restrictions, all meetings of the Authority and its Committees will take place using video conferencing technology.

You can watch our meetings live on YouTube using the following link:

<https://www.youtube.com/user/peakdistrictnpa/live>

Members of the public who have given notice may still participate at this meeting for three minutes. Please call 01629 816352 for more information.

Link to meeting papers:

<https://democracy.peakdistrict.gov.uk/ieListDocuments.aspx?MId=2392>

## **AGENDA**

**1. Roll Call of Members Present, Apologies for Absence and 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.

**2. Minutes of previous meeting held on 11 December 2020** *(Pages 5 - 30)*

**3. Urgent Business**

**4. 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.

**5. Full application - Proposed new build dwelling to satisfy a local need - Town End Farm, Main Street, Chelmorton (NP/DDD/1020/0941, MN)** *(Pages 31 - 44)*

Site Plan

**6. Full application - Removal of existing shared septic tank system and replacement with shared sewage treatment plant - Clough Head Farm, Leek Road, Warslow (NP/SM/1120/1064, MN)** *(Pages 45 - 50)*

Site Plan

**7. Full application - Removal of existing shared septic tank system and replacement with shared sewage treatment plant - Wood cottage, Leek Road, Longnor (NP/SM/1120/1066, MN)** *(Pages 51 - 56)*

Site Plan

**8. Monitoring & Enforcement Quarterly Review - January 2021 (A.1533/AJC)** *(Pages 57 - 62)*

**9. Head of Law Report - Planning Appeals (A.1536/AMC)** *(Pages 63 - 64)*

## **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 Committee 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 Committee 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 on the website <http://democracy.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 on the Authority's website.

### **Public Participation and Other Representations from third parties**

In response to the Coronavirus (Covid -19) emergency our head office at Aldern House in Bakewell has been closed. Therefore all meetings of the Authority and its Committees will take place using video conferencing technology. Public participation is still available and anyone wishing to participate at the meeting under the Authority's Public Participation Scheme is required to give notice to the Director of Corporate Strategy and Development to be received not later than 12.00 noon on the Wednesday preceding the Friday meeting. The Scheme is available on the website <http://www.peakdistrict.gov.uk/looking-after/about-us/have-your-say> or on request from the Democratic and Legal Support Team 01629 816362, email address: [democraticandlegalsupport@peakdistrict.gov.uk](mailto:democraticandlegalsupport@peakdistrict.gov.uk).

### **Written Representations**

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

### **Recording of Meetings**

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

The Authority will make a digital sound recording available after the meeting which will be retained for three years after the date of the meeting.

### **General Information for Members of the Public Attending Meetings**

In response to the Coronavirus (Covid -19) emergency our head office at Aldern House in Bakewell has been closed. Therefore all meetings of the Authority and its Committees will take place using video conferencing technology.

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### **To: Members of Planning Committee:**

Chair: Mr R Helliwell  
Vice Chair: Mr K Smith

Cllr W Armitage	Cllr P Brady
Cllr M Chaplin	Cllr D Chapman
Cllr A Gregory	Ms A Harling

Cllr A Hart  
Cllr A McCloy  
Cllr K Richardson  
Cllr G D Wharmby

Cllr I Huddleston  
Cllr Mrs K Potter  
Miss L Slack

**Other invited Members:** (May speak but not vote)

Mr Z Hamid

Prof J Haddock-Fraser

Constituent Authorities  
Secretary of State for the Environment  
Natural England

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



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## MINUTES

Meeting: **Planning Committee**

Date: Friday 11 December 2020 at 10.00 am

Venue: Webex - Virtual Meeting

Chair: Mr R Helliwell

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

Apologies for absence: Cllr G D Wharmby.

### 112/20 **ROLL CALL OF MEMBERS PRESENT, APOLOGIES FOR ABSENCE AND MEMBERS DECLARATIONS OF INTEREST**

#### **Item 6**

Cllr Mrs K Potter declared a personal interest as she was a Member of CPRE which was affiliated to Friends of the Peak District.

#### **Item 9**

Cllr A McCloy declared a personal interest as he knew the applicant, but hadn't discussed the application with them.

Cllr Mrs K Potter had registered to speak on this item, so would leave the meeting when this item was discussed.

Cllr P Brady declared a personal interest as his son-in-law's parents lived on Chatsworth Estate.

#### **Item 10**

Cllr A McCloy declared a personal interest as he knew the applicant, but hadn't discussed the application with them.

Cllr Mrs K Potter had registered to speak on this item, so would leave the meeting when this item was discussed.

Cllr P Brady declared a personal interest as his son-in-law's parents lived on Chatsworth Estate.

#### **Item 11**

All Members had received an email from the applicant, Mr J Isaac

**Item 12**

All Members had received emails from Curbar PC and Ms V Poole as well as a letter from Dr P Owen

**Item 14**

All Members had received an email from the applicant, Mr Foster

**Item 16**

All Members had received an email from the applicant, Mr Hadfield

**Item 19**

All Members declared a personal interest as the application was by the National Park Authority.

**113/20 MINUTES OF PREVIOUS MEETINGS HELD ON 30 OCTOBER AND 6 NOVEMBER 2020**

The minutes of the meeting of the Planning Committee held on 30<sup>th</sup> October were approved as a correct record.

The minutes of the meeting of the Planning Committee held on the 6<sup>th</sup> November 2020 were approved as a correct record, subject to the following amendment:-

Minute 104/20 – Condition 9 should read “No works to demolish or remove ticket office building”

**114/20 URGENT BUSINESS**

There were no items of urgent business.

**115/20 PUBLIC PARTICIPATION**

29 members of the public had given notice to make representations to the Committee.

**116/20 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 (NP/DDD/1018/0911, ALN)**

The Planning Officer informed Members of a correction to the report regarding the removal of 35 trees, which was based on the agricultural report received which, grouped together individual and groups of trees, so should have read 61 individual trees to be removed, but there was a scheme to plant 101 new trees as well as provide protection for the 21 category 1 ancient trees.

The Planning Officer also informed Members that since the report had been published, confirmation had been received regarding the installation of electric vehicle charging points and a cycle storage park in the reconfigured car park, but that no specific details had been provided, so an additional condition would be added for details to be submitted and agreed on the charging points and cycle storage park before they are installed.

The Planning Officer then went onto present the report and reminded Members that this application had been considered at the Planning Committee in November 2019, and had been deferred for further discussions between the applicant and Planning Officers.

One of the key issues was parking below the bastion wall, to the west of the main house, which was used regularly for overspill car parking. The proposal was to impose a condition to restrict parking in that area, except for the 3 major events, during which it was proposed to allow up to 11 days parking in total in a calendar year, and that without this condition the Authority would not be recommending approval for the application.

Since November 2019, clarification had been provided from the applicants regarding the impact on the trees, and a detailed landscape and visual impact assessment had been produced and submitted and was found to be acceptable, even though this would result in some landscape harm to the parkland, it was considered to be low level. A travel plan had also been submitted and the Authority's Transport Planner been received regarding the traffic impacts from the Baslow end, including traffic modelling which found that the new roundabout spur would not cause a detrimental effect on traffic flow.

The Planning Officer informed Members that although there were elements of the proposal that would cause harm and policy conflicts, there were notable benefits to the scheme in removing the car parking below the bastion wall, improvements to the area around the stables and the protection of the trees.

The following addressed the Committee under the Public Participation at Meetings Scheme:-

- Mr Stephen Vickers, Supporter – Audio Recording
- Dr Elise Percifull, Supporter – Audio Recording

Members then discussed the application and welcomed the reconfiguration of the car park but were concerned that the capacity of the car park would increase by 30% when reducing the carbon footprint should be a priority. There was also some concern regarding the impact on the setting of the listed buildings and parkland, but Members considered that removal of parking in front of the bastion wall would offset this. A motion to approve the recommendation as set out in the report, subject to an additional condition regarding details of the cycle storage park and electric charging points, was moved, seconded, put to the vote and carried.

**RESOLVED:-**

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

- 1. 3 years implementation period**
- 2. Adopt amended plans**
- 3. Once the new car park is first brought into use, no public overflow parking shall take place between the Bastion Wall and the River Derwent (in the area marked green on the attached plan) over and above the operational days of the three major events – RHS flower show (5 days per year), Country Fair (3 days per year) and Horse Trials (3 days per year)**

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4. Once the new access road is first brought into use, the existing Golden Gates access shall no longer be used for access to the Estate by the general public or delivery vehicles.
  5. The proposed access off A619 shall not be taken into use until the modifications to the roundabout have been fully completed, generally in accordance with the application drawing, but fully in accordance with a detailed scheme first submitted to and approved in writing by the Local Planning Authority in consultation with the Highways Authority.
  6. The proposed turning area demonstrated on the application drawings for the northern access road shall remain available for use at all times.
  7. In association with Condition 5 an 'Access and Signage Strategy' shall be submitted prior to the new access being taken into use, detailing the proposed operation of the new access and restrictions to the existing 'Golden Gates' access for approval. Once approved the proposed access shall be operated in accordance with the proposed Strategy unless otherwise agreed in writing.
  8. Recommendations at section 6 of submitted Arboricultural Assessment by the 'Tree and Woodland Company' and advice in the Arboricultural Advice note (July 2019) by Anderson Tree Care to be fully adhered to.
  - 9 Hard and soft landscaping scheme (including details of all surfacing; new railings to top of earthwork feature, fencing and details of supplementary planting to south of Heathylea Wood) to be submitted agreed and thereafter implemented.
  - 10 Management plan for the ongoing management of Heathy Lea Wood to be submitted and agreed and thereafter implemented. Precise details of number and location of trees to be felled to be submitted and agreed.
  - 11 Approved works to create an improved environment for the ancient trees in the centre of site to be completed before the extended part of the new car park is first brought into use.
  - 12 Lighting scheme to be submitted and agreed.
  - 13 Removal of car parking in front of the stable block and works and improvements to the northern forecourt to be carried out in full accordance with the approved plans before the extended part of the new car park is first brought into use.



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- 14 Surface water drainage scheme to be submitted and agreed.**
  - 15 Archaeological scheme of works to be submitted, agreed and implemented for works to create the new access road and the car park.**
  - 16 Action Plan and Marketing and Monitoring measures set out in the submitted Travel Plan to be fully adhered to.**
  - 17 Recommendation at section 4 of the submitted bat survey by Peak Ecology to be fully adhered to. Location of proposed bat boxes to be submitted and agreed.**
  - 18 Recommendations in section 4 of the submitted badger survey by Peak ecology to be fully adhered to including that works to the western access road shall be carried out between 1 July to 31<sup>st</sup> November.**
  - 19 Full details of signage to be submitted and agreed including number, location, design and finish. Thereafter scheme to be implemented.**
  - 20 Full details of all service routes including ducting, power and water supply to be submitted and agreed.**
  - 21 Details of any CCTV installations to be submitted and agreed.**
  - 22 Details of size, design and materials of construction of ticket kiosks to be submitted and agreed.**
  - 23 Details of final profile and any adjacent earthwork profiling for the new road to be submitted and agreed.**
  - 24 Modern track to south of Baslow Lodges to be removed and footprint laid to park grassland before the new driveway is first brought into use.**
  - 25 Access and signage strategy to be submitted and agreed.**
  - 26 Full details of earthwork feature between the Stable Bank and the car park to be submitted and agreed.**
  - 27 Full details of cycle storage park and electric charging points to be submitted and agreed.**

**Cllr Mrs K Potter asked for her vote against the proposal to be recorded.**

The meeting adjourned for a short break at 11.10 and reconvened at 11.20.

**117/20 FULL PLANNING APPLICATION - INSTALLATION OF A 15M HIGH SLIMLINE LATTICE MAST ON A CONCRETE BASE ACCOMMODATING 3 NO. ANTENNAS AND 2 NO. 600MM TRANSMISSIONS DISHES. THE PROPOSAL ALSO INVOLVES THE INSTALLATION OF 3 NO. HOME OFFICE EQUIPMENT CABINETS, CONTAINED WITHIN A FOUL WEATHER ENCLOSURE: 1 NO ELECTRICAL METER CABINET; 1 NO GENERATOR AND 1 NO POLE MOUNTED 1200MM SATELLITE DISH WITHIN A 10MX10M COMPOUND SURROUNDED BY A 1.8M HIGH MESH COMPOUND FENCE ON LAND AT CLIFFE HOUSE FARM, HIGH BRADFIELD, NP/S/0720/0610 JK.**

The Planning Officer introduced the report and reminded Members that this was a resubmission of the 2019 application that was refused on the same site. The Planning Officer informed Members that the difference with this application was that a Woodland Management Plan had been submitted for the adjacent trees which provided a visual screening of the site and would be secured by a Planning Obligation.

The Officer reported that extensive discussions had taken place with the applicant about possible alternative sites, but this was the only site that would supply the coverage that the emergency services needed.

The following addressed the Committee under the Public Participation at Meetings Scheme:-

- Mr Adam Smedley, Home Office – Applicant – Statement read out by Democratic Services

Members asked whether fencing should be specifically included in the conditions. The Planning Officer agreed and this would be added to Condition 3 and to be coloured dark green so making it less obtrusive.

A motion to approve the recommendation as set out in the report, subject to an addition to Condition 3 regarding fencing, was moved, seconded, put to the vote and carried.

