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Peak District National Park Authority

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



Our Ref: A.1142/2726

Date: 8 April 2021



NOTICE OF MEETING

Meeting: **Planning Committee**

Date: **Friday 16 April 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?MIId=2392>

AGENDA

- 1. Roll Call of Members Present, Apologies for Absence and Members Declarations of Interest**
- 2. Minutes of previous meeting of 12 March 2021** *(Pages 5 - 12)*
- 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 Major Application - Demolition of existing Ambulance Station and Riverside Ward Building, partial demolition of Cart House and wall (Grade II Curtilage Listed) and erection of New Health Centre and Ambulance Station with associated infrastructure and parking at Newholme, Bakewell (NP/DDD/1220/1230, TS)** *(Pages 13 - 34)*
Site Plan
- 6. Listed Building Consent: Demolition of existing Ambulance Station and Riverside Ward Building, partial demolition of cart house and wall (Grade II curtilage listed) and erection of New Health Centre and Ambulance Station with associated infrastructure and parking at Newholme, Bakewell (NP/DDD/1220/1232, TS)** *(Pages 35 - 50)*
Site Plan
- 7. Full Application - Conversion of barn to dwellinghouse at Oulds Barn, Greenlow, Alsop en le Dale (NP/DDD/1220/1171, MN)** *(Pages 51 - 66)*
Site Plan
- 8. Full Application - Three new build terraced houses to meet affordable local need at Upper Yeld Road, Bakewell (NP/DDD/1220/1175, ALN)** *(Pages 67 - 82)*
Site Plan
- 9. Full Application - Change of use of barns to create 2 holiday cottages with associated works to buildings; minor alterations to listed farmhouse to enable its use as a holiday cottage; associated works to access at Greenwood Farm, Sheffield Road, Hathersage (NP/DDD/1220/1211 EG)** *(Pages 83 - 100)*
Site Plan
- 10. Listed Building Consent- Change of use of barns to create 2 holiday cottages with associated works to buildings; minor alterations to listed farmhouse to enable its use as a holiday cottage; associated works to access at Greenwood Farm, Sheffield Road, Hathersage (NP/DDD/1220/1212 EG)** *(Pages 101 - 112)*
Site Plan

11. **Full Application - New roof and build up walls in limestone on existing store, The Green, Main Street, Chelmorton (NP/DDD/0121/0013 TM)** (Pages 113 - 120)
Site Plan
12. **New Affordable Housing - Floorspace Thresholds (BT/IF)** (Pages 121 - 134)
Appendix 1
13. **Monitoring and Enforcement Annual Review - April 2021 (A1533/AC)**
(Pages 135 - 144)
14. **Head of Law Report - Planning Appeals** (Pages 145 - 148)

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 Head of Law 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.

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

To: Members of Planning Committee:

Chair:	Mr R Helliwell
Vice Chair:	Mr K Smith

Cllr W Armitage	Cllr P Brady
Cllr M Chaplin	Cllr D Chapman
Cllr A Gregory	Ms A Harling
Cllr A Hart	Cllr I Huddleston
Cllr A McCloy	Cllr Mrs K Potter
Cllr K Richardson	Miss L Slack
Cllr G D Wharmby	

Other invited Members: (May speak but not vote)

Mr Z Hamid	Prof J Haddock-Fraser
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Constituent Authorities
Secretary of State for the Environment
Natural England

Peak District National Park Authority
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Web: www.peakdistrict.gov.uk
Aldern House, Baslow Road, Bakewell, Derbyshire. DE45 1AE



MINUTES

Meeting: **Planning Committee**

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

17/21 ROLL CALL OF MEMBERS PRESENT, APOLOGIES FOR ABSENCE AND MEMBERS DECLARATIONS OF INTEREST

It was noted that all Members had received two emails. One on Item 5 from Caroline McIntyre and one on Item 8 from Caroline Payne

Mr Helliwell declared a prejudicial interest in Item 5 and confirmed that he would leave the meeting and handover to the Vice Chair for that item.

Cllr Armitage declared an interest in Item 8 as he had received a letter.

Cllr Brady declared that he was slightly acquainted with the applicant in Item 8

Cllr Chaplin stated that Item 6 was within in the boundary of Sheffield City Council, however he had not been consulted and would approach the matter with an open mind.

Cllr McCloy declared a personal interest for Item 8, he had met the applicant with Officers previously and had subsequent email correspondence but he would approach the matter with an open mind.

Ms Slack declared a prejudicial interest in Item 5 as she knows the applicant well and would leave the meeting when this item was discussed.

Ms Slack declared regarding Item 8 that she knew the Agent well and so leave the meeting when this item was discussed.

18/21 MINUTES OF PREVIOUS MEETING OF 12 FEBRUARY 2021

The minutes of the last meeting of Planning Committee held on 12 February 2021 were approved as a correct record.

19/21 URGENT BUSINESS

There was no urgent business.

20/21 PUBLIC PARTICIPATION

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

21/21 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)

Mr Helliwell and Ms Slack left the meeting while this item was discussed and Mr Smith took the Chair.

The Vice Chair of the 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.

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

Mr Richard Baker, Applicant – via video presentation.

Members discussed the potential impact to the landscape of the proposed development being on the very edge of the village boundary, and the issues around local need housing, and noted that approval of the application would be contrary to policy.

A motion to refuse the item in accordance with Officer recommendation was moved and seconded and a vote was taken and carried.

RESOLVED

To REFUSE the application for the following reasons

- 1. The application does not demonstrate that the development would meet eligible local needs for affordable housing. The 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 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.**

Mr Helliwell and Ms Slack re-joined the meeting.

22/21 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)

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

The Officer was asked to advise whether a temporary permission would be appropriate and confirmed that it would not be, as the reasons for refusal would still be applicable.

Issues around litter and visitor behaviour were discussed by Members.

Sheffield City Council had proposed an alternative site for the unit, beyond the carpark. The Planning Officer advised that this would not be an acceptable alternative as it would be located in the Natural Zone where there is a strong presumption against any development. In any event the alternative site was not part of the application and could not therefore be voted on.

A motion to refuse the application in accordance with Officer recommendation was proposed and seconded and a vote was taken and carried.

RESOLVED:

To REFUSE the application 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.

The meeting adjourned for a short break at 10.58am and reconvened at 11.10am.

23/21 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)

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

The Planning Officer introduced the report setting out the reasons for approval as set out in the report.

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

Mr Rob Webb, Objector – statement read out by Democratic & Legal Support Team (DLST)

Mr Andrew Gagie, Objector – statement read out by Democratic & Legal Support Team (DLST)

Dr Alex Forrester, Applicant – video presentation

The Planning Officer was asked to clarify the advice which had been given by the Highways Authority and confirmed that the original application proposed a larger café space and it had been considered by the Highways Authority that there was not adequate parking provision for a café of the proposed size. Following discussion with the Applicant the proposed size of the café was reduced and the parking provision was subsequently considered to be adequate in accordance with the relevant standards.

Additionally queries had been raised by Natural England in relation to the Package Treatment Plant regarding potential phosphorus output, but the Applicant had been able to answer these queries to Natural England's satisfaction. The proposed location of the package Treatment Plant had been confirmed as acceptable to building control officers of the relevant council.

Members noted that the café and house renovation were part of the same application and queried whether it was possible to consider the two matters separately. The Planning Officer confirmed that it was not possible to issue a split decision on the application.

Members discussed the potential number of customers that would be attracted by the proposed café and the likelihood of them dispersing to other parts of the village.

A motion to approve the item in accordance with Officer recommendation was proposed and seconded

The Chair asked if a condition could be added to regulate any external lighting and the Officer confirmed that it could.

A vote was taken on approving the application in accordance with Officer recommendation with an additional condition regarding external lighting, and was carried.

RESOLVED

To approve the application subject to the following conditions, and an extra condition relating to regulation of external lighting to be delegated to the Planning Officer

- 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**
14. **External lighting to be agreed**

24/21 FULL APPLICATION - CONVERSION AND REINSTATEMENT OF BUILDING TO FORM ONE DWELLING AT BIRCH CROFT, BARROWSTONES LANE, THE RAKE, MONYASH (NP/DDD/1120/1063 TS)

Ms Slack left the meeting.

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

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

- Mrs R Tarr, Monyash Parish Council – Supporter – statement read out by Democratic and Legal Support Team (DSLTT)
- Jordan Hotchin, Applicant – audio recording

Members discussed the importance of the retention of traditional field barns in the National Park due to their historic importance in the landscape, but noted that this had to be considered alongside the recommended reasons for refusal in this instance which were similar to those in the two previous applications for the conversion of the site which had been refused by the Committee. These included the distance of the proposed site

from the village of Monyash, the advanced deterioration of the original building, the access to the site via a Green "Drovers" Lane and the impact on the landscape.

The Parish Council's support for the application was noted.

A motion to refuse the application in accordance with Officer recommendation was moved and seconded.

Officers were asked to clarify what the policy roadmap is for the preservation of historic field barns and confirmed that conversion for residential use is not the only option and that some have been restored for agricultural use. All applications are assessed on their own merits and there will be a variety of relevant factors.

A vote to refuse the application in accordance with Officer recommendation was taken and carried.

RESOLVED

To REFUSE the application 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.**

25/21 HEAD OF LAW REPORT - PLANNING APPEALS (A.1536/AMC)

The Head of Planning explained that summaries of the cases decided had been forwarded to all Members.

Members noted concerns over the appeal allowed at The Lodge, Hollow Meadows. The Head of Planning indicated that he was inclined to write to the Planning Inspectorate to stress the need to apply greater weight in cases involving new development in the open countryside in order to uphold National Park purposes and protect the character of wilder landscapes.

Members endorsed the suggestion.

RESOLVED

That the report be noted.

The meeting ended at 12.52 pm

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5. FULL MAJOR: DEMOLITION OF EXISTING AMBULANCE STATION AND RIVERSIDE WARD BUILDING, PARTIAL DEMOLITION OF CART HOUSE AND WALL (GRADE II CURTILAGE LISTED) AND ERECTION OF NEW HEALTH CENTRE AND AMBULANCE STATION WITH ASSOCIATED INFRASTRUCTURE AND PARKING AT NEWHOLME BAKEWELL (NP/DDD/1220/1230, TS)

APPLICANT: DERBYSHIRE COMMUNITY HEALTH SERVICES NHS FOUNDATION TRUST

Summary

1. This application is seeking permission for the development of a new health centre and ambulance station on the site of the East Midlands Ambulance Service site and the site of the existing Riverside Ward.
2. The proposal is considered to be acceptable particularly in terms of impacts on amenity and heritage interests and it is recommended for approval.

Site and Surroundings

3. The application site is located to the north east of Bakewell on Baslow Road. It is opposite the main driveway of Aldern House, the main office of the Peak District National Park Authority.
4. The site is adjacent to the current Newholme Hospital which is a Grade II listed building and there are associated structures including the cart house and boundary walls which are curtilage listed by association. The site is partly within the Conservation Area.
5. The application site is surrounded by housing to the north and east on Aldern Way, Castle Drive and Castle Mount Crescent. These properties are laid out with gardens backing on to the application site.
6. The application site currently contains the Ambulance Station, built in the 1970's and with a separate entrance to Newholme Hospital, and the Riverside Ward which was built in the 1990's and is accessed from Newholme Hospital. The Riverside Ward is within the Conservation Area, but the Ambulance Station is just outside the boundary.

Proposal

7. The proposed Health Centre would facilitate the relocation of existing services from the existing Newholme Hospital site. The existing Newholme site is operating at 1/3 of its capacity according to the applicant and the listed buildings have a significant cost to the trust in terms of maintenance. The existing buildings have poor accessibility and layout and are not easily amended to meet requirements.
8. The new health centre is proposed to be smaller than the existing Newholme Hospital in terms of building massing and staff levels with 72 staff proposed to be based at the new site compared to 220 staff at the existing site (a decrease of 68%). A number of existing services will be transferred to the new health centre including podiatry, physiotherapy, mental health services, children's services and speech and language services.
9. It is proposed that the new health centre will have 54 car parking spaces.
10. The new health centre would be a multipurpose accessible building to meet the requirements of modern healthcare provision. It would also continue to be a base for the East Midlands Ambulance Service (EMAS).

11. The site area is 3,498m² and is irregular in shape. It is proposed to deliver the new health centre as an L shaped structure against the eastern and northern boundaries of the site.
12. The building proposed has resulted from extensive pre application discussion. Externally the building incorporates traditional local materials with design features that reference the local building tradition but are delivered in a contemporary manner. The primary elevation would have a double gable arrangement with entrance between gables, and a double height offshoot to the north, forming the primary western elevation. Both of the L shaped wings have double ridgelines with a valley between which allows the provision of the necessary floor space without raising the ridgeline to an over dominant or otherwise unacceptable form. The ambulance service provision is proposed to be provided in a zinc clad 'bookend' feature. Some of the parking is proposed to be delivered in an under croft, reducing the impact of parking on the locality and using the topography of the land to deliver this.
13. The building's ridgeline would be no higher than that of the Newholme hospital and would be two storey's high. It would be set against the eastern boundary of the site to diminish the impact it would have on the setting of the listed building and the conservation area.
14. Internally it is proposed that the ground floor comprises the main entrance into the building with staff facilities to the rear of the building and the EMAS garage, relevant rooms and accommodation for Derbyshire Community Health Services to operate to the left. The EMAS garage has been strategically positioned and designed to have easy access in and out of the site. The main entrance provides a spacious area for patients to enter and exit the building, and includes a toilet, Changing Places facility, transport waiting room, staircase and two lifts. The proposed first floor consists of a large waiting area and reception space, including a designated children's area. Also within the communal space are two toilets, a baby feeding and baby changing rooms. The consultation area would include: -
 - 10 consultation rooms
 - 4 treatment rooms
 - Waiting area
 - Group room
 - Toilet
 - Tea point.

To the left of the main reception lies an office space for staff.

RECOMMENDATION:

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

- 1. Commence development within 3 years.**
- 2. Carry out in accordance with specified amended plans and supporting information.**
- 3. Define and limit approved use to be as a Health Centre.**

- 4. No development shall take place including any works of demolition until a construction management plan or construction method statement has been submitted to and been approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the construction period. The statement shall provide for:**
 - **Parking of vehicles of site operatives and visitors**
 - **Routes for construction traffic, including abnormal loads/cranes etc.**
 - **Hours of operation**
 - **Method of prevention of debris being carried onto highway**
 - **Pedestrian and cyclist protection**
 - **Proposed temporary traffic restrictions**
 - **Arrangements for turning vehicles**
- 5. The car park the subject of the application shall not be laid out or brought into use until full details of layout and landscaping including:**
 - i) materials**
 - ii) details of physical expression of historic boundary and**
 - iii) alternative pedestrian entrance which does not break through the boundary wall immediately adjacent to the Carhouse is submitted to, and approved in writing by the Local Planning Authority**
- 6. The premises the subject of the application shall not be occupied until the cycle parking facilities shown on site plan A5157 0202 P12 are implemented and made available for use. The cycle parking facilities shall thereafter be retained for use by the occupants of, and visitors to, the development at all times.**
- 7. There shall be no gates or other barriers within 10m of the nearside highway boundary and any gates shall open inwards only, unless otherwise agreed in writing by the Local Planning Authority.**
- 8. The Approved Travel Plan shall be implemented in accordance with the timescales specified therein, to include those parts identified as being implemented prior to occupation and following occupation, unless alternative timescales are agreed in writing with the Local Planning Authority. The Approved Travel Plan shall be monitored and reviewed in accordance with the agreed Travel Plan targets.**
- 9. Submit for written agreement full details of the landscaping scheme comprising both hard and soft external works together with implementation timetable. Scheme to include treatment of rear boundaries. Thereafter complete and maintain in full accordance with approved scheme.**
- 10. Submit for written agreement full details of an amended external lighting scheme which omits tall lighting poles and includes bollard lighting and reduces on building lighting and thereafter complete in full accordance with agreed scheme. The scheme shall include lighting timing to ensure that lighting is not on all night and only minimal movement sensitive lighting is used at the Ambulance Service provision overnight.**
- 11. Submit revised detailing for fenestration in:**
 - **primary north western elevation windows on the gables**
 - **replacement of triple opening on south west elevation with double opening of reduced size.**

12. Approval of sample panels of stone, external paving, surfacing, zinc and roofing materials.
13. Approval of door and window details/finishes.
14. Specify minor detailed design matters e.g. Rain water goods, other joinery details.
15. Carry out the development in full accordance with the recommendations set out in the submitted Final Ecology Report ref 9537_R_APPR_20117.
16. The development hereby permitted shall not commence until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved by The Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.'
17. No development shall take place until a Written Scheme of Investigation for a scheme of archaeological monitoring and recording has been submitted to and approved by the local planning authority in writing.
18. Scheme shall not be brought into use until solar panels and EV charging points are brought into use.

Footnotes / Informative covering the following:-

No works within the limits of the public highway without the formal Agreement of the Highway Authority. Public transport services in the vicinity of the site must not be adversely affected by the works.

Prevention of mud or other extraneous material being carried out of the site and deposited on the public highway.

Effective monitoring of the Travel Plan recommended by the Highway Authority using the STARS For Travel plan toolkit: <https://www.starsfor.org>

Drainage footnotes covering such matters as the need for relevant consents regarding sustainable drainage and surface water disposal.

Advertisement consent required separately to permit signage

Key Issues

- The principle of development
- The scale and massing of the building
- The impact of the building on listed structures and the conservation area

Planning History

15. The Newholme Hospital site has an extensive history of planning, advertisement consent and listed building applications associated with minor changes to the buildings and site. None have particular relevant to this application.

Consultations

16. **Bakewell Town Council** – Support the development due to benefits to the community. Raise concerns about:
- Industrial nature of cladding on Ambulance Station
 - Light pollution
 - Inadequate parking
 - Protection of culvert
17. **Environment Agency** – No concerns about flooding, no further comments.
18. **Natural England** – No objection
19. **Derbyshire County Council Highways** – Satisfied on the information provided that the proposal would not result in a significant increase of trip generation on the local highway network. Accident data does not suggest any trend or features on the highway contributing to accidents or that road safety would be affected by the proposals. The Parking proposed would be in accordance the PDNPA adopted parking standards. Concerns were raised that information relating to level of parking each hour was not provided. This was subsequently provided showing that average length of parking time was 20 minutes and this demonstrates that nuisance parking should not arise. The highway authority also sought swept path analysis which was provided and was acceptable. A drawing showing visual splays was requested and provided. Does not object to the scheme.
20. **Lead Local Flood Authority** – initially objected to the scheme because of concerns about the submitted drainage strategy. Subsequently confirmed no objections subject to conditions for an alternative drainage strategy based on appropriate survey work.
21. **PDNPA Cultural Heritage Team** – *“There is no objection to the proposal to demolish the existing ambulance building. I agree that this building does not enhance the setting of the Conservation Area; the hospital site is perceived as ‘gateway’ site to the Conservation Area and improvement of this site would be an enhancement.*

The proposal documents the significant design improvements that have been made to better reflect the character and importance of the adjacent hospital site, the listed buildings and their setting.

There remain some areas for concern about the changes to the plot layout, coherence and symmetry and impact upon curtilage listed structures and careful weighing up of the planning balance will be needed (in particular, with reference to our policies DCM5, DCM7, DCM8).

1.1 Demolition of northern boundary wall

This wall has been identified as being in the curtilage of the Grade II listed building of Newholme Hospital, and thus falls under the listing of that building (also often referred to as being ‘curtilage listed’). I agree with this assessment. The northern and western (frontage) wall were original parts of the site development; the former workhouse was built away from the main centre of Bakewell on land surrounded by fields. This is clear from historic mapping.

The proposed development relies on the removal of the northern wall to allow car parking and construction of the new building to straddle the currently separate land plots. The

demolition plan shows the removal of the wall along its entire length within the red line boundary. It is not clear why the eastern section of the wall needs to be removed at all; indeed, some of it appears to fall outside the red line boundary.

1.1.1 Impact upon the wall itself

I consider that removal of the northern wall, or a significant length of it, would constitute substantial harm to the significance of the wall itself. I agree with the Heritage Statement that the wall does not have the same significance as the principal listed building, but it does fall within its curtilage and forms an integral part of the complex. Loss of a Grade II asset should be 'exceptional' (NPPF Para 194) and the planning balance and substantial public benefit would need to be achieved (NPPF Para 195) to outweigh this (and see Development Management Policy DMC7).

1.1.2 Impact on Conservation Area

The wall forms the northern edge of the Conservation Area. The hospital site lies within a pocket of Conservation Area surrounded by more modern residential properties and the wall makes a very clear demarcation between these distinct areas of historic institutional and recent residential character.

I consider that removal of the northern wall, or a significant length of it, would constitute less substantial harm to the significance of the Conservation Area and it would fall at the low point on this scale (see also Development Management Policy DMC8).

1.1.3 Impact on the setting of Newholme Hospital

I consider that removal of the northern wall, or a significant length of it, would constitute less than substantial harm to the setting of the listed buildings on the hospital site. This boundary originally formed a clear division between what was open land beyond the confines of the former workhouse development. Whilst the open land has since been built on (at least, to the east of Baslow Road) the boundary is still well defined. The site layout has important symmetry and formality (see section 1.4 below). This would be eroded by the proposal, although it is also true that the key part of this symmetry, with relation to the listed hospital buildings, would be impacted to a lesser degree – the proposal lies within a former ancillary area of the site, not within the more formal landscaped layout surrounding the principal building.

1.2 Frontage wall – insertion of pedestrian entrance

This wall adjoins the gable end of the cart shed and forms a robust corner to the hospital site. The wall is fairly high here, especially compared to the height of the wall on the ambulance site frontage. Inserting an entrance would erode the strength of the hospital frontage. I consider that this would constitute less than substantial harm to the significance of the wall itself, on the low end of this scale. It would be beneficial if an alternative location for a pedestrian entrance could be found.

1.3 Partial demolition of cart shed

1.3.1 Impact on the cart shed

The former cart shed has been identified as being in the curtilage of the Grade II listed building of Newholme Hospital, and thus falls under the listing of that building. I agree with this assessment.

The proposed development requires the demolition of almost half of the cart shed (two bays out of five) and the rebuilding of the eastern gable end in the new gable location – I note that the angle of the original gable would not be re-created in this process (as per Drawing 0211).

The cart shed has historic interest, relating to the use and function of the former workhouse site. The size of the cart shed itself provides important information about the use of the site and the level of facilities that were needed to service the building complex. Any potential archaeological interest of the structure has not been addressed in the Heritage Statement.

The architectural interest is modest, as expected of a utilitarian structure. The modern extension is harmful and its removal would be an enhancement, as would be bringing it into better/regular use. Its character and contribution to the built environment could be better articulated if it was more easily seen and maintained in good condition.

I consider that demolition of almost half the cart shed would constitute substantial harm to its significance. I agree with the Heritage Statement that the cart shed does not have the same significance as the principal listed building, but it does fall within its curtilage and forms an integral part of the complex and its original use. The relationship of the cart shed to its principal listed building would also be wholly severed by the building of a new boundary wall to the south of the development site.

Loss of a Grade II asset should be 'exceptional' (NPPF Para 194) and the planning balance and substantial public benefit would need to be achieved (NPPF Para 195) to outweigh this (and see Development Management Policy DMC7).

1.3.2 Impact on the Conservation Area

The cart shed and the adjoining walls frame this corner of the Conservation Area. The long 'blank' rear (northern) cart shed wall is very visible on the approach to the site from the north, as one travels downhill along Baslow Road. This is shown well in Plates 4 and 8 of the Heritage Statement. Plate 8 also illustrates how the Newholme Hospital building rises up behind the low roof of the cart shed giving a glimpse of the formal hospital frontage before it is more fully revealed as one approaches the site.

