

# Public Document Pack

**Peak District National Park Authority**

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

1951-2021



**PEAK  
DISTRICT  
NATIONAL  
PARK**

Our Ref: A.1142/2725

Date: 4 March 2021



## NOTICE OF MEETING

Meeting: **Planning Committee**

Date: **Friday 12 March 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:

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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**
- 2. Minutes of previous meeting of 12 February 2021** *(Pages 5 - 8)*
- 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 - Erection of an affordable local needs dwelling, works of hard and soft landscaping and other works incidental to the proposals at Litton Dale, Litton (NP/DDD/1220/1217, AM)** *(Pages 9 - 20)*  
Site Plan
- 6. Full Application - Siting of a mobile coffee unit to be situated at the top of the car park at Lady Cannings Plantation, Sheephill Road, Sheffield (NP/S/1220/1197, AM)** *(Pages 21 - 30)*  
Site Plan
- 7. Full Application - Renovation of house and conversion of agricultural dwellings for residential and commercial use (cafe) at Town End Cottage, Grindon (NP/SM/1020/0979 MN)** *(Pages 31 - 44)*  
Site Plan
- 8. Full Application - Conversion and reinstatement of building to form one dwelling at Birch Croft, Barrowstones Lane, The Rake, Monyash (NP/DDD/1120/1063 TS)** *(Pages 45 - 60)*  
Site Plan
- 9. Head of Law Report - Planning Appeals (A.1536/AMC)** *(Pages 61 - 62)*

## **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**

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**To: Members of Planning Committee:**

Chair: Mr R Helliwell  
Vice Chair: Mr K Smith

Cllr W Armitage

Cllr M Chaplin

Cllr A Gregory

Cllr A Hart

Cllr A McCloy

Cllr K Richardson

Cllr G D Wharmby

Cllr P Brady

Cllr D Chapman

Ms A Harling

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

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



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## MINUTES

Meeting: **Planning Committee**

Date: Friday 12 February 2021 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 A Gregory, Ms A Harling, Cllr A Hart, Cllr I Huddleston, Cllr A McCloy, Cllr Mrs K Potter, Cllr K Richardson, Miss L Slack and Cllr G D Wharmby

Apologies for absence: Cllr D Chapman.

### **10/21 ROLL CALL OF MEMBERS PRESENT, APOLOGIES FOR ABSENCE AND MEMBERS DECLARATIONS OF INTEREST**

#### Item 5

Cllr Gregory declared that he and his wife own 2 holiday cottages in the Peak District National Park. The Head of Law asked for clarification and Cllr Gregory explained that the properties were not in the vicinity of the application site and therefore not a personal interest in relation to this item.

Cllr McCloy declared that the applicant was known to him. The Head of Law asked for clarification and Cllr McCloy confirmed that there was no close personal association with the applicant.

Mr Smith declared that he had previously been acquainted with the applicant professionally when he worked at the Peak District National Park Authority but he had an open mind with regard to the application.

### **11/21 MINUTES OF PREVIOUS MEETING OF 15 JANUARY 2021**

The minutes of the Planning Committee held on the 15<sup>th</sup> January 2021 were approved as a correct record.

### **12/21 URGENT BUSINESS**

There was no urgent business.

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**13/21 PUBLIC PARTICIPATION**

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

**14/21 FULL APPLICATION - CONVERSION OF FARM BUILDINGS AND THE RE-BUILD OF A FORMER PORTION TO FORM HOLIDAY ACCOMMODATION. UPPER OLDHAMS FARM, LONG RAKE, YOULGRAVE (NP/DDD/1020/1005)**

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

The Planning Officer introduced the report outlining the reasons for refusal as set out in the report. It was noted that additional information requested by the Highway Authority had been received and was acceptable.

The following addressed the Committee under the Public Participation at meetings scheme:

- Teodora Golemdzhiyska, Agent – Written statement read out by Democratic Services.

Members discussed whether the changes to the buildings were considered to have diminished their historic character. However it was still desirable to find a viable use for the buildings in order to prevent them from deteriorating and to maintain the setting, which is in close proximity to Arbor Low historic monument, access to which is through the application site.

It was noted that the Parish Council were in support of the application.

In response to Members' queries regarding whether the scheme in front of them was the best that could be achieved, or whether there were changes that could secure a better one - Officers advised that amendments could be made to better reflect the former character of the buildings. If Members wished to approve the application then conditions would be required including an archaeological assessment of and detailed plans to be submitted for the ground source heat pump.

A motion to approve the item contrary to Officer recommendation was moved and seconded, 3 reasons were given

1. To maintain the historic plan form of the heritage asset
2. Because of the positive impact on the historic landscape, character and setting
3. To allow the historic farmstead to have a viable long term use.

Following discussion it was agreed that final conditions of approval could be delegated to Officers in consultation with the Chair and Vice Chair of the Planning Committee. Suggested conditions included time limit, development in accordance with approved plans subject to design improvements to the scheme, holiday accommodation only and ancillary to Upper Oldhams Farm, removal of permitted development rights for extensions, alterations and boundaries, details to be agreed, ground source heat pump to be installed prior to occupancy, stonework, roof lighting, no external lighting without prior approval, details of external walls and other conditions regarding amendments/omissions.

The motion to approve the application contrary to Officer recommendation subject to conditions, with final agreement of conditions delegated to the Head of Planning in consultation with Chair and Vice Chair of Planning was voted on and carried.

## RESOLVED

To **APPROVE** the application, subject to the Head of Planning in consultation with the Chair and Vice Chair of Planning Committee agreeing design improvements and finalising the conditions:

1. **3 year time limit**
2. **Development in accordance with submitted plans and subject to further conditions**
3. **The development is to be used for holiday accommodation only and be ancillary to the main farm house**
4. **Permitted Development Rights to be removed for extensions, alterations and changes to boundaries**
5. **Package Treatment Plant to be installed prior to occupation**
6. **Stonework and roofing details to be approved.**
7. **No external lighting to be installed without prior approval**
8. **Design details for the remainder of the scheme including windows, doors, rooflights etc to be agreed**
9. **A scheme of Environmental Management potentially including details of ground source heating, to be approved and implemented prior to occupation.**

During consideration of this item Cllr Hart joined the meeting after experiencing IT problems.

**The meeting adjourned for a short break at 11.15am and reconvened at 11.25am.**

### **15/21 FULL APPLICATION - ERECTION OF TWO AFFORDABLE LOCAL NEED DWELLINGS, LAND OFF HARDY LANE, TIDESWELL (NP/DDD/1220/1143)**

The Planning Officer gave the following updates to the report:

- Paragraph 113 should read “the proposed development would result in”, i.e. the word “not” should be removed.
- To be consistent with Paragraph 140 by amending reason 2 of the recommendation to add “harm to the setting of the listed building”
- There is a current new application submitted by a Housing Association for a scheme of 23 affordable houses on a nearby site in the village
- That a representation has been received from Natural England who have made no objections and will leave it to the specialised Officer in accordance with Policy.

The Planning Officer introduced the report outlining the reasons for refusal as set out in the report.

The following addressed the Committee under the Public Participations at Meetings Scheme:

- Mr Robert Hopkins, Applicant - via a recorded video message.

Members discussed concerns regarding excessive shade, potential damage to the protected trees and other viable uses for the site.

A motion to refuse the application in accordance with the Officer recommendation as amended was moved and seconded, and a vote was taken and carried.

**RESOLVED**

The application was **REFUSED** for the following reasons:

1. **Significant harm to TPO protected trees from the construction of houses within the root protection areas and underneath canopies resulting in immediate damage to remaining protected trees contrary to Policies DMC13, GSP1-3 & L1.**  
**This would be highly likely to result in dieback, or death of the trees along with likely significant pressure from future residents for removal or lopping of trees if the development were to proceed.**
2. **The proposed layout and the design of the houses, especially the wide gable steep roof pitch does not adequately reflect the established pattern of development in the locality and would harm the valued character and appearance of the locally built environment and the streetscene contrary to Policies GSP1-3 & DMC3 and cause harm to the setting of the listed building and be contrary to Policies DMC 5, 7 and 8.**

**16/21 HEAD OF LAW REPORT - PLANNING APPEALS (A.1536/AMC)**

Officers highlighted some specific cases and confirmed that summaries would be sent to Members on a case-by-case basis.

**RESOLVED**

**To note the report**

The meeting ended at 12.05

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**5. FULL APPLICATION – ERECTION OF AN AFFORDABLE LOCAL NEEDS DWELLING, WORKS OF HARD AND SOFT LANDSCAPING AND OTHER WORKS INCIDENTAL TO THE PROPOSALS AT LITTON DALE, LITTON (NP/DDD/1220/1217, AM)**

**APPLICANT: MR RICHARD BAKER**

**Summary**

1. The site is an agricultural field to the west of Litton in Litton Dale.
2. The application proposes an affordable house to be first occupied by the applicant.
3. The application does not demonstrate that the proposed occupants have a local qualification or that there is a proven need for the dwelling. The development would harm the landscape and character of the area.
4. The application is recommended for refusal.

**Site and Surroundings**

5. The site is located in an agricultural field in Litton Dale south west of Litton and on the south of the road.
6. The dale rises up away from the road and is open pasture bounded by drystone walling. The nearest neighbouring properties are Dale Cottages to the north east and Dale House across the road to the North.
7. There is an existing field access within the site. A public footpath runs up the dale along the eastern boundary of the site.

**Proposal**

8. The application is for the erection of a 4 bedroom affordable house on the site to be first occupied by the applicant.
9. The dwelling would be sited to the north of the field and adjacent to the highway and the existing farm access would be extended to provide an access and driveway.
10. The dwelling would be two storeys and constructed from natural limestone and blue slate with timber windows and doors and gritstone details. The dwelling would have a gross internal floor area of 97m<sup>2</sup>.

**RECOMMENDATION:**

**That the application be REFUSED for the following reasons**

1. **The application does not demonstrate that the development would meet eligible local needs for affordable housing. 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 built form of Litton Dale and would introduce development into Litton Dale in a manner that would harm the character of the area and valued landscape character contrary to Core Strategy policies GSP1, GSP3 and L1 Development Management policies DMC3 and DMC4 and the National Planning Policy Framework.**

### **Key Issues**

- Whether there is justification for the proposed local needs affordable house and whether the proposed house is in accordance with policies HC1, DMH1 and DMH2
- The design and landscape impact of the proposed development.

### **History**

11. None relevant.

### **Consultations**

Parish Council – Object to the development for the following reasons:

The application is for a completely new development on an elevated green field, on a bend and facing the main road, having an undesirable and prominent effect on the scenic nature of the valley.

There are green fields, all of which are agricultural, running from this site down to the main road. Allowing this development could set a precedent enabling development all along this side of the road.

Development will extend the boundary of the village, being ribbon development along the narrow, restricted valley. The new houses on the opposite side of the development were all built on brown field sites where the buildings had fallen into disrepair.

The applicant stated in a letter to the Parish Council that he needed the new house to protect his farm buildings from theft but these buildings cannot be seen from the proposed house as they are on the other side of a hill and a considerable distance from it.

We would further contend that a new build four-bedroom detached house is not what could be described as meeting the 'affordable housing' criteria.

Finally, the existing trees that may partly screen the development are suffering from Ash Dieback and will need to be felled which will increase the obtrusive nature of the development.

Highway Authority – Makes the following comments.

The closest bus stops is at the east of the site which is within maximum walking distance of 400m on Litton Dale. I have concerns regarding the pedestrian accessibility to the site as there are no continuous formal footway links to the bus stops and pedestrian need to walk either on highway margin/verge or on Litton Dale Road where the margin/verge not available. However, this is an existing situation and not unlike other residential sites on Litton Dale Road. Therefore I would not object to the progression of the application on this basis; however, I would want my concerns to be noted.

Litton Dale is a classified road subject to 30mph speed limit fronting the site in both directions. However, the speed limit changes close to the site to the national speed limit in the westbound direction. I note that dimensioned visibility splays plan has not been provided in support of this application and I would request that the applicant should demonstrate visibility splays of 2.4m x 43m in both directions within which there should be no obstructions greater than 1m in height (0.6m in the case of vegetation) relative to the adjoining nearside carriageway channel level. A revised plan to this effect should be provided.

Whilst a site visit has not been undertaken as noted above, from a desktop study, it appears approximately 3.5m highway margin/verge exist at the western direction of the site and approximately 3m highway margin/verge exists at the eastern direction which could provide set back distance of 2.4m from the nearside carriageway.

I further note that the proposed access emerge in an angle to the highway due to which vehicles emerging from the site or entering the proposed site would struggle to negotiate the proposed layout (geometry) which may result vehicles reversing on the classified road or resulting in vehicles emerging not having full extent of visibility which may lead to potential danger and inconvenience to other highway and interfere with the safe and efficient movement of traffic on the adjoining highway. The access should be designed in such a way that the proposed access meet the classified road at right angles. A revised drawing incorporating the above comments should be submitted for review.

Suggested location of bins has been shown. This plan should be supported by the waste collection procedure for the Highway Authority review.

District Council – No response to date.

Natural England – No objection.

## **Representations**

12. We have received six letters to date. Four letters of support have been received, one letter of objection and one raising general comments. The reasons are summarised below.

### Support

- Living next to farmland would be beneficial from both a management and security perspective.
- The design reflects other properties nearby.
- The proposed site is a logical extension to Litton.
- There is an existing vehicular access to the site and off-road parking.
- The application would provide an affordable local need home which would benefit local people now and in the future. There is a current shortage of local affordable housing within the local area.
- The development would include sustainable technology.

### Objection

- This site is outside the footprint of the village and will set a precedent for additional building extending the village and destroying its character.

- Current building within the village has been within the existing outline and on derelict land which was an improvement.

#### General comment

- The development could appear quite dominant and elevated from the road side. The development could be cut into the hillside lowering its elevated position and impact upon Dale Cottages.