**RESOLVED:-**

**That subject to the prior submission of a signed Planning Obligation in the form of a Unilateral Undertaking, securing control and long term management of the adjoining woodland in accordance with the submitted Woodland Management Plan, the application be APPROVED subject to the following conditions:**

- 1. Statutory 3 year time period for commencement.**
- 2. Carry out in accordance with submitted plans subject to the following conditions and or modifications;**
- 3. The whole of the installation, including mast, dishes and any support poles, cable gantry and fencing shall be pre-coloured prior to erection/installation in a dark green colour and having a matt finish**
- 4. Remove when no longer required for telecommunications purposes**
- 5. Carry out in full accordance with the woodland management plan.**

- 118/20 FULL APPLICATION - REMOVAL OF EXISTING 24M AIRWAVE TOWER AND REPLACEMENT WITH A 35M TOWER WITH ATTACHED ANTENNAE AND DISHES FOR AIRWAVE, THE ESN (EAS) AND SRN NETWORKS. AT GROUND LEVEL, ADDITIONAL CABINS/CABINETS WILL BE POSITIONED ON THE OLD AND NEW TOWER BASES, ALONG WITH A STANDBY GENERATOR. A SEPARATE VSAT DISH ENCLOSURE WILL BE ESTABLISHED 100M TO THE SOUTH WEST OF THE MAIN COMPOUND AT AIRWAVE TELECOMMUNICATIONS TOWER AT SNAKE PASS CLEARING, SNAKE ROAD, BAMFORD (NP/HPK/1020/0947, JK.)**

The Chair and Vice Chair of Committee had visited the site on the previous day.

The Planning Officer introduced the report for the current mast to be replaced with a larger one, to provide improve essential coverage for the emergency services and provide a better mobile coverage for the local community. The screening currently provided by the trees would have to be secured controlled by a Planning Obligation, which would be necessary before granting permission, and, and this would be negotiated with the applicant and Forestry England.

Members considered that although the mast would be larger than the existing one, it would be acceptable due to the screening.

A motion to approve the recommendation as set out in the report was moved, seconded, put to the vote and carried.

**RESOLVED:-**

**That, subject to the prior submission of a Planning Obligation under S106 of the Planning Act (Unilateral Undertaking) which secures the retention and management of the trees immediately surrounding the site throughout the lifetime of the development, the application be APPROVED subject to the following conditions;**

- 1. Statutory 3 year time period for commencement.**
- 2. Carry out in accordance with the submitted plans subject to the following conditions and or modifications;**
- 3. The whole of the installation, including mast, antenna, dishes and any support poles, cable gantry and fencing shall be pre-coloured prior to erection/installation in a dark green colour (RAL6009) with a matt finish**
- 4. Remove when no longer required for telecommunications purposes**
- 5. All new access tracks, resurfacing and repair of existing tracks to be carried out with natural crushed gritstone only.**

**Cllr Mrs K Potter left the meeting while the following 2 items were discussed and joined when invited to make a representation as a speaker.**

**119/20 FULL APPLICATION - ALTERATIONS TO PROPERTY AND CHANGE OF USE OF BUILDINGS TO HOLIDAY, BED AND BREAKFAST, AND OFFICE USE. CONSTRUCTION OF PLANT ROOM, WASTE TREATMENT PLANT, ANCILLARY GARDEN BUILDINGS, AND GROUND SOURCE HEAT PUMP. ALTERATIONS TO SITE ACCESS. LANDSCAPING AND OTHER WORKS INCIDENTAL TO THE PROPOSED DEVELOPMENT AT STANTON OLD HALL, STANTON OLD HALL LANE, CONGREAVE (NP/DDD/1218/1134, MN)**

This planning application was determined in conjunction with the listed building application at Item 10.

The Chair and Vice Chair of Committee had visited the site on the previous day

The Planning Officer introduced the report, and informed Members that although there were a number of different elements to the application, they were all policy compliant and enhanced the site bringing the site into a beneficial use whilst conserving and enhancing the important heritage assets within it. No details had been received as yet regarding the greenhouses and other garden structures so they had been excluded from the proposal until such details received and then they would be dealt with separately.

The following addressed the Committee under the Public Participation at Meetings Scheme:-

- Cllr Mrs K Potter, Authority Member – Objector
- Ms Sue Fogg, Objector – Statement – read out by Democratic Services
- Stanton-in-the-Peak Parish Council, Objector – Statement read out by Democratic Services
- Mr & Mrs Ramsden, Applicant – Live Telephone Call

Members agreed that the proposal provided much needed improvement to the Grade II Listed Building and that the works reversed a lot of the unsympathetic works that had taken place. Members asked whether an electric charging point could be installed, but the Planning Officer reported that this was not necessary as the scheme includes different renewable energy generation measures. There was also some doubt about the inadequacy of the electricity supply being able to support electric car charging point.

There was some concern on the increase in traffic on the narrow lane and the potential for accidents, but the Planning Officer reported that the Highways Authority had been closely involved with the application and they were satisfied with the access arrangements.

Officers stated that conditions 8 needed to be amended as it did not apply to retrospective works.

A motion to approve the recommendation as set out in the report with the amendment to condition 8 was moved, seconded, put to the vote and carried.

**RESOLVED:-**

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

- 1. The development hereby permitted shall be begun within 3 years from the date of this permission.**

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted and amended plans, subject to the following further conditions and modifications.
3. The development hereby approved shall be maintained as a single planning unit. The office space shall not be used for any other purposes. The store shall only be used as a store for domestic purposes.
4. The recommendations of the submitted protected species survey shall be followed at all times throughout the course of the development
5. The supplied grassland method statement shall be followed throughout and following the installation of the ground source heating system
6. Prior to the installation of the package treatment plant, details of the route and method of installation of all associated pipework shall be submitted to and approved in writing by the Authority. Thereafter the development shall proceed only in accordance with the approved details.
7. All retained trees shall be protected throughout the duration of works.
8. (a) No development which has not already taken place at the time of the grant of planning permission shall take place until a Written Scheme of Investigation for a scheme of archaeological works has been submitted to and approved by the Authority in writing, and until any pre-start element of the approved scheme has been completed to the written satisfaction of the Authority. The scheme shall include an assessment of significance and research questions; and  
The programme and methodology of site investigation and recording;  
The programme for post investigation assessment;  
Provision to be made for analysis of the site investigation and recording;  
Provision to be made for publication and dissemination of the analysis and records of the site investigation;  
Provision to be made for archive deposition of the analysis and records of the site investigation;  
Nomination of a competent person or persons/organization undertake the works set out within the Written Scheme of Investigation.  
  
a. (b) No development shall take place other than in accordance with the archaeological Written Scheme of Investigation approved under condition (a).  
  
b. c) Within a period of 12 weeks from completion of the development the site investigation and post investigation assessment has been completed in accordance with the programme set out in the archaeological Written Scheme of Investigation approved under condition (a) and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.
9. Prior to the installation of any external lighting a scheme of such lighting shall be submitted to and approved in writing by the Authority. Thereafter the development shall proceed only in accordance with the approved details.

- 10. Unless otherwise approved in writing by the Authority, the development shall not be commenced until a detailed scheme of highway improvement works for the provision of improved passing opportunities on Old Hall Lane, together with a programme for the implementation and completion of the works, has been submitted to and approved in writing by the Authority. No part of the development shall be brought into use until the required highway improvement works have been constructed in accordance with the approved details. For the avoidance of doubt the developer will be required to enter into a 1980 Highways Act S278 Agreement with the Highway Authority in order to comply with the requirements of this Condition.**
- 11. Before any other operations are commenced, the existing northern vehicular access shall be modified to Old Hall Lane and provided with a minimum width of 4.25m (0.5m added if bounded on one side, 1.0m if bounded on both sides), together with provision of a kerb line along the site frontage, located, designed, laid out, constructed and provided with 2.4m x 25m visibility splays in either direction, all as agreed in writing with the Authority, the area in advance of the sightlines being maintained throughout the life of the development clear of any object greater than 1m in height (0.6m in the case of vegetation) relative to adjoining nearside carriageway channel level. For the avoidance of doubt the developer will be required to enter into a 1980 Highways Act S278 Agreement with the Highway Authority in order to comply with the requirements of this Condition.**
- 12. The proposed access drive to Old Hall Lane, the subject of the condition above, shall be no steeper than 1 in 15 for the first 10m from the nearsidehighway boundary.**
- 13. There shall be no gates or other barriers within 5m of the nearside highway boundary and any gates shall open inwards only.**
- 14. The premises, the subject of the application, shall not be taken into use until space has been provided within the application site in accordance with the application drawings (ref: LU/\*CE/100/17123/F) for the parking and manoeuvring of residents' and visitors' vehicles (including secure cycle parking), laid out, surfaced and maintained throughout the life of the development free from any impediment to its designated use.**
- 15. At the commencement of operations on site (excluding demolition/ site clearance), space shall be provided within the site curtilage for storage of plant and materials, site accommodation, loading and unloading of goods vehicles, parking and manoeuvring of site operatives and visitors vehicles, laid out and constructed in accordance with detailed designs to be submitted in advance to the Local Planning Authority for written approval and maintained throughout the contract period in accordance with the approved designs free from any impediment to its designated use.**
- 16. The premises, the subject of the application shall not occupied until a bin store has been provided adjacent to the roadside, so bins can be stored clear of the public highway on collection day.**
- 17. Measures recommended with the submitted Travel Plan shall be implemented prior to the holiday let and Bed & Breakfast uses commencing.**

18. Prior to any demolition of the existing link extension an assessment of the significance of the lower part of the south facing retaining wall shall be undertaken. Full details of this assessment and any proposed alteration to the south elevation of the new link extension required to accommodate its retention (should that prove necessary) shall be submitted to and approved in writing by the Authority prior to the demolition of the existing link extension. Thereafter the development shall proceed only in accordance with the approved design.
19. Prior to the construction of the new link extension full details of the proposed junction between it and the host buildings (including appearance, materials, and fixings) shall be submitted to and approved in writing by the Authority. Thereafter the development shall proceed only in accordance with the approved details.
20. Prior to the replacement or installation of any new windows or doors – and notwithstanding the submitted plans in the case of the bi-fold doors proposed in the north elevation of the Hall and the pitching window and double width opening to the west gable end of the former stable – full details of their design (including glazing, frame profiles, any glazing bars, opening details, furniture, finish, fixings, and new cills and lintels where applicable) shall be submitted to and approved in writing by the Authority. Thereafter the development shall proceed only in accordance with the approved details.
21. The conversion of the internal recess in the west wall of the south projecting gable of the Hall in to a window shall be omitted from the development.
22. Any new stonework or pointing required as a result of changes to the arrangement of external rainwater goods and other pipework shall match the existing.
23. Prior to the installation of any flues, extracts, or vents of any kind full details of their routing, design, and positions shall be submitted to and approved in writing by the Authority. Thereafter the development shall proceed only in accordance with the approved details.
24. Prior to the construction of the new opening (emergency exit) between bedroom 4 and the new link extension details of the opening (including door lintel, framework, and any steps) shall be submitted to and approved in writing by the Authority. Thereafter the development shall proceed only in accordance with the approved details.
25. The glazed panes to the roof of the former stable building shall be either retained, replaced like-for-like, or replaced with an industrial type rooflight, details of which shall be submitted to and approved in writing by the Authority prior to installation. Thereafter the development shall proceed only in accordance with the approved details.
26. Prior the re-alignment of the rainwater goods attached to the former stable, amended details simplifying the routing shall be submitted to and approved

in writing by the Authority prior to installation. Thereafter the development shall proceed only in accordance with the approved details.

27. Prior the installation of window (0HS1) amended details that revise its position, size, and detailing shall be submitted to and approved in writing by the Authority. Thereafter the development shall proceed only in accordance with the approved details.
28. The flue proposed to the rear roof slope of the former stable building shall be omitted from the development.
29. Prior to the construction of the external staircase to the south east gable of the barn full details of its design, including any proposed handrail, shall be submitted to and approved in writing by the Authority. Thereafter the development shall proceed only in accordance with the approved details.
30. Prior to the construction of the plant room a methodology for its construction demonstrating how the structural integrity of the barn shall be conserved both during and following construction, and of a detailed design for the new stone walling, fencing, and any surfacing to the roof shall be submitted to and approved in writing by the Authority. Thereafter the development shall proceed only in accordance with the approved details.
31. Prior to its construction full details of the stone boundary treatment proposed adjacent to the north-west site entrance, including wall construction, capping, and any gate posts shall be submitted to and approved in writing by the Authority. Thereafter the development shall proceed only in accordance with the approved details.
32. Prior to their construction full details of the stone piers and gates proposed adjacent to the south-west site entrance, including pier construction, and gate design shall be submitted to and approved in writing by the Authority. Thereafter the development shall proceed only in accordance with the approved details.
33. Notwithstanding the approved site plans, the gates between the stable building and barn are not approved by this permission.
34. Notwithstanding the approved plans, prior to the construction of the garden/tractor store an amended scheme that simplifies the proposed walling and reduces the massing shall be submitted to and approved in writing by the Authority. Thereafter the development shall proceed only in accordance with the approved details.
35. Notwithstanding the approved plans, the proposed greenhouse, summerhouse, and pergola shall be omitted from the development.

In accordance with Standing Orders, the Committee voted to continue its business over 3 hours.

120/20 LISTED BUILDING CONSENT -ALTERATIONS TO PROPERTY AND CHANGE OF USE OF BUILDINGS TO HOLIDAY, BED AND BREAKFAST, AND OFFICE USE. CONSTRUCTION OF PLANT ROOM, WASTE TREATMENT PLANT AT STANTON OLD HALL, STANTON OLD HALL LANE, CONGREAVE (NP/DDD/1218/1142, MN)



This listed building application was determined in conjunction with the planning application at Item 9.