I consider that demolition of almost half of the cart shed would constitute less than substantial harm to the significance of the Conservation Area and it would fall at the low point on this scale (see NPPF Para 201 also Development Management Policy DMC8).

1.3.3 Impact on the setting of Newholme Hospital

The cart shed was an integral part of the former workhouse site from its inception. I consider that demolition of almost half of the cart shed would constitute less than substantial harm to the setting of the listed buildings on the hospital site through the partial loss of former ancillary service building and through the erosion and loss of integrity of the site boundary. The physical relationship between the two buildings would be severed by the insertion of a new boundary between them.

1.4 Overall plot layout and boundary changes

The formality of the building design, historic planned layout and landscape setting of the hospital site is of high significance.

I understand that the flow of traffic around the proposed ambulance site depends on partial demolition of the existing boundary wall and the cart shed. The impact of changing the plot boundaries has not been addressed in the Heritage Statement. Given that the site has been modelled it would also have been beneficial to have more visualisations submitted as part of the proposal.

I would like to know if the sufficient parking could be achieved with another layout, and if the cart shed could function as bin store, cycle shed and housing for the substation, removing the need for these new structures along the frontage of the site.

The new boundary wall to the south of the development is shown on the cycle store Drawing 2004. This implies a new wall that is taller than the existing street frontage wall. This will alter the symmetry of the hospital site – currently the listed hospital building lies centrally within its plot – and it will separate the cart shed from its principal building.

There will be a narrow strip of land left in between the new boundary wall, and the existing wall that currently forms the southern enclosure of the parking area to the cart shed.

1.5 Massing/scale

Several design iterations have been developed to try and create a new facility that holds sufficient space to be viable, whilst respecting the scale of the existing listed buildings on the hospital site. There does not seem to be a plan showing the new building in relation to the hospital building, but the Design and Access Statement notes that it sits further back than the existing ambulance station, along the same line as Newholme Hospital which is welcomed. The height of the building apparently does not exceed the hospital (although I cannot see a height of the ridge on the new building, on Drawing 0220).

1.6 Impact on Burre Cottage and Aldern House

Burre Cottage has been identified as a non-designated heritage asset, probably related to the original development of the former workhouse site. Aldern House (eastern part) is Grade II listed.

The proposed changes detailed above, and the wider scheme, will not alter the significance that the setting contributes to these assets to any greater degree than the development that is already present. The relationship of the asset to the hospital site will remain although views into the hospital site will be altered by the new components.

2 Archaeological issues

2.1 Archaeological sensitivity and significance of the site

The Heritage Statement identifies some archaeological sensitivity on the site and suggests the potential is low, and relating to buildings of the original workhouse site that have been lost.

Pre-application advice was clear that an archaeological sensitivity plan would be required, although this has not been provided. The ground levels change quite significantly over the site and archaeological preservation is likely to be variable. Remains relating to former buildings on the site would be considered of local interest.

2.2 Archaeological impact of the development

The impact cannot be fully assessed with the information provided, and the constraints of the site (upstanding buildings etc.) mean that it would be impossible to evaluate the site in its current state. On balance, given the potential significance and levels of disturbance that have occurred on parts of the site, the preservation of any buried archaeological remains 'by record' would be an acceptable form of mitigation.

22. PDNPA Ecology – No objection but requested clarification about the potential impact on water voles.

23. PDNPA Trees – No objection subject to tree protection conditions.

Representations

24. Friends of Bakewell Hospitals – support to proposal to retain and enhance health services in the locality.

25. Five local residents have made representations. The representations are general comments, rather than objections, but raise concerns about the following issues:

- 5m high lighting poles proposed and the impact of their amenity. They ask for these to be replaced with bollard fittings and timings for external lighting to ensure that this is not left on overnight and at weekends if the health centre is closed.
- The possible use of residential roads by people parking to access the health centre. They would like to see a residents parking scheme introduced on nearby roads.
- They also consider that pedestrians may be at risk from speeding vehicles on Baslow Road. They consider the turn from Aldern Way should have double yellow lines to improve safety of the junction.
- They raise concerns about use of the site entrance by emergency vehicles and normal traffic. And consider there is insufficient provision of space for ambulances and staff parking.
- They do however like the design of the building and consider it an improvement from the current ambulance facility.
- Concerns have also been raised about design and appearance and parking.
- Concerns have been raised that zinc is a non-traditional material which would have an unacceptable impact on the conservation area.
- In addition the representation raises concerns that more parking is needed to accommodate staff and that the transport assessment is inaccurate. They propose that residents parking schemes and speed management measures are necessary.

National Planning Policy Framework (NPPF)

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

27. The National Planning Policy Framework (NPPF) has been revised (2019). This replaces the previous document (2012) with immediate effect. The Government's intention is that the document should be considered as a material consideration and carry particular weight where a development plan is absent, silent or relevant policies are out of date. In particular Paragraph 172 states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, which have the highest status of protection in relation to these issues.
28. Paragraph 172 also states that planning permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:
- a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
 - b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and
 - c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.
29. In the National Park, the development plan comprises the Authority's Core Strategy 2011 and the Development Management Policies (DMP), adopted May 2019. These Development Plan Policies provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. In this case, it is considered there are no significant conflicts between prevailing policies in the Development Plan and government guidance in the NPPF.
30. With regard to the historic environment para 193 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Para 195 states that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm.

Main Development Plan Policies

Core Strategy

31. GSP1, GSP2 - *Securing National Park Purposes and sustainable development & Enhancing the National Park*. These policies jointly seek to secure national park legal purposes and duties through the conservation and enhancement of the National Park's landscape and its natural and heritage assets. Policy GSP1 E states that in securing national park purposes major development should not take place within the Peak District National Park other than in exceptional circumstances. Major development will only be permitted following rigorous consideration of the criteria in national policy. GSP2 states that opportunities should be taken to enhance the valued characteristics of the National Park. This is expanded in policy L3 relating to the conservation and enhancement of features of archaeological, architectural, artistic or historic significance.

32. GSP3 - *Development Management Principles*. Requires that particular attention is paid to the impact on the character and setting of buildings and that the design is in accord with the Authority's Design Guide and development is appropriate to the character and appearance of the National Park.
33. DS1 - *Development Strategy*. Sets out that most new development will be directed into named settlements. Bakewell is a named settlement.
34. Policy CC1 states that development must make the most efficient and sustainable use of land, buildings and natural resources.
35. HC4 states that the provision of community facilities will be encouraged within settlements. Preference will be given to change of use of traditional buildings but replacement buildings may be acceptable if enhancement can be achieved
36. T7 States that nonresidential parking will be restricted in order to discourage car use and will be managed to ensure that the location and nature of car and coach parking does not exceed environmental capacity. New non-operational parking will normally be matched by a reduction of related parking spaces elsewhere and wherever possible it will be made available for public use.

Development Management Policies

37. Policy DMC3 expects a high standard of design that respects, protects and where possible enhances the natural beauty, quality and visual amenity of the landscape.
38. Development Management policy DMC5 states that applications affecting a heritage asset should clearly demonstrate its significance including how any identified features will be preserved and where possible enhanced and why the proposed works are desirable or necessary. Development of a heritage asset will not be permitted if it would result in harm to, or loss of significance character and appearance unless the harm would be outweighed by public benefit. DMC8 states that planning applications involving a Registered Park and Garden and/or its setting will be determined in accordance with policy DMC5.
39. DMC7 aims to ensure that development preserves the character and significance of listed buildings.
40. DMC8 requires that proper consideration is given to the qualities of the conservation area and that its character and appearance is properly evaluated.
41. DMC14 requires that disturbance which could harm amenity is controlled.

Bakewell Neighborhood Plan

42. Although not yet adopted, the plan is at an advanced stage of preparation and should be afforded some weight in making planning decisions.
43. Policy CF1 states that redevelopment of the site will be supported providing it includes the provision of community and/or employment uses (unless there is no demand).
44. Policy CF2 states that proposals of community facilities to meet local needs shall be located within the development boundary.

Assessment

Principle of Development

45. In terms of the Town and Country Planning (Development Management Procedure) Order 2010 the current proposals represent 'major development' as the building proposed is larger than 1000m² (in fact it is circa 1500m²). In planning policy – both national and local – the term major development is also referenced. Specifically paragraph 172 of the NPPF and Core Strategy policy GSP1 seek to resist 'major development' in National Parks in all but exceptional circumstances and where it can be demonstrated that they are in the public interest.
46. Para 131 of the Authority's Development Management policy document provides clarity on the issue. It points out that 'Footnote 55 of the NPPF (2019) states, *'whether a proposal is 'major development' is a matter for the decision maker, taking into account its nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the area has been designated or defined.'* In making this assessment close regard should therefore be had to the impact of a scheme on the special qualities of the National Park utilising the Landscape Strategy and other tools advocated by this document.'
47. In this case the application site is located within Bakewell, partly within the Conservation Area and adjacent to Newholme Hospital, a grade II listed building. The application site includes curtilage listed features which it is proposed will be lost or partly lost resulting in substantial harm and less than substantial harm. This is a sensitive landscape within the largest settlement in the National Park. The development proposed is a building of substantial massing. Taking into account this sensitive setting and the significant operational development that is proposed, the view is taken that the proposals do indeed constitute major development within the National Park. Planning permission should therefore only be granted if it is considered that exceptional circumstances exist and that the proposals would be in the public interest.
48. The continued provision of healthcare facilities in Bakewell is considered to be a community facility of considerable value and this is reflected in some of the representations, including that of Bakewell Town Council. The public benefit of healthcare service provision being located in the National Park and available to its communities (including and beyond Bakewell) carries considerable weight. The NPPF requires that we consider the need for the development and alternatives. If the development was unacceptable in principle in the National Park the alternative would be that the health services proposed to be provided would be delivered outside of the National Park, requiring residents to travel to receive treatment. This would require additional travel and/or longer travel times for patients. Inability to access healthcare can result in health inequalities. We are satisfied that the scheme has been revised to the smallest viable facility that could fulfil its purpose.
49. If the development can be delivered without detrimental effect on the environment, the landscape and recreational opportunities, or any detrimental impacts can be moderated then it is considered that the public benefits of continued delivery of healthcare in Bakewell is such that the major development test is satisfied in this case.
50. Policies DS1 and HC1 as well as Bakewell Neighbourhood Plan CF2 direct development of this type into settlements and within the development boundary and the site is acceptable in this regard.

Design and Appearance

51. The proposed building is the result of extensive pre-application discussions held over a considerable period of time. The application sets out how the design has developed, primarily to address concerns about scale and massing.
52. Typically in the Peak District, buildings of this size are agricultural or industrial. The only traditional buildings of this size are mills and country houses. It is important that the design is not a pastiche of a mill or country house and also that it does not diminish the prominence and setting of Newholme Hospital as a listed building. In line with the Design Guide, the building needs to be contemporary but respect its setting and reference the local building tradition. This is a difficult balance to achieve.
53. It is important that the building is easily understood and used by members of the public and that it is readable as a public building.
54. The building proposed by the application is an L shaped structure against the east and northern boundaries of the plot. Both parts of the L have a double pitch with a valley between, effectively creating a parallel range. This allows the building to deliver the volume of floor space required without the ridgeline exceeding the ridgeline of Newholme Hospital.
55. The Ambulance Service provision is proposed to be delivered in a 1.5 storey element at the northern end of the primary elevation. It is proposed that this element have less traditional form and detailing and be a flat roof addition in a contemporary form. It is considered that in terms of massing this is a very small part of the development and its appearance helps to reduce the massing of the elevation and adds a contemporary element that is not dominant or obtrusive.
56. The double pitch with valley is not a typical feature of the Peak District in most domestic architecture which tends to be simple with uncomplicated gables. However, the building is not a domestic building and its massing is too large to lend itself to the simple domestic form easily.
57. The massing of the building is broken up with the entrance at the front elevation on the outward corner of the L between a double gable feature. The gables have dual pitches with a glazed and canopied entrance between. The gables add interest to the elevation and give a clear prominence to the entrance, suitable for a public building.
58. The return of the L on the southern part includes a small break and reduction in ridgeline to break the massing. The rear part includes under croft parking, using the rise of the land to deliver this.
59. The longer stretches of the L are traditionally detailed with appropriate volumes of glazing delivered in a traditional form with larger windows beneath and smaller windows above.
60. On the south west elevation a larger opening is proposed, which is considered to be incongruous and would be better delivered with a dual opening. This can be secured by condition.
61. The rear elevations are simply detailed with modest fenestration.
62. The predominant materials proposed are traditional to the Peak District, helping to ensure that the development would appropriately reference its setting.

63. The primary elevation is proposed to be primarily split faced limestone with random coursing and gradation of sizing. Windows are proposed to have gritstone surrounds and detailing of the entrance in gritstone, glazing and zinc.
64. The gables are proposed to have a ashlar gritstone surround framing each of the gables and having the effect of visually narrowing the gables – a welcome feature.
65. The southern return of the L shape after the ridgeline break is proposed to be constructed primarily from gritstone with random coursing and gradation of size. This will also have gritstone detailing on windows and openings. The mixed use of primary materials will have a significant role in reducing the massing of the building and also reflects the mixed use of materials in Bakewell as described in the Building Design Guide. This is a central feature to the success of the scheme.
66. The flat roofed contemporary part of the building proposed to house the ambulance service is to be provided in zinc cladding. There has been some concerns raised about this from the Town Council and some representations.
67. In this case the use of zinc breaks up the primary elevation and helps to avoid a very laboured horizontal emphasis, which would be unacceptable. The ambulance service element of the building is effectively garaging and a more utilitarian material is appropriate here. The shape of this element is contemporary with the flat roof and the use of contemporary materials is an honest and appropriate solution. The colour of the zinc will need careful consideration, and the detail of that can be reserved by condition.
68. In line with policies GSP3 and DMC5 the development is considered to be appropriate in terms of scale and massing. The design is contemporary but makes appropriate references to the local vernacular and the materials also will ensure that the development will make a positive addition to Bakewell.

Cultural Heritage Impacts

69. As noted above, the site is partly within the Bakewell Conservation Area, several of the buildings within the wider Newholme site are individually listed and the site also contains other historic buildings that are not individually listed but that are considered to be curtilage listed buildings.
70. The existing EMAS and Riverside Ward buildings that would be demolished are modern structures of no historic merit. They are not individually listed or curtilage listed buildings. They make no particular positive contribution to the setting of the historically-important buildings either. As such, the proposed demolition of these buildings would not result in any harm in terms of the impact on heritage assets within the site and the Bakewell Conservation Area. Indeed, the development presents an opportunity for enhancement in this respect.
71. The site is an important gateway to the town and the Conservation Area. Overall, the replacement of the existing buildings with the proposed new building would improve the appearance of this part of the site and would enhance the entrance to the Conservation Area.
72. The proposal does however directly impact a historic cart shed that lies close to the Baslow Road site boundary. This is a curtilage listed building. In order to provide sufficient car parking and circulation space, it is proposed to demolish part of the curtilage listed cart shed. This would clearly result in harm to the significance and character of the curtilage listed building. The proposed works in this area also include the removal of a

boundary wall that currently separate the Newholme and EMAS sites. This is a historic wall that is understood to be part of the original Newholme development. The removal of this wall would also result in significant harm. This issue therefore must be given considerable weight in the planning balance.

73. Our Cultural Heritage Team has advised that the harm to the cart shed would be above the substantial threshold. The NPPF makes it clear that substantial harm to listed buildings should only be approved in truly exceptional circumstances when it is in the public interest to do so.
74. As discussed above, the provision of the health care facilities here is a very important public benefit. Alternatives to demolishing part of the cart shed have been thoroughly explored. Ultimately though, the conclusion has been reached that the demolition is essential to allowing the development to go ahead and an insistence on the retention of the cart shed would be highly likely to jeopardise the continued provision of health care facilities on the scale proposed at the site.
75. As there is no alternative, it is necessary to weigh the harm against the public benefits of the health care development going ahead. . In most cases, a development proposal that involves the demolition of a large part of a listed building would be unacceptable because the threshold for justifying the harm this would cause is very high indeed. In most cases, the public benefits would not outweigh the harm to the heritage asset. However, in this particular case, the public benefits of providing health care facilities are so important that the substantial harm is considered to be justified.
76. Whilst we have no doubt that the harm to the cart shed when the impact just on that one building in isolation is taken into account is above the substantial threshold, it is also necessary to consider the impact on the cart shed in the context of the wider Newholme site. Given that the primary listed buildings would be unaffected, the view can be taken that the impact on the whole Newholme site would be below the substantial threshold. Any harm still requires clear and convincing justification and must be outweighed by public benefit, but looking at the impact both on the cart shed individually and in the context of the wider site helps with the formation of a balanced judgement.
77. Overall, in our view, the substantial harm to the cart shed and the less than substantial harm this causes to the wider site is clearly outweighed by the public benefits the development would deliver. These public benefits amount to the exceptional circumstances that are required to justify the substantial harm.
78. As well as the demolition of part of the cart shed, the scheme as originally submitted proposed the puncturing of the site boundary wall immediately next to the cart shed in order to provide a pedestrian access. The western gable end of the cart shed runs into the boundary wall on the site frontage. The gable end of the cart shed and the wall together form a strong feature of the site frontage, puncturing the boundary wall in the position proposed would be harmful. Whilst the removal of part of the cart shed is essential to allow the development to happen, the removal of part of the boundary wall is not as there is clear potential to provide an alternative pedestrian access further to the north, outside of the Conservation Area and without affecting this sensitive part of the site frontage. The applicant has agreed to omit the puncturing of the wall on this part of the site frontage and a condition is proposed for an alternative pedestrian access to be submitted and approved, The applicant has provided initial details of a pedestrian footbridge over the culvert to provide access further to the north. This would be a viable and acceptable alternative.

79. In terms of the impact on the setting of the principle listed buildings within the site, notwithstanding the harm caused by demolition of part of the cart shed, it is noted that the development lies within an ancillary area of the site, and not within the more formal landscaped areas around the main listed buildings. The scale and design of the proposed new buildings would not undermine the significance of the principle listed buildings and it is considered that the impact in this respect would be acceptable.
80. In terms of the impact on archaeological heritage assets, The Heritage Statement identifies some archaeological sensitivity on the site and suggests the potential is low, and relating to buildings of the original workhouse site that have been lost.
81. The ground levels change quite significantly over the site and archaeological preservation is likely to be variable. Remains relating to former buildings on the site would be considered of local interest.
82. The impact cannot be fully assessed with the information provided, and the constraints of the site (upstanding buildings etc.) mean that it would be impossible to evaluate the site in its current state. On balance, given the potential significance and levels of disturbance that have occurred on parts of the site, the preservation of any buried archaeological remains 'by record' would be an acceptable form of mitigation
83. Overall, it is fully acknowledged that the proposed development would cause harm to the heritage value of the site through the demolition of part of the cart shed and the northern boundary wall. However, this harm has been fully justified and is outweighed by the public benefits that the development would deliver. Some mitigation is also proposed by way of conditions. The proposal therefore accords with policies DMC3, DMC5, DMC7, DMC8 and the guidance within the NPPF.

Amenity Impact

84. Adverse amenity impacts are unlikely to arise from the continued use of the site as an ambulance station and health centre, given this is a continuation of the established use. The use of the site by the Ambulance Service may lead to some disturbance outside of normal hours but this is no change from the current situation and therefore not detrimental.
85. The impact of the new building on the amenity of the closest residential properties has been carefully considered. The nearest property to the north of the site is Court Close, which has a frontage onto Baslow Road. The position of the new building in relation to this property would not cause its occupiers any significant harm to amenity by way of overlooking, overshadowing or oppressive impacts.
86. The separation distance between the site and the other nearest neighbouring properties on Baslow Road, Aldern Way, Castle Drive and Castle Mount Crescent is sufficient to ensure no detrimental impacts. There are two pieces of outdoor space that lie in the intervening area between the development site and the main private garden areas of the dwellings on Aldern Way and Castle Drive. The impact on these areas would not be significantly different to the existing situation.
87. Concerns have been raised by local residents about proposed lighting. The scheme proposes a high volume of lighting with 8 5m high poles and 8 lights affixed to the front elevation and side elevation of the building.

88. The volume of lighting is likely to give rise to detrimental impacts on nearby residents and undue light pollution.
89. It is accepted that lighting may be required for ambulance service personnel outside of normal office hours and this should be limited to that part of the building used by the ambulance service and be motion sensitive.
90. Other lighting on the site should be restricted by condition to require a new scheme. Most if not all lighting should be provided by low level bollards allowing safe access into and out of the site. The affixed lighting should be minimised to avoid the building having an undue impact on the street scene and also on the listed building and conservation area.
91. Overall, it is considered that there would be no adverse amenity impacts and the development accords with policy DMC3 in this respect.

Highway Impact

Parking

92. The issue of parking has been subject of concerns raised by local residents and the Town Council. The application contains a Transportation Assessment.
93. The Development Management Policy Document contains parking standards which sets out adopted parking standards. This states that for medical or health service surgeries a maximum number of 4 spaces per consulting room can be provided. In this case there are proposed to be 10 consulting rooms and 4 treatment rooms, a total of 14. This equates to a maximum provision of 56 spaces.
94. The application proposes a total of 54 parking spaces, including 23 standard bays for patients, 4 accessible bays, 16 staff spaces and 11 spaces for ambulance service staff. In additional information provided the applicant states that the usual stay is 20 minutes, 10 for the appointment and 10 for waiting etc. The patient trip generation has been established based on the client's information, and it is noted that the proposed site would provide the equivalent of 200 appointments a day. Table 8 suggests that this would be 36 patient movements per hour. Table 9 suggests that approximately 80% of these trips would be by car based on the modal split information.
95. Based on the modal information there is a demand for 29 car spaces per hour at maximum demand. If there are 27 spaces available for public use, and each is likely to be used for 20 minutes, then there will be capacity to park up to 81 cars per hour. This will accommodate, and exceed the levels of patient use proposed.
96. Based on the information provided the level of parking proposed is in accordance with policy T7 and the adopted parking standards. It will be suitable for the facility, and will not lead to nuisance parking on nearby roads.
97. The proposal also includes 16 covered cycle parking points. The Transport Assessment also includes details of a Travel Plan which is proposed to be implemented to encourage modal shift.

Highway Network

98. The proposal would result in the relocation of some existing services to the new healthcare centre from the existing hospital site. No information is provided about current

movements; however, information about staff travel surveys and modal split is provided in the Traffic Assessment (TA).

99. The patient trip generation has been established based on the applicants information, and it is noted that the proposed site would provide the equivalent of 200 appointments a day. The application suggests that this would be 36 patient movements per hour and approximately 80% of these trips would be by car based.
100. The TA indicates that there would be 11 two-way patient vehicle trips in the AM peak and 14 two-way patient vehicle trips in the PM peak. It is further stated in the TA that the majority of patient and staff trips will not be new on the highway network. The Highways Officer is satisfied that the proposal would not result in a significant increase of trip generation on the local highway network.
101. The TA looked at the accident data from a DfT source over a 5-year period, albeit between 2014 and 2018. Analysis of accident data has not revealed any trends or features of the highway that are contributing to the accidents or that road safety will be affected by the proposals.
102. The Highway Authority has proposed that the closet bus stops are upgraded to include lighting raised kerbs, shelters timetable cases, bus stop markings and real time information wherever feasible and not already in place. While this may be desirable, it is not proposed by the developer and no assessment of the impacts of that development has been undertaken. There is insufficient grounds to impose this requirement on the developer and it would not meet the tests for reasonableness or clear relation to the development that would be needed to impose a condition, or more probably a legal agreement.