#### Main Policies

Relevant Core Strategy policies: GSP1, GSP2, GSP3, GSP4, DS1, CC1, HC1, L1 and L2

Relevant Development Management policies: DMC3, DMC4, DMC11, DMC12, DMC13, DMH1, DMH2, DMH3, DMH11, DMT3, DMT8, DMU1 and DMU2.

#### National Planning Policy Framework

13. The National Planning Policy Framework (NPPF) should be considered as a material consideration and carry particular weight where a development plan is absent, silent or relevant policies are out of date. In the National Park the development plan comprises our Core Strategy 2011 and the Development Management Policies 2019. Policies in the development plan provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. There is no significant conflict between prevailing policies in the development plan and the NPPF and our policies should be given full weight in the determination of this application.
14. Para 172 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.'
15. Para 77 states that in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this.
16. The NPPF defines rural exceptions site as small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection.

#### Peak District National Park Core Strategy

17. Policy DS1 sets out the Development Strategy for the National Park. Part D says that in named settlements such as Litton there is additional scope to maintain and improve the sustainability and vitality of communities. In or on the edge of these settlements amongst other things new building development for affordable housing is acceptable in principle.
18. Policy HC1 says that exceptionally, new housing can be accepted where the proposals would address eligible local needs and would be for homes that remain affordable with occupation restricted to local people in perpetuity. The provisions of HC1 are supported by policy DH1, DH2 and DH3 of the Development Management Policies, which gives more detailed criteria to assess applications for affordable housing to meet local need.

19. Policy GSP1 sets out the broad strategy for achieving the National Park’s objectives having regard to the Sandford Principle, (that is, where there are conflicting desired outcomes in achieving national park purposes, greater priority must be given to the conservation of the natural beauty, wildlife and cultural heritage of the area, even at the cost of socio-economic benefits). GSP1 also sets out the need for sustainable development and to avoid major development unless it is essential, and the need to mitigate localised harm where essential major development is allowed.
20. Policy GSP3 sets out development management principles and states that all development must respect, conserve and enhance all valued characteristics of the site and buildings, paying particular attention to, amongst other elements, impact on the character and setting of buildings, scale of the development appropriate to the character and appearance of the National Park, design in accordance with the National Park Authority Design Guide and impact on living conditions of communities.
21. Policy GSP4 says that to aid the achievement of its spatial outcomes, the National Park Authority will consider the contribution that a development can make directly and/or to its setting, including, where consistent with government guidance, using planning conditions and planning obligations.
22. Policy CC1 states that development must make the most efficient and sustainable use of land, buildings and natural resources, taking into account the energy hierarchy and achieving the highest possible standards of carbon reductions and water efficiency.

#### Development Management Policies

23. The most relevant development management policies are DMH1 and DMH2. Policy DMH11 is also relevant as it states the need for a planning obligation to secure the affordability of the dwellings in perpetuity if the scheme were permitted.

24. Policy DMH1 – New Affordable Housing

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

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

Number of bed spaces and Maximum Gross Internal Floor Area (m<sup>2</sup>)

One person	39
Two persons	58
Three persons	70
Four persons	84
Five persons	97

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

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

25. Policy DMH2 First occupation of new affordable housing

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

- (i) a person (and his or her dependants) who has a minimum period of 10 years permanent residence in the Parish or an adjoining Parish inside the National Park and is currently living in accommodation which is overcrowded or otherwise unsatisfactory; or
  - (ii) a person (and his or her dependants) not now resident in the Parish but having lived for at least 10 years out of the last 20 years in the Parish or an adjoining Parish inside the National Park, and is currently living in accommodation which is overcrowded or otherwise unsatisfactory; or
  - (iii) a person who has an essential need to live close to another person who has a minimum of 10 years residence in a Parish inside the National Park, the essential need arising from infirmity.
26. Policy DMC3. A says where development is acceptable in principle, it will be permitted provided that its detailed treatment is of a high standard that respects, protects and where possible enhances the natural beauty, quality and visual amenity of the landscape, including the wildlife and cultural heritage that contribute to the distinctive sense of place.
27. Policy DMC3. B sets out various aspects that particular attention will be paid to including: siting, scale, form, mass, levels, height and orientation, settlement form and character, landscape, details, materials and finishes landscaping, access, utilities and parking, amenity, accessibility and the principles embedded in the design related SPD and the technical guide.
28. Policy DMC4. A says that planning applications should provide sufficient information to allow proper consideration of the relationship between a proposed development and the settlement's historic pattern of development including the relationship of the settlement to local landscape character. The siting of the development should complement and not harm the character of these settlements.
29. Policy DMC11. A says that proposals should aim to achieve net gains to biodiversity or geodiversity as a result of development. In considering whether a proposal conserves and enhances sites, features or species of wildlife, geological or geomorphological importance all reasonable measures must be taken to avoid net loss.
30. Policy DMC13 says that planning applications should provide sufficient information to enable impact on trees, woodlands and other landscape features to be properly considered. Development should incorporate existing trees which should be protected during the course of the development.

## **Assessment**

### **Principle of affordable housing**

31. Our policies do not allow new build housing in the National Park unless there are exceptional circumstances. One circumstance where housing can be permitted is under policy HC1. A where development would meet eligible local need for affordable housing.
32. The site is located on the edge of Litton, therefore the development of affordable housing is acceptable in principle if there is a proven need for the dwelling, the housing is within our maximum size thresholds and the applicant satisfies our occupation criteria in accordance with policies DMH1 and DMH2.
33. The applicant is the intended first occupant of the dwelling. The applicant owns a two bedroom property in Bradwell parish where he lives with his partner and sister. The

- applicant states that he has lived in this property for more than ten years. No evidence to demonstrate the applicants' local qualification has been submitted with the application.
34. From the information provided the applicant would not meet the criteria set out in policy DMH2 in the first instance because the applicant does not live within Litton or an adjoining parish. Litton Parish does not adjoin Bradwell Parish.
  35. Furthermore, the applicant currently owns and occupies a two bedroom property. People owning a house are generally considered to be more able to resolve their own housing need. No evidence has been submitted with the application to demonstrate that the applicant has registered with Home-Options and been assessed as eligible to bid for affordable housing.
  36. The application states that available properties have been monitored on Home-Options and on the open market but that no properties have been available within the local area. No evidence of a search or properties that are available has been submitted with the application.
  37. The applicant would be unable to bid on properties without first registering with Home-Options and it is therefore unclear on what basis this has been discounted. We have carried out a market search and there do appear to be three bedroom properties in Tideswell currently on the market within the applicants budget.
  38. The application proposes the erection of a detached four bedroom dwelling with a gross internal floor area of 97m<sup>2</sup>. This equates to a five person dwelling as set out by policy DMH1. The applicants' household has three persons (maximum floor area of 70m<sup>2</sup>) and therefore the proposed dwelling appears to be significantly larger than the applicants need. Though it is difficult to make an objective assessment because the applicant has not registered with Home-Options.
  39. Therefore the application does not demonstrate that there is a proven need for the proposed affordable house contrary to policy DMH1. A or that the applicant meets our occupancy criteria set out by policy DMH2.
  40. The desire to move to a larger property to start a family is understood. However, our policies require applicants to demonstrate that they are in need of affordable housing and have a local connection. This is to ensure that the limited sites available for affordable housing are only released when development would meet a demonstrable local need that can not be met by the existing housing stock.
  41. The Parish Council and a number of representations mention the proximity of the site to farmland. The application states that the applicants father owns some land at Litton Dale and that the development would give access to the land to check on livestock and ensure machinery is secure.
  42. The application is for an affordable house rather than an agricultural worker dwelling. No evidence about the farm operation has been submitted to justify a new dwelling. It is clear from the application that the applicants profession is a builder. Therefore while the development may be convenient in relation to the adjacent land these issues do not provide justification for the erection of a house on the site.

#### Siting and landscape impact

43. The site is located within the limestone village farmlands landscape character type within part of a larger field bounded by drystone walling. The land here rises up the dale away from the road.

44. The site is located adjacent to garages associated with Dale Cottages and opposite from Dale House. These properties are located away from Litton but have been connected by recent affordable housing development to the west on the north side of the road. Therefore while the site is clearly located away from the centre of the village it can be argued to be on the edge of the settlement.
45. The character of the land within the Dale here changes significantly beyond Dale Cottages becoming open countryside with open pasture rising up to the south side of the Dale. There is a clear change in character from the group of properties at the edge of Litton that enclose the road to the open Dale beyond.
46. The proposed house would be sited above the level of the road on the rising ground and would be a prominent and visually intrusive development in this location. The development would urbanise this part of the Dale adversely affecting its open character and the transition between edge of settlement and open countryside. We agree with the Parish Council that the development would have a harmful impact upon the scenic beauty of the Dale.
47. The impact of the development would be clearly visible from the road and the approach and exit to the village and from the footpath that passes along the eastern boundary of the site and provides elevated views from the south.
48. The development would extend the boundary of the village and while this is often necessary and can be acceptable on some sites, in this case the development would begin ribbon development beyond the established edge of the village and into the open Dale which is valued for open character and scenic beauty.
49. The Parish Council raise concerns that the development, if approved, could set a precedent for further development along this side of the road. Each application must be determined on its own merits, however, if development was accepted on this site then further development could be more likely to be acceptable.
50. The proposal would introduce new residential development beyond the established edge of Litton and out into the open Dale. The development would result in further linear development into the Dale in a manner that would harm the landscape character of the area.
51. Therefore, the development would not conserve or enhance the landscape character of the area contrary to policies GSP1, GSP3, L1, DMC3 and DMC4.

#### Design, sustainable building and climate change

52. The proposed dwelling would be constructed from natural limestone and blue slate with a narrow gable pitched roof. Windows and doors would be timber with natural gritstone surrounds.
53. The dwelling has a narrow gable and utilises traditional materials and detailing. The design therefore broadly reflects the local built tradition and our adopted design guide. The house would be provided with a small curtilage with amenity areas to the front and rear.
54. The application states that design has been considered to maximise solar gain to amenity spaces and habitable rooms. The house would be built using a fabric first approach with high specification insulation, low energy white goods and fittings and low water demand sanitary facilities. An air source heat pump is proposed to provide primary heating along with water butts for water storage.

55. The information provided demonstrates how the development has been designed to make the most efficient use of natural resources, taking into account the energy hierarchy and achieve the high standards of carbon reductions and water efficiency in accordance with policy CC1.

#### Impact upon amenity and Highway Safety

56. The proposed dwelling would be elevated above the level of the adjacent property to the east. However, the dwelling would be located closest to a detached garage and some distance from the neighbouring house and its garden. The development would therefore not be overbearing or lead to any significant loss of light that could harm the amenity of the neighbouring property.
57. There are no windows in the gable of the proposed house facing the neighbouring property, therefore the development would not lead to any loss of privacy or overlooking. Therefore, we conclude that the development would not be contrary to our detailed design guidance in respects of amenity and not harm the amenity, security or privacy of any neighbouring property.
58. The development would utilise the existing field access providing a driveway, turning area and two parking spaces for the house. There is sufficient parking and turning space within the site to serve the development. The Highway Authority has requested further information to demonstrate sufficient visibility to the highway and amendments so that the access meets the classified road at right angles.
59. We have not requested amended plans due to our fundamental concerns about the justification and impact of the development. However, there is sufficient visibility onto the highway and space for the access to meet the road at right angles. Therefore, subject to conditions to secure amended plans we consider that the development would not harm highway safety.

#### Trees and protected species

60. The site is improved grassland and there is no evidence of any protected species or habitat within the field that could be affected by development. Give the distance to any designated site the development would not result in a harmful impact.
61. There are a number of mature trees along the highway. These are away from the location of the proposed dwelling but works to erect boundary walls may affect their root system. These works are unlikely to be harmful if carried out in an appropriate manner and therefore if permission is granted we would recommend a scheme of tree protection measures and methodology to be agreed by planning condition.

#### Other Issues

62. If approved, a planning condition would be required to ensure that on-site utilities infrastructure is installed underground this would ensure the proposal is in accordance with policies DMU1 and DMU2. Foul sewerage would go to the mains sewer.

#### Conclusion

63. The application has not demonstrated that the proposed occupants have a local qualification or that there is a proven need for the dwelling contrary to policies HC1, DMH1 and DMH2.

64. The proposed site would introduce development into open countryside in a manner that would harm the character of Litton Dale and valued landscape character contrary to policies GSP1, GSP3, L1, DMC3 and DMC4.

65. Having taken into account all material considerations and issues raised in representations we conclude that the proposed development is contrary to the development plan. Material considerations do not indicate that planning permission should be granted. Therefore, the application is recommended for refusal.