A motion to approve the recommendation as set out in the report was moved, seconded, put to the vote and carried.

**RESOLVED:-**

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

**1. The development hereby permitted shall be begun within 3 years from the date of this consent.**

**2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted and amended plans, subject to the following further conditions and modifications.**

**3. (a) No development shall take place which has not already taken place at the time of the grant of planning permission until a Written Scheme of Investigation for a scheme of archaeological works has been submitted to and approved by the Authority in writing, and until any pre-start element of the approved scheme has been completed to the written satisfaction of the Authority. The scheme shall include an assessment of significance and research questions; and**

**The programme and methodology of site investigation and recording;  
The programme for post investigation assessment;  
Provision to be made for analysis of the site investigation and recording;  
Provision to be made for publication and dissemination of the analysis and records of the site investigation;  
Provision to be made for archive deposition of the analysis and records of the site investigation;  
Nomination of a competent person or persons/organization undertake the works set out within the Written Scheme of Investigation.**

**a. (b) No development shall take place other than in accordance with the archaeological Written Scheme of Investigation approved under condition (a).**

**b. c) Within a period of 12 weeks from completion of the development the site investigation and post investigation assessment has been completed in accordance with the programme set out in the archaeological Written Scheme of Investigation approved under condition (a) and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.**

**4. Prior to any demolition of the existing link extension an assessment of the significance of the lower part of the south facing retaining wall shall be undertaken. Full details of this assessment and any proposed alteration to the south elevation of the new link extension required to accommodate its retention (should that prove necessary) shall be submitted to and approved in writing by the Authority prior to the demolition of the existing link extension. Thereafter the development shall proceed only in accordance with the approved design.**

5. Prior to the construction of the new link extension full details of the proposed junction between it and the host buildings (including appearance, materials, and fixings) shall be submitted to and approved in writing by the Authority. Thereafter the development shall proceed only in accordance with the approved details.
6. Prior to the construction of any new staircases full details of their design and construction (including where applicable details of match boarding, stringers, handrails, fixings and any proposed structural alterations) shall be submitted to and approved in writing by the Authority. Thereafter the development shall proceed only in accordance with the approved details.
7. Prior to the replacement or installation of any new windows or doors – and notwithstanding the submitted plans in the case of the bi-fold doors proposed in the north elevation of the Hall and the pitching window and double width opening to the west gable end of the former stable – full details of their design (including glazing, frame profiles, any glazing bars, opening details, furniture, finish, fixings, and new cills and lintels where applicable) shall be submitted to and approved in writing by the Authority. Thereafter the development shall proceed only in accordance with the approved details.
8. The conversion of the internal recess in the west wall of the south projecting gable of the Hall in to a window shall be omitted from the development.
9. Any new stonework or pointing required as a result of changes to the arrangement of external rainwater goods and other pipework shall match the existing.
10. Prior to the removal or repair of any timber flooring full details of the extent of proposed replacement, the proposed timber and the method of repair shall be submitted to and approved in writing by the Authority. Thereafter the development shall proceed only in accordance with the approved details.
11. Prior to the boxing out (false lower ceiling) of any internal ceiling for the concealment of services full details (including sections showing the new lower ceiling in situ and proposed fixing and finishes) shall be submitted to and approved in writing by the Authority. Thereafter the development shall proceed only in accordance with the approved details.
12. Prior to the introduction of any stone threshold to the doorway between the Kitchen and Dining Room details of its materials and detailing shall be submitted to and approved in writing by the Authority. Thereafter the development shall proceed only in accordance with the approved details.
13. The wood panelling proposed to the walls of the drawing room shall be omitted from the development.
14. Prior to the cleaning of concrete from the flagstones in the drawing room and to any replacement of these flagstones details of the proposed cleaning and of the type and appearance of any proposed replacement flags shall be submitted to and approved in writing by the Authority. Thereafter the development shall proceed only in accordance with the approved details.
15. Prior to the infilling of the south-east (internal) doorway in the kitchen – and notwithstanding the approved plans – full details of the proposed treatment

and design of the infill shall be submitted to and approved in writing by the Authority. Thereafter the development shall proceed only in accordance with the approved details.

16. Prior to the replacement of any ceiling beams in the kitchen a methodology for the proposed works, details of the proposed replacement beams, and details of any necessary making good of walls and ceilings shall be submitted to and approved in writing by the Authority. Thereafter the development shall proceed only in accordance with the approved details.

17. Prior to the undertaking of any new finishes to internal walls and ceilings, including the installation of any new skirting boards, details shall be submitted to and approved in writing by the Authority. Thereafter the development shall proceed only in accordance with the approved details.

18. Prior to the installation of the new partition walling in bedroom 1 details of its construction and fixing shall be submitted to and approved in writing by the Authority. Thereafter the development shall proceed only in accordance with the approved details.

19. Prior to the installation of any flues, extracts, or vents of any kind full details of their routing, design, and positions shall be submitted to and approved in writing by the Authority. Thereafter the development shall proceed only in accordance with the approved details.

20. No works to bedroom 4 other than those detailed on the approved floor plans are approved by this consent.

21. Prior to the construction of the new opening (emergency exit) between bedroom 4 and the new link extension details of the opening (including door lintel, framework, and any steps) shall be submitted to and approved in writing by the Authority. Thereafter the development shall proceed only in accordance with the approved details.

22. Prior to the reconfiguration of the section of staircase serving bedrooms 4 and 5 section plans detailing the arrangement relative to existing floors and ceilings and details of the construction of the new stairs shall be submitted to and approved in writing by the Authority. Thereafter the development shall proceed only in accordance with the approved details.

23. The glazed panes to the roof of the former stable building shall be either retained, replaced like-for-like, or replaced with an industrial type rooflight, details of which shall be submitted to and approved in writing by the Authority prior to installation. Thereafter the development shall proceed only in accordance with the approved details.

24. Prior the re-alignment of the rainwater goods attached to the former stable, amended details simplifying the routing shall be submitted to and approved in writing by the Authority prior to installation. Thereafter the development shall proceed only in accordance with the approved details.

25. Prior the installation of window (0HS1) amended details that revise its position, size, and detailing shall be submitted to and approved in writing by the Authority. Thereafter the development shall proceed only in accordance with the approved details.

26. The flue proposed to the rear roof slope of the former stable building shall be omitted from the development.
27. The blocking up of the existing (lower) door opening, at the south end of the east elevation of the stable shall be of studwork construction and fixed only to existing mortar joints and finished to match the adjacent wall.
28. Prior to the construction of the external staircase to the south east gable of the barn full details of its design, including any proposed handrail, shall be submitted to and approved in writing by the Authority. Thereafter the development shall proceed only in accordance with the approved details.
29. Prior to the construction of the plant room a methodology for its construction demonstrating how the structural integrity of the barn shall be conserved both during and following construction, and of a detailed design for the new stone walling, fencing, and any surfacing to the roof shall be submitted to and approved in writing by the Authority. Thereafter the development shall proceed only in accordance with the approved details.
30. Prior to the installation of the new partition walling in any part of the barn details of its construction and fixing shall be submitted to and approved in writing by the Authority. Thereafter the development shall proceed only in accordance with the approved details.
31. Notwithstanding the approved site plans, the gates between the stable building and barn are not approved by this consent.
32. Notwithstanding the approved plans, the proposed greenhouse, summerhouse, and pergola shall be omitted from the development.
33. Prior the excavation of any internal floor or the installation of any underfloor heating a detailed plan showing the proposed extent of underfloor heating in each room, a structural assessment supporting the proposals, and a methodology for carrying out the works shall be submitted to and approved in writing by the Authority. The structural assessment shall include details of any necessary consolidation works, and the methodology shall include details of how floors will be lifted, stored and replaced, of how finished floor levels will be retained, of how pipework will be routed through the buildings, and of any new proposed floor coverings. Thereafter the underfloor heating shall be restricted to only the identified areas and shall be installed only in accordance with the approved details.
34. Should the excavation of trial pits be required to inform the structural assessment required to support the underfloor heating proposals, the proposed position and methodology of these trial pits shall be submitted to and approved in writing by the Authority prior to their excavation. Thereafter the trial pits shall be undertaken only in accordance with the approved details.

The meeting adjourned for a lunch break at 13.05 and reconvened at 13.35.

**Cllr Mrs K Potter rejoined the meeting**

**121/20 OUTLINE APPLICATION - PROPOSED ERECTION OF 2 LOCAL NEEDS SELF BUILD AFFORDABLE HOMES AT DRIVEWAY BETWEEN GREYSTONES & JESMOND, TIDESWELL (NP/DDD/0820/0723, AM)**

The Chair and Vice Chair of Committee had visited the site on the previous day.

The Planning Officer introduced the report. He reported to Members that there were strong concerns over the siting, on the scale and design of the houses and that the floor space was in excess of our policies, so would not be classed as affordable houses within our policy guidelines. There was also concern over the evidence that the applicants had submitted with the application regarding their need for an affordable housing.

The Planning Officer reported that since the report had been published a further update had been received from the applicants.

The following addressed the Committee under the Public Participation at Meetings Scheme:-

- Ms J Mason, Objector – Live Telephone Call
- James and Emma Isaac, Applicant – Video Recording

Members agreed that the design was not appropriate and required more work it would also intrude into the historic landscape causing harm to the non designated heritage asset.

A motion to approve the recommendation as set out in the report was moved, seconded, put to the vote and carried.

**RESOLVED:-**

**To REFUSE the application for the following reasons**

- 1. The application does not demonstrate that the development would meet eligible local needs for affordable housing. The proposed housing would not be affordable due to its size and type. The application therefore fails to demonstrate exceptional circumstances to allow new build housing within the National Park contrary to Core Strategy policy HC1, Development Management policies DMH1 and DMH2 and the National Planning Policy Framework.**
- 2. The proposed site is not well related to the historic built form of Tideswell and would introduce development into the historic strip field system in a manner that would harm the significance of the strip fields and valued landscape character contrary to Core Strategy policies GSP1, GSP3, L1 and L3, Development Management policies DMC3, DMC4 and DMC5 and the National Planning Policy Framework.**
- 3. By virtue of its form and massing the proposed development would be an inappropriate design that would fail to reflect or respect the character of the local area contrary to Core Strategy policies GSP3, Development Management Policies DMC3, our adopted design guide 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. Insufficient information has been submitted with the application to enable to us to assess the potential impact upon trees or inform any necessary mitigation or replacement planting contrary to Development Management policy DMC13.**

**122/20 FULL APPLICATION - REMODEL AND EXTENSION OF EXISTING DWELLING AT WHITE EDGE, THE BENT, CURBAR NP/DDD/0920/0844 JK**

The Chair and Vice Chair of Committee had visited the site on the previous day.

The Planning Officer introduced the report and informed Members that since the report was published, a further consultation had been undertaken on amended plans, and that the consultation period did not expire until the week following the Committee, so the recommendation would be subject to there being no representations being received setting out new material planning considerations. If any representation setting out new material planning considerations that had not been previously considered, then they would be delegated to the Head of Development Management in consultation with the Chair and Vice Chair of Planning for consideration.

The Planning Officer then went onto summarise the 5 letters of representation that had been received following the re-consultation, of which most of the points had been covered previously, however the following points were made

- 1) Do not believe that the submitted proposal achieves sufficient enhancement to constitute significant enhancement required by Policy DMH9
- 2) Most visible offending feature of the existing garage was the light colour of the door which could so this was easily be remedied by replacement doors or dark colouring.
- 3) Existing bungalow was well built and not substandard and there were sustainability concerns with knocking it down and replacing it, and there hasn't been sufficient consideration of the difference in sustainability terms between upgrading the existing bungalow versus knocking it down to build a house.
- 4) Curbar has suffered badly previously under Policy LH5 re replacement dwellings and hoped that the new Policy regarding replacement would address this concern regarding smaller houses and bungalows being replaced with much larger houses..
- 5) Neighbour still concerned re privacy and amenity.
- 6) Concern from local resident that given the narrowness of the lane and the traffic, a condition was needed to manage parking on the street to manage contractors

The Planning Officer also reported to Members that the National Park Ecologist had requested a scheme so that a bat habitat within the void of the roof was made specifically available for fly space for the brown long eared bats along with some bat access tiles, so the wording in Condition 11 would be enhanced to incorporate this.

The following addressed the Committee under the Public Participation at Meetings Scheme:-

- Ms V Poole, Objector – live telephone call
- Mr Games, Curbar Parish Council – live telephone call

- Mr J Darwent, Agent – Video Recording

Some Members were concerned about the number of roof lights, and the privacy and effect on the neighbours due to its scale, massing, massing and height, but following the site visit on the previous day it was considered that it was a positive development than what was there currently and would be acceptable within our policies.

Cllr A Gregory left the meeting at 14.55

The Head of Development Management reported that the building height would be similar to the neighbours so would not cause un-neighbourliness and that the number of roof lights was appropriate in this case.

Members queried whether it was necessary to remove every PD right and proposed a more flexible approach be taken regarding the rear of the property so that PD rights to provide fences, walls and boundary enclosures to the rear of the building should be excluded.

A motion to approve the recommendation as set out in the report, subject to amended wording for Conditions 8 and 11 was moved, seconded, put to the vote and carried.