Access

103. The access to the site is proposed to be a two way access at the same location as the existing ambulance station access.
104. A visual splay was additionally provided to support the application. While the ideal splay cannot be achieved due to the location of a curtilage listed wall, the highways authority are satisfied that the access can be safely implemented.

Ecology Impact

105. An Ecological Appraisal has been submitted with the application. The Authority's Ecologist has confirmed that there are no objections to the development, subject to conditions to ensure the protection of protected species.
106. The Authority's Tree Officer has confirmed no objections, subject to conditions for the protection of the important trees within the site that are to be retained.
107. Overall, the development would not have adverse ecological impacts and is in accordance with policy DMC11 and the guidance within the NPPF.

Drainage and Flood Risk

108. The Environment Agency has raised no objections to the proposal. The Lead Local Flood Authority (LLFA) initially objected to the proposal due to concerns about the proposed drainage strategy. Following further discussions, the LLFA confirmed that the principle of

development is acceptable and the details of the drainage strategy (and survey work to inform it) can be made a condition of any approval. Subject to such a condition, it has been demonstrated that the site can be suitably drained and would not cause an unacceptable increase in the risk of flooding within or outside the site. The proposal is acceptable in this respect.

Environmental Management

109. The scheme includes solar panels and electric vehicle charging points. A detailed sustainability statement has also been submitted (available to view in full on the Authority's website) that sets out how the development will meet the requirements of policy CC1. The proposal is acceptable in this respect.

Conclusion

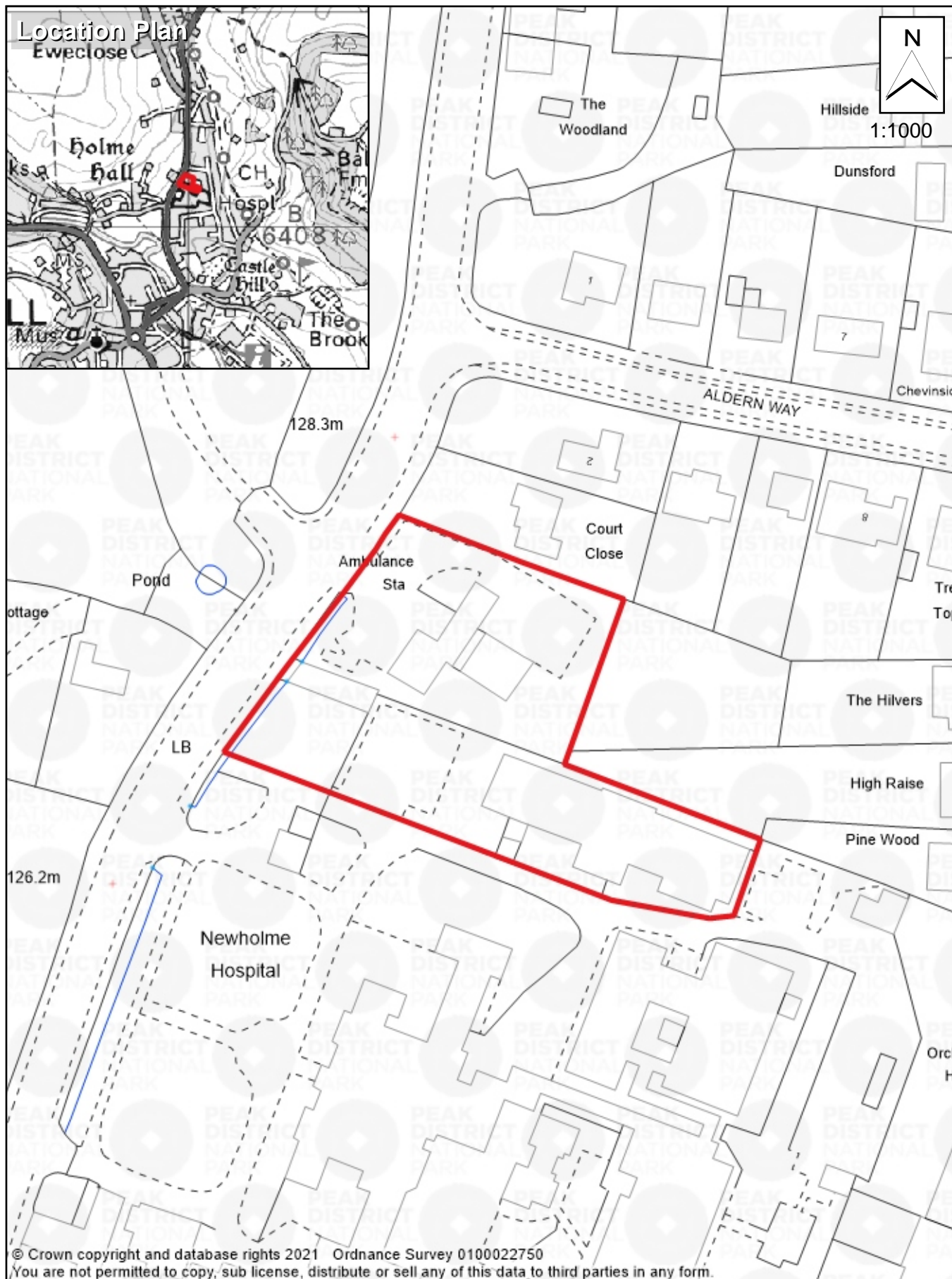
110. The scheme represents major development within the National Park and would also result in harm to heritage assets. However, it has been demonstrated that the public benefit of providing a new health centre clearly outweighs the harm to heritage assets and provides exceptional circumstances that justify the major development within the National Park. The proposal is acceptable in all other respects and accords with local policy and the guidance within the NPPF. The application is recommended for approval.

Human Rights

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

Report author: Tom Shiels, Area Team Manager

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Committee Date: 16/04/2021
Item Number: Items 5 & 6
Application No: NP/DDD/1220/1230
Grid Reference: NP/DDD/1220/1232
421988, 369219

Title: Newholme Hospital
Bakewell



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6. LISTED BUILDING CONSENT: DEMOLITION OF EXISTING AMBULANCE STATION AND RIVERSIDE WARD BUILDING, PARTIAL DEMOLITION OF CART HOUSE AND WALL (GRADE II CURTILAGE LISTED) AND ERECTION OF NEW HEALTH CENTRE AND AMBULANCE STATION WITH ASSOCIATED INFRASTRUCTURE AND PARKING AT NEWHOLME, BAKEWELL (NP/DDD/1220/1232, TS)

APPLICANT: DERBYSHIRE COMMUNITY HEALTH SERVICES NHS FOUNDATION TRUST

Summary

1. This application is seeking listed building consent for the development of a new health centre and ambulance station on the site of the East Midlands Ambulance Service site and the site of the Riverside Ward.
2. The proposal is considered to be acceptable particularly in terms of impacts on amenity and heritage interests and it is recommended for approval.

Site and Surroundings

The application site is located to the north east of the middle of Bakewell on Baslow Road. It is opposite the main driveway of Aldern House, the main office of the Peak District National Park Authority.

The site is adjacent to the current Newholme Hospital which is a Grade II listed building and there are associated structures including the cart house and boundary walls which are curtilage listed by association. The site is partly within the Conservation Area.

The application site is surrounded by housing to the north and east on Aldern Way, Castle Drive and Castle Mount Crescent. These properties are laid out with gardens backing on to the application site.

The application site currently contains the Ambulance Station, built in the 1970's and with a separate entrance to Newholme Hospital, and the Riverside Ward which was built in the 1990's and is accessed from Newholme Hospital. The Riverside Ward is within the Conservation Area, but the Ambulance Station is just outside the boundary.

Proposal

1. The proposed Health Centre would facilitate the relocation of existing services from the existing Newholme Hospital site. The existing Newholme site is operating at 1/3 of its capacity according to the applicant and the listed buildings have a significant cost to the trust in terms of maintenance. The existing buildings have poor accessibility and layout and are not easily amended to meet requirements.
2. The new health centre is proposed to be smaller than the existing Newholme Hospital in terms of building massing and staff levels with 72 staff proposed to be based at the new site compared to 220 staff at the existing site (a decrease of 68%). A number of existing services will be transferred to the new health centre including podiatry, physiotherapy, mental health services, children's services and speech and language services.
3. It is proposed that the new health centre will have 54 car parking spaces.
4. The new health centre would be a multipurpose accessible building to meet the requirements of modern healthcare provision. It would also continue to be a base for the East Midlands Ambulance Service (EMAS).

5. The site area is 3,498m² and is irregular in shape. It is proposed to deliver the new health centre as an L shaped structure against the eastern and northern boundaries of the site.
6. The building proposed is has resulted from extensive pre application discussion. Externally the building incorporates traditional local materials with design features that reference the local building tradition but are delivered in a contemporary manner. The primary elevation would have a double gable arrangement with entrance between gables, and a double height offshoot to the north, forming the primary western elevation. Both of the L shaped wings have double ridgelines with a valley between which allows the provision of the necessary floor space without raising the ridgeline to an over dominant or otherwise unacceptable form. The ambulance service provision is proposed to be provided in a zinc clad 'bookend' feature. Some of the parking is proposed to be delivered in an undercroft, reducing the impact of parking on the locality and using the topography of the land to deliver this.
7. The building's ridgeline would be no higher than that of the Newholme hospital and would be two storey's high. It would be set against the eastern boundary of the site to diminish the impact it would have on the setting of the listed building and the conservation area.
8. Internally it is proposed that the ground floor comprises the main entrance into the building with staff facilities to the rear of the building and the EMAS garage, relevant rooms and accommodation for Derbyshire Community Health Services to operate to the left. The EMAS garage has been strategically positioned and designed to have easy access in and out of the site. The main entrance provides a spacious area for patients to enter and exit the building, and includes a toilet, Changing Places facility, transport waiting room, staircase and two lifts. The proposed first floor consists of a large waiting area and reception space, including a designated children's area. Also within the communal space are two toilets, a baby feeding and baby changing rooms. The consultation area would include: -
 - 10 consultation rooms
 - 4 treatment rooms
 - Waiting area
 - Group room
 - Toilet
 - Tea point.

To the left of the main reception lies an office space for staff.

RECOMMENDATION:

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

- 1. Commence development within 3 years.**
- 2. Carry out in accordance with specified amended plans and supporting information.**

3. The car park the subject of the application shall not be laid out or brought into use until full details of layout and landscaping including:
 - i) materials
 - ii) details of physical expression of historic boundary and
 - iii) alternative pedestrian entrance which does not break through the boundary wall immediately adjacent to the Carhouse is submitted to, and approved in writing by the Local Planning Authority
4. Submit for written agreement full details of the landscaping scheme comprising both hard and soft external works together with implementation timetable. Scheme to include treatment of rear boundaries. Thereafter complete and maintain in full accordance with approved scheme.
5. Submit revised detailing for fenestration in:
 - primary north western elevation windows on the gables
 - Replacement of triple opening on south west elevation with double opening of reduced size.
 -
6. Approval of sample panels of stone, external paving, surfacing, zinc and roofing materials.
7. Approval of door and window details/finishes.
8. Specify minor detailed design matters e.g. Rain water goods, other joinery details.
9. No development shall take place until a Written Scheme of Investigation for a scheme of archaeological monitoring and recording has been submitted to and approved by the local planning authority in writing.

Key Issues

- The principle of development
- The scale and massing of the building
- The impact of the building on listed structures and the conservation area

Planning History

9. The Newholme Hospital site has an extensive history of planning, advertisement consent and listed building applications associated with minor changes to the buildings and site. None have particular relevant to this application.

Consultations

10. **Bakewell Town Council** – Support the development due to benefits to the community. Raise concerns about:
 - Industrial nature of cladding on Ambulance Station
 - Light pollution

- Inadequate parking
- Protection of culvert

11. **Historic England** – Do not wish to make comments, advise that the we week advise from our Conservation specialists.

12. **PDNPA Cultural Heritage Team** – *“There is no objection to the proposal to demolish the existing ambulance building. I agree that this building does not enhance the setting of the Conservation Area; the hospital site is perceived as ‘gateway’ site to the Conservation Area and improvement of this site would be an enhancement.*

The proposal documents the significant design improvements that have been made to better reflect the character and importance of the adjacent hospital site, the listed buildings and their setting.

There remain some areas for concern about the changes to the plot layout, coherence and symmetry and impact upon curtilage listed structures and careful weighing up of the planning balance will be needed (in particular, with reference to our policies DCM5, DCM7, DCM8).

1.1 Demolition of northern boundary wall

This wall has been identified as being in the curtilage of the Grade II listed building of Newholme Hospital, and thus falls under the listing of that building (also often referred to as being ‘curtilage listed’). I agree with this assessment. The northern and western (frontage) wall were original parts of the site development; the former workhouse was built away from the main centre of Bakewell on land surrounded by fields. This is clear from historic mapping.

The proposed development relies on the removal of the northern wall to allow car parking and construction of the new building to straddle the currently separate land plots. The demolition plan shows the removal of the wall along its entire length within the red line boundary. It is not clear why the eastern section of the wall needs to be removed at all; indeed, some of it appears to fall outside the red line boundary.

1.1.1 Impact upon the wall itself

I consider that removal of the northern wall, or a significant length of it, would constitute substantial harm to the significance of the wall itself. I agree with the Heritage Statement that the wall does not have the same significance as the principal listed building, but it does fall within its curtilage and forms an integral part of the complex. Loss of a Grade II asset should be ‘exceptional’ (NPPF Para 194) and the planning balance and substantial public benefit would need to be achieved (NPPF Para 195) to outweigh this (and see Development Management Policy DMC7).

1.1.2 Impact on Conservation Area

The wall forms the northern edge of the Conservation Area. The hospital site lies within a pocket of Conservation Area surrounded by more modern residential properties and the wall makes a very clear demarcation between these distinct areas of historic institutional and recent residential character.

I consider that removal of the northern wall, or a significant length of it, would constitute less substantial harm to the significance of the Conservation Area and it would fall at the low point on this scale (see also Development Management Policy DMC8).

1.1.3 Impact on the setting of Newholme Hospital

I consider that removal of the northern wall, or a significant length of it, would constitute less than substantial harm to the setting of the listed buildings on the hospital site. This boundary originally formed a clear division between what was open land beyond the confines of the former workhouse development. Whilst the open land has since been built on (at least, to the east of Baslow Road) the boundary is still well defined. The site layout has important symmetry and formality (see section 1.4 below). This would be eroded by the proposal, although it is also true that the key part of this symmetry, with relation to the listed hospital buildings, would be impacted to a lesser degree – the proposal lies within a former ancillary area of the site, not within the more formal landscaped layout surrounding the principal building.

1.2 Frontage wall – insertion of pedestrian entrance

This wall adjoins the gable end of the cart shed and forms a robust corner to the hospital site. The wall is fairly high here, especially compared to the height of the wall on the ambulance site frontage. Inserting an entrance would erode the strength of the hospital frontage. I consider that this would constitute less than substantial harm to the significance of the wall itself, on the low end of this scale. It would be beneficial if an alternative location for a pedestrian entrance could be found.

1.3 Partial demolition of cart shed

1.3.1 Impact on the cart shed

The former cart shed has been identified as being in the curtilage of the Grade II listed building of Newholme Hospital, and thus falls under the listing of that building. I agree with this assessment.

The proposed development requires the demolition of almost half of the cart shed (two bays out of five) and the rebuilding of the eastern gable end in the new gable location – I note that the angle of the original gable would not be re-created in this process (as per Drawing 0211).

The cart shed has historic interest, relating to the use and function of the former workhouse site. The size of the cart shed itself provides important information about the use of the site and the level of facilities that were needed to service the building complex. Any potential archaeological interest of the structure has not been addressed in the Heritage Statement.

The architectural interest is modest, as expected of a utilitarian structure. The modern extension is harmful and its removal would be an enhancement, as would be bringing it into better/regular use. Its character and contribution to the built environment could be better articulated if it was more easily seen and maintained in good condition.

I consider that demolition of almost half the cart shed would constitute substantial harm to its significance. I agree with the Heritage Statement that the cart shed does not have the same significance as the principal listed building, but it does fall within its curtilage and forms an integral part of the complex and its original use. The relationship of the cart shed to its principal listed building would also be wholly severed by the building of a new boundary wall to the south of the development site.

Loss of a Grade II asset should be 'exceptional' (NPPF Para 194) and the planning balance and substantial public benefit would need to be achieved (NPPF Para 195) to outweigh this (and see Development Management Policy DMC7).

1.3.2 Impact on the Conservation Area

The cart shed and the adjoining walls frame this corner of the Conservation Area. The long 'blank' rear (northern) cart shed wall is very visible on the approach to the site from the north, as one travels downhill along Baslow Road. This is shown well in Plates 4 and 8 of the Heritage Statement. Plate 8 also illustrates how the Newholme Hospital building rises up behind the low roof of the cart shed giving a glimpse of the formal hospital frontage before it is more fully revealed as one approaches the site.

I consider that demolition of almost half of the cart shed would constitute less than substantial harm to the significance of the Conservation Area and it would fall at the low point on this scale (see NPPF Para 201 also Development Management Policy DMC8).

1.3.3 Impact on the setting of Newholme Hospital

The cart shed was an integral part of the former workhouse site from its inception. I consider that demolition of almost half of the cart shed would constitute less than substantial harm to the setting of the listed buildings on the hospital site through the partial loss of former ancillary service building and through the erosion and loss of integrity of the site boundary. The physical relationship between the two buildings would be severed by the insertion of a new boundary between them.

1.4 Overall plot layout and boundary changes

The formality of the building design, historic planned layout and landscape setting of the hospital site is of high significance.

I understand that the flow of traffic around the proposed ambulance site depends on partial demolition of the existing boundary wall and the cart shed. The impact of changing the plot boundaries has not been addressed in the Heritage Statement. Given that the site has been modelled it would also have been beneficial to have more visualisations submitted as part of the proposal.

I would like to know if the sufficient parking could be achieved with another layout, and if the cart shed could function as bin store, cycle shed and housing for the substation, removing the need for these new structures along the frontage of the site.

The new boundary wall to the south of the development is shown on the cycle store Drawing 2004. This implies a new wall that is taller than the existing street frontage wall. This will alter the symmetry of the hospital site – currently the listed hospital building lies centrally within its plot – and it will separate the cart shed from its principal building.

There will be a narrow strip of land left in between the new boundary wall, and the existing wall that currently forms the southern enclosure of the parking area to the cart shed.

1.5 Massing/scale

Several design iterations have been developed to try and create a new facility that holds sufficient space to be viable, whilst respecting the scale of the existing listed buildings on the hospital site. There does not seem to be a plan showing the new building in relation to the hospital building, but the Design and Access Statement notes that it sits further back than the existing ambulance station, along the same line as Newholme Hospital which is welcomed. The height of the building apparently does not exceed the hospital (although I cannot see a height of the ridge on the new building, on Drawing 0220).

1.6 Impact on Burre Cottage and Aldern House

Burre Cottage has been identified as a non-designated heritage asset, probably related to the original development of the former workhouse site. Aldern House (eastern part) is Grade II listed.

The proposed changes detailed above, and the wider scheme, will not alter the significance that the setting contributes to these assets to any greater degree than the development that is already present. The relationship of the asset to the hospital site will remain although views into the hospital site will be altered by the new components.

2 Archaeological issues

2.1 Archaeological sensitivity and significance of the site

The Heritage Statement identifies some archaeological sensitivity on the site and suggests the potential is low, and relating to buildings of the original workhouse site that have been lost.

Pre-application advice was clear that an archaeological sensitivity plan would be required, although this has not been provided. The ground levels change quite significantly over the site and archaeological preservation is likely to be variable. Remains relating to former buildings on the site would be considered of local interest.

2.2 Archaeological impact of the development

The impact cannot be fully assessed with the information provided, and the constraints of the site (upstanding buildings etc) mean that it would be impossible to evaluate the site in its current state. On balance, given the potential significance and levels of disturbance that have occurred on parts of the site, the preservation of any buried archaeological remains 'by record' would be an acceptable form of mitigation.

Representations

13. Friends of Bakewell Hospitals – support to proposal to retain and enhance health services in the locality.
14. Five local residents have made representations. The representations are general comments, rather than objections, but raise concerns about the following issues:
 - 5m high lighting poles proposed and the impact of their amenity. They ask for these to be replaced with bollard fittings and timings for external lighting to ensure that this is not left on overnight and at weekends if the health centre is closed.
 - The possible use of residential roads by people parking to access the health centre. They would like to see a residents parking scheme introduced on nearby roads.
 - They also consider that pedestrians may be at risk from speeding vehicles on Baslow Road. They consider the turn from Aldern Way should have double yellow lines to improve safety of the junction.
 - They raise concerns about use of the site entrance by emergency vehicles and normal traffic. And consider there is insufficient provision of space for ambulances and staff parking.
 - They do however like the design of the building and consider it an improvement from the current ambulance facility.

- Concerns have also been raised about design and appearance and parking.
- Concerns have been raised that zinc is a non-traditional material which would have an unacceptable impact on the conservation area.
- In addition the representation raises concerns that more parking is needed to accommodate staff and that the transport assessment is inaccurate. They propose that residents parking schemes and speed management measures are necessary.

National Planning Policy Framework (NPPF)

15. National Park designation is the highest level of landscape designation in the UK. The Environment Act 1995 sets out two statutory purposes for national parks in England and Wales: Which are; to conserve and enhance the natural beauty, wildlife and cultural heritage and promote opportunities for the understanding and enjoyment of the special qualities of national parks by the public. When national parks carry out these purposes they also have the duty to; seek to foster the economic and social well-being of local communities within the National Parks.
16. The National Planning Policy Framework (NPPF) has been revised (2019). This replaces the previous document (2012) with immediate effect. The Government's intention is that the document should be considered as a material consideration and carry particular weight where a development plan is absent, silent or relevant policies are out of date. In particular Paragraph 172 states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, which have the highest status of protection in relation to these issues.
17. In the National Park, the development plan comprises the Authority's Core Strategy 2011 and the Development Management Policies (DMP), adopted May 2019. These Development Plan Policies provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. In this case, it is considered there are no significant conflicts between prevailing policies in the Development Plan and government guidance in the NPPF.
18. With regard to the historic environment para 193 states that wwhen considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Para 195 states that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm.

Main Development Plan Policies

Core Strategy

19. GSP1, GSP2 - *Securing National Park Purposes and sustainable development & Enhancing the National Park*. These policies jointly seek to secure national park legal purposes and duties through the conversion and enhancement of the National Park's landscape and its natural and heritage assets. Policy GSP1 E states that in securing

national park purposes major development should not take place within the Peak District National Park other than in exceptional circumstances. Major development will only be permitted following rigorous consideration of the criteria in national policy. GSP2 states that opportunities should be taken to enhance the valued characteristics of the National Park. This is expanded in policy L3 relating to the conservation and enhancement of features of archaeological, architectural, artistic or historic significance.

20. GSP3 - *Development Management Principles*. Requires that particular attention is paid to the impact on the character and setting of buildings and that the design is in accord with the Authority's Design Guide and development is appropriate to the character and appearance of the National Park.

Development Management Policies

21. Policy DMC3 expects a high standard of design that respects, protects and where possible enhances the natural beauty, quality and visual amenity of the landscape.
22. Development Management policy DMC5 states that applications affecting a heritage asset should clearly demonstrate its significance including how any identified features will be preserved and where possible enhanced and why the proposed works are desirable or necessary. Development of a heritage asset will not be permitted if it would result in harm to, or loss of significance character and appearance unless the harm would be outweighed by public benefit. DMC8 states that planning applications involving a Registered Park and Garden and/or its setting will be determined in accordance with policy DMC5.
23. DMC7 aims to ensure that development preserves the character and significance of listed buildings.
24. DMC8 requires that proper consideration is given to the qualities of the conservation area and that its character and appearance is properly evaluated.