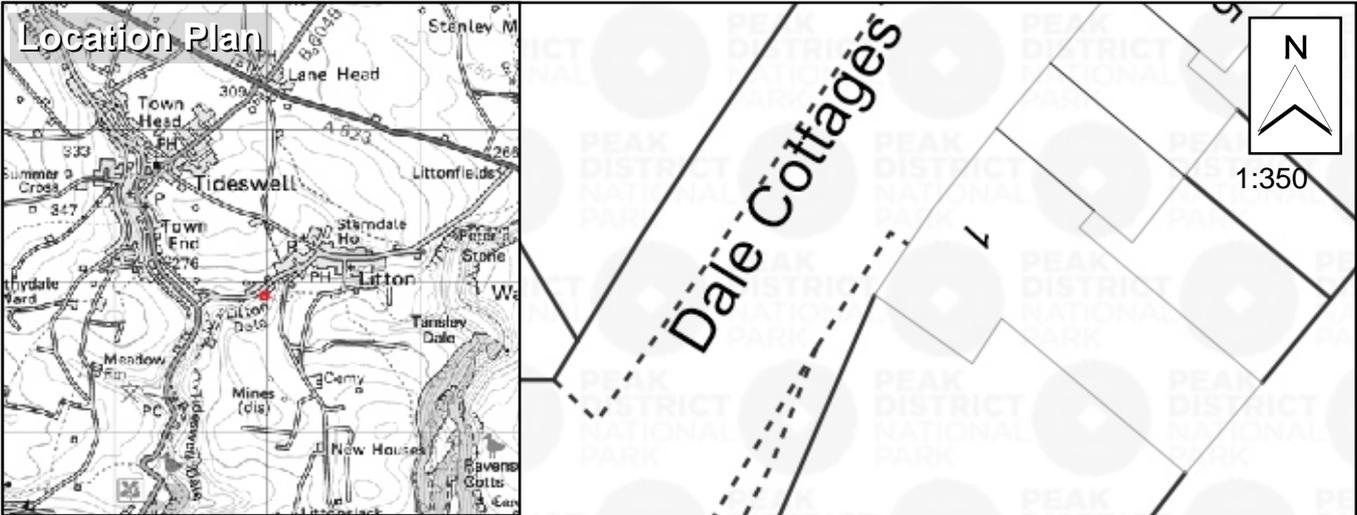
### **Human Rights**

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

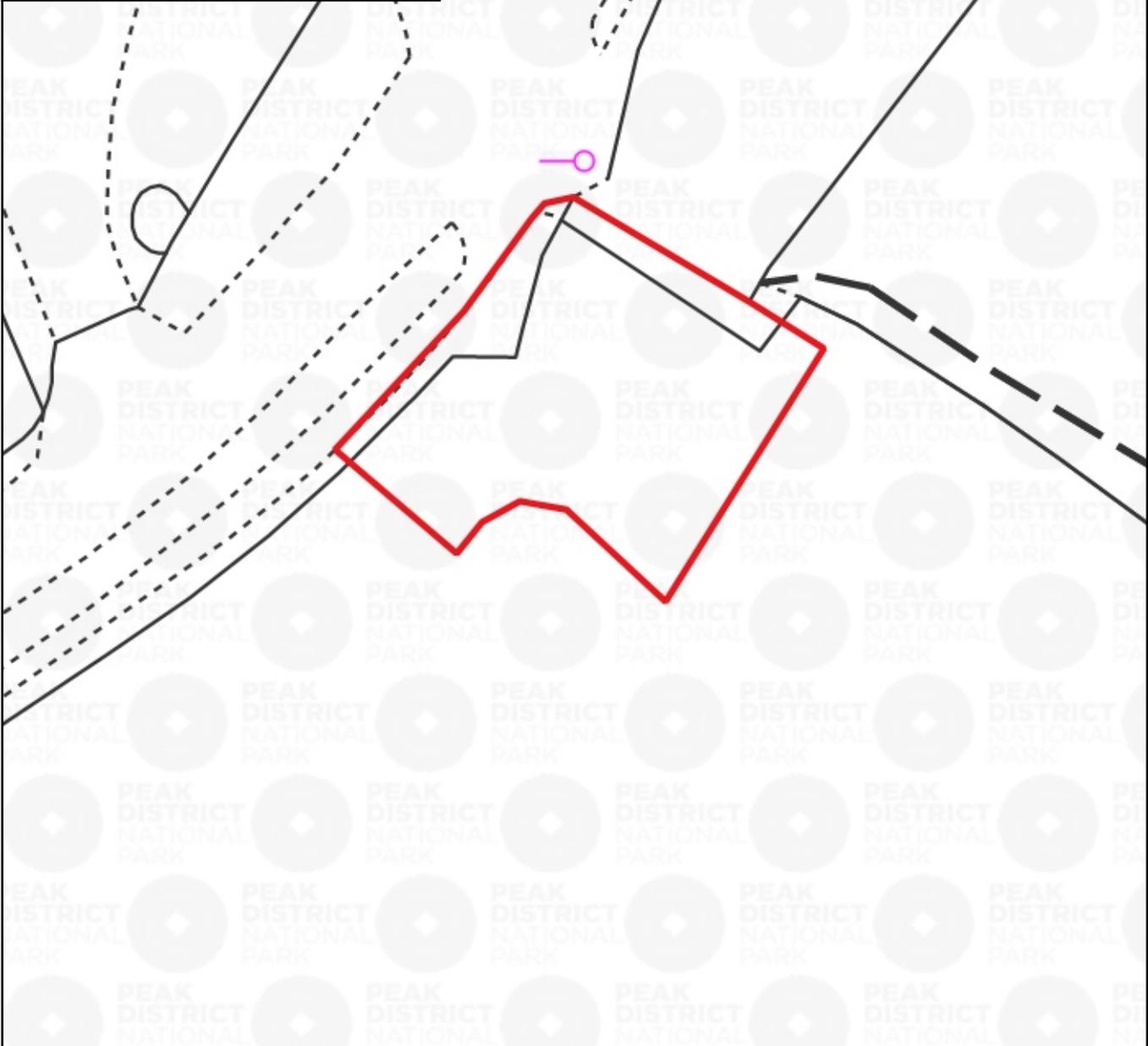
### **List of Background Papers** (not previously published)

67. Nil

68. Report Author: Adam Maxwell, Senior Planner



1:350



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Committee Date:	12/03/2021	<b>Title:</b> Litton Dale, Litton	 <b>PEAK DISTRICT NATIONAL PARK</b>
Item Number:			
Application No:	NP/DDD/1220/1217		
Grid Reference:	415995, 374971		

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**6. FULL APPLICATION – SITING OF A MOBILE COFFEE UNIT TO BE SITUATED AT THE TOP OF THE CAR PARK AT LADY CANNINGS PLANTATION, SHEEPHILL ROAD, SHEFFIELD (NP/S/1220/1197, AM)**

**APPLICANT: AVVENTURA COFFEE CO.**

**Summary**

1. The site is part of a small car park in open countryside south of Ringinglow.
2. The application proposes the change of use of part of the car park for the siting of a mobile coffee unit selling drinks.
3. This development in this location is not acceptable in principle and would harm the landscape character and biodiversity of the National Park. The development would also exacerbate on-street parking issues in the local area.
4. The application is recommended for refusal.

**Site and Surroundings**

5. The site is located on a small car park in open countryside south of Ringinglow. The car park is off Houndkirk Road and adjacent to Lady Canning's Plantation.
6. There are two mountain bike courses within the plantation and a public right of way leading south from the car park to Houndkirk and Burbage Moor, which form part of the Eastern Peak District Moors Site of Special Scientific Interest (SSSI), Peak District Moors Special Protection Area (SPA) and South Pennine Moors Special Area of Conservation (SAC).
7. The nearest neighbouring property is Moor Cottage to the north of the site.

**Proposal**

8. The application is for the change of use of part of the car park for the siting of a mobile coffee unit.
9. The coffee unit would be housed in a converted horsebox, which would be towed by a vehicle on site. The application states that initially the coffee unit would open on weekends but with a view to extending this to Wednesday – Sunday between the hours of 10:30 and 16:00.
10. The application says that bins would be provided adjacent to the trailer. The bins would be moved at the end of each day and managed by a specialist waste management company.

**RECOMMENDATION:**

**That the application be REFUSED for the following reasons**

1. **The development would not be directly related to or ancillary to a recreation or tourist facility and therefore in principle is contrary to policies DS1 and HC5 that seek to direct development to named settlements and other appropriate locations detailed within the Development Plan.**

2. **The development would harm the landscape character and biodiversity of the National Park contrary to policies GSP1, GSP3, L1, L2, DMC3, DMC11 and litter from the development could not be satisfactorily controlled contrary to policy DMC14.**
3. **The development would reduce available off-street parking spaces in the car park and exacerbate existing on-street parking issues in the local area, particularly at weekends and harm highway safety and the amenity of the local area contrary to policies GSP3 and DMC3.**

### **Key Issues**

- Whether the proposed development is acceptable in principle.
- The impact of the development upon the valued characteristics of the National Park.
- The impact of the development upon amenity and highway safety.

### **History**

11. 2016: Planning permission granted conditionally for construction of a second mountain bike trail through existing conifer plantation woodland.
12. 2015: Planning permission granted conditionally for construction of mountain bike track through conifer plantation woodland.

### **Consultations**

Highway Authority – No response to date.

Sheffield City Council – Response received from countryside service manager:

I have asked our licensing colleagues to not approve a street trading license for this unit. The Council's Parks and Countryside Service owns and manages the adjacent Lady Canning's Plantation. The site has seen unprecedented visitor numbers and cars parking irresponsibly on the area in question and the main road. As part of the Better Parks initiative and the Outdoor City project, we are constantly looking for new opportunities to improve visitor experience. Whilst we would like to see an appropriate Coffee Unit on site, we would not want to see one at this location.

We would favour instead a facility further up the Houndkirk Track on Council land adjacent to the track on the hard standing used for timber stacking. We would then be able to provide an appropriate licence that ensured that litter management was considered more sensitively for this site to reflect growing local opposition. If the proposal went ahead in its current location it would not only remove valuable car parking spaces but would move the problem onto the Highway causing further traffic management issues and damage to soft verges.

PDNPA Archaeology: No objection

PDNPA Ecology: No objection.

PDNPA Landscape: No objection in principle. The site within Section 3 land (Natural Zone) but the car park is existing development and possible should have been omitted from the last review. Unless the proposal is outside of the car park then we need to accept that the site is not within Section 3 land.

## **Representations**

We have received a total of 153 letters of representation to date. 134 letters object to the development, 15 letters support and 4 letters make general comments. The issues raised in representations are summarised below.

### **Object**

- The plantation is on the edge of the Natural Zone and the mobile unit will be highly visible in an exposed, elevated location. Although on the edge of an informal car park, the proposal represents an unnecessary further visual intrusion into an exceptional landscape. The structure is a metal container of industrial design and incongruous in a rural environment.
- The establishment of a commercial refreshment outlet in open countryside outside of a recognised settlement is unnecessary and detrimental to the quiet enjoyment of the countryside. Visitors will be encouraged to walk into open moorland drinking produce from the outlet and no amount of bins will restrict littering. The landscape will be urbanised if a plethora of bins are provided.
- The proposal is contrary to local and national planning policies, which seek to protect the valued characteristics of the National Park.
- Refreshment facilities are available in Ringinglow at the Norfolk Arms pub, which is 400m from the site. The site is outside of a named settlement and therefore contrary to the Authority's policies.
- The development would harm the valued characteristics of the National Park including its natural beauty, landscape character, sense of wilderness, woodlands and special value attached to the National Park by surrounding urban communities.
- The development would reduce the recreational enjoyment of the countryside because people visit the National Park to remove themselves from this type of urban facility and make connection with the natural environment.
- The car park is sited on an incline and accessed off a bend with poor visibility. The development would encourage an increase in the dangerous access.
- The development will reduce available parking spaces in the car park creating congestion and additional pressure to park on the road.
- Litter is a very significant problem in Lady Canning's. The proposed development would result in a significant amount of litter being dropped in the local area exacerbating the current problem.
- The area is already too busy with visitors. The development will create additional visitor pressure and damage the local area.
- Members of the public will drive to the site to buy food and drink.
- Food and drink is sold at the Norfolk Arms in Ringinglow.
- Noise and smells created by the development will harm the amenity of the local area.
- The development will exacerbate public order issues in the local area.

### Support

- The development will provide a facility for people walking in the local area.
- The development will not make the site busier. Existing visitors to the site will buy food and drink.
- The development will not create additional litter if bins are provided. The provision of bins may reduce litter overall.
- The proposed structure is very unimposing and would fit in nicely with the local area.
- The development will reduce pedestrian traffic through Ringinglow.
- Could consider a temporary permission to assess effect on the local area.

### General comment

- Disposable cups will create litter in a rural area even if a bin is provided.
- Car park is not big enough to support numbers of visitors and at weekends, cars often park on the road.
- Car park will need to be extended to facilitate the development.

### Main Policies

Relevant Core Strategy policies: GSP1, GSP3, DS1, CC1, L1, L2, HC5

Relevant Development Management policies: DMC2, DMC3, DMC11, DMC12, DMC14, DMS3, DMT3 and DMT6

### National Planning Policy Framework

13. The National Planning Policy Framework (NPPF) should be considered as a material consideration and carry particular weight where a development plan is absent, silent or relevant policies are out of date. In the National Park, the development plan comprises our Core Strategy 2011 and the Development Management Policies 2019. Policies in the development plan provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. There is no significant conflict between prevailing policies in the development plan and the NPPF and our policies should be given full weight in the determination of this application.
14. Para 172 states that 'great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks and the Broads.'

### Peak District National Park Core Strategy

15. Policy DS1 sets out the Development Strategy for the National Park. DS1 C. sets out the limited types of development that is acceptable in principle in the countryside outside the Natural Zone.

16. Policy HC5 is relevant for proposals for shops, professional services and related activities (including premises for the sale and consumption of food and drink). HC5 E. says that other than farm shops retail use in the countryside will only be acceptable where proposals are small scale and must be ancillary to a business acceptable under policy E2 or related directly to and be ancillary to recreation and tourism facilities taking into account impact on local centres.
17. Policy GSP1 sets out the broad strategy for achieving the National Park's objectives having regard to the Sandford Principle, (that is, where there are conflicting desired outcomes in achieving national park purposes, greater priority must be given to the conservation of the natural beauty, wildlife and cultural heritage of the area, even at the cost of socio-economic benefits). GSP1 also sets out the need for sustainable development and to avoid major development unless it is essential, and the need to mitigate localised harm where essential major development is allowed.
18. 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.
19. Policy CC1 states that development must make the most efficient and sustainable use of land, buildings and natural resources, taking into account the energy hierarchy and achieving the highest possible standards of carbon reductions and water efficiency.
20. Policy L1 says that development must conserve and enhance valued landscape character and other valued characteristic of the National Park. L1 B. says that other than in exceptional circumstances development in the Natural Zone will not be permitted.
21. Policy L2 says that development must conserve and enhance any sites, features or species of biodiversity and geodiversity importance and where appropriate their setting. Other than in exceptional circumstances development will not be permitted which is likely to have an adverse impact on any sites, features or species of biodiversity importance or their setting that have statutory designation or are of international or national importance for their biodiversity.