#### **RESOLVED:-**

**To APPROVE the application subject to the following conditions and provided no further representations are received raising new material planning considerations, and that any which are raised be delegated to the Head of Development Management to consider in consultation with the Chair and Vice Chair of Planning Committee:**

- 1. Standard 3 year period for commencement of development**
- 2. Carry in complete accordance with the amended plans subject to the following conditions or modifications.**
  - (i) The omission of the first floor triangular window opening in the rear gable elevation and replace by a pair of casement frames in accordance with detailed drawings to be submitted for prior approval in writing.**
- 3. Submission and agreement in writing of a detailed scheme for external hard and soft landscaping works with retention of the middle two conifers shown removed on amended plans, and at a minimum eaves height of the new dwelling.**
- 4. Submission and prior agreement of a sample walling panel.**
- 5. Submission and prior agreement of a sample of blue slate.**
- 6. Submit and agree detailed finish colour to all doors and windows.**
- 7. Prior to occupation, provide 3 no on-site parking spaces (each measuring a minimum of 2.5m x 5.5m).**

8. **Withdraw Permitted Development rights for alterations to the external appearance of the dwelling, extensions, porches, ancillary buildings, solar or photovoltaic panels, gates, fences, walls or other means of boundary enclosure without the National Park Authority's prior written consent, apart from fences, walls or other means on enclosures to the rear of boundaries of the curtilage behind the front line of the building without the National Park Authority's prior written consent.**
9. **Development to be carried out in full accordance with the revised Sustainability Statement and written verification provided to the Authority following completion.**
10. **Minor architectural design details, rain water goods, window recesses etc.**
11. **A scheme so that a bat habitat within the void of the roof is made specifically made available for fly space for the brown long eared bats along with some bat access tiles**
12. **Implement CC1 measures with post build verification.**

**Cllr A Hart left the meeting at 15:15**

**123/20**

**HOUSEHOLD APPLICATION - RE-ROOF AND CONVERSION OF EXISTING GARAGE TO TEENAGERS / GRANNY FLAT - DEMOLITION OF EXISTING CANOPY ROOF AND REPLACEMENT WITH NEW EXTENSION. REAR EXTERNAL CANOPY TO PROVIDE COVERED SPACE AND LOG-STORE. NEW OPEN CARPORT TO ACCOMMODATE THREE CAR SPACES AT ROWAN TREE TOFT, BAR ROAD, CURBAR, S32 3YB (NP/DDD/0520/0408, AM)**

The Planning Officer presented the report and informed Members of an update to the report since it was published in that the applicant had agreed to put in Photovoltaic panels on the building and an electric vehicle charging point.

Members had concern regarding the hedge that currently prevents visibility from the public footpath. The Planning Officer confirmed that the only part of the hedge to be removed would be that where the garage would be, the rest of the hedge would remain.

A motion to approve the recommendation as set out in the report was moved, seconded, put to the vote and carried.

**RESOLVED:-**

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

1. **Statutory time limit for implementation.**
2. **In accordance with specified amended plans.**
3. **Gable of ancillary accommodation and car port to be natural gritstone in accordance with a sample panel to be approved.**
4. **Roof to be concrete tiles to match the existing dwelling.**
5. **Specify size of roof lights and conservation type.**
6. **Car port to remain available for parking domestic vehicles at all times.**
7. **Restrict occupation of ancillary dwelling to ancillary to Rowan Tree Toft.**

The meeting adjourned for a short break at 15.30 and reconvened at 15.40.



**124/20 FULL APPLICATION - FOR THE DEMOLITION OF HILLCROFT AND A GARAGE. REPLACEMENT WITH A NEW DWELLING AND DOUBLE GARAGE AT HILLCROFT, SHERWOOD ROAD, TIDESWELL, BUXTON (NP/DDD/0720/0609 SPW)**

The Chair and Vice Chair of Committee had visited the site on the previous day.

The Head of Development Management introduced the report, and informed Members that despite there being a number of design alterations to the proposal, there was still fundamental issues with the scale and massing which had not been possible to resolve and that design concerns still remained.

The following addressed the Committee under the Public Participation at Meetings Scheme:-

- Mr & Mrs Muchan, Objector – Statement read out by Democratic Services
- Ms C McIntyre, Supporter – video recording
- Mr N Foster, Applicant – video recording

Although Members had some sympathy with the Applicants aspirations to build a dwelling with less environmental impacts, it was felt that the design and massing was unacceptable. Members considered that an entirely different design that may be more acceptable and urged the Applicant to work with Officers in future.

A motion to approve the recommendation as set out in the report was moved, seconded, put to the vote and carried.

**RESOLVED:-**

**To REFUSE the application for the following reasons -**

- 1. The proposal would not achieve an enhancement of the site or the wider National Park and it is therefore contrary to the replacement dwelling policy Development Management Policy DMH9, this is because its design is not in accordance with the 'Design Guide' and is contrary to core Strategy policy GSP3 and Development management policy DMC3.**
- 2. The proposal would harm the setting of the Conservation Area including views into and out of the Conservation Area so it is contrary to Core Strategy Policy L3 and Development Management Policy DMC8 and would harm the valued characteristics of the National Park so also contrary to Core Strategy policy GSP1 and L1.**

**125/20 FULL APPLICATION - PROPOSED AGRICULTURAL CUBICLE BUILDING TO HOUSE AND FEED LIVESTOCK AT PRIESTCLIFFE HALL FARM, PRIESTCLIFFE ROAD, PRIESTCLIFFE (NP/DDD/0820/0711 TM)**

The Chair and Vice Chair of Committee had visited the site on the previous day.

The Planning Officer introduced the report.

The following addressed the Committee under the Public Participation at Meetings Scheme:-

- Ms J Harrison, Agent –statement read out by Democratic Services

Members agreed that although the size of the building means that the scheme is major development, it would not have a significant impact on the landscape. Members asked that 2 additional conditions be added to agree a landscaping scheme and also for a scheme for both internal and external lighting as internal lighting spill can cause significant landscape impacts.

A motion to approve the recommendation as set out in the report subject to the additional conditions, was moved, seconded, put to the vote and carried.

**RESOLVED:-**

**To APPROVE the application subject to conditions or modifications to control the following:**

- **3 year implementation period.**
- **The development shall not be carried out other than in complete accordance with the specified amended plans.**
- **Concrete panels shall be reduced to the internal ground floor level. The box profile sheeting shall extend from the eaves of the building the internal ground floor level.**
- **The concrete panels to north, west and east elevations shall be painted the same colour as the box profile sheeting Slate Blue (18B29).**
- **The box profile sheeting shall be coloured Slate Blue (18B29).**
- **Climate change mitigation measures to be implemented.**
- **The building shall be used only for the purposes of agriculture.**
- **Landscaping Scheme to be agreed**
- **Scheme for both internal and external lighting to be agreed.**

**Cllr I Huddleston left the meeting at 16:45**

**126/20 S73 APPLICATION - FOR THE VARIATION OF CONDITION 2 ON WED0882270 AT WHESTON BANK FARM, WHESTON BANK, TIDESWELL, BUXTON (NP/DDD/0820/0731 SPW)**

This item was withdrawn from the meeting.

**127/20 FULL APPLICATION - PROPOSED EXTENSION TO MENAGE FOR PRIVATE USE AT MANOR HOUSE FARM, SCHOOL ROAD, WETTON (NP/SM/0920/0866, ALN)**

The Planning Officer introduced the report, and informed Members of an amendment to Condition 4 of the report so it would read:-

“There shall be no new floodlighting or other external lighting whatsoever to the existing menage and to the extension hereby approved within the areas edged red and blue on the submitted plans” as it was considered that floodlights would not be appropriate, and would have an impact on the Conservation Area and neighbour amenity, so would be omitted from the scheme.

The Officer reported that there had been concerns raised by neighbours regarding the degree of overlooking onto their properties, but that the Officers do not think that there will be any realistic possibility of overlooking due to the distance of the menage from the neighbouring property. Furthermore a landscaping scheme is proposed which would ensure further visual separation.

The following addressed the Committee under the Public Participation at Meetings Scheme:-

- Mrs Imerson – Objector – video recording
- Mr Imerson – Objector – video recording
- Mr R Silson, Supporter – Statement read out by Democratic Services
- Ms Higon – Applicant – statement read out by Democratic Services

A motion to approve the recommendation as set out in the report subject to the amendment to Condition 4, was moved, seconded, put to the vote and carried.

**RESOLVED:-**

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

1. **3 year time limit.**
2. **Adopt submitted plans**
3. **A landscaping scheme for a belt of native tree planting along the south eastern boundary of the menage and individual native tree planting to the north and north west shall be submitted to and agreed in writing by the National Park Authority. Thereafter the approved planting scheme shall be carried out before the development hereby approved is first brought into use.**
4. **There shall be no new floodlighting or other external lighting whatsoever to the existing menage and to the extension hereby approved within the areas edged red and blue on the submitted plans.**
5. **Use of the menage hereby permitted shall remain ancillary to 'Manor House Farm' for private use only by the occupants of 'Manor House Farm.**
6. **The surfacing materials for the menage shall be a dark coloured material to match the existing.**
7. **At the time of erection the new fencing (and the existing fencing) shall be painted or stained dark brown.**

The meeting adjourned for a short break at 17.15 and reconvened at 17.25.

**Cllr A McCloy left the meeting before this item was discussed.**

**128/20 FULL APPLICATION - FITTING OF TWO NEW EXTRACTION GRILLES AT 1-3 MARKET PLACE, MARKET PLACE, BAKEWELL (NP/DDD/0620/0549 TM)**

The Planning Officer introduced the report, which is a Full Application and not an Advertisement Consent as in the heading of the report. He then went on to inform Members of the following further corrections to the report.

In Paragraph 1 - the word “not” to be added to the sentence “the District Council Environmental Heath Team have confirmed that the extraction system does not give rise to any harmful odour issues”.

In Paragraph 2 – the sentence should read “The River Wye” not the River Derwent

In Paragraph 3 – the sentence should read “The building hosts a café on the first floor” not offices.

The Officer then went onto inform Members that since the report had been written, a further 2 letters of objection had been received but that they had not raised any new concerns that had not already been covered in the report.

The following addressed the Committee under the Public Participation at Meetings Scheme:-

- Ms Buno, Objector – statement read out by Democratic Services
- Ms Bull, Objector – statement read out by Democratic Services
- Ms Glass, Objector – statement read out by Democratic Services
- Mr Cameron, Objector – statement read out by Democratic Services
- Mr & Mrs Spaven, Objector – statement read out by Democratic Services
- Mrs Coffey, Objector – statement read out by Democratic Services
- Mr Coffey, Objector – statement read out Democratic Services

Although Members had some sympathy with the residents, it was felt that there was no option than to go with the recommendation as the Environmental Health Officer had visited the site on numerous occasions, and confirmed that the odours were not excessive, so did not constitute a statutory nuisance, and to refuse the application contrary to the Environmental Health Officer could risk substantial costs at an appeal. It was noted that the use of the premises to provide takeaway food was only temporarily permitted by the temporary amendments to the Permitted Development Rights as a result of Covid 19, and that planning permission would be needed if the owners wished to carry on a substantial takeaway use.

A motion to approve the recommendation as set out in the report was moved, seconded, put to the vote and carried.

**RESOLVED:-**

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

- **3 year implementation period.**
- **The development shall not be carried out other than in complete accordance with the specified approved plans.**
- **The extraction system shall be retained and maintained in accordance with the manufacture’s specification for the lifetime of the use of the premises as a food outlet.**

**Cllr Mrs K Potter left the meeting during consideration of this item.**

**129/20**

**ADVERTISEMENT CONSENT - REPLACEMENT OF FIVE SIGNS AT FIELD HEAD INFORMATION CENTRE, EDALE (NP/HPK/0120/0016.DH)**

The Planning Officer presented the report which was an application by the Authority to replace signage at the Visitor Centre at Field Head.

A motion to approve the recommendation as set out in the report was moved, seconded, put to the vote and carried.

**RESOLVED:-**

**To APPROVE the application subject to the standard conditions applicable to Advertisement Consent, and the following non-standard condition:**

- **That the scheme shall be in complete accordance with that which is specified on the amended plans, received by the Authority on 7 February 2020.**

**130/20 HEAD OF LAW REPORT - PLANNING APPEALS (A.1536/AMC)**

The Head of Development Management presented the report and updated Members on the Midhope Track Public Inquiry which should have taken place at the beginning of December but has now been adjourned until the New Year.

Members welcomed the report on appeals lodged and decided during the month.

A motion to receive and note the report was moved, seconded, voted on and carried.

**RESOLVED:**

**That the report be received and noted.**

The meeting ended at 6.30 pm

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**5. FULL APPLICATION – PROPOSED NEW BUILD DWELLING TO SATISFY A LOCAL NEED – TOWN END FARM, MAIN STREET, CHELMORTON (NP/DDD/1020/0941, MN)**

**APPLICANT: MR JONATHAN DEVEREUX**

**Summary**

1. The proposal is to construct a single dwellinghouse to meet an identified local need.
2. Whilst the application establishes that a housing need for a single person exists, the proposed dwellinghouse is larger than is supported by policy for a single person dwelling.
3. Further, the intensification of use of a substandard access would adversely affect highway safety.
4. The site is also of archaeological interest but an archaeological assessment of the site and the impacts of the development upon this interest that are required by planning policy have not been submitted. As a result, there is insufficient information to properly assess the application in these regards.
5. There are no other policy or material considerations that would indicate that planning permission should be approved. Accordingly, the application is recommended for refusal.