Assessment

Design and Appearance

25. The proposed building is the result of extensive pre-application discussions held over a considerable period of time. The application sets out how the design has developed, primarily to address concerns about scale and massing.
26. Typically in the Peak District, buildings of this size are agricultural or industrial. The only traditional buildings of this size are mills and country houses. It is important that the design is not a pastiche of a mill or country house and also that it does not diminish the prominence and setting of Newholme Hospital as a listed building. In line with the Design Guide, the building needs to be contemporary but respect its setting and reference the local building tradition. This is a difficult balance to achieve.
27. It is important that the building is easily understood and used by members of the public and that it is readable as a public building.
28. The building proposed by the application is an L shaped structure against the east and northern boundaries of the plot. Both parts of the L have a double pitch with a valley

between, effectively creating a parallel range. This allows the building to deliver the volume of floor space required without the ridgeline exceeding the ridgeline of Newholme Hospital.

29. The Ambulance Service provision is proposed to be delivered in a 1.5 storey element at the northern end of the primary elevation. It is proposed that this element have less traditional form and detailing and be a flat roof addition in a contemporary form. It is considered that in terms of massing this is a very small part of the development and its appearance helps to reduce the massing of the elevation and adds a contemporary element that is not dominant or obtrusive.
30. The double pitch with valley is not a typical feature of the Peak District in most domestic architecture which tends to be simple with uncomplicated gables. However, the building is not a domestic building and its massing is too large to lend itself to the simple domestic form easily.
31. The massing of the building is broken up with the entrance at the front elevation on the outward corner of the L between a double gable feature. The gables have dual pitches with a glazed and canopied entrance between. The gables add interest to the elevation and give a clear prominence to the entrance, suitable for a public building.
32. The return of the L on the southern part includes a small break and reduction in ridgeline to break the massing. The rear part includes undercroft parking, using the rise of the land to deliver this.
33. The longer stretches of the L are traditionally detailed with appropriate volumes of glazing delivered in a traditional form with larger windows beneath and smaller windows above.
34. On the south west elevation a larger opening is proposed, which is considered to be incongruous and would be better delivered with a dual opening. This can be secured by condition.
35. The rear elevations are simply detailed with modest fenestration.
36. The predominant materials proposed are traditional to the Peak District, helping to ensure that the development would appropriately reference its setting.
37. The primary elevation is proposed to be primarily split faced limestone with random coursing and gradation of sizing. Windows are proposed to have gritstone surrounds and detailing of the entrance in gritstone, glazing and zinc.
38. The gables are proposed to have a ashlar gritstone surround framing each of the gables and having the effect of visually narrowing the gables – a welcome feature.
39. The southern return of the L shape after the ridgeline break is proposed to be constructed primarily from gritstone with random coursing and gradation of size. This will also have gritstone detailing on windows and openings. The mixed use of primary materials will have a significant role in reducing the massing of the building and also reflects the mixed use of materials in Bakewell as described in the Building Design Guide. This is a central feature to the success of the scheme.

40. The flat roofed contemporary part of the building proposed to house the ambulance service is to be provided in zinc cladding. There has been some concerns raised about this from the Town Council and some representations.
41. In this case the use of zinc breaks up the primary elevation and helps to avoid a very laboured horizontal emphasis, which would be unacceptable. The ambulance service element of the building is effectively garaging and a more utilitarian material is appropriate here. The shape of this element is contemporary with the flat roof and the use of contemporary materials is an honest and appropriate solution. The colour of the zinc will need careful consideration, and the detail of that can be reserved by condition.
42. In line with policies GSP3 and DMC5 the development is considered to be appropriate in terms of scale and massing. The design is contemporary but makes appropriate references to the local vernacular and the materials also will ensure that the development will make a positive addition to Bakewell.

Cultural Heritage Impacts

43. As noted above, the site is partly within the Bakewell Conservation Area, several of the buildings within the wider Newholme site are individually listed and the site also contains other historic buildings that are not individually listed but that are considered to be curtilage listed buildings.
44. The existing EMAS and Riverside Ward buildings that would be demolished are modern structures of no historic merit. They are not individually listed or curtilage listed buildings. They make no particular positive contribution to the setting of the historically-important buildings either. As such, the proposed demolition of these buildings would not result in any harm in terms of the impact on heritage assets within the site and the Bakewell Conservation Area. Indeed, the development presents an opportunity for enhancement in this respect.
45. The site is an important gateway to the town and the Conservation Area. Overall, the replacement of the existing buildings with the proposed new building would improve the appearance of this part of the site and would enhance the entrance to the Conservation Area.
46. The proposal does however directly impact a historic cart shed that lies close to the Baslow Road site boundary. This is a curtilage listed building. In order to provide sufficient car parking and circulation space, it is proposed to demolish part of the curtilage listed cart shed. This would clearly result in harm to the significance and character of the curtilage listed building. The proposed works in this area also include the removal of a boundary wall that currently separate the Newholme and EMAS sites. This is a historic wall that is understood to be part of the original Newholme development. The removal of this wall would also result in significant harm. This issue therefore must be given considerable weight in the planning balance.
47. Our Cultural Heritage Team has advised that the harm to the cart shed would be above the substantial threshold. The NPPF makes it clear that substantial harm to listed buildings should only be approved in truly exceptional circumstances when it is in the public interest to do so.
48. As discussed above, the provision of the health care facilities here is a very important public benefit. Alternatives to demolishing part of the cart shed have been thoroughly explored. Ultimately though, the conclusion has been reached that the demolition is essential to allowing the development to go ahead and an insistence on the retention of

the cart shed would be highly likely to jeopardise the continued provision of health care facilities on the scale proposed at the site.

49. As there is no alternative, it is necessary to weigh the harm against the public benefits of the health care development going ahead. A balanced view must therefore be taken. In most cases, a development proposal that involves the demolition of a large part of a listed building would be unacceptable because the threshold for justifying the harm this would cause is very high indeed. In most cases, the public benefits would not outweigh the harm to the heritage asset. However, in this particular case, the public benefits of providing health care facilities are so important that the substantial harm is considered to be justified.
50. Whilst we have no doubt that the harm to the cart shed when the impact just on that one building in isolation is taken into account would be above the substantial threshold, it is also necessary to consider the impact on the cart shed in the context of the wider Newholme site. Given that the primary listed buildings would be unaffected, the view can be taken that the impact on the whole Newholme site would be below the substantial threshold. Any harm still requires clear and convincing justification and must be outweighed by public benefit, but looking at the impact both on the cart shed individually and in the context of the wider site helps with the formation of a balanced judgement.
51. Overall, in our view, the substantial harm to the cart shed and the less than substantial harm this causes to the wider site is clearly outweighed by the public benefits the development would deliver, these public benefits amount to the exceptional circumstances that are required to justify the substantial harm.
52. As well as the demolition of part of the cart shed, the scheme as originally submitted proposed the puncturing of the site boundary wall immediately next to the cart shed in order to provide a pedestrian access. The western gable end of the cart shed runs into the boundary wall on the site frontage. The gable end of the cart shed and the wall together form a strong feature of the site frontage, puncturing the boundary wall in the position proposed would be harmful. Whilst the removal of part of the cart shed is essential to allow the development to happen, the removal of part of the boundary wall is not as there is clear potential to provide an alternative pedestrian access further to the north, outside of the Conservation Area and without affecting this sensitive part of the site frontage. The applicant has agreed to omit the puncturing of the wall on this part of the site frontage and a condition is proposed for an alternative pedestrian access to be submitted and approved, the applicant has provided initial details of a pedestrian footbridge over the culvert to provide access further to the north. This would be a viable and acceptable alternative.
53. In terms of the impact on the setting of the principle listed buildings within the site, notwithstanding the harm caused by demolition of part of the cart shed, it is noted that the development lies within an ancillary area of the site, and not within the more formal landscaped areas around the main listed buildings. The scale and design of the proposed new buildings would not undermine the significance of the principle listed buildings and it is considered that the impact in this respect would be acceptable.
54. In terms of the impact on archaeological heritage assets, The Heritage Statement identifies some archaeological sensitivity on the site and suggests the potential is low, and relating to buildings of the original workhouse site that have been lost.
55. The ground levels change quite significantly over the site and archaeological preservation is likely to be variable. Remains relating to former buildings on the site would be considered of local interest.

56. The impact cannot be fully assessed with the information provided, and the constraints of the site (upstanding buildings etc.) mean that it would be impossible to evaluate the site in its current state. On balance, given the potential significance and levels of disturbance that have occurred on parts of the site, the preservation of any buried archaeological remains 'by record' would be an acceptable form of mitigation
57. Overall, it is fully acknowledged that the proposed development would cause harm to the heritage value of the site through the demolition of part of the cart shed and the northern boundary wall. However, this harm has been fully justified and is outweighed by the public benefits that the development would deliver. The proposal therefore accords with policies DMC3, DMC5, DMC7, DMC8 and the guidance within the NPPF.

Conclusion

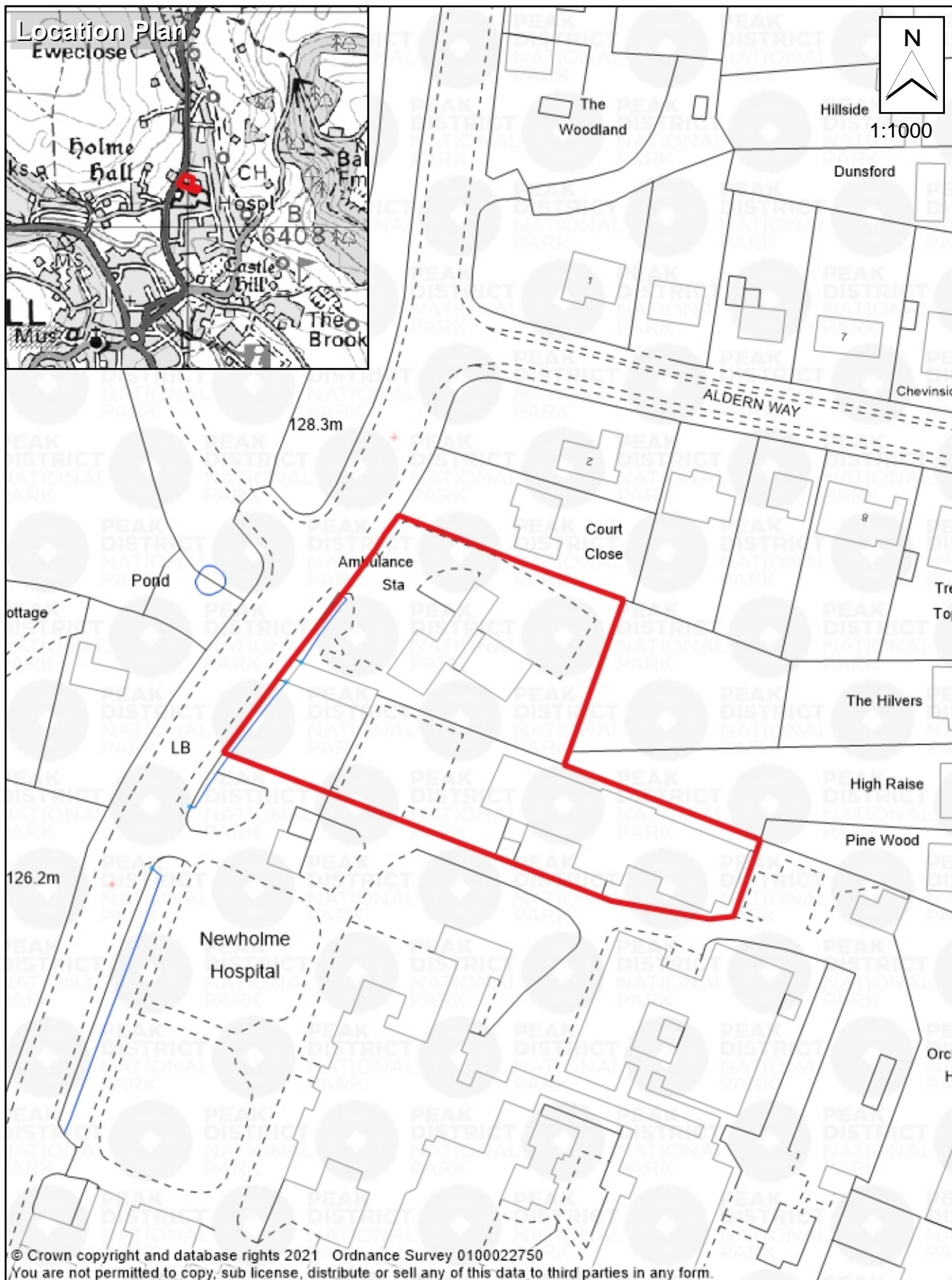
58. The scheme would result in harm to heritage assets. However, it has been demonstrated that the public benefit of providing a new health centre clearly outweighs the harm to heritage assets. The proposal therefore accords with local policy and the guidance within the NPPF. The application is recommended for approval.


Human Rights

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

Report author: Tom Shiels, Area Team Manager

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Committee Date:	16/04/2021	Title: Newholme Hospital Bakewell	 PEAK DISTRICT NATIONAL PARK
Item Number:	Items 5 & 6		
Application No:	NP/DDD/1220/1230 NP/DDD/1220/1232		
Grid Reference:	421988, 369219		

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**7. FULL APPLICATION – CONVERSION OF BARN TO DWELLINGHOUSE – OULDS BARN
GREENLOW ALSOP EN LE DALE (NP/DDD/1220/1171, MN)**

APPLICANT: MR BRADBURY

Summary

1. The proposed development seeks to convert a remote and isolated field barn in to a dwellinghouse.
2. The submitted heritage appraisal is insufficient to allow a full assessment of the building's significance and the impacts of the proposals on it to be made. However, it is clear that the following harm would arise:
 - Domestication of the building's setting, resulting in harm to its significance and agricultural character, and to the character and appearance of the landscape of the National Park
 - Harm to the building's character arising from proposed alterations and impacts of domestic use
3. The application also fails to demonstrate that the use of the site access would not adversely affect highway safety, or how the development would contribute to climate change mitigation.
4. There are no other policy or material considerations that would indicate that planning permission should be granted.
5. Accordingly, the application is recommended for refusal.

Site and surroundings

6. Oulds Barn is an agricultural barn located in open countryside approximately one kilometre northwest of the village of Alsop en le Dale.
7. The barn is set back from the western side of the A515 by approximately 55 metres, and is accessed off it through a roadside field gate in the adjacent field, with a further gateway between the fields providing access to the site itself. A public right of way passes the site approximately 90m to the south and west.
8. The barn is of typical field barn form, with a simple rectangular shape and a pitched roof. It is constructed of coursed limestone with a clay tiled roof, and with gritstone dressings to openings. The west gable of the barn is built in to the field boundary wall, and a small area of field in front of the barn is partly enclosed by a further drystone wall.
9. The building appears to be in structurally fair condition, although the roof is beginning to fail.
10. Whilst there are some small copses of trees in the wider landscape around the site, the immediate setting of the building is open fields.
11. The nearest building is a dwellinghouse set adjacent to the A515 approximately 130m south of Oulds Barn. The next nearest properties are over 500m to the south and over 650m to the east/north east.

12. The Tissington Trail passes the site to the west curving east as it passes north of the application site. It affords views of the application building over a distance of approximately 300m as it passes the site.
13. The site is outside of any designated conservation area.

Proposal

14. The proposed development seeks to convert the barn in to a dwellinghouse.

RECOMMENDATION:

That the application be REFUSED for the following reasons:

- 1. The development would result in alterations to the building and domestication of the building's setting that would harm its historic agricultural character, contrary to policies L3, DMC3 and DMC10. This harm is judged to outweigh the benefits of the development, meaning that it is also contrary to policy DMC5 and to paragraphs 172 and 197 of the NPPF.**
- 2. The development would result in domestication of the landscape in this location, harming its historic agricultural character, contrary to policies L1, L3, DMC3 and DMC8. This harm is judged to outweigh the public benefits of the development, meaning that it is also contrary to policy DMC5 and to paragraph 172 and 196 of the NPPF.**
- 3. The application includes insufficient information to show the effect of the development on the significance, character and appearance of the heritage asset and its setting, contrary to policy DMC5 and paragraph 189 of the NPPF.**
- 4. The application fails to demonstrate that forward visibility for vehicles approaching the site from the south and towards any vehicles turning right in to the site would have an acceptable impact on highway safety, contrary to paragraph 109 of the NPPF.**
- 5. The application fails to demonstrate that the development would make the most efficient and sustainable use of land and resources, take account of the energy hierarchy, and achieve the highest standards of carbon reduction and water efficiency. This is contrary to Core Strategy Policy CC1.**

Key Issues

- Whether the barn is suitable for conversion to a dwellinghouses under the Authority's housing policies in principle
- The impact of the development on the heritage interest, character and appearance of the building
- The landscape impacts of the development
- Highway safety impacts

History

15. No relevant planning history.

Consultations

16. **Highway Authority** – Advise that the applicant should be providing emerging visibility sightlines of 2.4m x 149m over controlled land in both directions, the area in advance of the sightlines being maintained throughout the life of the development clear of any object greater than 1m in height (0.6m in the case of vegetation) relative to adjoining nearside carriageway channel level, clearly demonstrated on detailed plan.
17. It's recommended that the applicant also provides details demonstrating forward visibility for oncoming vehicles to a vehicle turning right into the site due to the horizontal alignment of the road.
18. They advise that any shortfall in visibility sightlines should be supported by speed readings, with sightlines being provided in accordance with 85th percentile wet weather speeds.
19. Suggest that 2no off-street parking bays are provided to meet current recommendations along with sufficient space for the manoeuvring of resident's vehicles and a typical supermarket delivery type vehicle (typically 9m x 9m).
20. The highway authority's full comments can be viewed on the Authority's website.
21. **Parish Council** – No response at time of writing.
22. **PDNPA – Archaeology** – Comment on the submitted heritage statement as follows:
 23. Advise that the submitted heritage statement has not been prepared by someone with appropriate expertise to make the assessment or judgement of significance and it fails to adequately describe the significance of the site. They note that there is no evidence that the Historic Environment Record or the PDNPA Historic Buildings, Sites and Monuments Record has been consulted.
 24. They also advise that guidance documents (e.g. Historic England guidance, Farmstead assessment framework etc.) are referred to and then not followed, and that the interpretation of the site, the building and its features and its historic use and development is very basic and appears to be incorrect. They observe that no drawings identifying features of interest or phasing have been provided.
 25. They summarise that it shows a fundamental lack of understanding of heritage values and significance and how to assess and articulate these, for the building, the site or its wider landscape setting. They state that the application does not meet the requirements of NPPF or PDNPA's own policies because it does not describe the significance of the heritage assets or provide enough information to allow understanding of the impacts of the development on their significance.
 26. With respect the landscape setting of the barn the archaeologist advises that they are concerned about the impact of residential conversion on the historic landscape, in the following regards:
 27. Although we don't currently have the appropriate supporting information, even without this it is evident that the development of the barn into a residential use will harm both the agricultural setting of the barn, which likely positively contribute to its significance as a heritage asset and will harm the area of historic landscape within which the barn is located.

28. Currently as a historic field barn, it sits in an isolated position and 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 in this area.
29. The introduction of a residential and domestic use into this location 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 both the barn and the historic landscape character of the area.
30. The Archaeologists full comments can be viewed on the Authority's website.
31. **PDNPA – Landscape** – Advise that the site lies within the Limestone plateau pastures a key characteristic are isolated stone farmsteads and field barns, this property reads as an isolated field barn, rather than a domestic dwelling. Whilst they acknowledge that there are other more modern domestic dwellings in the locality, they note that this is the main historic agricultural building, which the applicant has pointed out is a visual focal point of users to the Tissington Trail – and that a change of use to a domestic dwelling would be detrimental to the character of the area.
32. They note that whilst reference is made to the preservation of the barn to maintain its historic character and visual agricultural landscape it is unclear how this is to be achieved in the case of the latter point, as there is a lack of detail provided.
33. They conclude that domestication of the barn and surrounding with lighting, washing lines, parking etc. would be harmful to the character of the area, which cannot be mitigated.
34. **PDNPA – Ecology** – Advise that no evidence of bats or nesting birds was found during the survey and that the barn was assessed as having low suitability as a roost. The observe the barn to be too open and derelict to provide suitable habitat for bats and birds apart from some crevices in the walls and, since the consultants found nothing, they conclude that it would be unreasonable to ask for any habitat replacement.
35. **Natural England** – No objections.

Representations

36. 37 letters of support have been received, all but 3 of which are worded identically. The grounds for support are:
 - That the development would provide a house for a local person
 - That the conversion is preferable to holiday let conversion, which causes isolation in local communities
 - It is not desirable for the building to fall in to ruin

Main policies

37. Relevant Core Strategy policies: GSP1, GSP2, GSP3, DS1, L2, L3, HC1, CC1.
38. Relevant Development Management Plan policies: DMC3, DMC5, DMC10, DMT8.

National planning policy framework

39. The National Planning Policy Framework (NPPF) was published on 27 March 2012 and replaced a significant proportion of central government planning policy with immediate effect. It was updated and republished in July 2018. The Government's intention is that the document should be considered as a material consideration and carry particular weight where a development plan is absent, silent or relevant policies are out of date. In the National Park the development plan comprises the Authority's Core Strategy 2011 and saved policies in the Peak District National Park Local Plan 2001. Policies in the Development Plan provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. It is considered that in this case there is no significant conflict between prevailing policies in the Development Plan and more recent Government guidance in the NPPF.
40. Paragraph 109 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
41. Paragraph 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.'
42. 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.
43. Paragraph 197 states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
44. Paragraph 198 continues that local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.
45. Paragraph 199 advises that local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible⁶⁴. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

Development plan

46. Core Strategy policies GSP1, GSP2 and GSP3 together say that all development in the National Park must be consistent with the National Park's legal purposes and duty and that the Sandford Principle will be applied where there is conflict. Opportunities for enhancing the valued characteristics of the National Park will be identified and acted upon and development which would enhance the valued characteristics of the National Park will be permitted. Particular attention will be paid to impact on the character and setting of buildings, siting, landscaping and building materials, design in accordance with the Design Guide and the impact upon living conditions of local communities. Core Strategy policy GSP4 highlights that the National Park Authority will consider using planning conditions or obligations to secure the achievement of its spatial outcomes.
47. Core Strategy policy DS1 outlines the Authority's Development Strategy, and in principle permits the conversion of buildings to provide housing.
48. Policy HC1 of the Core Strategy sets out the Authority's approach to new housing in the National Park in more detail; policy HC1(C) I and II say 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.
49. It goes on to state that any scheme proposed under CI or CII that is able to accommodate more than one dwelling unit, must also address identified eligible local need and be affordable with occupation restricted to local people in perpetuity, unless:
50. III. it is not financially viable, although the intention will still be to maximise the proportion of affordable homes within viability constraints; or
51. IV. it would provide more affordable homes than are needed in the parish and the adjacent parishes, now and in the near future: in which case (also subject to viability considerations), a financial contribution¹⁰² will be required towards affordable housing needed elsewhere in the National Park.
52. Core Strategy policy CC1 requires development to make the most efficient and sustainable use of land and resources, to take account of the energy hierarchy, to achieve the highest standards of carbon reduction and water efficiency, and to be directed away from flood risk areas.
53. Development Management Policy DMC3 requires development to be of a high standard that respects, protects, and where possible enhances the natural beauty, quality and visual amenity of the landscape, including the wildlife and cultural heritage that contribute to the distinctive sense of place. It also provides further detailed criteria to assess design and landscaping, as well as requiring development to conserve the amenity of other properties.
54. Policy DMH11 addresses legal agreements in relation to planning decisions, as provided for by Section 106 of the Town and Country Planning Act 1990. As a result, these are known as Section 106 Agreements. The policy states that in all cases involving the provision of affordable housing, the applicant will be required to enter into a Section 106 Agreement, that will:
 - (i) restrict the occupancy of all affordable properties in perpetuity in line with policies DMH1, DMH2 and DMH3; and

- (ii) prevent any subsequent development of the site and/or all affordable property(ies) where that would undermine the Authority's ability to restrict the occupancy of properties in perpetuity and for the properties to remain affordable in perpetuity.
- 55. Development Management Policy DMC5 provides detailed advice relating to proposals affecting heritage assets and their settings, requiring new development to demonstrate how valued features will be conserved, as well as detailing the types and levels of information required to support such proposals. It also requires development to avoid harm to the significance, character, and appearance of heritage assets. It explains development resulting in harm to a non-designated heritage asset will only be supported where the development is considered by the Authority to be acceptable following a balanced judgement that takes into account the significance of the heritage asset.
- 56. Development Management Policy DMC8 addresses Conservation Areas, requiring development in them, or affecting their setting or important views into, out of, across or through them, to assess and clearly demonstrate how the character or appearance and significance of the Conservation Area will be preserved or enhanced.
- 57. It notes that applications should be determined in accordance with policy DMC5 and the following matters should be taken into account:
 - (i) form and layout of the area including views and vistas into and out of it and the shape and character of spaces contributing to the character of the historic environment including important open spaces as identified on the Policies Map;
 - (ii) ii) street patterns, historical or traditional street furniture, traditional surfaces, uses, natural or manmade features, trees and landscapes;
 - (iii) (iii) scale, height, form and massing of the development and existing buildings to which it relates;
 - (iv) (iv) locally distinctive design details including traditional frontage patterns and vertical or horizontal emphasis;
 - (v) (v) the nature and quality of materials.
- 58. It also states that development will not be permitted if applicants fail to provide adequate or accurate detailed information to show the effect of their proposals on the character, appearance and significance of the component parts of the Conservation Area and its setting.
- 59. Development Management Policy DMC10 addresses conversion of heritage assets, permitting this where the new use would conserve its character and significance, and where the new use and associated infrastructure conserve the asset, its setting, and valued landscape character. It also notes that new uses or curtilages should not be visually intrusive in the landscape or have an adverse impact on tranquility, dark skies, or other valued characteristics.
- 60. Development Management Policy DMT3 states that development, which includes a new or improved access onto a public highway, will only be permitted where, having regard to the standard, function, nature and use of the road, a safe access that is achievable for all people, can be provided in a way which does not detract from the character and appearance of the locality and where possible enhances it.