#### Development Management Policies

22. Policy DMS3 provides more detailed policy for proposals associated with business or industrial units, petrol stations, garden centres or expansion of existing sites or buildings. The supporting text to policy DMS3 restates that retail uses in the countryside will only be acceptable where proposals are acceptable and ancillary to existing uses in accordance with policy HC5.
23. Policy DMC3. A says where development is acceptable in principle, it will be permitted provided that its detailed treatment is of a high standard that respects, protects and where possible enhances the natural beauty, quality and visual amenity of the landscape, including the wildlife and cultural heritage that contribute to the distinctive sense of place.
24. Policy DMC3. B sets out various aspects that particular attention will be paid to including: siting, scale, form, mass, levels, height and orientation, settlement form and character, landscape, details, materials and finishes landscaping, access, utilities and parking, amenity, accessibility and the principles embedded in the design related Supplementary Planning Document and the technical guide.

25. Policy DMC11. A says that proposals should aim to achieve net gains to biodiversity or geodiversity as a result of development. In considering whether a proposal conserves and enhances sites, features or species of wildlife, geological or geomorphological importance all reasonable measures must be taken to avoid net loss.
26. Policy DMC11. B says that details of appropriate safeguards and enhancement measures for a site, feature or species of nature conservation importance that could be affected by the development must be provided. Development will not be permitted if applicants fail to provide adequate or accurate detailed information to show the impact of a development.
27. Policy DMC14. A says that development that presents a risk of pollution or disturbance will not be permitted unless adequate control measures are put in place to bring the pollution within acceptable limits.

## **Assessment**

### **Principle of development**

28. Part of the car park is located on designated Section 3 Land and is therefore Natural Zone for the purposes of our development plan. Our Landscape Officer advises that as this land is an established car park it cannot be considered as Section 3 Land or Natural Zone in itself. Nevertheless the car park site forms an immediate gateway to a landscape of wilder quality which underpins the Natural Zone designation and great care is needed to ensure that these qualities are not undermined. Natural Zone designation represents the highest level of protection in order to protect these undeveloped qualities and control is therefore also necessary to protect the setting and integrity of the qualities.
29. In the countryside, our development strategy allows for limited development. The proposal is for a change of use of the land to allow the sale of drinks from a mobile unit. Policy HC5 is therefore directly relevant and only allows for retail development in the countryside (other than farm shops) where they are small scale and ancillary to an existing business or where they related directly to and are ancillary to recreation and tourism facilities.
30. The site is part of an existing car park in an area of countryside that is popular with visitors to the local area, particularly walkers and cyclists. Users of the car park generally are visiting the wider area rather than the site itself and a significant amount of cyclists use the mountain bike trails within Lady Canning's plantation.
31. Critically there are no existing recreation or tourism facilities at the site other than the mountain bike trails that are available for the public to use. The proposed coffee unit is intended to serve members of the public visiting the area and would not be ancillary or related directly to any existing recreation and tourism facilities.
32. The development is therefore contrary to our development strategy, which generally directs this type of development to named settlements within the National Park set out by policy DS1 and other appropriate locations detailed in the development plan.

### **Impact of development**

33. The coffee unit would be within a converted horse trailer, which would be towed onto the site by a vehicle. The trailer and vehicle would be visible on site by passing members of the public and from Sheephill road looking up at the car park. The development would however be seen in the context of the existing car park and the vehicle and horse trailer would not unduly visually intrusive or incongruous in this context.

34. We accept that it is likely that the development would provide a facility for existing visitors to the area, rather than be an attraction in its own right. Nevertheless, we recognise concerns raised in representations that activity created by the unit would have an urbanising impact upon in an area, which is enjoyed by members of the public seeking to enjoy the recreation opportunities, natural beauty and sense of wilderness within this part of the National Park.
35. Concern has also been raised about the potential impact of litter in the wider area which evidence in representations indicates is an existing problem. The application proposes to use biodegradable takeaway cups, provide bins and undertake litter picks to mitigate this issue.
36. While it is likely that bins provided on site would be utilised, it is also likely that some customers will chose to consume drinks purchased from the development while walking or cycling in the local area. It is reasonable to conclude therefore that the development is likely to cause an increase in litter in the local area and potentially in ecologically sensitive moorland areas that are well connected to the site.
37. The control of litter in practice would be difficult to manage and given the potential wide area covered by visitors could not be satisfactorily mitigated by either the provision of bins on site, litter picks or the use of biodegradable cups.
38. We therefore conclude that the development would harm the landscape character and biodiversity of the National Park contrary to policies GSP3, L1, L2, DMC3, DMC11, DMC14 and the National Planning Policy Framework.

#### Impact upon amenity and Highway Safety

39. The site is located within an established car park and approximately 100m away from the nearest neighbouring property. There are no concerns that activity at the coffee unit itself would harm the amenity of neighbouring properties or create unacceptable impacts from noise or smells.
40. The development would serve existing visitors to the local area and would be unlikely to provide an attraction in its own right. We therefore consider that the development would be unlikely to generate any significant additional trips to the site or intensify the use of the existing access from Sheephill Road.
41. The development would take up parking spaces within the site. No detailed site plan has been provided, however, it is likely that at least two parking spaces would be taken up by the vehicle and trailer if no seating is provided. The development would therefore only have a limited impact upon available parking spaces.
42. However, evidence submitted with representations shows that the car park is often full especially at weekends with very significant levels of on-street parking in the local area created by visitors along Sheephill Road and Ringinglow Road. In this context, the reduction of two available parking spaces is significant and would exacerbate the existing parking issues and harm the amenity and highway safety of the area.
43. The development is adjacent to the public right of way. There are no concerns that the development would obstruct the right of way if properly managed.

#### Other issues

44. A number of representations point out that there are existing facilities in the local area, most notably at the Norfolk Arms in Ringinglow. Commercial competition is not a material

consideration and there is no planning requirement for the applicant to make a business case.

45. Given the scale of the development, it is unlikely that the development would harm the viability of existing community facilities; however, we note our policy position as set out earlier in the report, which directs this type of development to settlements and existing tourism and recreation businesses and facilities.
46. A representation suggests that consideration is given to a temporary planning permission so that any potential impacts could be monitored. However, in this case we conclude that the development is not acceptable in principle and would have an unacceptable impact upon the National Park. In these circumstances, a temporary planning permission to allow a trial run would not be appropriate.

### **Conclusion**

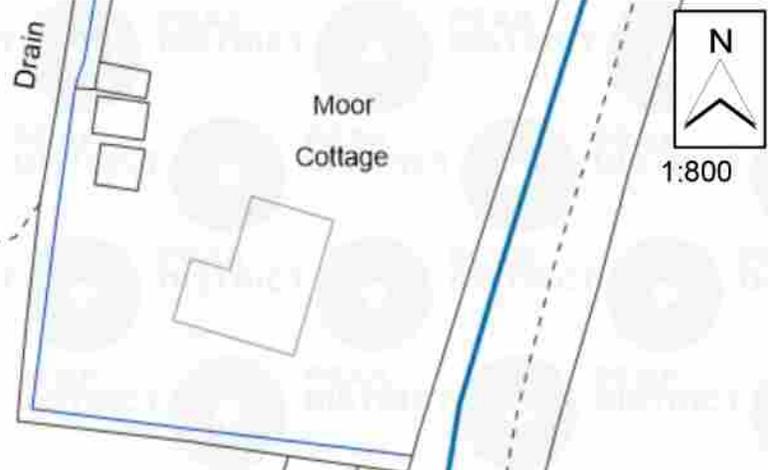
47. The development would not be directly related to or ancillary to a recreation or tourist facility and therefore in principle is contrary to policies DS1 and HC5 that seek to direct development to named settlements within the National Park.
48. The introduction of development of this nature into a landscape of such wild quality would harm the valued character and biodiversity of the National Park contrary to policies GSP1, GSP3, L1, L2, DMC3, DMC11 and litter from the development could not be satisfactorily controlled contrary to policy DMC14.
49. The development would reduce available off-street parking spaces in the car park and exacerbate existing on-street parking issues in the local area, particularly at weekends and harm highway safety and the amenity of the local area contrary to policies GSP3 and DMC3.
50. Having taken into account all material considerations and issues raised in representations we conclude that the proposed development is contrary to the development plan. Material considerations do not indicate that planning permission should be granted. Therefore, the application is recommended for refusal.

### **Human Rights**

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

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

52. Nil
53. Report Author: Adam Maxwell, Senior Planner



Blue line = NP Boundary

332.5m

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Committee Date:	12/03/2021
Item Number:	
Application No:	NP/S/1220/1197
Grid Reference:	429055, 383464

**Title:** Lady Cannings Plantation,  
 Sheephill Road, Sheffield



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**7. FULL APPLICATION – RENOVATION OF HOUSE AND CONVERSION OF AGRICULTURAL BUILDINGS FOR RESIDENTIAL AND COMMERCIAL USE (CAFE), TOWN END COTTAGE, GRINDON (NP/SM/1020/0979, MN)**

**APPLICANT: DR ALEX FORRESTER**

**Summary**

1. The proposal is to renovate the existing house and to extend the living accommodation in to the attached agricultural buildings, whilst also providing an 8m<sup>2</sup> café area in part of one of the agricultural buildings.
2. The buildings affected are concluded to represent heritage assets and the principle of their conservation through conversion is supported by planning policy. Subject to conditions, the proposed alterations (as amended) to facilitate conversion and changes to the existing dwelling, are considered sensitive to the appearance and character of the buildings and are supported.
3. The principle of the proposed café use is also acceptable in planning policy terms and the proposed scale of the cafe, the alterations proposed to the building, and the proposed site layout are considered to maintain highway safety and the amenity of other residential properties.
4. Other associated works within the application site area are also concluded to have acceptable planning impacts.
5. 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**

6. Town End Farm is located at the eastern edge of Grindon village on Weags Bridge Road. It is accessed from the road over a strip of verge that is outside of the applicants ownership.
7. The property is a small cottage in a linear range with an attached cow house with hay loft over. The cottage has a rear single storey offshot. A small 'workshop' is attached to the north east gable of the range. A further agricultural barn, formed as a shippon of the neighbouring property (but not in it's ownership) is positioned south west of the house and facing the road.
8. The neighbouring property of Grove Cottage is attached to the north west gable of the road-facing barn. The access to Buckfurlong Farm faces the property on the other side of the road, although the property itself is set well back from it. The site has no other residential neighbours.
9. The site is located within the Grindon conservation area.
10. The Peak District Dales Special Area of Conservation and Hamps and Manifold Valley Site of Special Scientific Interest lie approximately 350m north east of the site.

### **Proposal**

11. The application proposes renovating the house and extending the living accommodation in to the attached agricultural shippon and lean-to. The renovation includes both internal and external alterations to the building, as well as the provision of a package treatment plant for the treatment and disposal of waste water, and the installation of an air source heat pump.
12. Conversion of the currently-freestanding barn to provide 8m<sup>2</sup> of café seating area, and cycle storage is also proposed within it. It is proposed to construct a link extension between this building and the main house as part of these works.

### **RECOMMENDATION:**

13. That the application be **APPROVED** subject to the following conditions:
  1. **3 year time limit**
  2. **In accordance with the amended plans**
  3. **Hard and soft landscaping of the site, including parking spaces and surfacing to be reserved and subsequently approved parking to be set out prior to the use of the café commencing**
  4. **Dwelling and café to be maintained as a single planning unit**
  5. **Cafe opening hours limited to 9am to 6pm daily**
  6. **Extent of café use limited to that identified on the approved floor plans**
  7. **No external extraction, refrigeration, ventilation or other plant or machinery associated with the café use to be installed without the Authority's prior written approval**
  8. **No business use other than the café use to be granted by the permission**
  9. **Scheme of archaeological monitoring and recording to be approved prior to commencement**
  10. **Recommendations of the protected species report to be complied with**
  11. **Proposed climate change mitigation measures to be incorporated**
  12. **Effluent purification measures for package treatment plant to be implemented at time of installation and maintained thereafter**
  13. **Conditions to secure detailed design matters**

### **Key Issues**

14. The main considerations are summarised as:
  - Whether the extension of the dwelling and conversion of barn to café use are acceptable in principle

- Whether the proposed works would conserve the character, appearance, and heritage significance of the buildings
- Whether the development would conserve neighbouring amenity
- The impact of the development on highway safety
- The environmental impacts of the development

### **History**

15. No relevant history.

### **Consultations**

16. Highway Authority – Initially advised that the proposals could not be considered to have a severe effect on the highway but that proposed parking provision was unclear. Requested drawings clarifying the parking arrangements.
17. The application was subsequently amended, changing the originally proposed café/shop to a café only and reducing its size to 8m<sup>2</sup>. This was to ensure that parking provision within the site accorded with recommended parking standards. A potential civil issue relating to access across part of the land immediately in front of the site, raised in a letter of objection, led to further amendments to the proposed parking layout.
18. In response to these latest plans the highway authority advise that they have no objections to the proposals, subject to appropriate surfacing of the parking spaces.
19. They also note that whilst two parking spaces are proposed in association with the cafe in accordance with adopted parking standards, even if only a single space were proposed for the cafe, this would be only a single space short of adopted standards and an objection on highways or parking grounds could not be considered reasonable and could not be sustained at appeal, given the very small size of the proposed café.
20. District Council – No response at time of writing.
21. Parish Council – Welcome the renovation of the property but object to the proposed café use on the grounds of:
- The impacts of loss of privacy, increased levels of noise, disturbance, light and smells for neighbouring property, with whom the development shares a party wall;
  - The proposed location, and suitability of the domestic package treatment plant;
  - The impact of increased traffic, reduced vehicle access and implications for road safety;
  - There are concerns for the capacity of infrastructure available as no public toilets are available in Grindon;
  - Concerns that café furniture and the café use will extend outdoors
  - Limited details regarding the kitchen, which is to be for both domestic and business use
22. Natural England – Initially required additional information relating to control of phosphorus levels in the discharge from the package treatment plant. This information was subsequently provided and Natural England makes no objection subject to the proposed mitigation being secured.
23. PDNPA – Archaeology – Advise that from an archaeological perspective they would equate the level of harm arising from changes to the building and groundworks to be minor in scale overall, and that if done sensitively the core significance of the site will remain. They note that this harm must be taken into account as a balanced planning

judgement is reached. They recommend design changes to minimise this harm, and these have been incorporated in the amended plans that have subsequently been submitted. They also advise that a scheme of building recording and archaeological investigation should be secured by condition if permission is granted.