**Site and surroundings**

6. The application site is located to the west of the road through Chelmorton village towards the southern end. The site comprises a former stone built farmhouse and outbuildings which have incrementally been converted in to a number of houses over the last 15 years, and have passed in to separate ownership.
7. The applicant lives in the property titled only 'Unit 6' which is to the rear of the other dwellings on the site, on the northern boundary. He owns the 11 acres of grassland which runs to the west of the site, as well as an area to the south of the house that is currently occupied by a field shelter. This is the site of the proposed development.
8. The nearest neighbouring properties to the site are Unit 5 (Wagtail Barn) 20m to the east, Unit 6 at approximately 32m to the north east, and Townend, which is a listed building and not part of the Town End farm complex, at a distance of approximately 50m to the south east.
9. The site is accessed along a driveway off the highway that passes several other properties before terminating at the application site.
10. The site is located within the Chelmorton conservation area.

**Proposal**

11. The application proposes the construction of a new 2/3 bedroom dwellinghouse to meet a local housing need. This would replace a timber agricultural building that is currently present on the site.

### **RECOMMENDATION:**

**12. That the application be REFUSED for the following reasons:**

- 1. The proposed dwellinghouse is larger than the size justified by the identified housing need, and as a result the proposals are contrary to policy DMH1.**
- 2. There is insufficient archaeological assessment of the site to allow an assessment of the archaeological impacts of the development to be made, contrary to policy DMC5 and the provisions of the NPPF.**
- 3. Visibility from the site access that is within the applicant's control is substandard, and it is concluded that the intensification of use arising from the proposed development would adversely affect highway safety. The proposal is contrary to policy DMT3 and the guidance within the NPPF.**

### **Key Issues**

**13. The main considerations are summarised as:**

- Whether there is an identified need for the proposed dwelling
- Whether the proposed dwelling is of a size that reflects any identified need
- The impact of the development on highway safety
- The archaeological implications of the development
- The design and appearance of the proposed dwelling

### **History**

14. 2019 – Application for new build dwelling to satisfy a local need withdrawn prior to submission ( NP/DDD/1019/1102)
15. 2015 – Retrospective planning permission granted for field shelter ( NP/DDD/0415/0342)
16. 2015 – Planning permission refused for erection of agricultural unit (building); subsequently allowed on Appeal
17. 2010 – Planning permission granted for conversion and extension of a further existing barn to form dwelling, and proposed demolition of existing lean-to structure. (NP/DDD/0310/0263)
18. 2009 – Planning permission granted for Removal of condition 12 from NP/DDD/0708/0577 to allow alternative access ( NP/DDD/0309/0192)
19. 2008 – Planning permission granted for conversion and extension of existing barn to form dwelling, and proposed demolition of existing lean-to structure (NP/DDD/0708/0577)
20. 2008 – Planning permission refused for conversion and extension of existing barn to form dwelling, and proposed demolition of existing lean-to structure ( NP/DDD/0408/0290); Appeal subsequently dismissed
21. 2007 – Planning permission granted for conversion of existing barns to form 2 No. dwellings. Demolition of existing garages and rebuild new. Demolition of non-vernacular buildings (NP/DDD/0107/0063)
22. 2006 – Planning permission granted for extension and subdivision of dwelling (NP/DDD/0906/0831)
23. A number of more minor applications for extensions, alterations, and outbuildings have also been determined over the last 20 years across the former farmstead site.



### **Consultations**

24. Highway Authority – Recommend refusal of the application on the following grounds:  
*The proposed development, if permitted, would lead to the intensification in use of an existing substandard access to Main Street where emerging visibility is restricted due to the frontage to the publicly maintainable highway and the width of the highway margin, thereby leading to potential danger and inconvenience to other highway users. The provision of a vehicular access with adequate visibility splays to the Highway Authority's minimum standards would involve the use of land, which as far as can be ascertained from the application drawings, lies outside the applicant's control. No adequate provision is included in the application proposals for the parking and manoeuvring of vehicles clear of the public highway, which would be likely to result in parking on / reversing onto or off of the public highway, which would be considered against the best interests of highway safety.*
25. Parish Council – Supports the application, advising that it complies with the parish residency rules.
26. District Council – No response at time of writing
27. PDNPA – Conservation – Advised that the originally proposed design was inappropriate for a in this location, not allowing the development of the site to be interpreted correctly, and creating a pastiche of a traditional Peak District agricultural building in an area where one would not have been present. The design has since been amended and the conservation officer has no objections to the amended proposals. Full comments can be viewed on the Authority's website.
28. PDNPA – Archaeology – The site of the proposed development is a site of archaeological interest and potential for archaeological remains from the medieval period onwards. The site is located in the historic core of the village and the available evidence suggests that Chelmorton dates back to the 12th century, at least, and retains it medieval layout and the extensive remains of its medieval field system fossilised within the existing field walls and boundaries.
29. Although not on the street frontage, the site of the proposed development has archaeological potential for medieval occupation and related activities. Earthworks associated with medieval settlement and occupation have been identified at a site c.60m to the north, but set a similar distance from the road, including a number of rectangular building platforms. These were identified in a 1989 archaeological survey. This site and a number of others around the village indicate that Chelmorton is a shrunken village, with areas of settlement contracting and some areas being abandoned. The site of the proposed development has the potential for such belowground remains to survive, which would be non-designated heritage assets.
30. From the photographs on the application it appears the site is currently only occupied by a lightweight stable/shelter structure and the ground is largely grassed over other than adjacent to the existing modern farm building to the north. This suggests that any surviving archaeological remains could be relatively intact and undisturbed.
31. The construction of a new dwelling in this location will require extensive groundworks (for foundations, buried services, drainage, access etc.). Any buried archaeological remains and features encountered would be damaged or completely destroyed.
32. The application contains insufficient information for us to be able to understand the significance of the heritage assets affected or assess the level or extent the resulting harm in accordance with paragraph 190 of NPPF.

33. The understanding of the level of harm to the heritage assets is crucial, and unless the appropriate supporting information is submitted, there is insufficient information on the impact of the proposed development on heritage assets to allow an informed planning decision to be made. The full response can be viewed on the Authority's website.

### **Representations**

34. One letter of objection has been received. This questions the need for an affordable dwelling to be built when a large volume of houses are being built relatively nearby, outside of the National Park boundary and objects on the grounds of it resulting in 'creeping' development of inappropriate appearance within the conservation area.

### **Main policies**

35. Core Strategy policies: GSP1, GSP2, GSP3, DS1, HC1, CC1, L1, L3
36. Development Management policies: DMH1, DMH2, DMH10, DMC3, DMC5, DMC8
37. National Park designation is the highest level of landscape designation in the UK. The Environment Act 1995 sets out two statutory purposes for national parks in England and Wales:
- Conserve and enhance the natural beauty, wildlife and cultural heritage
  - Promote opportunities for the understanding and enjoyment of the special qualities of national parks by the public
38. When national parks carry out these purposes they also have the duty to seek to foster the economic and social well-being of local communities within the national parks.

### **National planning policy framework**

39. The National Planning Policy Framework (NPPF) was first published on 27 March 2012 and replaced a significant proportion of central government planning policy with immediate effect. The Government's intention is that the document should be considered as a material consideration and carry particular weight where a development plan is absent, silent or relevant policies are out of date. In the National Park the Local Plan comprises the Authority's Core Strategy 2011 and the Development Management DPD 2019. Policies in the Local 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 Local Plan and more recent Government guidance in the NPPF.
40. Paragraph 172 of the NPPF states that 'great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks and the Broads.'
41. Paragraph 189 states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed

using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

42. Paragraph 190 states that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
43. Paragraph 197 states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
44. Paragraph 198 continues that local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.
45. Paragraph 199 advises that local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible<sup>64</sup>. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

#### Local Plan

46. Core Strategy 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.
47. Core Strategy 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.
48. Core Strategy policy DS1 details the development strategy for the National Park. For the purposes of planning policy Chelmorton is a named settlement in Core Strategy policy DS1.
49. Core Strategy policy HC1 addresses new Housing. It sets out that provision will not be made for housing solely to meet open market demand but that, 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.

50. Core Strategy 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.
51. Core Strategy policy L3 requires that development must conserve and where appropriate enhance or reveal significance of archaeological, artistic or historic asset and their setting, including statutory designation and other heritage assets of international, national, regional or local importance or special interest.
52. Core Strategy policy CC1 states that development must make the most efficient and sustainable use of land, buildings and natural resources.
53. Development Management Policy DMC3 requires development to be 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. It also provides further detailed criteria to assess design and landscaping, as well as requiring development to conserve the amenity of other properties.
54. Development Management policy DMH1 addresses affordable housing. It 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. These are as follows:

Number of bed spaces	Max. Internal Floor Area (m2 )
One person	39
Two person	58
Three person	70
Four person	84
Five person	97

55. Development Management policy DMH2 addresses the first occupation of new affordable housing. It 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.
56. Development Management policy DMC5 provides detailed advice relating to proposals affecting heritage assets and their settings, requiring applications to clearly demonstrate their significance and for 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. It also

states that proposals likely to affect heritage assets with archaeological and potential archaeological interest should be supported by appropriate information that identifies the impacts or a programme of archaeological works to a methodology approved by the Authority.

57. Development Management policy DMC8 states that applications for development in a Conservation Area, or for development that affects its setting or important views into, out of, across or through the area, should assess and clearly demonstrate how the character or appearance and significance of the Conservation Area will be preserved or enhanced.
58. Policy DMT3 states, amongst other things, that where development includes an improved access onto a public highway it will only be permitted where a safe access that is achievable for all people, and can be provided in a way which does not detract from the character and appearance of the locality and where possible enhances it.

### **Assessment**

#### **Principle of development**

59. 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 may be permitted if it is to meet an eligible local need for houses that will remain affordable in perpetuity.
60. The application is for one new house for the applicant's daughter to live in. We are advised that she has lived with her father in Chelmorton for in excess of 10 years, and being 21 years of age it is clear that she would be setting up home for the first time.
61. As a settlement named by policy DS1, Chelmorton is an acceptable location for new affordable housing in principle.
62. 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 that is overcrowded or otherwise unsatisfactory. The supporting text sets out that people forming a household for the first time can amount to a housing need.
63. The applicant has registered with the Home Options partnership – a group that works to help identify and provide housing to those unable to afford open market property values and rents. This registration has categorised the housing need of the applicant's daughter as 'Band C', which confirms that they have an 'identified housing need.'
64. For the purposes of policies DMH1 and DMH2 it is therefore accepted that the applicant's daughter is in housing need, and their residency history means that they would meet the local occupancy criteria set out by DMH2.
65. The supporting text of the affordable housing policies also states that the Authority will need to be persuaded that applicants have no alternatives available to them on the open market or through social housing that can meet their need, and that evidence of their search for housing on the market should accompany any planning application.
66. The application advises of a local housing search returning only a single property for sale and that this is unaffordable to the applicant's daughter at a price of £350000. Enquiries have also been made with Home Options in relation to possible rental opportunities, but no properties have been found to be available.

67. An objection to the proposals queries the necessity to provide a new affordable dwelling in this location when new housing is under construction a few miles away near Buxton, outside of the National Park. Notwithstanding that the objection would appear to suggest that this housing is not available at this time, the Authority's policies regarding affordable housing are not designed to drive young people out of the Park – quite the opposite, they are designed to try and facilitate housing for them in appropriate locations where a need exists in order to maintain sustainable and thriving communities. The availability of housing outside of the Park that would meet their needs is therefore not considered grounds on which to refuse to provide appropriately located affordable housing inside of the Park.
68. Based on all of the above it is accepted that the applicant's daughter has a housing need that cannot be met on the open market, and constructing a new affordable dwelling in this location to meet that need would be compliant with planning policy in principle.

#### Size of property

69. The housing need established by the Home Options registration is for a single person dwelling.
70. Policy DMH1 outlines maximum size guidelines for new affordable dwellings, and for a single person dwelling this maximum size threshold is a floor space of 39m<sup>2</sup>.
71. As originally proposed, including the garage, the proposed dwelling would have been 106m<sup>2</sup>. The design has since been amended and the garage removed. However, the floorspace still totals 76m<sup>2</sup>. This is far in excess of the maximum size threshold for a single person dwelling. The purpose of defining size thresholds based on the identified housing need in policy DMH1 is to create a range of stock types to address the varied needs of the National Park's communities, and to allow a range of affordability of properties; accepting every new affordable home at any size proposed up the maximum threshold would entirely defeat these objectives, and would ultimately deliver only a stock of larger dwellings that remained unaffordable and oversized for many of those with identified housing needs; particularly those seeking to get on to the first rung of the property ladder.
72. As a result the application is contrary to policy DMH1 and cannot be supported.

#### Design and appearance

73. As originally designed the property had the characteristics of a traditional agricultural building. The Authority's Conservation Officer raised concerns that in the context of the existing group of historic (converted) agricultural buildings this would confuse the historic legibility of the site. As a result, the design was changed to more closely reflect a traditional two-storey cottage. This broadly follows adopted design guidance and the conservation officer raises no objections to its appearance. It is therefore concluded to conserve the appearance of the built environment and character and appearance of the conservation area, according with policies DMC3 and DMC8.
74. It would also remain reasonably related to the existing building group and would not encroach further in to the field system to the west. As a result it is concluded that the position and appearance of the building would conserve the landscape of the locality, according with policies L1 and DMC3.

75. Whilst the current timber building on the site is of functional and modern appearance, it is modest in size and impermanent. The townscape and landscape character benefits of removing it from the site and replacing it with a larger, more permanent building, even one of more in keeping appearance, are therefore minimal. They are therefore attributed very limited weight in the overall planning balance.