61. Development Management Policy DMT8 states that off-street parking for residential development should be provided unless it can be demonstrated that on-street parking meets highways standards and does not negatively impact on the visual and other amenity of the local community. It notes that the design and number of parking spaces must respect the valued characteristics of the area, particularly in conservation areas.

Assessment

Principle

62. Policy DMC10 permits the conversion of non-listed buildings to dwellinghouses in accordance with policy HC1 in principle where they have been demonstrated to be non-designated heritage assets.
63. In this case the application has been accompanied by a heritage assessment confirming that the building pre-dates 1884. The heritage assessment is lacking in some regards – see the consultation response of the Authority’s Archaeologist - and the following section of this report, below. However, we agree with the report’s conclusion that the barn represents a heritage asset.
64. On this basis, the building is concluded to be a non-designated heritage asset, and its conversion to a permanent dwellinghouse would comply with policies DS1 and policy HC1 in principle if it would secure the conservation and enhancement of the heritage asset.
65. As the barn is only suitable for conversion to housing under policies HC1 and DMC10 due to its heritage interest, if permission was granted it would be necessary to remove permitted development for extensions, alterations, and outbuildings because each of these have the potential to significantly harm or alter the significance of the building, undermining the reason for permitting its conversion in the first place.
66. Any conversion of the building must also comply with the conservation provisions of DMC10.
67. This is considered in the following sections of this report.

Impacts of the development on the character, appearance and significance of the building, its setting, and the landscape

68. The Peak District National Park Historic Farmstead Character Statement (FCS) forms part of the suite of guidance for development of historic farmsteads within the Park. It provides guidance on the character and significance of the Peak District’s traditional farmsteads and buildings, and is an evidence base for decision-making and development in context.
69. This identifies field barns as an important and highly characteristic part of the Peak District’s heritage and landscape, that they are highly characteristic, and that they strongly contribute to local distinctiveness.
70. The Authority’s Archaeologist advises that the submitted heritage statement is not sufficient to allow a full understanding of the building’s heritage significance or the impacts of the development upon this. As a result it does not meet the requirements of NPPF paragraph 189 because it does not describe the significance of the affected heritage asset using appropriate expertise to a level of detail proportionate to the significance of the asset, or the minimum requirements that the local Historic Environment Record should be consulted.

71. Without this information it is not possible to understand:

- any features of heritage significance the building might possess and how the development would affect them
- the historic floor plan of the building, the importance of this to the buildings heritage significance, to understanding its historic function and relationship with the landscape, and to understanding the impacts of the proposed changes on this. The level of subdivision proposed is likely to adversely affect significance however, as it is unlikely that the building was formerly so divided.
- Any historic use or ownership that might affect the heritage importance of the building and therefore its sensitivity to change

72. The application is therefore unacceptable on the grounds of insufficient information being available to make a full assessment of the extent of harm to the heritage assets significance, contrary to paragraph 189 of the NPPF, and to policy DMC5.

Landscape and setting

73. The Authority's Archaeologist advises that even without this information it is evident that the development of the barn into a residential use will harm both the agricultural setting of the barn – a view also supported by the objection of the Authority's Landscape Architect – which is likely to positively contribute to its significance as a heritage asset, and that it will also harm the area of historic landscape within which the barn is located. We agree with these conclusions.

74. As noted above, field barns are specifically identified as an important part of the Peak District's landscape by the FCS, being highly characteristic and strongly contributing to local distinctiveness.

75. They allowed the land to be managed remotely without the need to move stock and produce to the main farmstead and are illustrative of agricultural management practices and their changes overtime.

76. This importance and their position outside of settlements makes them particularly sensitive to changes to their setting, which can harm both their character and that of the landscape.

77. The Authority's adopted Landscape Strategy categorises the landscape character of this area of the Park as 'Limestone Plateau Pastures', and identifies the pastoral farmland enclosed by limestone walls, and isolated stone farmsteads and field barns as key characteristics of this landscape. It notes that tree cover is mostly limited to occasional tree groups, or small shelter belts, allowing wide views to the surrounding higher ground.

78. In this instance the site is very clearly of this character, as is the surrounding countryside.

79. The site is very open, with clear views of it afforded on approach along the A515 from the north-east and south-west, and with the site in constant view from the higher ground to the north east at a distance of up to 500m. The building is also prominent from a stretch of the Tissington Trail to the west and north.

80. It is proposed to provide gardens and parking to the front of the building. This would have a high impact on the setting of the building. The parking of domestic vehicles alone – typically up to two and potentially more at times if the occupiers of the dwellings were to

have guests – adjacent to the building would be entirely at odds with its agricultural appearance.

81. The same can be said of the creation of what would effectively be a garden immediately in front of the barn; domestic maintenance, activity, and paraphernalia would all change the setting to be one of domestic appearance.
82. Potentially the most significant and domesticating intervention in this case would be the introduction of lighting. The barn has a number of large openings that are seen prominently on approach from both the north and south of the site along the highway. The internal illumination of these during hours of darkness would be particularly incongruous given the volume of openings around the building, its character, and its isolation away from the roadside and other buildings. It would result in significant harm to both the buildings character and that of the wider landscape. Such lighting cannot be reasonably or acceptably controlled by condition or amendment.
83. Collectively, these changes would all have a high adverse impact on the character of the barns setting, and would consequently significantly harm its significance and character, contrary to policies L3, DMC3, DMC5, and DMC10.
84. These impacts would not be limited to within the site itself, or even to short distance views, but would be apparent from some distance on approach towards the site from any direction.
85. It is therefore concluded that the development would result in less than substantial harm to historic and current character of the landscape more generally. This is contrary to policies L1, L3, DMC3, DMC5, and DMC8.

Summary and planning balance

86. In summary, the development would result in the following harm:

- Domestication of the buildings setting, resulting in harm to its significance and agricultural character
- Harm to the character and appearance of the landscape, for these same reasons

87. In terms of the harm to the buildings itself, as a non-designated heritage asset there is a need to reach a balanced judgement that has regard to the scale of any harm or loss and the significance of the heritage asset, as required by the NPPF.

88. The benefits of the scheme extend to the provision of housing, securing a future viable use for the barn, and providing a modest amount of short-term (potentially) local employment during construction., officers consider that these considerations do not outweigh the harm described.

89. However, in this remote location the conversion of the building would do so at a high cost to its character and that of the locality. This weighs heavily against the proposal.

90. Having taken the above in to account, it is concluded that the benefits that the development would result in would not be sufficient to outweigh the heritage harm arising from it and the proposal is therefore in conflict with policies DMC5 and DMC10, as well as the historic environment policies of the NPPF.

91. Further to this, the development would result in harm to the historic landscape character of the area. This harm doesn't just alter the legibility of the historic landscape, but also alters and detracts from the present rural character of the landscape in this location. The

National Park has the highest level of landscape protection afforded to any UK landscape through national legislation and national and local planning policy.

92. Accordingly, the development would also be contrary to policies L1, DMC3, and the landscape protection provisions of the NPPF.

Ecological impacts

93. The application has been accompanied by a bat report, which found no evidence of bat and birds use of the building.
94. The Authority's own Ecologist advises that the barn appears too open and derelict to provide any habitat of note, and that requiring compensating habitat replacement would therefore be unreasonable.
95. The impacts of the development on the ecology of the locality are therefore concluded to be negligible and to accord with policy E2.

Amenity impacts

96. Due to the position of the building away from any other residential property the proposed development would not result in any loss of privacy, any additional disturbance, or otherwise affect the amenity of any other residential property, complying with policy DMC3.

Highway impacts

97. Amended plans have been submitted in response to the highway authority requests to demonstrate sufficient parking areas and visibility splays at the site access.
98. The visibility splays shown in each direction are 125m and not the 150m required by the highway authority; although it appears likely that these could be achieved over land in the applicant's control.
99. However, the highway authority also recommend that the applicant provides details demonstrating forward visibility for oncoming vehicles towards a vehicle turning right into the site, due to the horizontal alignment of the road. This has not been provided. We estimate that such forward visibility would extend to between 80m and 90m when approaching from the south, taken across highway verge but not including other land outside of the applicant's control. This is well below the 150m visibility recommended by the highway authority for a 50mph road.
100. The highway authority advise that any shortfall in visibility sightlines should be supported by speed readings, with sightlines being provided in accordance with 85th percentile wet weather speeds. This has not been undertaken.
101. When travelling north, this section of road levels out as it passes Pine View and has meandering corners, both of which lead to high vehicle speeds in officers' experience. It is therefore anticipated to be unlikely that a speed survey would justify the considerable shortfall in forward visibility that appears capable of being achieved.
102. In summary, there is insufficient information to allow a proper assessment of the highway safety impacts of the development, and an unacceptable impact on highway safety therefore cannot be ruled out, contrary to paragraph 109 of the NPPF.

Service provision

103. Details of power, drainage, water supply, and other services to the site have not been submitted with the application. It would be important for these to be routed underground to ensure that they did not further impact on the character of the site and setting of the building and, in the case of drainage, were sufficient to avoid groundwater pollution. In the case of approval, conditions would be required to secure this.

Environmental management

104. An environmental management statement has been submitted, essentially stating that the development will be sustainable due to being a conversion of an existing building.
105. It makes no mention of additional energy efficiency measures that have been considered (beyond the broad statements that insulation and double glazing would be installed), or whether the applicant has considered the potential to introduce renewable energy measures.
106. This fails to address matters of energy efficiency, carbon emission reductions, or water efficiency in any meaningful way, and the development is therefore concluded to be contrary to policy CC1.

Conclusion

107. We conclude that the proposal fails conserve the heritage significance of the buildings setting and the character of the landscape.
108. The application also includes insufficient heritage assessment for the impacts on the building's interest as a heritage asset to be fully assessed.
109. We have weighed the benefits of the development against this harm as required by planning policy, and conclude that the identified harm would outweigh them.
110. For these reasons the proposal conflicts with policies L1, L3, DMC3, DMC5, DMC8, and DMC10, as well as the historic environment policies of the NPPF.
111. The development also fails to demonstrate that it would not have an unacceptable impact on highway safety, contrary to paragraph 109 of the NPPF.
112. Further, the development fails to demonstrate that it has sought to make the most efficient and sustainable use of land and resources, to take account of the energy hierarchy, or to achieve the highest standards of carbon reduction and water efficiency. This is contrary to policy CC1.
113. There are no other policy or material considerations that would indicate that planning permission should be granted.
114. We therefore recommend that the application be refused.

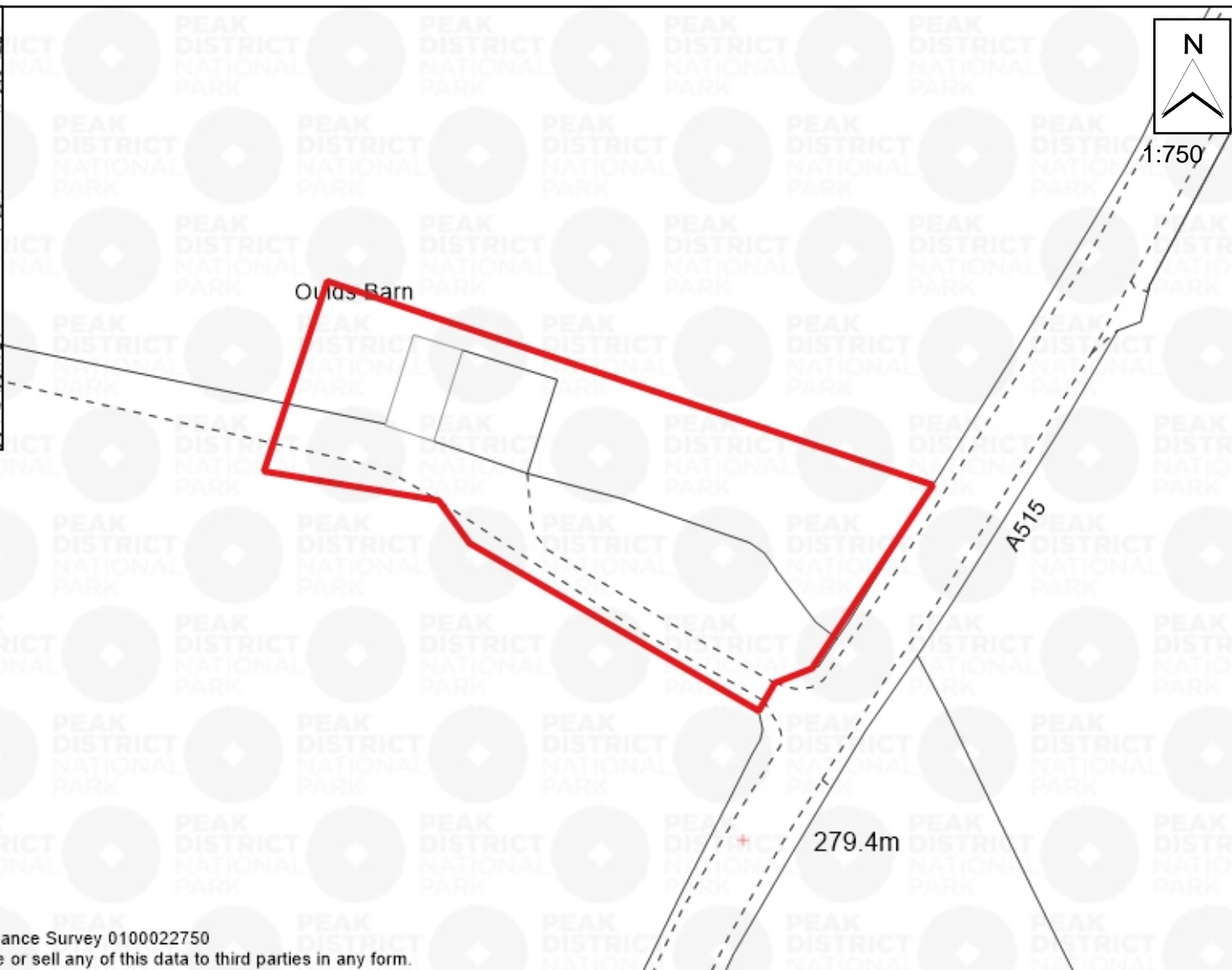
Human Rights

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


117. Nil

118. Report Author: Mark Nuttall, Senior Planner (South)

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Committee Date:	16/04/2021	Title: Oulds Barn, Greenlow, Alsop en le Dale	 PEAK DISTRICT NATIONAL PARK
Item Number:	7		
Application No:	NP/DDD/1220/1171		
Grid Reference:	415382, 356026		

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8. FULL APPLICATION – THREE NEW BUILD TERRACED HOUSES TO MEET AFFORDABLE LOCAL NEED AT UPPER YELD ROAD, BAKEWELL (NP/DDD/1220/1175, ALN)

APPLICANT: EMH HOUSING AND REGENERATION LIMITED

Summary

1. The application proposes the erection of a terrace of three affordable local needs dwellings on the site of a former playground.
2. As an exception, we consider that the community facility is no longer required and a playground of better quality is available in close proximity to the site.
3. It has been demonstrated that the dwellings would meet an identified local need for affordable housing and the houses are of a size and type that would remain affordable in perpetuity.
4. The development would not cause undue harm to residential amenity.
5. The application, as amended, is recommended for conditional approval.

Site and Surroundings

6. The application site is a former children's playground located on the southern outskirts of Bakewell, adjacent to the northern side of Upper Yeld Rd. The site is rectangular in shape. It lies just beyond the easternmost corner of the Lady Manners School playing fields. The site is bounded by the playing fields to the north and west, Upper Yeld Rd to the south and an adopted lane known as Stanton Rd to the east, which gives access to the rear of residential properties along Stanton View and Moorhall.
7. The site is within the Bakewell Development Boundary but outside of the Bakewell Conservation Area.
8. The boundaries of the existing playground are marked with timber fencing and hedgerows. There is large sycamore tree in the eastern corner of the site. There are also two triangular groups of trees growing just beyond the north and west sides of the site.

Proposal

9. Full planning permission is sought for the erection of three affordable local needs dwellings. The dwellings would be arranged in a terrace with the principle elevations facing south east towards Upper Yeld Rd. The development would occupy the area formerly used as a play area, and would also include a 3m wide strip of land along the western boundary of the playground, in an area that is currently occupied by a copse of trees.
10. The development would consist of two 2-bed (4 person) properties and one 1-bed (2 person) property.
11. The dwellings would be constructed in natural limestone under blue slate roofs. They would have painted timber casement windows. As amended, access and parking for all three properties would be to the front, off Upper Yeld Rd. Five parking spaces would be provided in total.

12. Existing hedgerows along the northern and western boundaries of the playground would be removed along with four other trees. New replacement hedgerows would be planted along the northern and western boundaries and a new tree in the eastern corner of the site.

RECOMMENDATION:

That the application be APPROVED subject to the Authority's standard section 106 agreement restricting occupancy to those in housing need and the following conditions:

- 1. 2 year time limit.**
- 2. Adopt amended plans.**
- 3. Prior to commencement of the development submit and agree details of the final finished levels of the dwellings hereby approved. Thereafter the dwellings to be constructed in accordance with agreed details.**
- 4. Remove permitted development rights for alterations, extensions, outbuildings and boundaries.**
- 5. No development shall be commenced until details of the construction and implementation of a relocated crossing point to Upper Yeld Road has been submitted to and approved in writing by the National Park Authority.**
- 6. No development, including preparatory works, shall commence until a temporary access for construction purposes has been provided in accordance with a detailed design first submitted to and approved in writing by the National Park Authority. The detailed design shall also include appropriate visibility sightlines and measures for warning other highway users of construction traffic entering or emerging from the site access. The access shall be retained in accordance with the approved scheme throughout the construction period free from any impediment to its designated use.**
- 7. Before any other operations are commenced, excluding construction of the temporary access referred to in Condition 6 above, space shall be provided within the site curtilage for storage of plant and materials, site accommodation, loading and unloading of goods vehicles, parking and manoeuvring of site operatives and visitors vehicles, laid out and constructed in accordance with detailed designs to be submitted in advance to the Local Planning Authority for written approval and maintained throughout the contract period in accordance with the approved designs free from any impediment to its designated use.**
- 8. Throughout the construction period vehicle wheel cleaning facilities shall be provided and retained within the site. All construction vehicles shall have their wheels cleaned before leaving the site in order to prevent the deposition of mud and other extraneous material on the public highway.**

9. The development hereby permitted shall not be occupied until the new vehicular access to Upper Yeld Road has been constructed in accordance with the revised application drawing, laid out, constructed and provided with 2.4m x 43m visibility splays in both directions, the area in advance of the sightlines being maintained throughout the life of the development clear of any object greater than 1m in height (0.6m in the case of vegetation) relative to adjoining nearside carriageway channel level.
10. The development hereby permitted shall not be occupied until space has been provided within the application site in accordance with the revised application drawings for the parking of residents' vehicles, laid out, surfaced and maintained throughout the life of the development free from any impediment to its designated use.
11. The proposed access drives to Upper Yeld Road shall be no steeper than 1 in 15 from the nearside highway boundary and measures shall be implemented to prevent the flow of surface water onto the adjacent highway. Once provided any such facilities shall be maintained in perpetuity free from any impediment to their designated use.
12. The development hereby permitted shall not be occupied until a bin store has been provided adjacent to Upper Yeld Road, so bins can be stored clear of the public highway on collection day.
13. There shall be no gates or other barriers located across the entire frontage of the property.
14. Prior to the commencement of the development hereby approved (including demolition and all preparatory work), a scheme for the protection of the retained trees, in accordance with BS 5837:2012, including a tree protection plan (TPP) and an arboricultural method statement (AMS) shall be submitted to and approved in writing by the Local Planning Authority.
15. Tree planting scheme to be submitted and agreed to include at least 3 new replacement trees.
16. No retained tree shall be cut down, uprooted, destroyed, pruned, cut or damaged in any manner during the development phase and for the life of the development unless otherwise approved in writing by the National Park Authority.
17. Recommendations at section 4 of the submitted Preliminary Ecological Appraisal by Peak Ecology to be adhered to.
18. Sample panel of stonework prior to erection of stonework and sample of roof slate to be agreed prior to commencement of roof.
19. Hard and soft landscaping scheme to be submitted and agreed.
20. Hedgerow on eastern boundary of the site to be retained in its entirety.
21. Details of air source heat pump to be submitted and agreed, including location, noise output, design and final finish.
22. Climate change mitigation measures as specified in the submitted Climate Change Statement to be fully implemented.

23. Minor architectural and design details.

Key Issues

- The principle of the loss of the community (playground) facility.
- Whether there is a local need for affordable housing and whether the size and type of housing would meet the identified need.
- The acceptability of the location and design of the proposed houses.
- Impact on sports facilities
- Impact on residential amenity.
- Highways and parking issues.
- Arboricultural and ecological considerations.
- Environmental Management

History

13. Pre-application advice was sought by the applicant in May 2019. Advised that it would need to be demonstrated that the criteria in policies HC4 and DMS7 with regard to the loss of community facilities would be met and also that there was a residual need for affordable housing following approved of the scheme for 30 houses on Shutts Lane. Also raised the issue of the large tree on the site.