24. PDNPA – Ecology – Advise that the applicant should follow the mitigation and compensation plan contained in the submitted Bat Survey Report.

### **Representations**

25. Letters of objection have been received from 12 parties, with one letter of support also received. The objections are made on the following grounds:

- The impacts of loss of privacy, increased levels of noise, disturbance, light and smells for neighbouring property, with whom the development shares a party wall;
- The proposed location, and suitability of the domestic package treatment plant;
- The impact of increased traffic, reduced vehicle access and implications for road safety and quality of life of local residents
- Insufficient parking space within the site for the proposed uses
- The development will increase visitor numbers to the village, leading to associated parking problems and the need for additional signage throughout the village;
- The café use will encroach in to the space in front of the shippon
- The business use will extend to the operation of guided cycle tours and repairs from the site
- There would be an overbearing presence on common boundaries
- Over-development in the conservation area
- Impacts on local wildlife

26. The letter of support states that they welcome the occupation of a derelict building and the provision of a local amenity that will further enhance the village.

### **Main policies**

27. Core Strategy policies: GSP1, GSP2, GSP3, DS1, CC1, L1, L2, L3, E1

28. Development Management policies: DMH10, DMC3, DMC5, DMC8, DME8

29. 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

30. 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**

31. 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.

32. 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.'
33. 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.
34. 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.
35. 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.
36. 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.
37. 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. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

#### Local Plan

38. 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.

39. 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.
40. Core Strategy policy DS1 details the development strategy for the National Park. For the purposes of planning policy Grindon is a named settlement in Core Strategy policy DS1. In such settlements the policy supports extensions to existing buildings, and conversion for business uses, preferably through the re-use of traditional buildings.
41. 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.
42. 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.
43. Core Strategy policy CC1 states that development must make the most efficient and sustainable use of land, buildings and natural resources.
44. 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.
45. 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.
46. 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.
47. Policy DMH7 addresses extensions and alterations, permitting these provided that the proposal does not:
  - (i) detract from the character, appearance or amenity of the original building, its setting or neighbouring buildings; or

- (ii) dominate the original dwelling particularly where it is a designated or non-designated cultural heritage asset; or
  - (iii) amount to the creation of a separate independent dwelling; or
  - (iv) create an adverse effect on, or lead to undesirable changes to, the landscape or any other valued characteristic; or
  - (v) in the case of houses permitted under policy DMH1, exceed 10% of the floorspace or take the floorspace of the house above 97m<sup>2</sup>
48. It also states that proposals for house extensions involving the conversion of adjoining buildings and by the provision of new ancillary buildings must also satisfy policy DMH5. This policy addresses ancillary dwellings however, and because the level and nature of extension would not amount to the provision of an ancillary dwelling, this policy is not applicable in this instance.
49. Development Management policy DME8 addresses design, layout and neighbourliness of employment sites including haulage depots. It states that where development for employment purposes is acceptable in principle, it will only be permitted where every practicable means is used to minimise any adverse effects on the valued characteristics and amenity of the surrounding area. Particular attention will be given to:
- (i) visibility from vantage points; and
  - (ii) site access, vehicular circulation and parking; and
  - (iii) site layout and use of open space surrounding buildings; and
  - (iv) storage of vehicles or other equipment; and
  - (v) landscaping and other screening, and whether, in the landscape proposed, it is an appropriate method to mitigate adverse impact on the landscape; and
  - (vi) noise and proposed times of operation.
50. It also states that where necessary, planning conditions will restrict future growth and intensity of the activities on site.

## **Assessment**

### **Principle of development**

51. In relation the proposed alterations and extensions to the dwellinghouse, policy DS1 is supportive of these in principle. Policy DMH7 is also supportive of extensions – including through conversion of adjoining buildings – and sets out criteria which must be met and are addressed as applicable in the following sections of this report.
52. The conversion of part of the barn to a café is also supported by policy DS1 in principle, because the site is within one of the settlements named in this policy and represents the change of use of a traditional building to a business use. Policy DME8 sets out requirements for employment sites, which are considered as applicable in the following sections of this report.

### **Design and appearance**

53. Whilst in a poor state of repair, the property is a historic and traditionally designed agricultural workers cottage in a linear range with an attached cow house with hay loft over.
54. Externally, the proposals work broadly with the property's existing openings and layout.
55. As originally submitted, the proposed link between the house and barn was much deeper in plan than now proposed and was to be built as a solid infill, with sheet roofing. This was considered to undermine the historic separation of the house from the barn,

and to therefore harm the sites character. The size has since been reduced and material changed to include a fully glazed front wall, creating a much more recessive and lightweight link that better conserves the appearance of the site.

56. Windows proposed to some openings have also been amended during the course of the application, based on our feedback and that of the Authority's Archaeologist. As amended, the proposed window designs better retain the distinction between the original residential and agricultural parts of the building, and are of a type that is appropriate in both cases. The number of rooflights proposed has also been reduced (from 4 to 2), and now have a much reduced impact on the buildings roof plane.
57. A flue for a wood burning stove is proposed through the roof of the road-facing barn. Whilst not a typical feature of buildings of this character, it is positioned to the rear roof slope and would not project beyond the ridge, minimising its visual impact.
58. In conclusion, the scheme would broadly conserve the character and appearance of the property as required by planning policies DMC3, DMC5 and DMH7 and would secure the repair and long term conservation of the buildings.
59. As a result, the appearance of the landscape and conservation area would also be conserved, according with policies L1, DMC3, and DMC8.

#### Archaeological impacts

60. The Authority's Archaeologist advises that the buildings are of historic and archaeological interest. They note that the proposed development requires changes to the fabric of the buildings, and that this will result in some dilution of their agricultural character. They recommend a number of changes to the scheme as submitted (including changes to the link, windows, and rooflights) to minimize this harm – all of which the amended plans have taken account of.
61. They also advise that the proposed drainage works have the potential encounter and destroy previously unrecorded below-ground archaeological remains relating to the historic and development of the building and the site.
62. They advise that the overall archaeological harm arising would be minor in scale, and that subject to being carried out sensitively the core significance of the site would remain. They recommend conditions to secure this, and appropriate archaeological recording of the site to further mitigate the identified harm.
63. This harm must be weighed against the benefits of the conservation of the buildings that would be secured by the proposed conversion, as required by the NPPF. These benefits are that the development would secure the remaining historic, archaeological, and vernacular interest of the buildings for the foreseeable future; without such intervention it is highly likely that they will fall in to further disrepair and ultimately collapse.
64. The scheme has already been amended to minimise the archaeological impacts, is generally well considered in its approach to working with existing openings and floor plans. Further, it is difficult to see a scheme coming forward that would result in significantly lower archaeological impacts than those arising from the amended proposals.
65. On this basis it is concluded that subject to conditions that secure the appropriate assessment and recording of the sites archaeological interests, the benefits of conversion would outweigh the archaeological harm arising. The development is

therefore concluded acceptable in relation to policies L3, DMC3, and DMC5 when having regard to the planning balance as set out by the NPPF.

#### Amenity impacts

66. The property already has a lawful residential use, and the agricultural buildings could also be used for the purposes of agriculture; although this is relatively unlikely given that the property is apparently no longer associated with any landholding, and also given the size and nature of the buildings.
67. The proposed development would remove the agricultural use from the site though, reducing the likelihood of noise or odour impacts for neighbouring properties that could arise from such use.
68. The continued use of the dwelling with its proposed extended floorspace would not significantly alter the amenity impacts from those that would arise if the property were to be occupied as a dwelling without such expansion. One rear window in the property that currently serves the cowhouse would become a window to a primary living space (living room), but is positioned facing the very end of the neighbouring garden where existing mature planting would prevent any significant loss of privacy.
69. The café use would introduce a new use to the site, in a building adjacent to and adjoining the neighbouring property.
70. No kitchen area is proposed in this space and it is expected that the allocated seating space and layout would allow for a maximum of 8 customers to be accommodated at any one time, over two floors. There would therefore be no large groups, and opening times would be restricted to between 9am and 6pm 7 days per week.
71. On that basis the use would generate very limited noise and disturbance. Further, there would be no overlooking of the neighbouring property from within the building, and the existing tall garden wall and planting would minimise any loss of privacy as visitors were to arrive.
72. Were the area of café floorspace to be extended – and particularly if the land immediately in front of the barn was used to provide additional covers – then it is possible further amenity impacts could arise however. It would therefore be necessary to secure the café floorspace as it is proposed in the application by condition, if permission was granted.
73. Based on the size of the café and the fact that its kitchen facilities amount only to utilising those of the dwelling it is not anticipated that any commercial extraction, cooking, or refrigeration equipment would be required. For the sake of clarity though, and to prevent any adverse amenity impacts that could arise from such installations, it is recommended that a condition be imposed restricting such installations.
74. It is accepted that the cafe use may result in a minor increase in the number of people on foot or in vehicles passing the neighbouring property, but this would not result in any significant harm to their privacy, based on the scope of the use proposed and the fact that this elevation of the property is already open to public view.
75. We understand that the applicant operates a business offering guided cycle tours. He has advised that it is not his intention to operate that business from the premises, but that such tours would meet at the agreed remote starting location. He may however invite those taking part to visit the café during or following a tour. This would be within the scope of the café use however, if that was to be approved. For the sake of clarity, it is recommended that if permission is granted a permission is imposed to clarify that the

café use is the only business use approved by the decision – because other uses could give rise to amenity impacts over which the Authority would wish to retain control.

76. The hours of proposed operation for the café, 9am to 6pm, are daytime hours that would not give rise to any additional amenity concerns. Late or early opening times could give rise to greater amenity impacts, at times when it would be expected that the locality would be quieter and when nearby residents are sleeping. It is therefore recommended that a condition is imposed to restrict operating hours to those proposed, if permission is granted.
77. An air source heat pump is proposed to the rear of the house. This would be positioned approximately 16 metres from the neighbouring dwelling, and around 8m from the closest point of their garden, and would be partly obscured by a side wall at the rear of the house. Whilst it is likely that the pump would be audible from some parts of the neighbouring garden on occasion, it would not be audible within the building and where audible this would not be at such volume as to prejudice their enjoyment of their property. Weight is also given to the fact that an air source heat pump could be installed under the property's existing permitted development rights, in a position much closer to the neighbouring dwellinghouse. Overall, there is no objection to the air source heat pump installation on grounds of amenity.
78. A package treatment plant is also proposed. Being almost entirely underground and generating little noise in any event, this would not adversely affect neighbouring amenity.
79. Overall, it is considered that the amenity impacts of the development would comply with the requirements of policy DMC3 and DME8.

#### Highway impacts

80. As originally proposed the scheme included 20m<sup>2</sup> of shop space and a 49m<sup>2</sup> café. This would require 9 parking spaces, based on the advice of the highway authority. 4 spaces were proposed, but only 2 of those were on land in the applicants control; the other two were on a verge in front of the property believed to be common land. As a result, only two spaces could be secured.
81. The scheme was then revised to omit the shop and to reduce the café to the much smaller size of 8m<sup>2</sup>, and the site layout was adjusted to accommodate parking for 4 vehicles. The highway authority raise no objections to the proposals as amended.
82. Officers note that this parking provision complies with adopted parking standards of 1 space per 4m<sup>2</sup> dining area for cafes, and also provides the requisite 2 spaces for the dwelling. As a result, the development is not considered to result in any significant adverse highway impacts.
83. This is subject to the property remaining a single planning unit; parking (as well as amenity) conflicts could arise were the dwelling and café under different control. This could be secured by condition if permission was granted.

#### Ecological impacts

84. The application is accompanied by a protected species report, which found some evidence of bat roasts within the buildings. The report proposes retaining some of these roasts, reinstating some following works, and replacing others – with temporary roost provision (bat boxes) also being provide whilst works are carried out.

85. The Authority's ecologist is satisfied that these measures are acceptable, and it is therefore concluded that the development would protect the ecological interests of the site as required by planning policy L2 if these measures were secured by conditions.

#### Climate change mitigation

86. A number of measures are proposed to improve the carbon footprint of the existing building. These include the installation of an air source heat pump, double glazing and internal shutters to replacement windows, and the use of sustainable insulation (glasscrete for flooring, cork for walls, wool for roof spaces). Heating controls are to be zonal and wood-burning stoves are also proposed.
87. These measures would make a significant contribution towards reducing energy usage, and to ensuring that the development uses and supplies energy efficiently.
88. Subject to securing these measures by condition, the application is therefore concluded to comply with policy CC1.

#### Other matters

89. A new 10 person package treatment plant is proposed. Some representations query the capacity and position of this in terms of its compliance with building regulations. We have received confirmation from the officer at the relevant building control authority that they have visited the site and are satisfied that the proposals are acceptable to them. Natural England have raised no concerns in relation to the capacity of, or potential pollution from, the proposed plant subject to conditions to secure the water purification measures proposed.
90. The café would include accessible toilet facilities for customers, placing no additional demand on – or for – local facilities.
91. Concerns about waste disposal from the site have been raised by some parties, relating to the proposed café use. Given the size of the proposed café, it is anticipated that levels of refuse could be accommodated relatively easily through existing domestic bins and bin collections.
92. The neighbouring property has raised concerns that the site boundaries denoted on the submitted plans cannot be assumed to be accurate, due to both sites having previously been in sole ownership and boundary lines having not been clearly defined historically. As there is no evidence to show that the boundaries shown are not accurate however, and because the granting of planning permission would not change land ownership or rights of access in law, it is considered that this is a civil matter that would need to be resolved by the landowners, not through the planning process.

#### Conclusion

93. The restoration of the historic stone buildings is welcomed. Subject to securing the amended plans, building recording, and design details by condition the scheme would broadly conserve the group and provide a viable long term use for them, supporting their conservation.
94. The proposed café use complies with adopted planning policy, and is of such scale that it is concluded to have acceptable amenity, highway, and other planning impacts.
95. 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 refused.