#### Archaeological impacts

76. No archaeological assessment of the site has been submitted in support of the application. As detailed in the summary of the Authority's archaeologist's consultation response, above, Chelmorton is a historic settlement of some significance, and previous surveys at comparable sites within the village have located evidence of medieval settlement that is of archaeological significance.
77. Without any archaeological assessment of the site at this time it is not possible to determine the potential extent or importance of archaeological interest within the application site, or what impact the proposed development would have upon it.
78. Archaeological harm cannot therefore be ruled out or properly assessed, contrary to policy DMC5. Furthermore, paragraph 172 of the NPPF affords great weight to the conservation of cultural heritage within the National Park, and the site has the potential to be of high archaeological value. The lack of assessment of this interest is also contrary to paragraph 172 of the NPPF, as well as its wider heritage provisions.
79. Whilst the NPPF requires any harm to non-designated heritage assets to be weighed against public benefits of the development, that cannot be undertaken until such harm has been identified and assessed through an appropriate assessment.

#### Highway impacts

80. The Highway Authority advises that based on the submitted drawings it does not appear to be possible to achieve the recommended sightlines of 2.4m x 43m in each direction at the site access.
81. A technical note prepared by a transport consultancy has been submitted in support of the application. At appendix C this demonstrates that site access visibility of 2m x 13m is achievable to the south and 2m x 25m to the north. The Highway Authority notes that not only are these significantly substandard but that they appear to be taken to 1m into the carriageway rather than to the nearside carriageway channel. Further, they are taken from 2m back from the carriageway edge, not the recommended 2.4m. With such adjustment, the visibility achievable would be even less.
82. The applicant's agent has attempted to demonstrate that, contrary to the submitted technical note forming part of their own submission, much greater sightlines can be achieved. The highway authority advise that the plan put forward to demonstrate this – being a somewhat blurry annotated snapshot from Google Maps – is unsuitable and appears to show visibility taken across land in neighbouring control. We agree; it is not possible to precisely assess available visibility from this plan and it is therefore necessary to rely on the seemingly more accurate plans forming part of the technical note instead.
83. The application makes the case that the nature of the road and limited intensification of use of the access – which is shared by other dwellings – means that compliance with standard access requirements should not be necessary. The highway authority do not share this view however. Given that the access is already substandard, any

intensification of use would make the situation worse; the provision of a new three bed dwelling would be very likely to result in such intensification of use.

84. On this basis the proposals would result in harm to highway safety and amenity. The proposal is contrary to policy DMT3 and the guidance within the NPPF.
85. The Highway Authority also notes that parking spaces of sufficient size and turning facilities within the site have not been demonstrated. Had the application been acceptable in other regards then this could likely be addressed through amendment. As the application stands however, this is a further ground for objection to it.

#### Amenity impacts

86. The property would be set over 20m from the two nearest neighbouring dwellinghouses in other ownership, with the closet garden boundary approximately 10m from the proposed building. There would be no windows overlooking neighbours and given the distances and orientations the property would not be overbearing on them and nor would it significantly overshadow their properties or gardens.
87. It would face towards 'Unit 6' but given that this is at a distance of over 20m and that the property is in the applicants control this does not give rise to amenity concerns.
88. The additional movements associated with the development along the access drive – which passes several other properties – would not be so significant to adversely affect their living conditions either.
89. Overall, the proposals conserve neighbouring amenity in accordance with policy DMC3.

#### Climate change mitigation

90. The Design and Access Statement sets out target U values for the insulation of the property's walls, floor, roof, doors and windows, all exceeding the requirements of building regulations. The statement also notes that an air source heat pump for heating and hot water provision would be suitable for the development, although no further details are provided or shown on the submitted plans. Nevertheless, if the application was found to be acceptable in other regards, then subject to securing the proposed measures by condition, this would be sufficient to comply with policy CC1.

#### Other matters

91. Details of drainage have not been provided, but given the number of adjacent residential properties it is anticipated that either a connection to an existing drainage system could be utilised, or a new connection could be installed if not. Details would need to be reserved by condition if permission was granted.
92. The existing trees on the site would be retained by the development, with the building avoiding the root protection areas of the trees on the site.

#### Conclusion

93. Whilst the need for an affordable dwelling has been identified, the proposed dwellinghouse is larger than the size justified by the identified housing need, and as a result the proposals are contrary to policy DMH1.
94. Furthermore, visibility from the site access that is within the applicant's control is substandard, and it is concluded that the intensification of use arising from the proposed



development would adversely affect highway safety. The Highway Authority recommends refusal of the application on these grounds.

95. There is also insufficient archaeological assessment of the site to allow an assessment of the archaeological impacts of the development to be made, contrary to policy DMC5 and the provisions of the NPPF.
96. There is otherwise no conflict between the intent of policies in the Local Plan and Government guidance in the National Planning Policy Framework and there are no other material considerations that would indicate planning permission should be granted.
97. Accordingly, the application is recommended for refusal.

### **Human Rights**

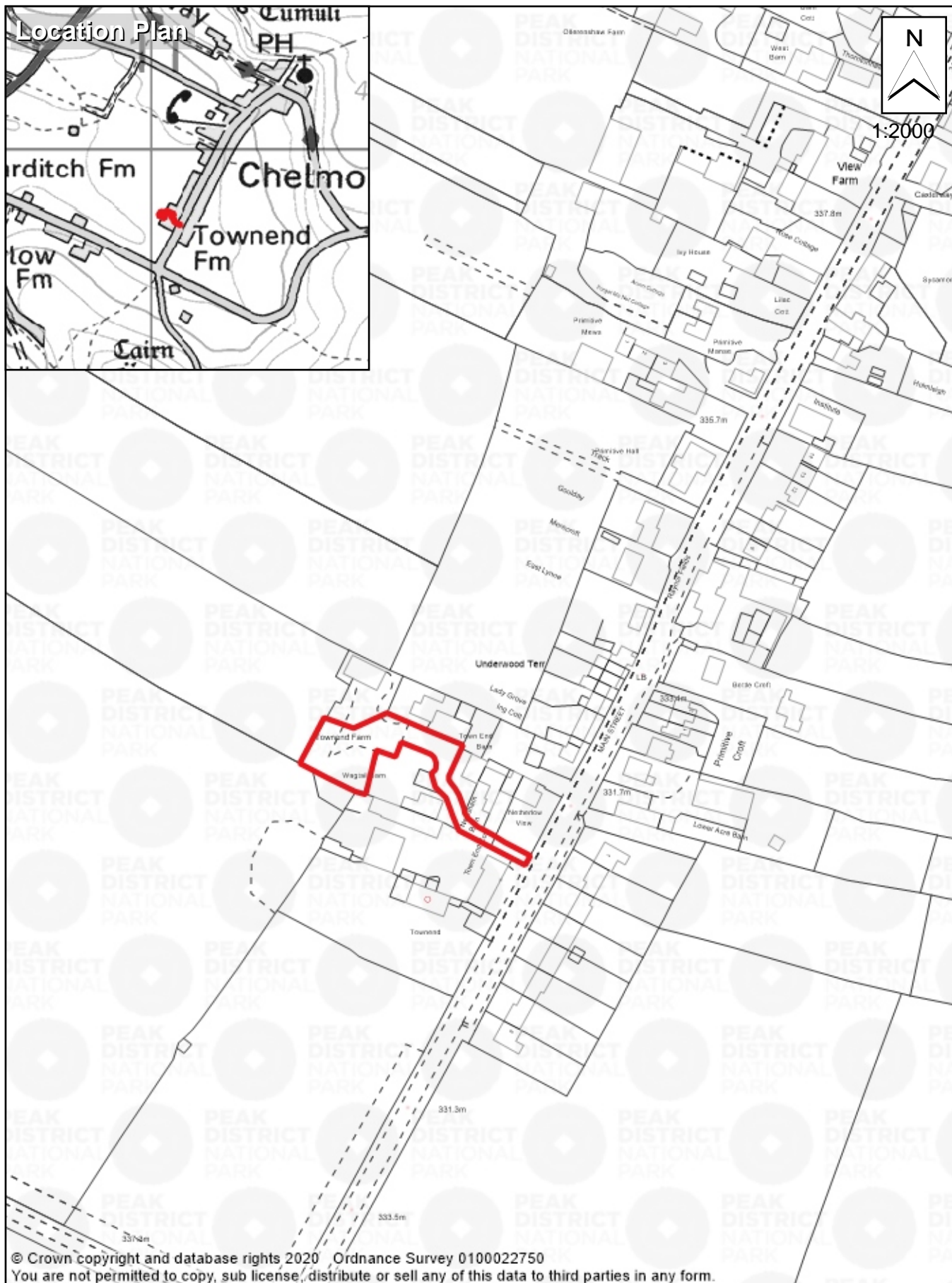
Any human rights issues have been considered and addressed in the preparation of this report.


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

Nil

Report Author: Mark Nuttall, Senior Planner (South)

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Committee Date:	15th January 2021	<b>Title:</b> Town End Farm, Main Street, Chelmsford	 <b>PEAK DISTRICT NATIONAL PARK</b>
Item Number:	Item 5		
Application No:	NP/DDD/1020/0941		
Grid Reference:	411071, 369702		

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**6. FULL APPLICATION – REMOVAL OF EXISTING SHARED SEPTIC TANK SYSTEM AND REPLACEMENT WITH SHARED SEWAGE TREATMENT PLANT – CLOUGH HEAD FARM, LEEK ROAD, WARSLOW (NP/SM/1120/1064, MN)**

**APPLICANT: PEAK DISTRICT NATIONAL PARK AUTHORITY**

**Summary**

1. The proposal is to install a package treatment plant to serve the two properties of Clough Head Farm and Clough Head Cottage, replacing existing septic tanks.
2. The proposed development would reduce groundwater pollution and would result in no adverse landscape impacts.
3. There are no other policy or material considerations that would indicate that planning permission should be refused. Accordingly, the application is recommended for approval subject to conditions.

**Site and surroundings**

4. Clough Head Farm and Clough Head Cottage are located in an isolated location approximately half a mile north west of Warslow village. The two properties are positioned approximately 50m from each other.
5. They are traditional stone built properties and are surrounded by open countryside. The properties share an access down a long track off Leek Road. The two properties are Peak District National Park owned and are both tenanted.

**Proposal**

6. The application proposes the installation of a package treatment plant to treat the sewage and wastewater from two properties. The sewage and wastewater produced at the site is currently untreated and collected in two septic tank systems with the overflow into the field. They rely on a tanker collection for emptying.

**RECOMMENDATION:**

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

1. **3 year time limit**
2. **In accordance with submitted plans**

**Key Issues**

7. The impact of the development on the appearance of the built environment and landscape, and potential pollution.

**History**

8. No relevant history.

### **Consultations**

9. The consultation period is ongoing at time of writing. Any further responses received between time of writing and the planning committee meeting will be reported at that meeting, along with any bearing they have on the assessment and recommendation of the application.
10. Highway Authority – No objection
11. Parish Council – No objection
12. District Council – No response at time of writing
13. Natural England – Reply awaited
14. PDNPA – Archaeology – No archaeological comments or concerns

### **Representations**

15. None received at time of writing.

### **Main policies**

16. Relevant Core Strategy policies: GSP1, GSP3, L1
17. Relevant Development Management Plan policies: DMC3, DMC14

### **National planning policy framework**

18. The National Planning Policy Framework (NPPF) was first published on 27 March 2012 and replaced a significant proportion of central government planning policy with immediate effect. The Government's intention is that the document should be considered as a material consideration and carry particular weight where a development plan is absent, silent or relevant policies are out of date. In the National Park the Local Plan comprises the Authority's Core Strategy 2011 and the Development Management Policies document 2019. Policies in the Local 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 Local Plan and more recent Government guidance in the NPPF.
19. Paragraph 172 of the NPPF states that 'great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks and the Broads.'

### **Local Plan**

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

21. Policy GSP3 sets out development management principles and states that all development must respect, conserve and enhance all valued characteristics of the site and buildings, paying particular attention to, amongst other elements, impact on the character and setting of buildings, scale of the development appropriate to the character and appearance of the National Park, design in accordance with the National Park Authority Design Guide and impact on living conditions of communities.
22. Policy L1 identifies that development must conserve and enhance valued landscape character and valued characteristics, and other than in exceptional circumstances, proposals in the Natural Zone will not be permitted.
23. Development Management Policy DMC3 requires development to be 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. It also provides further detailed criteria to assess design and landscaping, as well as requiring development to conserve the amenity of other properties.
24. Policy DMC14 addresses pollution and disturbance. It states that development that presents a risk of pollution or disturbance including soil, air, light, water or noise pollution, or odour that could adversely affect any of the following interests will not be permitted unless adequate control measures are put in place to bring the pollution within acceptable limits:
  - (i) the amenity of neighbours and neighbouring uses; or
  - (ii) the amenity, tranquility, biodiversity or other valued characteristics of the area; or
  - (iii) existing recreation activities; or
  - (iv) extensive land uses such as forestry and agriculture; or
  - (v) ecosystem services including water supply, groundwater resources and the water environment; or
  - (vi) established businesses; or
  - (vii) potential future uses of the land; or
  - (viii) any nuisance, or harm to the rural character and dark skies of the area, caused by lighting schemes.

## **Assessment**

### **Principle of development**

25. National planning guidance advises that new sewerage systems should connect to mains sewerage wherever possible. Where that is not possible, it advises that package treatment plants can be supported. Only where neither option is viable can septic tanks be considered.
26. In this case, the properties are remote, making a mains sewerage connection unfeasible. On that basis, the use of a package treatment plant is acceptable.