Consultations

14. **Highway Authority** – *'The revised plans now show sole means of access to the site being taken from Upper Yeld Road. Reiterating previous highway comments, visibility onto Upper Yeld Road, from the proposed accesses is considered acceptable and in line with current design guidance.'*
15. *Internally, although the Highway Authority recommends driveways to classified roads are provided with on-site turning space to prevent reversing to or from the public highway, there is insufficient space to provide turning at this location. Given the majority of existing driveways in close vicinity of the site do not have on-site turning either, an objection on lack of turning is unlikely to be sustainable in this instance.*
16. *Regarding parking provision, 2 spaces are shown to each two-bedroom dwelling, which is considered acceptable. 1 space is proposed to the single-bedroom dwelling and whilst not ideal on street parking is already occurring in the vicinity and should a visitor be required to park on-street this is unlikely to result in material detriment to existing highway conditions. Therefore, the Highway Authority considers an objection due to limited parking would be unsustainable in this instance.*
17. *Concerning the tactile crossing and railings, the applicant has shown railings removed and the tactile crossing relocated to the east of the site. Removal of the railings and relocation of the crossing is considered acceptable; however it should be noted that the corresponding tactile paving will also require relocating, with these works requiring the applicant to enter a S278 Agreement with the Highway Authority. The precise relocation*

of the crossing is likely to require altering, due to the location of an existing road gully and potentially removing the small section of verge. However, it is considered this can be suitably conditioned.

18. Recommends conditions with regard to relocation of the crossing point; details of temporary access; provision of site compound; wheel cleaning facilities; new vehicular access; parking spaces; bin storage and gates.
19. **District Council** - no response
20. **Town Council** – *‘recommend approval (i) as it complies with Policy H1 of the Emerging Neighbourhood Plan (affordable housing for local people) (ii) on design and appearance grounds. This recommendation is subject to full compliance with any DCC Highways directions when provided.’*
21. **Sport England** – *‘The proposal would involve the construction of 3 houses on land that is currently occupied by children’s play equipment and trees on the far eastern edge of the school playing field that forms part of Lady Manners School.*
22. *The land does not form part of the playing field, and given the presence of trees and equipment would not be capable of being used for pitch sports. It is understood to have been used as a children’s play area for several years.*
23. *There is usable playing field immediately adjoining the application site boundary, which has a history of being marked out for pitch sports, but the development would not impact on the ability to layout pitches or to provide sufficient runoff between the pitches and the development site.*
24. *It is noted that there is a cricket pitch on the playing field, but the cricket square is in excess of the 80 metre strike zone within which a ball strike risk would need to be considered.*
25. *In view of the above the proposal is not judged to result in the loss of usable playing or to prejudice the use of playing field.*
26. *It is therefore considered to meet Sport England policy exception 3 and Sport England does not wish to raise an objection to the application.’*
27. **Authority’s Ecologist** - *An ecological survey has now been done and the report submitted – Upper Yeld Road, Bakewell Preliminary Ecological Appraisal February 2021 by BSG Ecology. I have also read the representation letters which detail concerns over the potential loss of wildlife and habitats.*
28. *The survey included an inspection of the mature Sycamore tree which was found to have low bat roosting and bird nesting potential. The report recommends that the tree is checked again for evidence of roosting bats and nesting birds between April and September before being felled and that good practice guidelines are followed to avoid disturbance to nesting birds elsewhere on site during development work.*
29. *To mitigate for any loss of habitat the report recommends that bat roosting boxes are incorporated into the new properties, boxes for swifts are put up on the new properties and that bat boxes and bird boxes are installed on suitable trees. The mature Sycamore which needs to be removed due to its proximity to the new housing will be replaced with a Rowan tree.*

30. *The applicant should follow the advice in the ecological report and carry out the recommended mitigation and habitat replacement measures and I am satisfied that if this is done reasonable steps will have been taken to ensure the avoidance of disturbance to protected species.'*
31. **Authority's Landscape Architect** - no landscape objections. Raises some minor issues with regard to soft landscaping.
32. **Authority's Tree Conservation Officer** – *'The requested tree-related information has been submitted. This has clarified that five trees in total (T1, T3, T4, T5, T6) require removal to facilitate this development. This will result in the loss of one Category 'B' tree, three Category 'C' trees and one Category 'U' tree. There is clearer identification of replacement tree planting for T1, although not specific to size of replacement tree. Tree replacement for the loss of the Category 'B' tree T5 does not appear to have been considered, nor replacement planting for loss of T4. I would recommend an additional two trees (three in total) to be planted to replace the loss of T1 and T5. Fastigate or smaller growing species could be used in order to accommodate more trees in a small space, providing a suitable replacement for the loss of T1 and T5, as well as amenity and biodiversity value, without impacting on the enjoyment of future occupation of the properties.'*

Representations

33. Three letters of objection were received from local residents to the application as submitted (one resident wrote two letters, which is classed as one representation). Following the re-consultation a further four letters of objection were received. The letters can be read in full on the Authority's website. We have considered them all in full. In summary the points raised are:
- Concerns about impact on ecology through loss of trees and hedges on this site.
 - It has not been demonstrated that the community use of the playground is no longer needed.
 - Concerns about potential on street parking in an area that is often congested with traffic and parked cars.
 - Visibility from the access is poor.
 - Construction phase parking would cause disruption.
 - Proposals would adversely affect the street scene.
 - Concerns with regard to adjacent houses being overlooked and overshadowed.
 - Three houses on the plot is not appropriate.
 - Sycamore tree is a valuable visual and attractive amenity.
 - Construction materials do not match the existing properties on Stanton View.
 - Questions about the need for the dwellings given the 30 houses permitted on Shutts Lane.
 - Concerns about drainage and flooding.

Main Policies

34. Relevant Core Strategy policies: GSP1, GSP2, GSP3, DS1, HC1, HC4, L2, T3, CC1
35. Relevant Development Management Plan policies: DMC3, DMC11, DMC13, DMH1, DMH2, DMH3, DMS7, DMB1, DMT3, DMT8

National Planning Policy Framework

36. The National Planning Policy Framework (NPPF) was published on 27 March 2012 and replaced a significant proportion of central government planning policy with immediate effect. The Government's intention is that the document should be considered to be a material consideration and carry particular weight where a development plan is absent, silent or relevant policies are out of date. In the National Park the development plan comprises the East Midlands Regional Plan 2009, the Authority's Core Strategy 2011 and saved policies in the Peak District National Park Local Plan 2001. Policies in the Development Plan provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. It is considered that in this case there is no significant conflict between prevailing policies in the Development Plan and more recent Government guidance in the NPPF with regard to the issues that are raised.'
37. 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.
38. 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.

Core Strategy

39. 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).
40. 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
41. 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.
42. Policy DS1 sets out the Development Strategy for the National Park. Part D says that in named settlements such as Bakewell 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.

43. 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.
44. 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.
45. Core Strategy policy HC4 C states that proposals to change the use of buildings or sites which provide community services and facilities including shops and financial and professional services to non-community uses must demonstrate that the service or facility is: I. no longer needed; or II. available elsewhere in the settlement; or III. can no longer be viable. Wherever possible, the new use must either meet another community need or offer alternative community benefit such as social housing. Evidence of reasonable attempts to secure such a use must be provided before any other use is permitted.

Development Management Plan

46. Policy DMS7 states: A. Development that would prejudice the continued use of community recreation sites or sports facilities, including those identified on the Policies Map, will not be permitted unless: (i) an assessment has been undertaken which has clearly shown the open space, buildings or land to be no longer required; and (ii) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or (iii) the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss. B. Exceptionally where sites can be shown to be no longer required, new uses should meet another community need (including those for affordable housing for local people). Evidence of reasonable attempts to secure such a use will be required before alternatives are permitted.
47. 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 (m²)
- One person 39
Two persons 58
Three persons 70
Four persons 84
Five persons 97
- B. Starter Homes will be permitted as part of a development of housing to enhance a previously developed site.
- C. Self-Build and Custom Build housing will be permitted on rural exception sites in accordance with Part A regarding proof of need and size thresholds.
48. Policy DMH2 sets out tests for occupants of affordable housing.

49. 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.
50. 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.
51. 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.
52. DMB1 states that states that the future development of Bakewell will be contained within the Development Boundary.
53. Development Management Policy DMT3 states the development will only be permitted where, having regard to the standard, function, nature and use of the road, a safe access that is achievable for all people, can be provided in a way that does not detract from the character and appearance of the locality and where possible enhances it.
54. Development Management Policy DMT8 states that off-street parking for residential development should be provided unless it can be demonstrated that on-street parking meets highways standards and does not negatively impact on the visual and other amenity of the local community. It notes that the design and number of parking spaces must respect the valued characteristics of the area, particularly in conservation areas.

Bakewell Neighbourhood Plan

55. Although not yet adopted, the plan is at an advanced stage of preparation and should be afforded some weight in making planning decisions.
56. Policy H1 supports the development of new affordable housing within the development boundary of a range and number to address local need.

Assessment

The principle of the loss of the community (playground) facility.

57. Core Strategy policy HC4 C and Development Management Plan policy DMS7 require that development that would prejudice the continued use of community recreation sites will not be permitted unless an assessment has been undertaken to show that the facility is no longer required and the loss would be replaced by equivalent or better provision. Exceptionally where the site can be shown to be no longer required, new uses should meet another community need including those for affordable housing.
58. The application site was previously a public playground, maintained by Bakewell Town Council. The submitted Design and Access Statement explains that in March 2019 the Town Council took the decision to close the play area due to *'increasing maintenance and renewal costs, inappropriate usage and previous damage to the site.'* The play equipment was removed within the next few months. It is stated that the dense hedgerows surrounding the site prevents natural surveillance, which led to damage and vandalism. It is also stated that there was no record of any objection to the closure of the playground by local people.

59. The Design and Access Statement states that there are a number of similar or better recreation facilities within the vicinity of the site, accessible by foot and by car. In particular officers are aware that there is an alternative playground on Highfield Drive approximately 250m to the north west. This site has good quality play equipment and is open and well overlooked. Clearly under the current proposals the former playground would not be replaced by an equivalent new facility, however we consider that given the close proximity of a better quality alternative, it can be concluded, (as an exception under policy DMS7), that the facility is no longer required. The fact that the proposed use of the site is for affordable housing, which would continue to meet the needs of the local community, is a mitigating factor.

Whether there is a local need for affordable housing and whether the size and type of housing would meet the identified need

60. Policies DS1 and HC1 of the Core Strategy and Development Management Policy DMH1 state that housing that addresses eligible local needs can be accepted in or on the edge of named settlements.
61. As submitted the application did not include a copy of the latest Bakewell Housing Needs Survey nor any assessment of it in relation to the proposed development. We were aware that the last housing needs survey was carried out in July 2015. The Authority's Development Management Plan states that such surveys should be less than 5 years old (but that other evidence may be acceptable provided the Housing Authority has maintained its intelligence on housing needs over the intervening period, and this intelligence justifies a scheme of the size and type proposed).
62. Following discussions, Derbyshire Dales District Council Director of Housing has provided a '*Housing Needs Update - Bakewell*' paper, as supplemental evidence to the 2015 survey. The update is based upon the current Home Options system.
63. The report highlights that affordability in Bakewell Ward based on household disposable incomes is 12:1, compared to a regional ratio of 6.4:1. The lower quartile house price to income ratio in Bakewell Ward is 16:1. Bakewell is one of the least affordable wards in the Derbyshire Dales. A first time buyer would need to have a household income of £45,000 to £50,000 to buy a terraced house and £75,000 to £80,000 to buy a semi-detached house in Bakewell ward. Household income remains well below that necessary to find a property on the open market that would satisfy the housing needs of the vast majority of residents.
64. The report states that The District Council currently have 58 applicants registered who live in Bakewell and have a local connection to the Derbyshire Dales. The predominant need is very similar to that reported in 2015 with a preference for one and two bedroom properties. Turnover of existing stock is very low at less than 20 properties per year. The existing development of 30 homes in Bakewell (Shutts Lane), expected to complete in July 2021 will meet 50% of the expressed need from Home-Options. The report concludes that the 3 properties are needed and that there is no risk of oversupply.
65. Based on this updated evidence we are satisfied that there is a local need for the one and two bedroomed properties proposed. The two bed properties would each have a floor space 82 sqm and the one bed property would have a floor space of 58 sqm. These are within the size thresholds set out in Development Management policy DMH1 for two and four person properties. In addition, the residential curtilage associated with each property would be modest in size. Consequently the properties would be of a size and type that would remain affordable to local people on low to moderate incomes.

The acceptability of the location and design of the proposed houses

66. Development Management Plan policy DMB1 states that the future development of Bakewell will be contained within the Development Boundary. The application site is within the boundary and as such the location of the development accords with DMB1.
67. The application site is adjacent to the school playing field but visually it is also closely related to the housing estate at Moorhall to the east and north and to further residential development around Stoney Close and Yeld Close to the south. On that basis, and bearing in mind the previous use of the site, we consider that in principle a housing scheme on the proposed site would not appear out of keeping or at odds with its surroundings. The terraced arrangement is reflective of other terraces to the south.
68. The orientation of the properties, with principle elevations facing south and addressing Upper Yeld Rd is in keeping with the pattern of development of the houses immediately adjacent to the east. The gable widths of the two-bed properties are wide at 8.5m. This is presumably because the overall width of the plot is limited. This is not a traditional massing, as normally gable widths in the National Park are only around 5.5 to 6m. However the semi-detached properties immediately to the east also have gable widths of over 8m wide and the retention of trees to the west of the site would screen the west facing gable from the road. Consequently on balance, in this particular location it is considered to be acceptable. The width of the gable on the one bed property is narrower at 4.8m. The eaves height of the dwellings would be relatively low at 4.8m. Overall the massing of the proposed development would conserve the character of the area.
69. The proposed detailing of the properties is traditional with pitched roofs, chimney stacks, and timber casement windows. Following negotiations amended plans have been received showing the east facing gable of the one bed property articulated from the rear lean-to and the ground floor front facing (south) window on the one bed property reduced in width from a three-light to a two-light casement (in the interests of a better solid to void ratio). As amended we consider that the detailing is acceptable.
70. Proposed materials of construction are natural limestone to the walls and blue slate to the roof. Objectors have questioned whether the use of limestone is appropriate given that the properties to the east are constructed in gritstone. There is mixture of walling materials used on residential properties in the vicinity of the site. Those to the east and on Moorhall are predominantly gritstone, but the properties across the road to the south are reconstituted limestone 'Davey Block' and other properties to the south are artificial stone. In this context we consider that the use of natural limestone would not be out of keeping with the overall character of this part of Bakewell.
71. In summary, as amended, the location, massing and design of the proposed dwellings accords with policies GSP3 and DMC3.

Impact on Sports Facilities

72. A small amount of land, where the site is to be extended in the northern corner is currently part of the edge of the school playing field. The area amounts to around 20sqm. The land in question is not part of any of the playing pitches and is rough ground on the edge of the field where it meets the woodland copses.
73. Sport England have been consulted and have confirmed that *'the development would not impact on the ability to layout pitches or to provide sufficient runoff between the pitches and the development site.'* They conclude that the development would not prejudice the use of the playing field. Consequently the proposals accord with policies HC4C and DMS7 in respect of any impact on the playing field.

Impact on residential amenity

74. As explained above there are residential properties to the east and also to the south of the site on the opposite side of Yeld Rd. The properties that have the most potential to be affected by the development are no. 12 Stanton View to the east and properties on the south side of Yeld Rd known as 'Greenways' and 'Cartref'.
75. Turning to 12 Stanton View first, the occupier of this property has raised strong objections with regard to potential blocking of light and overlooking. This property is orientated with its principle elevations facing south, so that it would be sited 'side by side' with the proposed dwellings. The gable end of the property would be approximately 12.5m away from the gable end of the proposed one bedroom property. This gable to gable separation distance is significantly greater than many other properties in the immediate vicinity. Firstly with regard to overlooking, there are three windows on the west facing elevation of no. 12. There is a small first floor window (which appears to serve a landing) and two ground floor windows (which appear to serve a kitchen and dining room). However there are no windows proposed on the east elevation of the proposed dwellings and so there would be no opportunities for overlooking.
76. With regard to whether the proposed houses would block light, it is clear that there is a levels difference between no. 12 and the application site, so that the ground floor levels of the proposed dwellings would be around 2m higher than those at no.12. Normally if a building breaches a line of 25 degrees drawn above the horizontal taken from a point 2 metres above ground level on an existing house, it is likely that windows in the existing house will be overshadowed. In this case the one bedroomed property would slightly breach that line. As a result it is likely that there would be some overshadowing of the ground floor windows in question at certain times of the day. However a material consideration in this case is the fact that there is a large mature sycamore (approx. 8m high) in the south east corner of the application site. This currently overshadows the windows in question to a significant extent when it is in leaf. The tree would be removed as part of the proposals and replaced by lower growing trees. There is also an existing retaining boundary wall and mature hedgerow to the west of no.12 that will also block a certain amount of light at present. We also need to consider that fact that the proposed dwellings would only cast a shadow to the east during the evening and that the kitchen of no. 12 also has a large second window and a glazed door facing north over the back garden. Overall, with all this in mind, our view is that any overshadowing that would occur would not block light in the rooms in question to unacceptable levels nor be unacceptably overbearing when viewed from within the curtilage of the dwelling.
77. With regard to 'Greenways' and 'Cartref' these are both some 25m to the south of the proposed front elevations of the dwelling houses which is well outside the usual 21m separation distance guideline. Impact on amenity as a result of overshadowing and overlooking would therefore be minimal.

Highways and parking issues

78. As submitted the plans showed that vehicular access and parking for the two 2-bed properties would be to the south of the site, off Yeld Rd, while the one bed property would be served from the side road, Stanton Rd. Two parking spaces were shown for each property.
79. In their consultation response, the Highway Authority pointed out that Stanton Rd is an adopted highway and that visibility splays from the proposed access would need to be shown. This would have resulted in most of the hedgerow bounding the site along Stanton Rd being removed. We considered that this would cause unnecessary harm to

the landscape quality of the site. As a result, amended plans have now been received showing access and parking for all three properties off Upper Yeld Rd.

80. The Highway Authority has confirmed that visibility onto Upper Yeld Road is acceptable and in line with highway design guidance. Whilst on-site turning space is not provided, the great majority of other driveways in close proximity to the site do not have on-site turning either and a Highway objection on this basis would not be sustainable.
81. Minimum parking standards as set out in the Development Management Plan state that 2 spaces per unit should be provide for two bedroomed dwellings and for one bedroomed dwellings 1 space per unit plus 1 space per 2 units for visitors. In this case 2 spaces are proposed for the 2-bed units which is in line with the standards. Only 1 space is proposed for the single bedroom dwelling (for reasons of visual impact and in order to leave space for replacement tree planting), however should a visitor be required to park on-street this is unlikely to result in material detriment to existing highway conditions.
82. Objectors raise concerns about the busy nature of Upper Yeld Rd and the fact that the proposals could exacerbate the situation. Whilst this concern is recognised, essentially congestion and on street parking at certain times of the day is a situation seen across the Park in most settlements. In this area the problem is worsened to some extent by the nearby presence of Lady Manners School and associated traffic and parking demand that is generated. However any additional impacts on highway safety brought about by the proposed development would not be significant and any residual cumulative impacts on the road network would not be severe (the test set out in para 109 of the NPPF).
83. The proposed site is in a sustainable location on the edge of Bakewell and as such overall contributes to the Authority's policy aim to minimise the need to travel.

Arboricultural and ecological considerations

84. A tree survey was submitted with the application. In relation in particular to the loss of the sycamore tree (which residents have raised concerned about), the survey states that the sycamore has been reduced on at least two occasions. Consequently it has a grading of C2 (low quality tree with mainly landscape qualities). The ecological survey also found signs of rot where it has been pollarded. Its removal is therefore acceptable in principle. The tree survey did not, however, make clear how many trees would be removed in total.
85. Additional information with regard to trees has now been received. This clarifies that five trees in total would be removed to facilitate the development – one Category 'B' tree, three category 'C' trees (one of which is 50m of hedgerow on the western and northern boundaries of the site and one of which is the large sycamore)) and one category 'U' tree. The mixed group of trees on third party land to the west and north would be unaffected. The large sycamore would be replaced with one new rowan tree. However as the Authority's tree conservation officer has noted, replacements for the felling other trees has not been considered. It is recommended that 3 trees are planted in total (instead of one) to compensate for those being lost. This can be controlled by means of a condition.
86. An ecological appraisal has been submitted during the course of the application. The survey included a tree climbing inspection of the sycamore tree which was found to have low bat roosting and bird nesting potential. The other loss of habitat with regard to loss of trees and hedgerow was not considered likely to lead to a significant loss of available habitat for nesting birds or on nesting birds themselves subject to vegetation removal being carried out outside of the bird breeding season.

87. The report recommends that the sycamore tree is checked again for evidence of roosting bats and nesting birds between April and September before being felled and that good practice guidelines are followed to avoid disturbance to nesting birds elsewhere on site during development work. To mitigate for any loss of habitat the report recommends that bat roosting boxes are incorporated into the new properties, boxes for swifts are put up on the new properties and that bat boxes and bird boxes are installed on suitable trees.
88. In summary, the removal of the sycamore tree is unfortunate but necessary in order to facilitate the development. We consider that the loss of the trees and hedgerow can be adequately mitigated by replacement planting, including a new boundary hedgerow. The proposals would not have a significant impact on protected species subject to mitigation as described above.

Environmental Management

89. A submitted 'Climate Change Statement' 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.
90. Firstly it states that houses are orientated with their living room and one bedroom window facing south, thus maximising solar gain, High levels of insulation and air tightness would help the building envelope perform 20% better than minimum building regulations.
91. It states that an air source heat pump is proposed for heating the interiors of the dwellings. Low energy light fixtures and extract fans are proposed The use of locally sourced, natural construction materials is proposed, for example including stone from local quarries and timber windows instead of uPVC, help to reduce carbon footprint. Water saving devices incorporated in the proposal include low water consumption toilets with a dual flush system and flow-reduced taps for all bathroom fixtures.
92. It is considered that the measures as outlined above are proportionate and appropriate with the scale of the development proposed and consequently accord with policy CC1.

Conclusion

93. As an exception, we are satisfied that the community facility is no longer required and is available elsewhere in close proximity in accordance with policies HC4 and DMS7. It has been demonstrated that the proposed dwellings would serve an identified local need and are of a size and type that would remain affordable in perpetuity in accordance with policies HC1 and DMH1.
94. As amended the layout and design would be in keeping with the local area. There would not be a significant impact on residential amenity. All other considerations have been taken into account and the application is recommended for conditional approval.


Human Rights

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

List of Background Papers (not previously published)

Nil



Committee Date:	16/04/2021	Title: Upper Yeld Road Bakewell	 PEAK DISTRICT NATIONAL PARK
Item Number:	Item 8		
Application No:	NP/DDD/1220/1175		
Grid Reference:	421512, 367919		

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9. FULL APPLICATION – CHANGE OF USE OF BARNs TO CREATE 2 HOLIDAY COTTAGES WITH ASSOCIATED WORKS TO BUILDINGS; MINOR ALTERATIONS TO LISTED FARMHOUSE TO ENABLE ITS USE AS A HOLIDAY COTTAGE; ASSOCIATED WORKS TO ACCESS AT GREENWOOD FARM, SHEFFIELD ROAD, HATHERSAGE (NP/DDD/1220/1211 EG)

APPLICANT: NATIONAL TRUST

Summary

1. The application proposes the conversion of a historic Grade II listed farmstead to a total of 3 holiday lets. We consider that the proposal is sympathetic to the valued historic character and would prevent the degradation of a Grade II historic asset without infringing on the valued Dark Peak landscape character. The application is recommended for approval.
2. Revised plans were received to resolve planning issues just prior to committee report deadline and therefore updated comments from PDNPA consultees will be reported verbally at the committee meeting.