96. Accordingly, the application is recommended for approval.

**Human Rights**

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

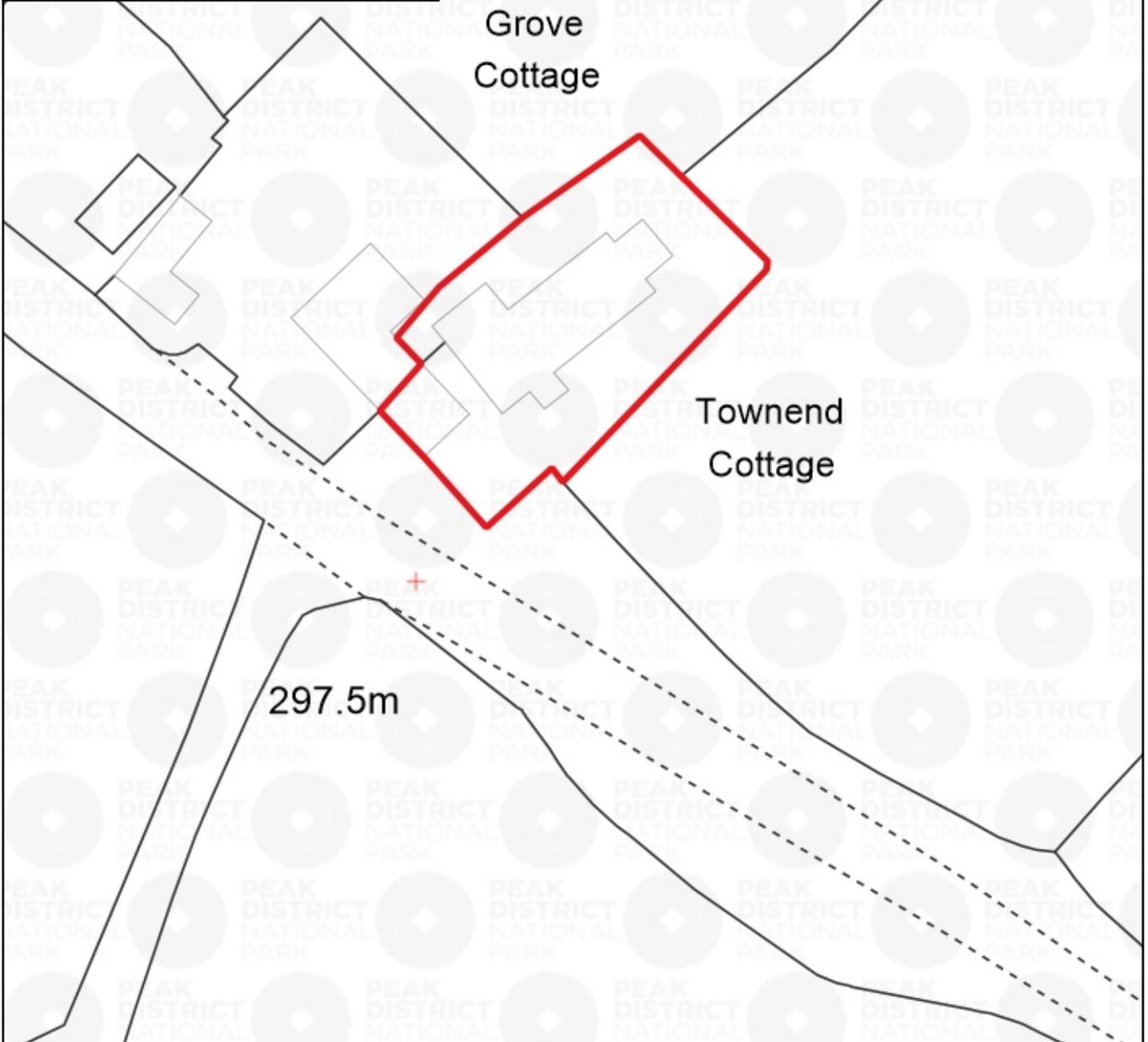
List of Background Papers (not previously published)

Nil

Report Author: Mark Nuttall, Senior Planner (South)



1:500



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Committee Date: 12/03/2021  
 Item Number:  
 Application No: NP/SM/1020/0979  
 Grid Reference: 409049, 354353

**Title:** Town End Cottage, Grindon



**PEAK DISTRICT NATIONAL PARK**

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**8. FULL APPLICATION: CONVERSION AND REINSTATEMENT OF BUILDING TO FORM ONE DWELLING AT BIRCH CROFT, BARROWSTONES LANE, THE RAKE, MONYASH (NP/DDD/1120/1063, TS)**

**APPLICANT: MR AND MRS HOTCHIN**

**Summary**

The application proposes a similar development that was refused in March 2019 and June 2019. The current application seeks to reuse the limited remaining historic fabric and to build a new structure inside it. However, as is discussed below, this does not address the fundamental issues with creating a new house in an isolated location in the open countryside. The application should be refused again.

**Site and Surroundings**

1. The application site is located in open countryside approximately 450m to the south west of the edge of Monyash village. The site lies in an agricultural field that forms part of an area of medieval fossilised strip fields to the west of The Rake and just to the south of Barrowstones Lane, which is an unmade track.
2. The site comprises of a ruinous field barn and an area of the agricultural field that it sits in. The former barn is in a very poor state of repair with only the eastern gable end still intact. Parts of the southern and eastern walls remain. The northern elevation has completely collapsed. There is no roof structure remaining. The walls that do remain are constructed from natural limestone.
3. Access to the site is via Barrowstones Lane track from The Rake which is also the route of a public footpath. The track is an unmade green lane.
4. The site is outside of the named settlement of Monyash and is located some 400 metres from the nearest other building. The site is therefore in the open countryside for development plan purposes (because it is outside of a named settlement) and in an isolated location because of its distance from other buildings.

**Proposal**

5. The application seeks full planning permission for the reinstatement of the ruinous former barn and conversion of it to form an open market dwelling.
6. The previously refused applications involved the demolition of almost all of the remaining walls of the existing building. A new building that replicates the appearance of the former barn was then proposed to be constructed.
7. The current scheme differs in that it is now proposed to retain the remaining historic fabric, which would be stabilised, and then build a new structure inside the historic walls. The walls of the new structure would be clad in timber and a new clay tiled roof would be constructed.
8. The proposed new dwelling would be a very similar size to the previous refused schemes. It would have a living room, dining room and kitchen to the ground floor and three bedrooms and a bathroom to the first floor. The dwelling would be accessed using Barrowstone Lane which would be improved and resurfaced in order to make it suitable for use by a family car. Domestic curtilage would be created to the west and south of the

host building with two parking spaces immediately to the western side. The submitted plans also show a package treatment plant to the eastern side of the site.

### **RECOMMENDATION:**

9. **That the application be REFUSED for the following reasons:**
1. **The proposed development would create an isolated new build dwelling in the open countryside that would not deliver conservation or enhancement of a valued vernacular building. The proposal is therefore contrary to policy HC1 of the Core Strategy and paragraph 79 of the National Planning Policy Framework which seeks to avoid isolated homes in the countryside.**
  2. **The proposed development would not conserve or enhance the existing field barn which is a non-designated heritage asset, and would harm the character of the agricultural strip field system in which the barn is set and which is also a non-designated heritage asset. There are no public benefits that outweigh the harm to the non-designated heritage assets. The proposal is therefore contrary to policies GSP1, GSP2, GSP3, L1, L3, DMC3, DMC5, DMC10 and the guidance contained within the National Planning Policy Framework.**
  3. **The creation of a new dwelling in this isolated location within the open countryside and the domestication of the site would result in significant harm to the landscape character and scenic beauty of the National Park. The proposal is therefore contrary to policies GSP1, GSP2, GSP3, L1, L3 and DMC3 and paragraph 172 of the National Planning Policy Framework.**

### **Key Issues**

10. The principle of constructing a new open market dwelling in this location.
11. Impact of the proposed development upon the character and appearance of the existing barn and its setting within the landscape.

### **History**

12. Planning application NP/DDD/0419/0428 was refused by Planning Committee in June 2019. This was a resubmission for application NP/DDD/0119/0042 which has been refused in March 2019. The application was refused for the same reasons as the previous one.
13. Planning application NP/DDD/0119/0042 for an identical development to that proposed in application NP/DDD/0419/0428 was refused by Planning Committee on 12 March 2019. The application was refused for the following reasons:
  - The proposed development would create an isolated new build dwelling in the open countryside that would not deliver conservation or enhancement of a valued vernacular building. The proposal is therefore contrary to policy HC1 of the Core Strategy and paragraph 79 of the National Planning Policy Framework which seeks to avoid isolated homes in the countryside.
  - The proposed development would result in the almost total demolition of the existing field barn which is a non-designated heritage asset, resulting in almost complete loss of the non-designated heritage asset, and would harm the character of the agricultural strip

field system in which the barn is set and which is also a non-designated heritage asset. There are no public benefits that outweigh the harm to the non-designated heritage assets. The proposal is therefore contrary to policies GSP1, GSP2, GSP3, L1, L3, LC4, LC8 and the guidance contained within the National Planning Policy Framework.

- The creation of a new dwelling in this isolated location within the open countryside and the domestication of the site would result in significant harm to the landscape character and scenic beauty of the National Park. The proposal is therefore contrary to policies GSP1, GSP2, GSP3, L1, L3 and LC4 and paragraph 172 of the National Planning Policy Framework.

### **Consultations**

**Monyash Parish Council:** *“Monyash PC strongly support this application however they request that consideration be given to replacing the larch cladding with natural stonework in keeping with the village and that access is through the adjoining field as Barrowstone Lane is a formers Drovers path and vehicles up and down this narrow lane would upset the ecology and another drovers path would be lost forever.”*

**District Council:** No response to date.

**Highway Authority:** No objections.

**PDNPA Senior Archaeologist:**

*“This application appears to be set of revised proposals for a ruined field barn located to the south west of Monyash within the fossilised medieval strip field system, previously submitted as applications NP/DDD/0119/0042 and NP/DDD/0419/0428.*

#### **Supporting Information**

*This application is support by a heritage statement that has consulted the Historic Environment Record and describes the significance of the affected heritage assets, this meets the requirements of para 189 of the NPPF.*

#### **Archaeological sensitivity and significance of the site**

*The site of the proposed development is a non-designated heritage asset. The ruined barn that is the subject of this application is a non-designated heritage asset in its own right, and it is located within an area of fossilised medieval strip fields.*

*The ruined barn is recorded in the County Historic Environment Record and the Peak District National Park Historic Building Sites and Monuments Record (MPD13325), as an former outfarm. Outfarms are multi-purposes farm buildings located within an outlying area of farm. The barn that is the subject of this application can more accurately be considered a field barn due to its form, a single building with no associated yard and its location within the well preserved fossilised medieval strip field system of Monyash. It was likely used for sheltering livestock (cattle or sheep), for storage hay, fodder and other crops, or a combination of these activities.*

The ruined field barn has **historic, architectural and archaeological interest**, due to its traditional agricultural character that demonstrates its agricultural origin and function, the traditional materials from which it is constructed, surviving historic features and fabric and the form and location of the openings, which provides legibility of the historic function of the barn. I agree with the conclusion of the heritage statement that in terms of level of significance the ruined barn itself is **of local interest**.

The ruined barn is located within an area of known Ancient Enclosure in the form of a fossilised medieval strip field system, as identified in the PDNP Historic Landscape Character Assessment. These are fossilised medieval strip fields that relate to the medieval open field system of Monyash, evidenced by map and field shape evidence (characterised by the enclosed narrow strips with a characteristic s-shaped curve) The fossilised medieval strip fields are a rare and precious landscape character type and important to the Peak District National Park. **They are a non-designated heritage asset of archaeological interest and have intrinsic landscape value, providing the area a distinct character, a time depth to the landscape. They are the most important, and rarest, historic landscape feature type within the National Park.** The field system also formed parts of the setting of Monyash Conservation Area. **As heritage assets the field system is of at least regional interest.**

The barn sits within a field adjacent to Barrowstones Lane. This is not part of the road network from the village but a green lane, and likely formed part of the route system that gave access, initially on foot, across the medieval open field system.

The Peak District National Park Historic Farmstead Character Statement identifies that field barns are an important part of the Peak District's landscape, they are highly characteristic and strongly contribute to local distinctiveness, even more so when combined with the distinctive pattern of dry stone wall enclosure reflecting the development of the historic landscape. They are located in areas where such as this, around villages and within former open field systems, where the irregular ancient enclosure meant that farmland remained intermixed, and field barns allowed such land to be managed remotely without the need to move stock and produce to the main farmstead. Such small isolated field barns and outfarms are characteristic of later agricultural development in the areas of former medieval strip fields systems and are illustrative of agricultural management practices and their changes overtime.

The Peak District National Park Historic Farmstead Character Statement also identifies that farm buildings that are detached and remote from a main farmsteads (both outfarms and field barns) have been subject to high levels of change both with the Peak District and nationally, with a 57% loss of such features from the Peak District landscape. This makes those that survive all the more precious.

The Heritage Statement suggests that the building may have historically had a residential function, because it is colour pink/red on an extract of the 1848 Monyash Tithe Map, suggesting it may have been used partially as a cottage. **This evidence is weak and at best inconclusive. The surviving fabric and structure of the building indicates this is a ruined field barn comprising housing for cattle and storage loft above.**

### Archaeological Impact of the development

The revised proposals for the site have taken on board previous comments and concerns about the impact to the ruined structure. The previous proposals intended to retain only the base courses of the ruin, rebuilding from this base. As such it represented almost the complete loss of a non-designated heritage asset, and its historic and archaeological interest and significance.