### **Visual impacts**

27. The tank would be installed below ground, with only access hatches visible above ground. Impacts on the built environment and landscape are therefore negligible and the development accords with policy DMC3.

### Pollution

28. The proposed plant is to be a ten person minimum tank, which would more than meet the need of the two properties it serves.
29. The licensing and output from the plant are controlled by other legislation and are to be secured by the appointed contractor prior to works commencing.
30. In any case, the discharge from a package treatment plant would be treated prior to discharge, significantly reducing any pollution that would arise from the overflow discharge from the current septic tanks. Natural England have been consulted on the application as the site is in an SSSI Impact Risk Zone; any response will be reported at the Committee.
31. On this basis there is no reason to conclude that the development would result in pollution contrary to policy DMC14.

### Other matters

32. Being entirely below ground and on land controlled by the applicant means that the development would have no impact on neighbouring properties.
33. Whilst the proposed plants would use a small amount of energy in the processing of wastewater, there would be no need for tankers to visit the site to empty them, unlike the current tanks. They would also be likely to require fewer maintenance visits. On this basis, it is likely that the development would have a reduced carbon footprint across its lifetime.

### Conclusion

34. Overall the development is considered to conserve the character and appearance of the built environment and landscape, to avoid pollution, and protect neighbouring amenity, as required by planning policy.
35. There is otherwise no conflict between the intent of policies in the Development Plan and Government guidance in the National Planning Policy Framework and there are no other material considerations that would indicate planning permission should be refused.
36. Accordingly, the application is recommended for conditional approval.

### Human Rights

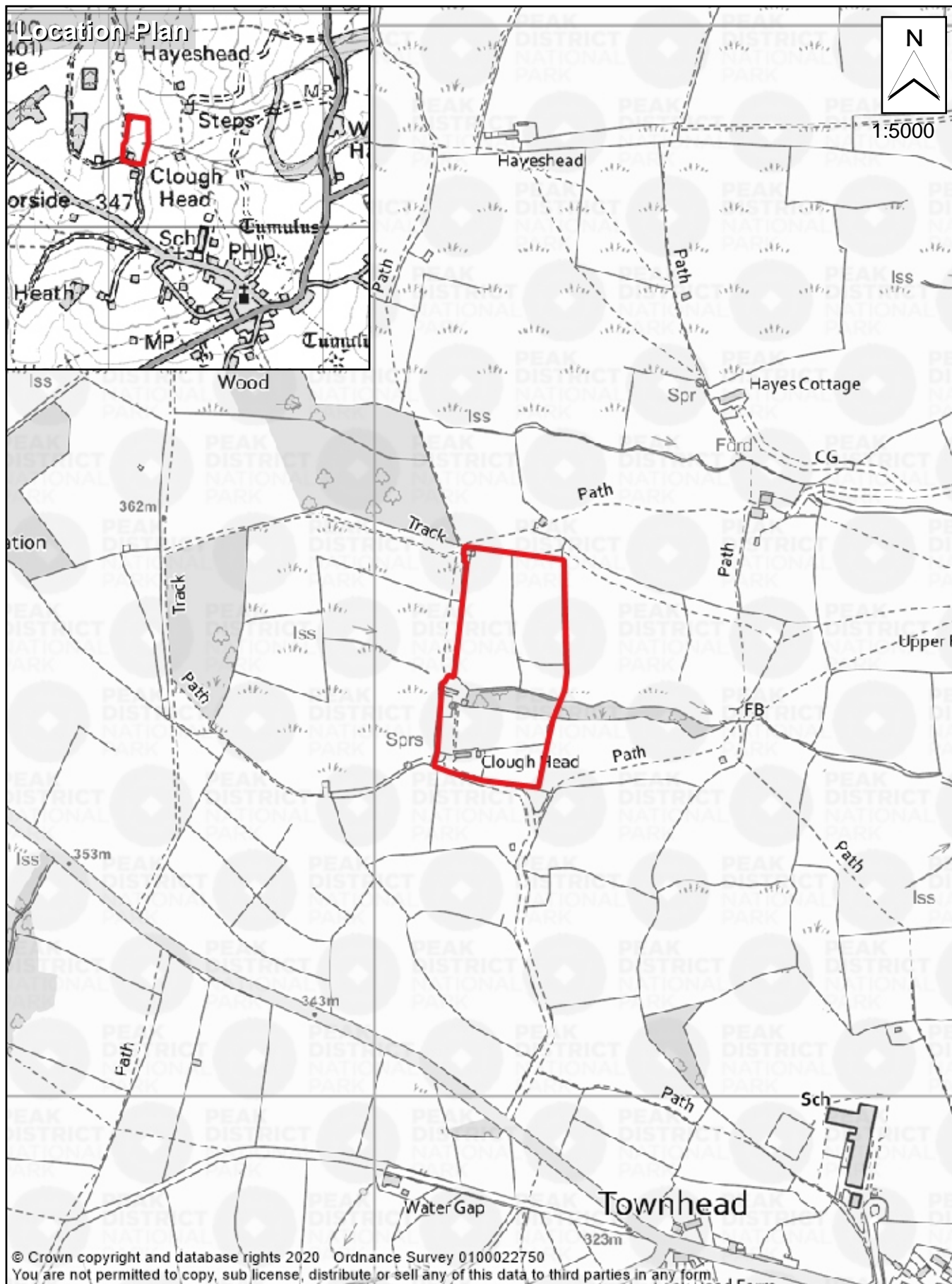
Any human rights issues have been considered and addressed in the preparation of this report.

### List of Background Papers (not previously published)

Nil

Report Author: Mark Nuttall, Senior Planner (South)





Committee Date: 15th January 2021  
Item Number: Item 6  
Application No: NP/SM/1120/1064  
Grid Reference: 408086, 359318

**Title:** Clough Head Farm, Leek  
Road, Warslow



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**7. FULL APPLICATION – REMOVAL OF EXISTING SHARED SEPTIC TANK SYSTEM AND REPLACEMENT WITH SHARED SEWAGE TREATMENT PLANT – WOOD COTTAGE, LEEK ROAD, LONGNOR (NP/SM/1120/1066, MN)**

**APPLICANT: PEAK DISTRICT NATIONAL PARK AUTHORITY**

**Summary**

1. The proposal is to install a package treatment plant to serve the property, replacing an existing septic tank.
2. The proposed development would reduce groundwater pollution and would result in no adverse landscape impacts.
3. There are no other policy or material considerations that would indicate that planning permission should be refused.
4. Accordingly, the application is recommended for approval subject to conditions.

**Site and surroundings**

5. Wood Cottage is located approximately three quarters of a mile west of the village Longnor.
6. The property is a traditional stone built house and is located in open countryside, with the Millmoorhead wood to the west, north, and east. The property is accessed down a long track off Leek Road. The property is Peak District National Park owned and is currently tenanted.

**Proposal**

7. The application proposes the installation of a package treatment plant to treat the sewage and wastewater from the property. The sewage and wastewater produced at the site is currently untreated and collected in a septic tank system with the overflow into the field. It relies on a tanker collection for emptying.

**RECOMMENDATION:**

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

1. 3 year time limit
2. In accordance with submitted plans

**Key Issues**

8. The impact of the development on the appearance of the built environment and landscape, and potential pollution.

**History**

9. No relevant history.

### **Consultations**

10. The consultation period is ongoing at time of writing. Any further responses received between time of writing and the Planning Committee meeting will be reported at that meeting, along with any bearing they have on the assessment and recommendation of the application.
11. Highway Authority – No objection
12. Parish Council – No objection
13. District Council – No response at time of writing
14. Natural England – Reply awaited
15. PDNPA – Archaeology – No archaeological comments or concerns.

### **Representations**

16. None received at time of writing.

### **Main policies**

17. Relevant Core Strategy policies: GSP1, GSP3, L1
18. Relevant Development Management Plan policies: DMC3, DMC14

### **National planning policy framework**

19. The National Planning Policy Framework (NPPF) was first published on 27 March 2012 and replaced a significant proportion of central government planning policy with immediate effect. The Government's intention is that the document should be considered as a material consideration and carry particular weight where a development plan is absent, silent or relevant policies are out of date. In the National Park the Local Plan comprises the Authority's Core Strategy 2011 and the Development Management Policies document 2019. Policies in the Local 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 Local Plan and more recent Government guidance in the NPPF.
20. Paragraph 172 of the NPPF states that 'great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks and the Broads.'

### **Local Plan**

21. 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.

22. 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.
23. Policy L1 identifies that development must conserve and enhance valued landscape character and valued characteristics, and other than in exceptional circumstances, proposals in the Natural Zone will not be permitted.
24. Development Management Policy DMC3 requires development to be 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. It also provides further detailed criteria to assess design and landscaping, as well as requiring development to conserve the amenity of other properties.
25. Policy DMC14 addresses pollution and disturbance. It states that development that presents a risk of pollution or disturbance including soil, air, light, water or noise pollution, or odour that could adversely affect any of the following interests will not be permitted unless adequate control measures are put in place to bring the pollution within acceptable limits:
- (i) the amenity of neighbours and neighbouring uses; or
  - (ii) the amenity, tranquility, biodiversity or other valued characteristics of the area; or
  - (iii) existing recreation activities; or
  - (iv) extensive land uses such as forestry and agriculture; or
  - (v) ecosystem services including water supply, groundwater resources and the water environment; or
  - (vi) established businesses; or
  - (vii) potential future uses of the land; or
  - (viii) any nuisance, or harm to the rural character and dark skies of the area, caused by lighting schemes.

## **Assessment**

### **Principle of development**

26. National planning guidance advises that new sewerage systems should connect to mains sewerage wherever possible. Where that is not possible, it advises that package treatment plants can be supported. Only where neither option is viable can septic tanks be considered.
27. In this case, the property is remote, making a mains sewerage connection unfeasible. On that basis, the use of a package treatment plant is acceptable.

### **Visual impacts**

28. The tank would be installed below ground, with only access hatches visible above ground. Impacts on the built environment and landscape are therefore negligible and the development accords with policy DMC3.

### Pollution

29. The proposed plant is to be a five person minimum tank, which would more than meet the need of the property it serves.
30. The licensing and output from the plant are controlled by other legislation and are to be secured by the appointed contractor prior to works commencing.
31. In any case, the discharge from a package treatment plant would be treated prior to discharge, significantly reducing any pollution that would arise from the overflow discharge from the current septic tank. Natural England have been consulted on the application as the site is in an SSSI Impact Risk Zone; any response will be reported at the Committee.
32. On this basis there is no reason to conclude that the development would result in pollution contrary to policy DMC14.

### Other matters

33. Being entirely below ground and on land controlled by the applicant means that the development would have no impact on neighbouring properties.
34. Whilst the proposed plant would use a small amount of energy in the processing of wastewater, there would be no need for tankers to visit the site to empty it, unlike the current tank. It would also be likely to require fewer maintenance visits. On this basis, it is likely that the development would have a reduced carbon footprint across its lifetime.

### Conclusion

35. Overall the development is considered to conserve the character and appearance of the built environment and landscape, to avoid pollution, and protect neighbouring amenity, as required by planning policy.
36. There is otherwise no conflict between the intent of policies in the Development Plan and Government guidance in the National Planning Policy Framework and there are no other material considerations that would indicate planning permission should be refused.
37. Accordingly, the application is recommended for conditional approval.

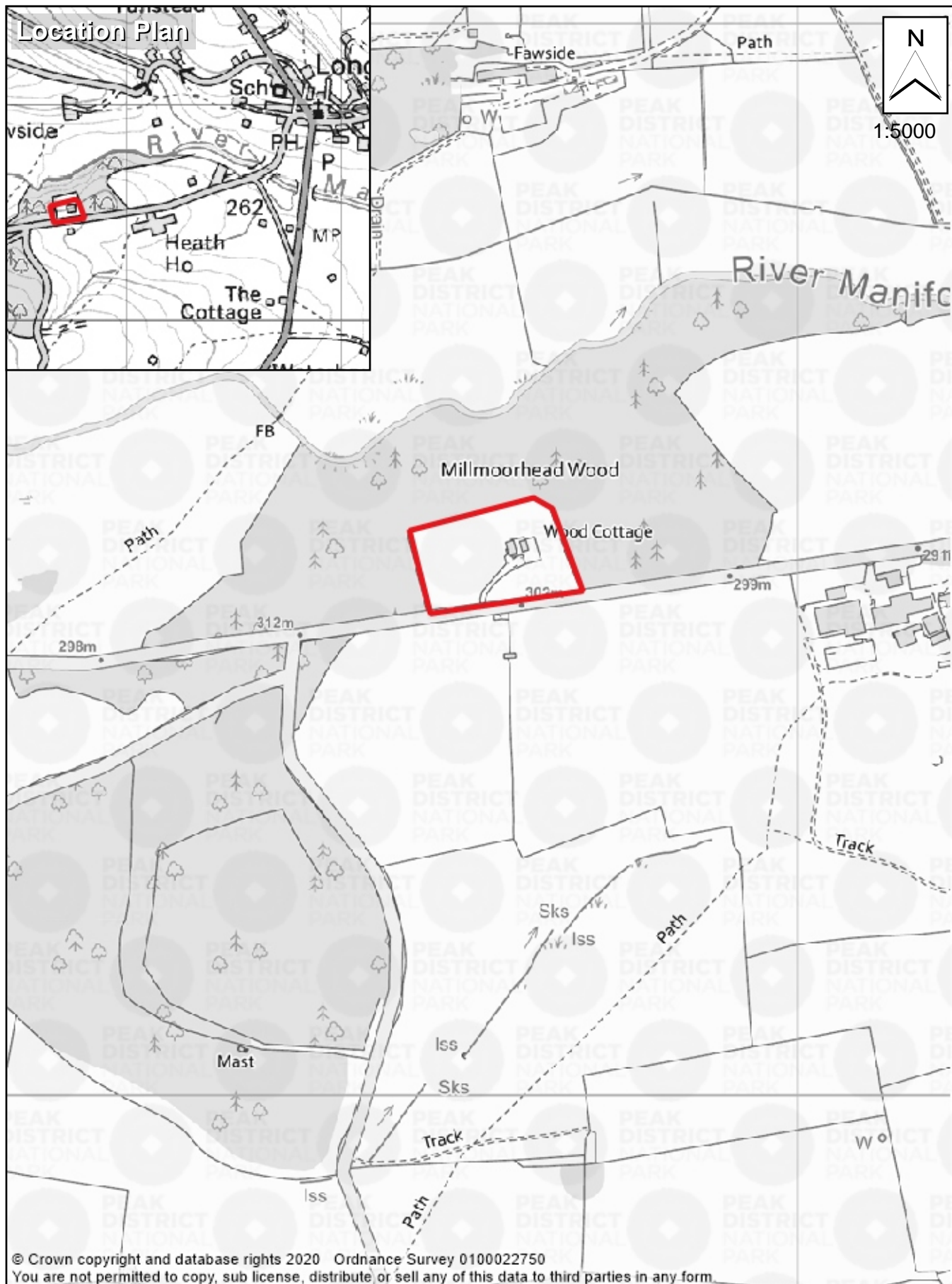
### Human Rights

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

### List of Background Papers (not previously published)

Nil

Report Author: Mark Nuttall, Senior Planner (South)