Site and Surroundings

3. Greenwood Farm is situated in open countryside, on the hillside to the south of Hathersage Booths and the A6187 Sheffield Road and some 1.5km to the SE of the village of Hathersage and west of The National Trust Longshaw Estate. It is situated within the Dark Peak landscape area which is a unique and highly valuable landscape which projects extensive views of desolate moorlands.
4. The site is a historic farmstead dating back to 1874. It encompasses a Grade II 18th century farmhouse, two 19th century agricultural barns, a modern shed together with ancillary facilities and fields. The proximity of the L shaped traditional barns to the farmhouse means that they are curtilage listed and have a close relationship with the listed building and its character.
5. The property was formerly occupied on an agricultural tenancy which became wholly vacant in 2017. The farmhouse and associated barns remain unchanged since their last occupancy. The barns still have evidence of agricultural use. Much of the associated land in the tenancy was surrendered in 2010 due to ill health and the lease of this land to other established farmers is still in place. Since vacancy, the farmhouse and barns have remained empty.
6. The farmstead exhibits characteristics typical of the Peak District National Park character and especially that of the Dark Peak moorland valleys as the farmstead sits on sloping moorlands. The gradient falls in a south westerly direction which has allowed the barns to be developed historically with some two storey elements without appearing overly obtrusive to the landscape.
7. The farmstead benefits from extensive uninterrupted views of the natural landscape to the south east. The buildings are constructed to a good standard in high quality gritstone with quoins, deep lintels and stone slate roofing of diminishing course and thickness. These qualities contribute to its vernacular appearance and the resulting traditional agricultural character has largely been preserved through its listed status.

8. The farmhouse has previously been extended in 1987 which also included replacement windows and doors. The works increased the size of the main farmhouse sympathetically.
9. Access to Greenwood Farm is situated off a bend of the A6187 Sheffield Road. It is a private single track access shared by only one other property. The track also carries a popular public right of way footpath which is a route for those walking south west towards the River Derwent and also along the track which continues all the way south to Grindleford Train Station.

Proposal

10. The conversion with alterations of the L shaped traditional barns into two holiday lets. Minor alterations are also proposed to the Grade II farmhouse to facilitate its use as a holiday let. Additionally associated landscaping works to the garden and parking areas which includes removal of a modern shed alongside works to widen the access off the A6187 Sheffield Road and improve the visibility splay by removing trees the inside of the bend opposite the entrance access.
11. The conversions will involve internal and external alterations to the Grade II listed farmhouse and the curtilage listed agricultural barns. In the main farmhouse, internal alterations to layout are proposed including new walls, repairs and rewiring and a new front door which are covered by a separate application for Listed Building Consent.
12. The barns require more extensive works to domestic occupation with replacement windows and doors, one new window opening and rooflight along with internal alterations to create habitable areas including rewiring and restoration.
13. The application is submitted with a heritage statement, a historic farmstead assessment, Arboricultural assessments of the farmstead and access sites, a sustainability statement and an Ecological Report.

RECOMMENDATION:

That the application be APPROVED subject to the following conditions:

- 1. Commence development within 3 year time limit.**
- 2. Carry out in accordance with amended plans.**
- 3. Use of barn conversions regulated to holiday use only and maintained ancillary to farmhouse and in one planning unit.**
- 4. Removal of Permitted Development rights.**
- 5. Conversion to take place within the shell of the existing buildings – no rebuilding.**
- 6. Conditions to secure minor detailed design matters – soil vent pipe, rain water goods, vents, verge detail etc.**
- 7. Conditions to secure detailed landscaping scheme with implementation including parking and access works before occupation.**

- 8. Landscape scheme to incorporate stone boundary walls to define new domestic curtilages with the area for barn 1 reduced and defined in accordance with detailed plan to be agreed.**
- 9. Secure detailed programme of works to meet PDNPA built environment recommendations (pipework and electric routing to listed buildings etc.)**
- 10. Conditions to secure archaeological recording**
- 11. Scheme of ecological mitigation to be implemented as agreed with PDNPA ecology**
- 12. No development to commence until the applicant has signed an agreement with Highway Authority for the implementation of mitigation works and maintenance of trees for the highway works and visibility splay on verge opposite the entrance.**
- 13. Submission of revised sustainability scheme to meet policy CC1 incorporating air source heat pump(s)**

Key Issues

- Development affecting a Grade II listed building
- Development in open countryside with potential to affect the landscape character
- Felling of trees
- Threat to biodiversity / species
- Alteration of access to highway
- Public right of way running through the site
- Suitability and sustainability of tourism use
- Loss of potential agricultural use
- Continued use of fields for agricultural purposes

History

14. 1987: Extension to farmhouse & Listed Building Consent for the works – Granted conditionally
15. 2014: Outstanding enforcement regarding the historic listed building 20th century glazed door replaced by half glazed in 2007. (*Officer Note - Can be addressed through this application.*)
16. 2019: Enquiry re general external repairs and repairs to windows – advice given by Conservation Officer outlining that Listed Building Consent would be required for any works and would have to be on a like for like basis.
17. 2020: Enquiry re the change of use into three units of holiday accommodation with associated works – Advice was given in regards to the proposed works and what would be more likely to make the proposal acceptable.

Consultations

- 18. DCC Highway Authority** – Comments are summarised as:
19. The existing access is insufficient to allow a right turning vehicle entering the site to pass another car. Provisions must also accommodate the existing public right of way. Though there is potential for increased traffic at the site, the conversion will remove the potential for larger farm movements that were previously associated with the site.

20. The improved access with improvements to forward visibility will mitigate the risk of any material harm generated by the potential for increased traffic flows as a result of this development. The parking level proposed is appropriate. This development should not be refused on highways grounds. No trees should be planted within highway limits.

21. **Derbyshire Dales District Council** – No response.

22. **Hathersage Parish Council** – Object on the grounds summarised below:

23. The proposal for six parking spaces will lead to a significant increase in traffic leading to Greenwood Farm along a narrow rural track which is also a Public Footpath, safety of pedestrians could be a concern. The Council also has further concerns about safe access into the track. The junction with the A6187 will be hazardous from both directions even with the proposed 'improvements' and especially in the absence of a 30mph speed limit at that 2 point. Moreover, it is a completely car-dependent development.

24. The Trust should have given more consideration to maintaining Greenwood Farm as a working farm, e.g. as a starter farm for a local person. The historic character of Greenwood Farm will be lost forever if it is converted for holiday use and conflicts with policy RT2. The modern tractor shed represents a very significant asset, is not obtrusive and is not out of place in a rural farmyard setting. It should not be removed.

25. **PNDPA Historic Environment** – Comments are summarised as:

26. Greenwood Farm is a Grade II listed building that was designated on 19th February 1985. The associated barns/agricultural buildings are curtilage listed. Care should be taken when remodelling and routing any new services to the buildings. Historic floor coverings and other materials should be reused but further detail is needed. The removal of the modern tractor shed will enhance the range of traditional farm buildings.

27. Overall the proposals work with the buildings form but there are areas that could be improved e.g. design of some of the glazing, rooflights and wall insulation with boarding that will negatively affect the character of the building. These areas should be revised. External landscaping and surfacing should be limited so that the buildings do not become over domesticated. Further information about some details of the scheme should be conditioned.

28. **PDNPA Archaeology** – Comments are summarized as:

29. The historic farmstead is comprised of a listed 18th century farmhouse, a number of historic traditional farm buildings dating to the 19th century, and a modern structure. Greenwood Farm has a high level of historic interest as a complete example of a historic farmstead, with all traditional farm buildings and historic features surviving. There is visible phasing of development and features that associate it with historic gritstone industry. It has a moderate level of archaeological significance as the buildings have potential to help understand the origins of the site. Further special study would be required. There is low belowground archaeological value.

30. The removal of the modern stock tractor shed will better reveal the significance of the farmstead. The whole scheme is largely sensitive to the core interest of the site. Introduction of too much domesticated paraphernalia in the curtilage of the buildings should be minimised.

31. In summary, there will be minor harm to the significance as a result of conversion. Building recording should be undertaken prior to development.

32. PDNPA Ecology – Commented that:

33. Further information would be needed to fully assess the impact of development. Information has been provided in the habitat surveys that there is evidence of common pipistrelle bats and brown long-eared bats, as well as barn swallows and barn owls. This could be preserved through mitigation but the suggested use of bat boxes and bird roosts would be appropriate, provided further detail is supplied.

34. PDNPA Arboriculture – Comments are summarised as:

35. Risk is posed to an established Category A Horse Chestnut on the farmstead from constriction traffic as currently no Tree Protection traffic is proposed. Further detail is needed to establish how it will be protected from increased traffic and the extra compaction.
36. Alterations to the access require the loss of an early-mature ash tree and a number of saplings / self-set ash trees.

Representations

37. A total of 18 written representations were received. 6 comments were in support but some of these noted concerns regarding elements of the scheme. The supporting comments are summarized as:

- Will prevent a historic building from decay / dilapidation
- Boost to local economy / clientele for local business

38. 11 comments objected to the scheme for the following reasons:

- Access will alter character from Sheffield Road
- Oversaturation of holiday lets in the area
- Concerns re the supply of affordable housing / local need
- Light pollution affecting landscape, waste left from tourism
- Vehicular movements altering safety and character of walking route / public ROW
- Tree felling will enable more speeding on already busy Sheffield Road
- Loss of peaceful character, loss of landscape character
- Loss of agricultural character and heritage
- Over-intensive use of the properties
- Impact on an SSSI

Relevant Planning Policy

National Planning Policy Framework

39. The National Planning Policy Framework (NPPF) was published on 27 March 2012 and replaced a significant proportion of central government planning policy with immediate effect. The Government's intention is that the document should be considered to be a material consideration and carry particular weight where a development plan is absent, silent or relevant policies are out of date. In the National Park the development plan comprises the East Midlands Regional Plan 2009, the Authority's Core Strategy 2011 and saved policies in the Peak District National Park Local Plan 2001. Policies in the Development Plan provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. It is considered that in this case there is no significant conflict between prevailing policies in the Development Plan

and more recent Government guidance in the NPPF with regard to the issues that are raised.'

40. Paragraph 172 of the NPPF states that 'great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks and the Broads.'
41. 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 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.
42. Para 192. Of the NPPF states that in determining applications, local planning authorities should take account of:
 - a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - c) the desirability of new development making a positive contribution to local character and distinctiveness.
43. Para 193. Of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
44. Para 194. Of the NPPF states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of grade II listed buildings, or grade II registered parks or gardens, should be exceptional.
45. Para 196. Of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
46. Paragraph 83 encourages planning decisions that enable sustainable rural tourism which respect the character of the countryside.

Peak District National Park Policies

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

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

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

48. Relevant Core Strategy policies: GSP1, GSP2, GSP3, DS1, L1, L2, L3, RT2, CC1, CC3, T3, T6, T7

49. Relevant Local Plan policies: DM1, DMC1, DMC3, DMC5, DMC7, DMC10, DMC11, DMC12, DMC13, DMC14, DMR3, DME2, DMT3, DMT5, DMT7

50. 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). Policies GSP2, DS1 and DM1 support this, outlining that opportunities to enhance the National Park should be acted upon and where permitted, development should be sustainable and respect the local character.

51. Policy L1 notes that development must preserve the landscape character and valued characteristics or it will not be permitted. DMC1 adds that any proposals must take into account the respective landscape strategy and action plans for each character area in the Peak District (which includes the White Peak).

52. Policy GSP3 adds that all development must respect, conserve and enhance all valued characteristics of the site and buildings, paying particular attention to, amongst other elements, impact on the character and setting of buildings, scale of the development appropriate to the character and appearance of the National Park, design in accordance with the National Park Authority Design Guide and impact on living conditions of communities. Policy GSP4 notes that planning conditions may be tied to consents so as to fulfill wider outcomes associated with development.

53. Policies L3 and DMC5 pay specific attention to the value of designated and non-designated heritage assets, which refers to buildings that have architectural and historic significance, indicating that development must conserve and enhance the value of these assets and their setting. Reasonable evidence must be submitted and any works must be justified as desirable and necessary in the context of the National Park. Development that threatens heritage value will be refused.

54. DMC7 elaborates on this, requiring that applications should clarify how the significance of listed buildings will be preserved. Development will not be permitted if it will result in the removal of original detailing, the unnecessary alteration of windows and doors or works that propose materials and detailing which is not appropriate to a listed building.

55. Policy DMC10 refers to the conditions in which heritage assets can be converted to other uses. It specifies that conversion will be permitted provided the building is capable of the conversion; it does not involve major rebuild or inappropriate changes to appearance, character or the wider landscape; and the change of use will better conserve the asset.

56. Policy DMR3 states that any buildings used for holiday occupancy of self-catering accommodation, it will not be available for occupancy by one person for more than 28 days per year and should be tied by condition. Exceptions to this rule would require proof that there would be no adverse impact on the valued characteristics of the area.
57. Policy RT2 indicates that proposals for hotels, bed and breakfast or self-catering accommodation will only be permitted if it allows the preservation of a traditional building of historic or vernacular merit or if it extends an existing holiday accommodation. Proposals that will create unacceptable landscape impacts in the open countryside will not be permitted nor will the change of use of entire farmsteads.
58. Policies DMC3 and DMH7 add further design guidance, noting that particular attention should be afforded to the siting, scale, form, mass and relation to the settlement appearance and character. Efforts should be made to integrate new development with the existing and enhance where possible, particularly in areas of high conservation and heritage value. Consideration should be given to the finer detail of schemes including their resulting impact on amenity, privacy and access for the site and neighbouring properties.
59. Policy DMH7 indicates that extensions and alterations to dwellings are acceptable in principle, provided that they do not dominate the original building or detract from the character, appearance or amenity of the original building. Extensions that detriment the landscape will be refused.
60. Policies L2, DMC11 and DMC12 requires the safeguarding and enhancement of biodiversity and geodiversity, aiming to achieve net gains where possible. Applicants must prove that adverse effects and appropriate mitigation / safeguarding has been taken. Any proposal must also consider the effect on the setting of the development, taking into account the historical, cultural and landscape context.
61. Policy DMC13 requires that applications affecting trees should provide sufficient information to enable their impact on trees to be properly considered, especially in locations where trees and hedgerows contribute to the visual amenity or biodiversity of a location. Trees should be protected over the course of development and where this is not possible the applicant must justify the loss.
62. DMC14 requires that if development should pose risk of pollution and disturbance, including noise or light pollution impacting neighboring amenity, biodiversity or the landscape setting will require adequate control measures to be accepted by the Planning Authority.
63. Policy CC1 requires that all applications demonstrate consideration of climate change adaption and mitigation and make use of sustainable construction methods where possible. Applicants should refer to the energy hierarchy for direction.
64. Policies T6 and DMT5 requires that development should safeguard public rights of way and where possible enhance the route. If it cannot be retained the development must provide an alternative of equal or improved quality that is convenient and attractive and has a similar / approved surface.

65. Policy T3 states that new transport infrastructure including lighting and signing will be carefully designed to account for the valued characteristics of the National Park. Policy DMT3 requires that where development includes an improved access onto a public highway, it must be safe and in a way that does not detract from the character and appearance of the locality. Where possible it should retain hedges, walls and roadside trees.
66. Policy T7 details that non-residential parking will be restricted in order to discourage car use and ensure it does not exceed the environmental capacity of sites. Policy DMT7 requires that new or enlarged car parks for visitor use will not be permitted unless a clear, demonstrable need can be shown.

Assessment

Principle of the Development

67. The principle of development is rooted in Core Strategy policy RT2 which permits the change of use of traditional buildings of historical or vernacular merit into self-catering accommodation. RT2A however states that the change of use of entire farmsteads will not be permitted (to prevent the loss of agricultural businesses) but this does not apply in this case as Greenwood Farm has been vacant since 2017 and prior to that, most of the land had been already been re-let in 2010. Though, in order to adhere to the policy, the proposed development being in open countryside must demonstrate that it would have an acceptable landscape impact.
68. Significant weight must be given to the landscape character of the Dark Peak landscape area, as the Peak District National Park operates with a 'landscape first' approach in accordance with Core Strategy Policy L1. This location is beside a popular public right of way enjoyed by local walkers and tourists and offers unique views across the valley. Policy DMC5 requires that applicants submit proportionate evidence to justify works that will impact a heritage asset and its setting. In cases where there is potential for harm to a heritage asset or setting, it must demonstrate substantial public benefit that offsets the potential harm incurred.
69. Its former use as an operational agricultural holding must be considered. There is evidence of previous cattle housing in the barns as their layout remains unchanged since its previous occupation. Additionally, there is a modern agricultural building attached to the north side of the L shaped barn range, accessed from the north-east elevation, although this is of no architectural or historic merit. However, the design and access statement and site visits confirm that the farmstead would need significant investment and upgrade to restart as an operational farm. In combination with the established leases of the associated land, it is accepted that continued agricultural use is unviable in this context.
70. There is potential harm in altering the character of the farmstead by allowing all the outbuildings to be used for holiday occupation, as it will bring some level of residential character to an asset of historic agricultural character. Consideration must be given to the potential for light pollution, noise pollution, increased levels of traffic, parking arrangements and the use of outdoor amenity space.
71. Allowing the farmstead to remain unoccupied is not an option as potentially it would lead it further to a state of disrepair. Its current state suggests this would be likely as there are a small number of broken windows on the farmhouse and a sagging roof on the first barn. This indicates that some urgent work to the buildings is necessary to prevent the loss of the farmstead's historic value and valued appearance.
72. It is therefore considered that this proposal will bring about public benefit in that it will support local tourism and stimulate local businesses in bringing more people to visit Hathersage, Grindleford and the wider Peak District setting. Conversion to holiday let could create opportunity for members of the public to enjoy the peacefulness and unique landscape character of the area which is one of the primary purposes of National Parks.
73. Provided that potential areas of harm are mitigated, use as self-catering holiday accommodation would be acceptable in principle within this context in line with policy RT2, DMC5 and DMC7.

Design and Impact on the Listed Buildings

74. In order to demonstrate a gain to public benefit, this application must demonstrate that the scheme preserves and enhances the Grade II listed farmstead and the Dark Peak landscape setting. This means that any alterations to bring the barns into habitable use must be mindful of appearance and how the buildings character might be understood as a result of development.

Farmhouse

75. Firstly, the scheme proposes works to the Grade II listed farmhouse which although described here are covered by the separate application for Listed Building Consent as they are not development requiring planning permission. They comprise a new external door on the primary elevation. The replacement of this door is accepted in principle as the existing one is not of high quality, though further design detail is needed to ensure it is appropriate in its setting. This will need to be secured by condition on any the Listed Building Consent.
76. The Design and Access statement notes that external repairs will be undertaken as necessary. There is evidence that some windows have already been replaced sympathetically but there is some evidence of damage to mullion windows. These should be repaired if possible, rather than replaced, subject to a full list of works prior to commencement of development.
77. Internally in the farmhouse, the applicants propose a replacement staircase, replacement internal doors and alterations to the original layout in addition to repairs and rewiring. Any works completed should be mindful not to disturb the historic fabric of the farmhouse. The alterations to layout take place in the extended area of the house meaning it will not significantly disturb the historic fabric and so is considered acceptable.

Conversion of the barns

78. The conversion of the curtilage listed barns draw attention to the historic merits of the building by ensuring that features such as flooring and openings are preserved. Only one additional opening is proposed on the south west elevation of barn 2 and a new rooflight on the south-east elevation of barn 1. These are deemed acceptable as they are required to allow light into habitable rooms where it cannot be overcome by the internal layout.
79. External materials for the barns have been chosen to respect the agricultural character of the buildings, making use of timber framed windows and natural stone slate roofing. Amendments were requested to improve some of the detailing to make better use of original openings where possible to exhibit the historic fabric, which can be seen in the revised plans.
80. Internally the layout will be altered to bring into habitable use, but will preserve features such as openings and the threshing doors. There will be some loss of its historic features to enable conversion to habitable use e.g. due to the need for insulation but on balance these are acceptable and of course preferred to letting the buildings enter a state of disrepair.
81. The plans have also been revised in respect of a section of hayloft, initially planned for use as a mezzanine living area, which is now unconverted in order to preserve refuge habitat for bat species.
82. Plans have been revised to ensure that exterior landscaping is minimised and the agricultural setting/character is maintained, although not all of the Officers requested

revisions have been incorporated. Plans for meadow planting had been omitted but in light of our Ecologists comments that this is welcome enhancement a condition to secure details via the landscaping scheme is now considered more appropriate.

83. Post and rail fencing already on site which forms sheep handling pens within the walled west paddock is proposed to be maintained for farming use. We had encouraged omission but if not replacement should be un-sawn timber poles and rails to appear traditional 'rustic' timber fencing rather than modern 'ranch style' square post and rail.
84. The domestic curtilage for the house is already defined by the garden walls. In contrast, for the holiday lets the curtilages are proposed to be defined by a post and wire fence in respect of barn 2 which would replace current fencing. Although this surrounds a modest and logical area in terms of its relationship with the barn there remains some doubts about the appropriateness and transient nature of a post and wire fence to define the curtilage here. Whilst it represents a lightweight boundary, given the strong defining character of existing boundary walls around the farmstead, we have on balance, reached the final settled view that a walled boundary should be conditioned here via the landscaping scheme to reflect that of the house and the rest of the farmstead boundaries.
85. For barn 1 the area of curtilage proposed in the amended plans is still considered excessive in scale extending from the building westwards to a new post a rail fence separating it from the sheep/cattle handling area in the west paddock. We considered this would harm the setting of the barns and had asked for a stone wall defining a smaller area closer to the buildings and confined largely to the space off the northern side of the barn. This would leave the majority of the west paddock outside the curtilage and by retaining it in agricultural use will better conserve the character and setting of the historic farmstead whilst still providing adequate outside amenity space. A condition to this effect is therefore suggested.
86. In the internal courtyard additional stone paving slabs will be laid to ensure accessibility to barn 2 but other landscaping will be kept to a minimum level. This ensures the works will not result in the buildings taking on an overly domesticated appearance that risks detracting from the historic agricultural character or views of the Dark Peak landscape.
87. As a sensitive conversion of a range of traditional barns there are more limited opportunities to make a contribution to climate change mitigation under policies CC1 and CC2. As the conversion will take place within the shell of the existing building, the potential for environmental adaption is limited due to risk of harm to the historic fabric of the buildings. Although, sufficient insulation has been proposed for residential use and will be conditioned to be recorded in line with the recommendations of PDNPA Built Environment Officers we consider this alone falls short of the policy requirement. We do consider however that whilst it would not be appropriate to have solar pv panels or tiles on the roofs there is clear opportunity for technology such as incorporating air source heat pump(s) for the conversions. A condition to agree a suitable scheme is therefore suggested and has been raised with the applicant to give a verbal update on their response at the meeting.
88. Overall, subject to conditions covering the aforementioned details it is considered that the proposed design of the barn conversion respects the historic and agricultural character of the main farmhouse and the agricultural holding in its entirety by minimising the extent of external alterations and by using appropriate materials. The proposal is therefore congruent with policies DMC3, DMC5 and DMC7.

Landscape Impacts

89. With the recommended conditions to control domestic curtilage and remove permitted development rights, along with the fact that there will be no extensions and external alterations to the buildings will be kept to a minimum, the impact on the Dark Peak landscape would be minimal. The effect of any alterations to accommodate use as a holiday let are mitigated through a design scheme which is mindful of the agricultural character.
90. The existing boundary wall has been revised in the site plan in line with officer comments to retain more of the wall that previously supported the modern tractor shed as a curtilage defining boundary wall. This would also reduce views of the car parking area in the wider landscape.
91. The majority of openings face inward towards the shared courtyard, with smaller openings being most prominently visible looking towards the south west elevation. Though this will potentially emit some light pollution into the landscape, there would likely be a similar impact if the site were to resume operations as a working farm.