The revised proposals are for a new build structure within the shell of the ruin, retaining the ruin to its current extent, i.e. a development that retains the surviving historic fabric. I have reviewed the proposed new structure, and whilst it works to retaining the historic fabric of the ruined field barn, **so little of the historic structure survives along the north elevation and the design of the new building is so completely at odds with the traditional form of a field barn (form, materials, glazing, architectural features), that the proposed development would compromise the character of the ruined building, particularly its north elevation.**

I remain concerned, as highlighted on the previous applications (NP/DDD/0119/0042 and NP/DDD/0419/0428), with the **impact of the proposed development upon the fossilised medieval field system and the historic landscape character.** The development of the ruined barn into a permanently occupied dwelling house will harm both the agricultural setting of the barn, which positively contributes to its significance, and will harm the historic landscape within which the ruined barn is located.

With respect to the historic landscape, currently as unoccupied, ruinous buildings the site is integrated within its surrounding agricultural landscape, and it owes its existence and position to the way this landscape, enclosure and farming practice has developed from the medieval period onwards. **The introduction of a residential and domestic use into this location within this historical landscape, with everything this entails (domestic curtilage and paraphernalia, parking, provision of services, light pollution, movement of vehicles, provision of a bin store etc.) would introduce elements that are out of place, incongruous and are harmful to this important heritage asset.**

### Recommendation

In accordance with NPPF para.197 the harm identified above needs to be taken into account when determining the application, with a balanced judgement that has regard to the scale of the harm and the significance of the heritage assets affected.

**From a Cultural Heritage perspective, I remain concerned about the level of the harm these proposals represent and harm to the core significance of the heritage assets (field barn and medieval field system). This harm would weigh heavily in any planning balance, and for that reason would not support the positive determination of this application.”**

**PDNPA Public Rights of Way:** Barrowstones Lane carries the route of Public Footpath No5 – Monyash across its whole width and along the whole length that is detailed in the application. The line of this public right of way must not be obstructed in any way. Any proposals to install gates or other restrictions to restrict the free movement of the public on foot must be discussed with the Highway Authority Rights of Way Team (Derbyshire County Council), the applicant should also discuss any proposed works that may impede or

*endanger the public's use of the footpath with the Highway Authority as they may require a temporary closure during significant construction works.*

### **Representations**

14. Sixteen letters of support have been received. The letters support the application on the following grounds:
- Would provide housing for a local family.
  - More houses are needed in the area and house prices are too high to allow local people to remain in the village.
  - Would make use of an existing building.
  - Would fit into the landscape / the barn can't be seen from the surrounding countryside/
  - Important to keep young families in their local communities to support local facilities.
  - Would benefit the local community and support community facilities like the school and church
  - Would restore a historic field barn / the scheme is sympathetic.
  - Important to keep field barns standing.
  - The building will be left to decay and create an eyesore if not used.
  - Evidence has been provided that the barn used to be a dwelling so the proposal would restore its former use.
  - The scheme would use natural materials.

### **Main Policies**

15. Relevant Core Strategy policies: GSP1, GSP2, GSP3, DS1, L1, L2, L3, CC1, CC5 and HC1
16. Development Management Policies: DMC3, DMC5, DMC10, DMC11, DMT3.

### **National Planning Policy Framework**

17. In the National Park the development plan comprises the Authority's Core Strategy 2011 and the Development Management Policies document 2019. Policies in the Development Plan provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. It is considered that in this case there is no significant conflict between prevailing policies in the Development Plan and the NPPF.
18. Para 172 of the NPPF states that 'great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks and the Broads.'
19. The NPPF directly refers to the National Parks Circular which makes clear that the Government considers it inappropriate to set housing targets within the National Parks and instead that policies should seek to deliver affordable housing to meet the needs of local communities.
20. Paragraph 78 and 79 of the NPPF re-inforce this approach together saying that planning authorities should seek to promote sustainable affordable housing in rural areas and that permission for isolated new housing in the countryside should only be granted where there are special circumstances.

21. Para 190 of the NPPF 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 assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.
22. Para 197 of the NPPF 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 affect directly or indirectly 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.

#### Development Plan policies

23. Policy GSP1 sets out the broad strategy for achieving the National Park's objectives having regard to the Sandford Principle, (that is, where there are conflicting desired outcomes in achieving national park purposes, greater priority must be given to the conservation of the natural beauty, wildlife and cultural heritage of the area, even at the cost of socio-economic benefits). GSP1 also sets out the need for sustainable development and to avoid major development unless it is essential, and the need to mitigate localised harm where essential major development is allowed. GSP2 sets out that opportunities for enhancing the valued characteristics of the National Park will be identified and acted upon.
24. Policies GSP3 and LC4 set out development management principles and state that all development must respect, conserve and enhance all valued characteristics of the site and buildings, paying particular attention to, amongst other elements, impact on the character and setting of buildings, scale of the development appropriate to the character and appearance of the National Park, design in accordance with the National Park Authority Design Guide and impact on living conditions of communities.
25. 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.
26. The approach to housing and conservation in the NPPF is consistent with the Authority's development strategy (Policy DS1) which says new residential development within the National Park should normally be sited within named settlements, and Policy HC1. C which sets out very similar criteria to the NPPF in terms of the exceptional circumstances in which a new house can be granted planning permission in the National Park.
27. Policy HC1. C I and II states that exceptionally new housing will be permitted in accordance with core policies GSP1 and GSP2 if it is required in order to achieve conservation and/or enhancement of valued vernacular or listed buildings or where it is required in order to achieve conservation or enhancement within designated settlements.
28. Policy L2 states that development must conserve and enhance any sites, features or species of biodiversity importance and where appropriate their setting. Other than in exceptional circumstances development will not be permitted where it is likely to have an adverse impact on any sites, features or species of biodiversity importance or their setting that have statutory designation or are of international or national importance for their biodiversity.

29. Policy DMC11 provides more detailed criteria to assess development that may affect protected sites, species or habitats.
30. Policy L3 states that development must conserve and where appropriate enhance or reveal the significance of archaeological, architectural, artistic or historic assets and their settings, including statutory designations and other heritage assets of international, national, regional or local importance or special interest. Other than in exceptional circumstances development will not be permitted where it is likely to cause harm to the significance of any cultural heritage asset of archaeological, architectural, artistic or historic significance or its setting, including statutory designations or other heritage assets of international, national, regional or local importance or special interest.
31. Policy DMC3 states that where development is acceptable in principle, it will be permitted provided that its detailed treatment is of a high standard that respects, protects and where possible enhances the natural beauty, quality and visual amenity of the landscape, including the wildlife and cultural heritage that contribute to the distinctive sense of place.
32. Policy DMC5 states that Development of a designated or non-designated heritage asset will not be permitted if it would result in any harm to, or loss of, the significance, character and appearance of a heritage asset (from its alteration or destruction, or from development within its setting), unless:
  - (i) for designated heritage assets, clear and convincing justification is provided, to the satisfaction of the Authority, that the:
    - a) substantial harm or loss of significance is necessary to achieve substantial public benefits that outweigh that harm or loss; or
    - b) in the case of less than substantial harm to its significance, the harm is weighed against the public benefits of the proposal, including securing its optimum viable use.
  - (ii) for non-designated heritage assets, the development is considered by the Authority to be acceptable following a balanced judgement that takes into account the significance of the heritage asset.
33. Policy DMC10 sets out that the conversion of a heritage asset will only be acceptable when the building can accommodate the new use without changes that adversely affect its character, such as major rebuilding. The building must be capable of conversion. The changes brought about by the new use must conserve or enhance the heritage significance of the asset, its setting and landscape character. In all cases attention will be paid to the impact of domestication and urbanisation brought about by the use on landscape character and the built environment.
34. Policy CC1 states that development must make the most efficient and sustainable use of land, buildings and natural resources, taking into account the energy hierarchy and achieving the highest possible standards of carbon reductions and water efficiency. CC1. B says that development must be directed away from flood risk areas, and seek to reduce overall risk from flooding within the National Park and areas outside it, upstream and downstream.
35. Policy DMT3 requires that a safe access is provided in a way which does not detract from the character and appearance of the locality and where possible enhances it.
36. Further detailed policy on appropriate design for new housing is provided in the Authority's supplementary planning documents: the Design Guide (2007) and its technical supplements.

37. It is considered the Authority's adopted design guidance and the wider range of design and conservation policies in the Development Plan are consistent with national policies in the NPPF, which emphasise the great weight that should be attached to the conservation and enhancement of the National Park landscape, its wildlife and cultural heritage in any planning decision, and also promote high standards of design that would be sensitive to the valued characteristics of the National Park.

## **Assessment**

### **Justification for proposed dwelling house**

38. The relevant housing policy is Core Strategy policy HC1. This policy continues the Authority's long standing policy position that housing will not be permitted solely to meet open market demand. This approach is consistent with the National Park Circular and the NPPF.
39. Policy HC1 therefore sets out the exceptional circumstances in which new housing will be permitted within the National Park. The approach of allowing affordable housing and workers housing where there is an established need, and, of allowing market housing where it is required to achieve significant conservation and enhancement in accordance with policies GSP1 and GSP2 is considered to be a sustainable approach for providing housing within the National Park without undermining the landscape and valued characteristics.
40. As was the case with the applications that were refused in 2019, this application is not for an affordable house to meet an identified local need, it is for an open market dwelling. A lot of weight has clearly been given by the Parish Council and third parties who have supported the application due to the applicants' local connections. The supporting information states that the applicants are from Monyash, now live in Bakewell and would like to return to the village. Even if the application was proposing a new affordable dwelling to meet an identified local need, this site is a wholly unsuitable location for new affordable housing. The Authority's housing policies are clear that new affordable local needs housing should be located within named settlements, not in isolated locations in the open countryside such as this. If a housing need and local occupancy qualification were to be demonstrated then the Authority would work to identify suitable sites within the village in which new housing could be delivered in a sustainable manner. The approach of addressing housing provision by constructing new dwellings in isolated locations in the open countryside (both inside or outside National Parks) is wholly contrary to national and local policy and is highly unsustainable. Whilst the comments of the Parish and third party supporters of the application in respect of the applicants' local connections are noted, this should be given no weight in the decision making process for an application for a new build dwelling in the open countryside that would not be affordable.
41. In refusing both the previous applications, the Authority gave a very clear view that this is an inappropriate location for a new dwelling. Whilst there is some change to the design of the proposed dwelling, which is discussed further below, there are no material changes that should lead to a different view being taken now.
42. The creation of a new dwelling in the open countryside would only be acceptable if it was required to deliver significant conservation or enhancement of a listed or valued vernacular building, and where its introduction would not harm the wider landscape.
43. The existing barn is not listed but the Authority's Senior Archaeologist has appraised the building and is of the view that the former barn is a non-designated heritage asset. It is therefore considered to be a valued vernacular building for the purposes of policy HC1.

44. Consideration should therefore be given to whether or not the proposed development would deliver significant conservation or enhancement of the ruined barn.

Impact of development on the Heritage Asset and the Historic Landscape

45. The Parish Council and letters of support have referred to the development conserving the existing building and preventing the loss of the historic field barn. These comments are noted, however it is not considered that this is a supportable conclusion.
46. The previous applications proposed to take down the remaining walls of the barn and build a new structure that would have replicated the field barn. A structural report was submitted with the later of the refused applications that confirmed that the remains of the existing building cannot be saved and reused. All three of the remaining walls are inherently unstable. Even if the walls were underpinned they would not be stable enough to bear the weight of a new roof. There is therefore no possibility of integrating the remains of the building into a scheme that would save what little historic fabric is left.
47. A new structural report has been provided with the current application. This sets out that the remaining historic walls can be retained and tied to a new inner structure. The proposal is therefore now to essentially build a new dwelling inside the ruinous barn walls and tie the historic walls to the new structure in order to support them.
48. It is therefore acknowledged that there is a change from the previous schemes in that the existing historic fabric would be retained, rather than completely lost as was the case with the previously refused schemes.
49. Consideration has therefore been given to whether the new approach of retaining the existing walls and constructing a new building within them would achieve any positive conservation benefits.
50. The proposed new building within the historic walls involves the construction of a structural frame that would then be clad in larch timber boarding. The scheme includes large openings, roof lights and lead cladding. The supporting information sets out that the intention is to create a clear distinction between the historic barn and the new building.
51. Whilst the approach works to retaining the historic fabric of the ruined field barn, so little of the historic structure survives along the north elevation and the design of the new building is so completely at odds with the traditional form of a field barn (form, materials, glazing, architectural features), that the proposed development would compromise the character of the ruined building, particularly its north elevation. The result is a building that is of an inappropriate design and appearance that forms an uncomfortable hybrid of a traditional field barn, a modern agricultural building and a domestic dwelling.
52. The ruined barn is recorded in the County Historic Environment Record and the Peak District National Park Historic Building Sites and Monuments Record (MPD13325), as a former out farm. Out farms are multi-purposes farm buildings located within an outlying area of farm. The barn that is the subject of this application can more accurately be considered a field barn due to its form, a single building with no associated yard and its location within the well preserved fossilised medieval strip field system of Monyash. It was likely used for sheltering livestock (cattle or sheep), for storage hay, fodder and other crops, or a combination of these activities. The building has historic and archaeological interest, due to its traditional agricultural character that demonstrates its agricultural origin and function, the traditional materials from which it is constructed, surviving historic features and fabric

and the form and location of the openings, which provides legibility of the historic function of the barn.