Committee Date: 15th January 2021  
 Item Number: Item 7  
 Application No: NP/SM/1120/1066  
 Grid Reference: 407734, 364510

**Title:** Wood cottage, Leek Road, Longnor



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## **8. MONITORING & ENFORCEMENT QUARTERLY REVIEW – JANUARY 2021 (A.1533/AJC)**

### **Introduction**

1. This report provides a summary of the work carried out by the Monitoring & Enforcement Team over the last quarter (October – December 2020).
2. Most breaches of planning control are resolved voluntarily or through negotiation without resorting to formal enforcement action. Where formal action is considered necessary, the Head of Development Management and Head of Law have joint delegated powers to authorise such action whereas authority not to take formal action is delegated to the Head of Development Management, the Monitoring & Enforcement Manager and Area Planning Managers.
3. The Authority has a duty to investigate alleged breaches of planning control, but enforcement action is discretionary and must only be taken where it is 'expedient' to do so, having regard to planning policies in the development plan and any other material considerations. This means that the breach must be causing unacceptable harm to the appearance of the landscape, conservation interests, public amenity or highway safety, for example. When we take formal action it must be proportionate with the breach of planning control. It must also be clear that resolving the breach would be in the public interest.
4. The National Planning Policy Framework states that Local Planning Authorities (LPAs) should consider publishing a Local Enforcement Plan to manage enforcement proactively, in a way that is appropriate to their area. Many, but by no means all, LPAs have published a Plan. In March 2014 we published our Local Enforcement Plan, which sets out what breaches of planning control are, how potential breaches can be brought to the attention of the Authority, what matters may or may not be investigated and the priorities for investigation and action. It also outlines the tools that are available to the Authority to resolve any breaches. The Local Enforcement Plan is available on the Authority's website.

### **RECOMMENDATION:**

**That the report be noted.**

### **Summary of Activity**

#### **5. Notices issued**

17/0042 Land near Coombes Tor West of Cown Edge Farm Glossop	Erection of two masts, and associated telecommunications apparatus	Enforcement Notice issued 14 October 2020 – came into effect 27 November 2020 – compliance dates 27 November 2021 (dismantle masts and remove apparatus); 27 December 2021 (remove all items/debris)
19/0218 Home Farm Main Street Sheldon	Excavation of the land and construction of foundations and walls	Enforcement Notice issued 16 October 2020 – due to come into effect 20 November 2020 but appeal submitted
19/0218 Home Farm Main Street Sheldon	Excavation of a void, laying of a concrete base and construction of walls, and any engineering of building operations carried out as part of that activity	Stop Notice issued 16 October 2020 – came into effect 23 October 2020

16/0163 Land at Five Acre Field Edge Top Road Longnor	Erection of a Building, used for storage, as a workshop and for welfare	Enforcement Notice issued 21 October 2020 – came into effect 11 December 2020 – compliance dates 11 April 2021 (demolish building), 11 May 2021 (remove materials and restore land)
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6. Breaches resolved

15/0066 Heathy Dale Tideswell	Change of use of agricultural land to garden	Use ceased
18/0040 Blanche Meadow Farm Parwich	Erection of timber summerhouse	Not expedient to take enforcement action
20/0058 3 Washpool Cottages Rainow	Groundworks and construction of a raised terrace	Terrace reduced in height – no breach of planning control
19/0031 Land at Hope Mount Hope Road Alstonefield	Siting of storage container	Not expedient to take enforcement action
19/0033 4 Edinboro Cottages Clough Road Wildboardclough	Construction of hardstanding	No breach of planning control
14/0348 Standhill Farm Beggartway Lane Great Longstone	Widening of access and creation of new access and track	Immune from enforcement action
14/0439 Upper Damgate Farmhouse Stanshope	LISTED BUILDING – Installation of two rooflights, satellite dish, windows and flue	Listed building consent granted
16/0040 Sunnyside Litton Dale Litton	Erection of carport	Immune from enforcement action
18/0078 Haddon Field Alport Lane	LISTED BUILDING – Installation of damp proof course, floors and flues	Listed building consent granted

Alport 19/0178 The Donkey Sanctuary Newton Farm Flagg	Erection of two field shelters	Shelters removed
14/0591 Land at Mlxon Mines Onecote Leek	Erection of building and associated ground works	Combined with 12/0113
18/0032 Dale Haulage Pits Lane Parwich	Erection of concrete retaining wall	Not expedient to take enforcement action
19/0161 The Cottage Main Road Wensley	Erection of building	Planning permission granted
20/0013 Hassop Hall Longreave Lane Hassop	LISTED BUILDING – Non-compliance with conditions requiring details to be agreed and removal of internal plaster finishes	Listed building consent granted and conditions discharged
19/0125 Newburgh Engineering Co Ltd Netherside Bradwell	Breach of condition 45 (species protection plan) of NP/DDD/0815/0779 – Erection of 55 dwellings etc.	Condition discharged
15/0109 Walston Sherwood Road Tideswell	Erection of garage and creation of access	Immune from enforcement action
15/0115 8 Diggle Mil Saddleworth	Erection of shed	Immune from enforcement action
16/0092 6 Diggle Mill Saddleworth	Construction of raised platform	Raised platform removed
16/0053 The Swan Inn Macclesfield Road Kettleshulme	Installation of flue	Flue removed

17/0029 Diggle Mill House Saddleworth	Untidy land – tipping of building materials and general waste	Land cleared and restored
20/0050 Land north of Torgate Farm Macclesfield Forest	Erection of buildings and construction of access track	Combined with 19/0120
09/0095 Moor Edge New Road Bamford	Engineering operations involving re-profiling of land and storage of spoil	Resolved by grant of planning permission
08/0060 Pewitt House Owler Bar Sheffield	Untidy land – building materials on agricultural land	Land cleared
10/0149 Land off Kishfield Lane Kettlethulme	Construction of hardstanding and access track	Immune from enforcement action
11/0055 Black Rabbit Barn Pindale Castleton	Breach of s106 agreement – increase in floorspace of affordable local needs dwelling	Increase in floorspace not material
20/0092 Horse Dale Farm The Dale Bonsall	Breach of condition 2 (requiring compliance with plans) of NP/DDD/0319/0255 – Erection of replacement building	External cladding extended to comply with plans
20/0057 Land rear of The Gables Eaton Hill Baslow	Use of agricultural land for recreational purposes	Not a material change of use
20/0122 Black Edge Dove Holes Buxton	Fixed wireless communications mast and antenna	Immune from enforcement action
20/0068 85 Ravensdale Cottages Cressbrook	LISTED BUILDING – Internal alterations to create additional bedroom	Listed building consent granted
14/0122 The Rectory Church Street Eyam	Breach of condition 3 (erection of boundary wall) of NP/DDD/0609/0502 – Extension of surgery car park	Wall constructed – condition complied with

20/0009 4 Bank Cottages Hayfield Glossop	Erection of first floor balcony with glass balustrade	Planning permission granted on appeal
20/0115 Wheelwright Cottage 4 Main Road Taddington	Change of use of agricultural land to residential garden	Use of land is lawful
20/0109 1-3 Market Place Bakewell	Installation of two extraction grilles	Planning permission granted
18/0113 Hilltop Cottage Slaley Bonsall Matlock	Erection of timber outbuilding	Immune from enforcement action
11/0040 Twitchill Farm Bowden Lane Hope	Use as forestry contractor's depot and wood processing/firewood production	Not a material change of use – personal use only
15/0081 10 Bradwell Head Road Bradwell	Erection of porch	Immune from enforcement action

#### Workload and performance

7. The table below provides an overview of the Monitoring & Enforcement Team's caseload and performance in the quarter. The figures in brackets are for the previous quarter. Our main performance target is to resolve 150 breaches of planning control each year. In the latest quarter (October – December 2020) we resolved 36 breaches and so far this year (i.e. since 1 April 2020) 76 breaches have been resolved. Although there has been a big increase in the number of cases resolved compared to the previous two quarters we are very unlikely to meet our annual target. As referred to in the previous report to Committee in October 2020, our overall performance since April has been significantly affected by ongoing vacancies in the team as well as the restrictions and working arrangements in place due to the Covid-19 pandemic.
8. In the latest quarter, 77% of enquiries were investigated within 30 working days, which is just below our performance target of 80%.

	Received	Investigated/Resolved	Outstanding
Enquiries	96 (164)	90 (183)	125 (119)
Breaches	31 (45)	36 (24)	665 (670)

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

### 1. **APPEALS LODGED**

The following appeals have been lodged during this month.

<b><u>Reference</u></b>	<b><u>Details</u></b>	<b><u>Method of Appeal</u></b>	<b><u>Committee/ Delegated</u></b>
NP/DIS/1119/1202 3246674	Discharge of condition on NP/DDD/0218/0046 at Meadow Farm, Crowdicote	Written Representations	Delegated
NP/DDD/0220/0200 3262158	Relocation of horse shelter at field off Cliffe Lane, Curbar	Written Representations	Committee
NP/DDD/0520/0456 3261870	Removal of a upvc conservatory from the side of the house and erect a wooden over door canopy and remove 1.2m of a wall to and replace with a wooden gate at The Lost Brook Cottage, The Bank, Stoney Middleton	Householder	Delegated
NP/SM/0420/0350 3262961	Change of Use of an agricultural building to a mix of purposed ancillary to a tourism business and storage of land management equipment, and addition of a below ground rainwater storage tank at Anroach Farm, Quarnford	Written Representations	Delegated
NP/CEC/0620/0478 3263216	New roof gables and windows. New roof to outbuilding, at Bowstonegate Farm, Disley	Written Representations	Delegated
NP/DDD/0920/0868 3263645	Modify previously approved work to an internal first floor wall between landing and bedroom and to retain unplastered and interesting old architectural timber member within and adjoining wall at Carpenters Cottage, Main Street, Winster	Written Representations	Delegated

### 2. **APPEALS DECIDED**

The following appeals have been decided during this month.

<b><u>Reference</u></b>	<b><u>Details</u></b>	<b><u>Method of Appeal</u></b>	<b><u>Decision</u></b>	<b><u>Committee/ Delegated</u></b>
NP/HPK/0718/0578 3256738	Section 73 application for removal/variation of condition 2 on approval NP/HPK/0915/0914 at The Workhouse, 7 Stocks Brow, Tintwistle	Written Representations	Dismissed	Delegated

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The Inspector considered that the proposal would not conserve the cultural heritage of the National Park or comply with its purposes for which the National Park was designated. The appeal was dismissed.

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NP/HPK/0320/0249 3259025	Rear facing first floor balcony with glass balustrade at 4 Bank Cottage, Hayfield	Householder	Allowed	Committee
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The Inspector considered that the development did not cause harm to the character and appearance of the area or the significance of the non-designated heritage asset. It also conserved the scenic beauty of the National Park. The Inspector also considered that the development would not cause harm to the privacy of occupants of surrounding properties. In respect of policy CC1, the Inspector concluded that the minor scale of the development in terms of its size and extent of materials used, does not undermine one of the fundamental principles of planning decisions in terms of the environmental objective to achieving sustainable development. The appeal was therefore allowed.

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NP/DDD/1219/1280 3258600	Ground mount solar PV array at Blakelow Farm Bonsall	Written Representations	Dismissed	Delegated
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The Inspector considered that the solar PV array would be visible from the public footpath and road where there were insufficient intervening structures to restrict views of the appeal site. There would also be a significant intrusion into the landscape setting of Blakelow Farm, and would cause a localised but significant harm to the landscape and its character. The appeal was dismissed.

### 3. **RECOMMENDATION:**

**To note the report.**