53. The ruined barn is located within an area of known Ancient Enclosure in the form of a fossilised medieval strip field system, as identified in the PDNP Historic Landscape Character Assessment. These are fossilised medieval strip fields that relate to the Medieval open field system of Monyash, evidenced by map and field shape evidence (characterised by the enclosed narrow strips with a characteristic s-shaped curve). The fossilised medieval strip fields are a rare and precious landscape character type and important to the Peak District National Park. They are a non-designated heritage asset of archaeological interest and have intrinsic landscape value, providing the area a distinct character, a time depth to the landscape. They are the most important, and rarest, historic landscape feature type within the National Park. The barn sits within a field adjacent to Barrowstones Lane. This is not part of the road network from the village but a green lane, and likely formed part of the route system that gave access, initially on foot, across the medieval open field system.
54. Rather than saving the historic building, as has been suggested in the representations received in support of the application, the proposed construction of a new building inside the historic walls of the barn would result in significant harm to the character and significance of the heritage asset. Policy DMC10 makes it very clear that conversion schemes are only acceptable when they can accommodate the new use without changes that would adversely affect its character, such as major rebuilding. There is no doubt that this scheme includes major rebuilding and the proposal is clearly contrary to policy DMC10.
55. The building in its current form as an unoccupied, ruinous building is well integrated within its surrounding agricultural landscape. The domestication of the building and its immediate surroundings would be highly incongruous and harmful to both the barn and strip field heritage assets.
56. The building is in a very isolated position set in extensive otherwise undeveloped agricultural land. It is categorised as being within the White Peak Limestone village farmlands landscape character type area within the Authority's Landscape Strategy and Action Plan. This is a small-scale settled agricultural landscape characterised by limestone villages, set within a repeating pattern of narrow strip fields bounded by drystone walls. The pastoral farmland enclosed by limestone walls and repeating pattern of narrow strip fields are two of the key characteristics of this landscape character. Settlements and buildings in these areas tend to be strongly nucleated with dwellings concentrated into a central village. This is very much the case in Monyash.
57. The introduction of a new build residential dwelling in this location would domesticate the site and the landscape through the introduction of lighting, vehicle movements, parking areas, garden space and other domestic paraphernalia. The need to upgrade Barrowstone Lane would further domesticate the locality and erode the current agricultural character. It is considered that the domestication of this site would be significantly harmful to both the strip fields as a designated heritage asset and the landscape character of this part of the National Park. It is considered that this is a wholly unsuitable place to introduce a new residential dwelling.
58. In refusing two previous applications for this reason, the Authority came to a very clear conclusion that this is not a suitable location for a new dwelling. It would be entirely unjustified to come to a different conclusion now, given that the impact of domesticating the site would be so similar to the previous proposal.

59. The supporting information for the new application attempts to provide evidence that the barn may have historically been used as a dwelling house for a time, and that the proposal therefore seeks to return it to its historic purpose.
60. We wholly disagree with this argument. The evidence put forward in support of the claim that the barn has previously been used as a dwelling is weak and, at best, inconclusive. The evidence comprises of an 1848 map extract that shows the building coloured pink. However, the surviving fabric and structure of the building indicates this is a ruined field barn comprising housing for cattle and storage loft above.
61. Even if the building had been used as some kind for dwelling in the 1840s (and there is no conclusive evidence that it was), then that does not mean that it is any more acceptable to create a new residential dwelling that would have harmful landscape impacts now. If the building was used in the 1840s as a dwelling then it would not have had any of the domestic paraphernalia that come with modern dwellings such as cars, electric lighting, garden furniture etc. Furthermore, if there was any domestic use in the 1840s, it is abundantly clear that it has long since been abandoned. The argument that historic use of the building as a dwelling justifies the creation of an isolated new dwelling is therefore wholly un-compelling.
62. The combined impact of the inappropriate appearance of the new building and the domestication of the site through the proposed change to residential use would seriously compromise the core characteristics of the building, the strip fields and the wider landscape character. Rather than conserving an existing building, the proposed development would result in significant harm to two non-designated heritage assets and the special qualities of this part of the National Park. It must be concluded therefore that there is no conservation or enhancement benefit arising from the proposal.
63. Letters of support have raised concerns about the building being an eye sore if it left undeveloped, or that it could be lost completely. The building is not an eye sore at present. It is well integrated into the landscape as set out above. The retention of the barn as a historic ruin is considered to be a positive contribution to the wider landscape, not a detracting one. It is acknowledged that the building has suffered partial collapse and there may be uncertainty about the retention of the building in the long term. The submitted structural report that was submitted with the previously refused applications raised concerns about the potential for further collapse. However, the total loss of the building would be much less harmful to the character of the National Park landscape compared to the significant harm to the landscape that would be caused by the wholly inappropriate introduction of a domestic dwelling at this site. As such, the possibility that the existing building could be lost at some point in the future provides no justification for a new development that would be harmful for the reasons set out above.
64. Policy DMC5 and the NPPF say that where development would harm the significance of a non-designated heritage asset, such as the barn and strip field system, the Authority should take a balanced judgement weighing the benefits of the development against the harm. In this case the public benefits of allowing the development are considered to be very limited because the proposal would not meet an established local need for affordable housing. The Authority's housing policies provide for meeting the housing needs of the National Park in a sustainable way by requiring new housing to be in settlements where the impacts on the landscape of the National Park are most limited and the community benefits are highest. Letters of support have suggested that the development would support local facilities such as the village school and church. However, these benefits would be best realised through sustainable new housing within the village, not by creating isolated homes in the open countryside.

65. Within the National Park great weight must be given to the landscape and cultural heritage. The benefits of the proposed development would not outweigh the harmful impact of the development upon the barn and therefore the proposal is considered to be contrary to Core Strategy policies GSP1, GSP2, GSP3, L1, L3 and HC1, saved Local Plan policies LC4 and LC8 and the National Planning Policy Framework.

#### Highways

66. The proposed dwelling would be accessed via Barrowstone Lane. At present, the lane is clearly unsuitable for normal domestic cars to access the site due to its unmade and uneven nature. The supporting information states that the existing track is of sufficient width to accommodate the car and it would be improved to allow for a standard family car to pass along it by resurfacing the track with limestone chippings.
67. The Highway Authority has raised no objections to the proposal. It is considered that the traffic associated with a single dwelling would be unlikely to result in significant issues of highway safety.

#### Other considerations

68. Given the distance of the barn to the nearest neighbouring property and the orientation of proposed openings and location of the curtilage there are no concerns that the development would harm the amenity, privacy or security of any neighbouring property.
69. A protected species survey has not been carried out because the ruinous state of the building and the absence of a roof means that the building is highly unlikely to be suitable to provide habitat opportunities for birds or bats. As such the development would be unlikely to harm the conservation of any protected species or ecology interests.
70. Barrowstone Lane is a public right of way. The Authority's Rights of Ways team have not provided comments for the current application but raised no objections to the previous proposal, noting that measures would be required to ensure that the public footpath remains unobscured.
71. The applicant has provided a series of examples of field barns for which planning permission has been granted for conversion schemes. Each case must be considered on its own merits and none of the examples provided are the same as the current application in terms of the existing building, the nature of the conversion works and the landscape setting. There are also numerous applications for the conversion of field barns in the National Park that have been refused. This highlights the importance of assessing each one on its own individual merits and circumstances.

#### Conclusion

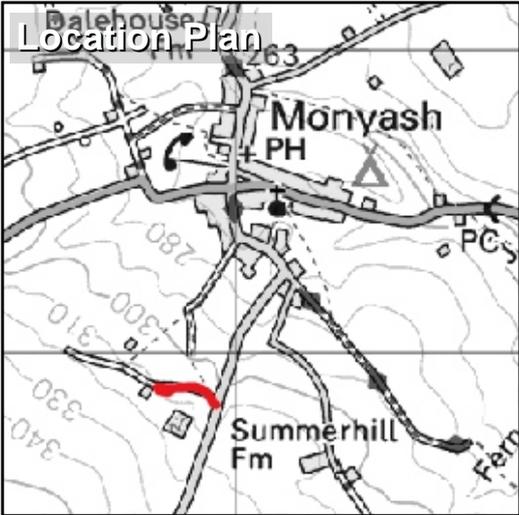
72. The proposed development would seriously harm the significance of two non-designated heritage assets in the form of the barn and the strip field system in which it sits. Furthermore, the proposed development would result in harm to the landscape character of this part of the National Park. The proposal is therefore contrary to Core Strategy policies GSP1, GSP2, GSP3, L1, L3 and HC1, saved Development Management Plan policies DMC3, DMC5 and DMC10 and the National Planning Policy Framework. There are no material differences in the application or to local or national planning policy since the previous application was refused and there is no reason to justify a different view being taken now.

## **Human Rights**

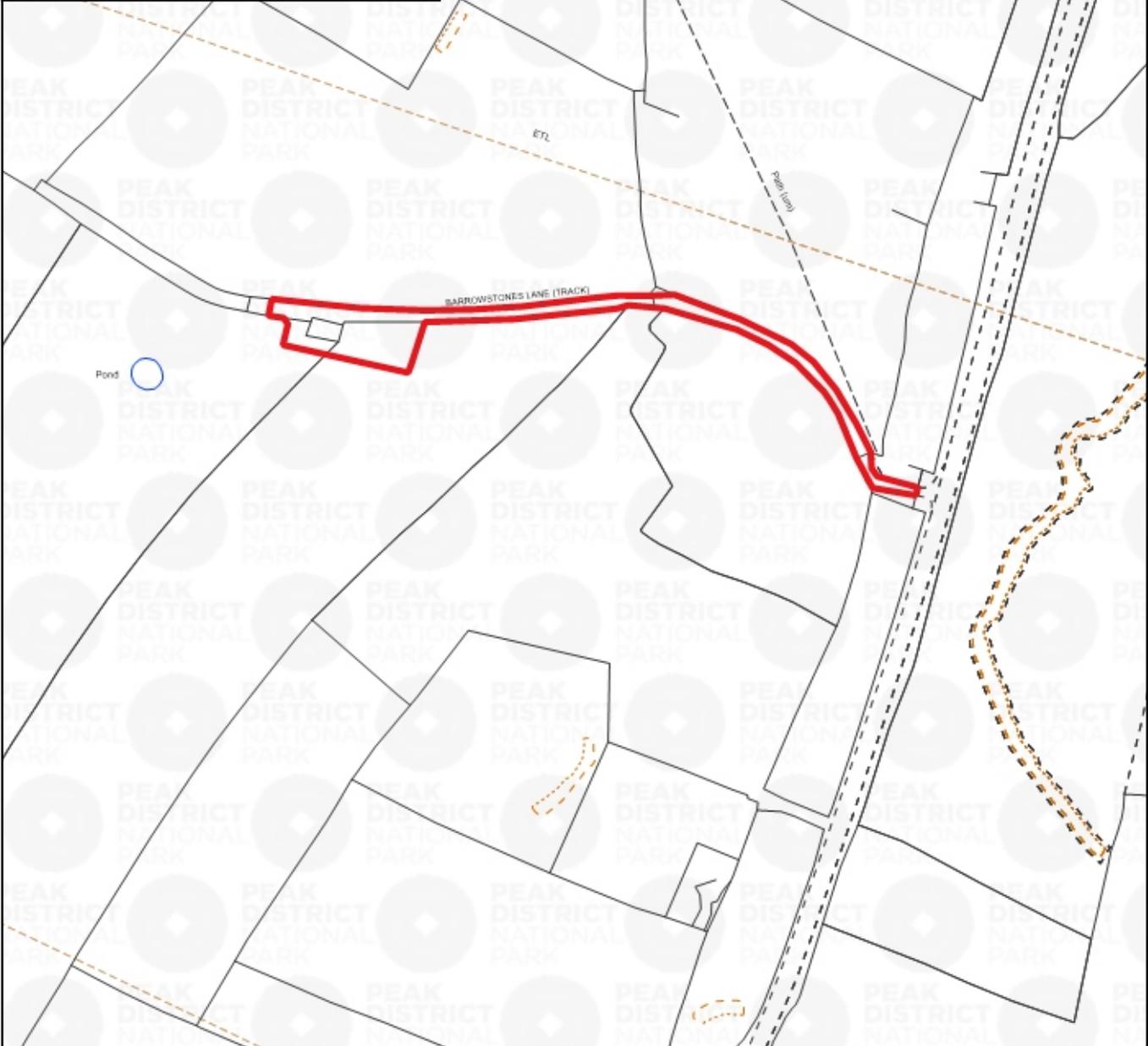
Any human rights issues have been considered and addressed in the preparation of this report.

List of Background Papers (not previously published)

Report prepared by Tom Shiels, Area Team Manager



1:2000



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Committee Date:	12/03/2021	<b>Title:</b> Birch Croft, Barrowstones Lane, The Rake, Monyash	 <b>PEAK DISTRICT NATIONAL PARK</b>
Item Number:			
Application No:	NP/DDD/1120/1063		
Grid Reference:	415002, 366388		

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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/DDD/1020/0938 3267238	Erection of single storey porch to front elevation at 19 Stoney Close, Bakewell	Householder	Delegated
NP/DDD/0920/0809 3268018	Proposed slate roof conservatory at 4 Mill Farm Close, Calver	Householder	Delegated

**2. APPEALS WITHDRAWN**

There have been no appeals withdrawn during this month.

**3. APPEALS DECIDED**

The following appeals have been decided during this month.

<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/DDD/0218/0096 3246674	Discharge of condition regarding the approval of windows and doors at Meadow Farm, Crowdicote	Written Representations	Dismissed	Delegated

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The Inspector considered that the reason for the condition was in the interests of the character and appearance of the development, and that the details of the windows and doors provided would have a significant harmful impact on the character and appearance of the building. The Inspector also considered that the proposal would have been in conflict with GSP3 and L3 of the Core Strategy as well as DMC3, DMC10 and DMC 5 of the Development Management Plan. The appeal was therefore dismissed.

NP/DDD/0420/0348 3258914	Two storey extension to the rear/east of former restricted dwelling property on the footprint on the allowed single storey extension at The Stables adjacent to the Chequers Inn, Froggatt	Householder	Dismissed	Delegated
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The Inspector considered that the proposal would not preserve the setting of the designated heritage asset, and that the proposal would also dramatically and adversely change the character and appearance of the existing building by virtue of its scale, height, width and roof design. The appeal was therefore dismissed.

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NP/S/1019/1109 3257551	Two storey detached residential units to existing care home at The Lodge, Hollow Meadows, Sheffield	Written Representations	Allowed	Committee
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The Inspector considered that the proposed units would be built as outbuildings and would be some distance from the main dwelling, so did not constitute an extension to the building so were acceptable under Policy DS1. It was also considered that the outbuildings would not be obtrusive as their height and scale would not detract from the visual primacy of the main lodge building. The appeal was allowed.

4. **RECOMMENDATION:**

**To note the report.**