Parking and Access

92. The scheme shows a total of 6 parking spaces, two per holiday cottage, which is in accordance with PNDPA policy and highways recommendations. Considering the current use as a house and farmstead the difference in traffic usage represent a modest change and would result in an acceptable number of traffic movements along the lane when balanced against the need for viable use and is in accordance with policy T7.
93. Note also that the vehicular movements associated with a holiday let, will involve domestic scale vehicles and smaller deliveries compared to working farm vehicles and whilst concern about conflict with pedestrians are noted we conclude that on balance the situation would be improved for pedestrians and there are no grounds to refuse or further amend this application due to the impact of vehicles.
94. The scheme proposes to improve the entrance point onto the access track where it meets Sheffield Road, which is a busy road with a series of sharp bends. It is currently only one vehicle width and drawings show plans to widen the access to allow two cars to pass to meet Highway Authority recommendations. Amended plans show that the scheme proposes to rebuild the drystone wall to match the existing. The track will be re-laid with tarmac where it meets Sheffield Road. Thereafter it would remain as existing a limestone gravel track leading to the farmstead. A full detailed scheme will be secured by condition.
95. This will alter views of the track from Sheffield Road, however the realigned walling and verges are appropriately laid out and necessary for highway safety and as a result this modest change will not be detrimental to the street scene or to pedestrian usage.
96. Across the road from the access point the plans also propose improvements to the visibility around the inside of the bend. The scheme would involve the loss of one mature tree and a number of self-set saplings. The applicant proposes that an oak tree would be planted close to Sheffield Road to mitigate the loss. PDNPA arboriculture has assessed the effect and considers the proposed works to trees is acceptable provided mitigation is achieved to ensure that there is a not a net loss to trees in accordance with DMC13. Formal agreement with the Highway Authority will be required under the Highways Act to ensure the management of visibility splays on this highway land adjoining Sheffield Road.

97. The above signals that the proposal would ensure that the public right of way will be maintained to be of a similar quality to the existing and therefore is in accordance with policies T6 and DMT5.

Amenity

98. The scheme allows adequate light and space for use as holiday let properties, affording the users a good level of amenity and outside space.
99. The level of activity and impact on setting as holiday lets will be less than that of a market residential or agricultural scheme. Public concern was raised regarding the levels of waste and pollution as a result of this development however concerns are mitigated through design to reduce light pollution and sufficient provision of waste management facilities.
100. Though the space will have potential to accommodate more people than its prior occupation, the farmstead is self-contained with inward facing frontages. There should not be significant impact on the tranquillity of this location or the public right of way.

Ecology

101. Habitat surveys were conducted at the farmstead and along the access track. Common pipistrelle bats and brown long-eared bats were found roosting in the barns and farmhouse.
102. Amended plans have been received in line with PDNPA ecology comment indicating that an in-situ bat loft is required to prevent potential losses to bats in this habitat. Additional bat boxes will support the survival of bats alongside use as a holiday let. These mitigations are essential if development is permitted.
103. Evidence of barn swallows and barn owls were also recorded in the habitat survey, though with generally low numbers. As such the application incorporates swallow cups in the log store and an integral barn owl box within the barnhouse which are shown on amended plans.
104. A detailed ecology agreement and plan is needed, however sufficient evidence is provided with this application to detect the presence of species on site as required by policies L2, DMC11 and DMC12. If permission is granted planning conditions are suggested to require the implementation of mitigation and enhancement features for bats and birds.
105. Other matters
106. The scheme proposes a new sewage treatment package is installed to replace the existing septic tank. This will be less intrusive on the character of the listed assets than the current facility as much of the works take place underground. A condition will be placed to ensure that the routing of pipework and electricity does not interfere with the historic fabric of the buildings.

Conclusion

The proposed conversion and alteration of this historic farmstead has been sensitively designed to mitigate the effects of development on the Listed Buildings and their valued landscape setting. Although there is a low level of harm associated as a result of conversion to a more residential appearance, the farmstead is at some risk of degradation in its current form and is no longer viable to serve as an agricultural holding. There is significant value in conserving and maintaining the Listed Farmstead with a viable use which will enable more people to visit the National Park and enjoy its unique and valued landscapes.

Human Rights

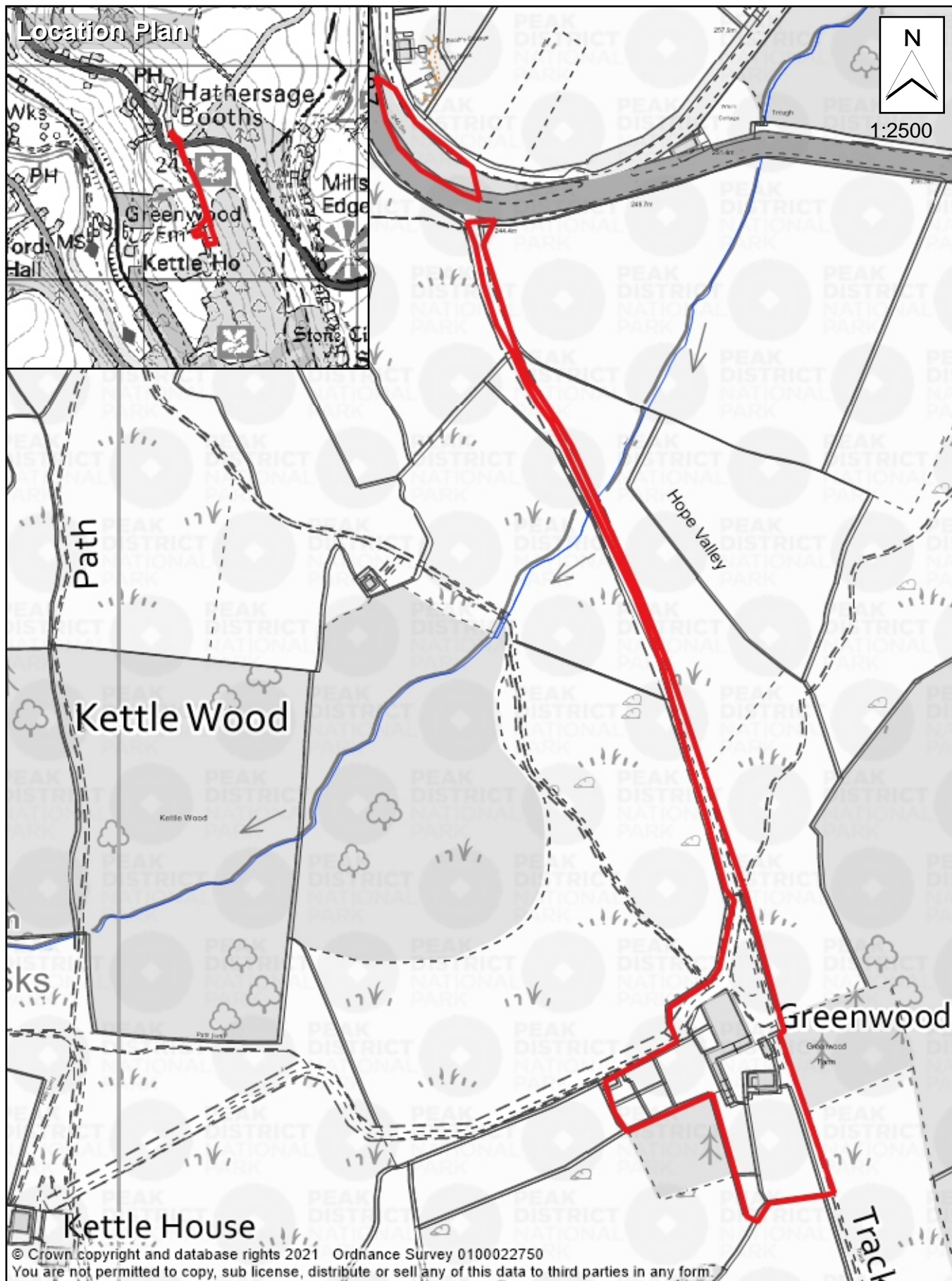
Any human rights issues have been considered and addressed in the preparation of this report.

List of Background Papers (not previously published)

Nil

Author – Ellie Grant, Planner

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Committee Date: 16/04/2021
Item Number: Items 9&10
Application No: NP/DDD/1220/1211
NP/DDD/1220/1212
Grid Reference: 424302, 380221

Title: Greenwood Farm
Sheffield Road
Hathersage



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10. LISTED BUILDING CONSENT – CHANGE OF USE OF BARNS TO CRATE 2 HOLIDAY COTTAGES WITH ASSOCIATED WORKS TO BUILDINGS; MINOR ALTERATIONS TO LISTED FARMHOUSE TO ENABLE ITS USE AS A HOLIDAY COTTAGE; ASSOCIATED WORKS TO ACCESS AT GREENWOOD FARM, SHEFFIELD ROAD, HATHERSAGE (NP/DDD/1220/1212 EG)

APPLICANT: NATIONAL TRUST

Summary

1. The application proposes the conversion of a historic Grade II listed farmstead to a total of 3 holiday lets. We consider that the proposal is sympathetic to the valued historic character and would prevent the degradation of a Grade II historic asset without infringing on the valued Dark Peak landscape character. The application is recommended for approval.
2. Revised plans were received from the applicant to resolve planning issues prior to committee submission. Any further comments from PDNPA consultations will be raised during the committee meeting.

Site and Surroundings

3. Greenwood Farm is situated in open countryside, on the hillside to the south of Hathersage Booths and the A6187 Sheffield Road and some 1.5km to the SE of the village of Hathersage and west of The National Trust Longshaw Estate. It is situated within the Dark Peak landscape area which is a unique and highly valuable landscape which projects extensive views of desolate moorlands.
4. The site is a historic farmstead dating back to 1874. It encompasses a Grade II 18th century farmhouse, two 19th century agricultural barns, a modern shed together with ancillary facilities and fields. The proximity of the L shaped traditional barns to the farmhouse means that they are curtilage listed and have a close relationship with the listed building and its character.
5. The property was formerly occupied on an agricultural tenancy which became wholly vacant in 2017. The farmhouse and associated barns remain unchanged since their last occupancy. The barns still have evidence of agricultural use. Much of the associated land in the tenancy was surrendered in 2010 due to ill health and the lease of this land to other established farmers is still in place. Since vacancy, the farmhouse and barns have remained empty.
6. The farmstead exhibits characteristics typical of the Peak District National Park character and especially that of the Dark Peak moorland valleys as the farmstead sits on sloping moorlands. The gradient falls in a south westerly direction which has allowed the barns to be developed historically with some two storey elements without appearing overly obtrusive to the landscape.
7. The farmstead benefits from extensive uninterrupted views of the natural landscape to the south east. The buildings are constructed to a good standard in high quality gritstone with quoins, deep lintels and stone slate roofing of diminishing course and thickness. These qualities contribute to its vernacular appearance and the resulting traditional agricultural character has largely been preserved through its listed status.
8. The farmhouse has previously been extended in 1987 which also included replacement windows and doors. The works increased the size of the main farmhouse

sympathetically.

9. Access to Greenwood Farm is situated off a bend of the A6187 Sheffield Road. It is a private single track access shared by only one other property. The track also carries a popular public right of way footpath which is a route for those walking south west towards the River Derwent and also along the track which continues all the way south to Grindleford Train Station.

Proposal

10. Listed Building Consent for alterations to the listed house to facilitate its use as a holiday let along with the alterations and change of use of the two curtilage listed barns to form 2 holiday lets.
11. This will involve internal and external alterations to the Grade II listed farmhouse and the curtilage listed agricultural barns. In the main farmhouse, internal alterations to layout are proposed including new walls, repairs and rewiring and a new front door. The barns, still in their agricultural form, will require more extensive works to domesticate them for occupation. There will be replacement windows and doors, one new window opening and rooflight and internal alterations to create habitable areas including rewiring and restoration.
12. The application is submitted with a heritage statement and a historic farmstead assessment which highlight the historic architectural and archaeological significance of the site.

RECOMMENDATION:

That the application be APPROVED subject to the following conditions:

- 1. 3 year time limit**
- 2. In accordance with amended plans**
- 3. Conditions to secure detailed design matters including the securing detailed programme of works to PDNPA built environment (pipework and electric routing to listed buildings etc.)**
- 4. Conditions to secure archaeological recording**

Key Issues

- The impact of development upon the significance of the listed buildings and their setting

History

1987: Extension to farmhouse & Listed Building Consent for the works – Granted conditionally

2014: Outstanding enforcement regarding the historic listed building 20th century glazed door replaced by half glazed in 2007. Can be addressed through this application.

2019: Enquiry re general external repairs and repairs to windows – advice given by Conservation Officer outlining that Listed Building Consent would be required for any works and would have to be on a like for like basis.

2020: Enquiry re the change of use into three units of holiday accommodation with associated works – Advice was given in regards to the proposed works and what would be more likely to make the proposal acceptable.

Consultations

13. **Derbyshire Dales District Council** – No response.
14. **Hathersage Parish Council** – No separate response specific to the Listed Building application.
15. **PNDPA Historic Environment** – Comments are summarised as:
16. Greenwood Farm is a Grade II listed building that was designated on 19th February 1985. The associated barns/agricultural buildings are curtilage listed. Care should be taken when remodelling and routing any new services to the buildings. Historic floor coverings and other materials should be reused but further detail is needed. The removal of the modern tractor shed will enhance the range of traditional farm buildings.
17. Overall the proposals work with the buildings form but there are areas that could be improved e.g. design of some of the glazing, rooflights and wall insulation with boarding that will negatively affect the character of the building. These areas should be revised. External landscaping and surfacing should be limited so that the buildings do not become over domesticated. Further information about some details of the scheme should be conditioned.
18. **PDNPA Archaeology** – Comments are summarised as:
19. The historic farmstead is comprised of a listed 18th century farmhouse, a number of historic traditional farm buildings dating to the 19th century, and a modern structure. Greenwood Farm has a high level of historic interest as a complete example of a historic farmstead, with all traditional farm buildings and historic features surviving. There is visible phasing of development and features that associate it with historic gritstone industry. It has a moderate level of archaeological significance as the buildings have potential to help understand the origins of the site. Further special study would be required. There is low belowground archaeological value.
20. The removal of the modern stock tractor shed will better reveal the significance of the farmstead. The whole scheme is largely sensitive to the core interest of the site. Introduction of too much domesticated paraphernalia in the curtilage of the buildings should be minimised.
21. In sum, there will be minor harm to the significance as a result of conversion. Building recording should be undertaken prior to development.

Representations

22. A total of 18 written representations were received for the planning application 1220/1211. 3 of these comments were also submitted to the listed building consent. Comments from the main planning application are also considered for the listed building consent due to their relevance to the effect on the listed building. 6 comments were in support but some of these noted concerns regarding elements of the scheme. The supporting comments relevant to this LBC application are summarised as:

- Will prevent a historic building from decay / dilapidation
- Boost to local economy / clientele for local business

23. 12 further comments were received as a general or opposing comment. The reasons objecting to the scheme are as follows:

- Light pollution,
- Loss of peaceful character, loss of landscape character
- Loss of agricultural character and heritage
- Over-intensive use of the properties

Relevant Planning Policy

National Planning Policy Framework

24. The National Planning Policy Framework (NPPF) was published on 27 March 2012 and replaced a significant proportion of central government planning policy with immediate effect. The Government's intention is that the document should be considered to be a material consideration and carry particular weight where a development plan is absent, silent or relevant policies are out of date. In the National Park the development plan comprises the East Midlands Regional Plan 2009, the Authority's Core Strategy 2011 and saved policies in the Peak District National Park Local Plan 2001. Policies in the Development Plan provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. It is considered that in this case there is no significant conflict between prevailing policies in the Development Plan and more recent Government guidance in the NPPF with regard to the issues that are raised.'

25. 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.'

26. 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 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.

27. Para 192. Of the NPPF states that in determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - c) the desirability of new development making a positive contribution to local character and distinctiveness.
28. Para 193. Of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
29. Para 194. Of the NPPF states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of grade II listed buildings, or grade II registered parks or gardens, should be exceptional.
30. Para 196. Of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Peak District National Park Policies

31. 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
32. 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.

Relevant Core Strategy policies: L3

Relevant Local Plan policies: DMC5, DMC7, DMC10.

33. 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.
34. 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.
35. 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. Development will not be permitted that will cause harm to an asset, except in exceptional circumstances.
36. Policy DMC5 pays specific attention to the value of designated and non-designated heritage assets, which refers to buildings that have architectural and historic significance, indicating that development must conserve and enhance the value of these assets and their setting. Reasonable evidence must be submitted and any works must be justified as desirable and necessary in the context of the National Park. Development that threatens heritage value will be refused.
37. DMC7 elaborates on this, requiring that applications should clarify how the significance of listed buildings will be preserved. Development will not be permitted if it will result in the removal of original detailing, the unnecessary alteration of windows and doors or works that propose materials and detailing which is not appropriate to a listed building.
38. Policy DMC10 refers to the conditions in which heritage assets can be converted to other uses. It specifies that conversion will be permitted provided the building is capable of the conversion; it does not involve major rebuild or inappropriate changes to appearance, character or the wider landscape; and the change of use will better conserve the asset.

Assessment

Principle of the Development

39. Greenwood Farm encompasses a Grade II listed farmhouse and curtilage listed barns. It is therefore a historic farmstead and is considered a designated heritage asset of national importance. Local and national planning policies are clear that while extensions and alterations to designated heritage assets such as listed buildings are acceptable in principle, the development and works must conserve or enhance the significance of the affected heritage assets.
40. There is a strong presumption against development or works which would have a harmful impact upon significance unless harm is outweighed by public benefits arising from the development or works.

41. Weight must be given to the landscape character of the Dark Peak landscape area, as the Peak District National Park operates with a 'landscape first' approach. This location offers unique views across the valley. Policy DMC5 requires that applicants submit proportionate evidence to justify works that have potential to harm or alter the impact a heritage asset and its setting.
42. Its former use as an operational agricultural holding must be considered. There is evidence of previous cattle housing in the associated barn houses as their layout remains unchanged since its previous occupation. Additionally, there is a modern agricultural building attached to the barn, accessed from the north-east elevation, though this is of no architectural or historic merit. However, the submitted evidence indicates that Greenwood Farm would not be suitable to resume operation as a working farm as it would require significant investment and upgrade, which threatens the viability of the farm.
43. The application is supported by a heritage statement which describes the buildings, their phases of development and the extent of their historical significance and features as required by policy DMC5. This is supported by consultee comments from the internal Built Environment team. The farmstead originated in the 18th century and appears isolated on the landscape. It has significant architectural value due to its traditional agricultural character and form. There is a moderate level of archaeological interest in features that reveal how the farm has developed over time. There are also built features that pay homage to the local millstone and gritstone industries in this area which are of particular interest.
44. The farmstead assessment also highlights that the farmstead has undergone previous alteration. The barns have been altered and extended in numerous phases to adapt the buildings for changing farming practices. The farmhouse itself was extended sympathetically in 1987 and underwent some internal repairs and alterations.
45. The evidence indicates that there is some historic and archaeological significance in this building that will be lost, as the internal features of the barns will no longer indicate agricultural use. However this harm would represent less than significant harm in the context of the NPPF. The works will bring some level of residential character to a traditional agricultural heritage asset.
46. In the light of the above considerations, allowing the farmstead to remain unoccupied may potentially lead it to a state of disrepair. Its current state suggests this would be likely as there are a small number of broken windows on the farmhouse and a sagging roof on the first barn. This indicates that some work to the buildings is necessary to prevent the loss of the farmstead's historic value and valued appearance.
47. The works that are necessary to support this conversion will incur a low level of harm to the historic assets which as stated above is 'less than substantial harm' using the terminology set out in the NPPF. However, public benefit would be realised in that the proposal will restore and maintain the listed assets for future enjoyment and appreciation. Provided that potential areas of harm are mitigated, the works are acceptable in principle in line with policies DMC5, DMC7 and DMC10.

Design and Impact on the Listed Buildings

Grade II Listed Farmhouse

48. Firstly, the scheme proposes works to the Grade II listed farmhouse. A new external door is proposed on the primary elevation. The replacement of this door is accepted in principle as the existing one is not of high quality, though further design detail is needed to ensure it is appropriate in its setting. This needs to be secured by condition.
49. The design and access statement notes that external repairs will be undertaken as necessary. There is evidence that some windows have already been replaced sympathetically but there is some evidence of damage to mullion windows. These should be repaired if possible, rather than replaced, subject to a full list of works prior to commencement of development.
50. Internally in the farmhouse, the applicants propose a replacement staircase, replacement internal doors and alterations to the original layout in addition to repairs and rewiring. Any works completed should be mindful not to disturb the historic fabric of the farmhouse. The alterations to layout take place in the extended area of the house meaning it will not significantly disturb the historic fabric and so is considered acceptable.

Conversion of the Barns

51. The conversion of the curtilage listed barns draw attention to the historic merits of the building by ensuring that features such as flooring and openings are preserved. One additional opening is proposed on the south west elevation of barn 2 and a new rooflight on the southeast elevation of barn 1. These are deemed acceptable as they are required to allow light into habitable rooms where it cannot be overcome by the internal layout.
52. External materials for the barns have been chosen to respect the agricultural character of the buildings, making use of timber framed windows and stone slate roofing. The application proposes stable doors which respect the agricultural character. Amendments were requested to improve some of the detailing to make better use of original openings where possible to exhibit the historic fabric, which can be seen in the revised plans.
53. Internally the layout will be altered to bring into habitable use, but will preserve features such as openings and the threshing doors to showcase its historic agricultural character. There will be some loss of its historic features to enable conversion to habitable use e.g. subdivision to create rooms and hallways.
54. The plans have also been revised in respect of a section of hayloft, initially planned for use as a mezzanine living area, which is now unconverted in order to preserve refuge habitat for bat species.
55. Plans have been revised to reflect the authority's desire to ensure that exterior landscaping is minimised and stone boundary walls are sought to define curtilage via the planning application recommendation.
56. Further detail and specification is required to ensure that historic features and fabric of the buildings are not damaged during the proposed works. These will be secured by condition and must be submitted prior to the commencement of the works.
57. The scheme proposes the removal of the existing modern tractor shed attached to the

barns. This will reveal more details of the historic building. This would be a significant enhancement to the setting of the listed buildings. A condition will be imposed to ensure that the resulting exposed stonework is of high quality.

58. In consideration of the extent of the works proposed, there will be some level of harm as a result of conversion. Albeit, the level of harm is considered low as the majority of works will take place internally and is classed as less than substantial harm which we conclude would be acceptable given it would be outweighed by the considerable public benefit in preventing a valued historic asset from further disrepair.

59. Overall, it is concluded that the proposed alterations to the house and outbuildings respects the historic and agricultural character of the main farmhouse and the agricultural holding in its entirety by minimising the extent of external alterations and by using appropriate materials which of high quality. The proposal is therefore compliant with policy L3, DMC5, DMC7 and DMC10.

Conclusion

The proposed works to convert a historic farmstead into self-catering holiday accommodation conversion and alteration of a historic farmstead has been sensitively designed to mitigate the effects of development on the Listed Buildings and their setting. Although there is inevitably a low level of harm associated as a result of any conversion to a more residential appearance, it is at risk of degradation in its current form and is no longer viable to serve as an agricultural holding. There is significant public benefit in conserving and maintaining the Listed Farmstead in a viable use which secures its long term future and which enables more people to visit the National Park and enjoy its unique and valued landscapes. This is a sensitive scheme of a high standard of design which will conserve the significance of the listed house and curtilage listed barns in accordance with national and local policy.

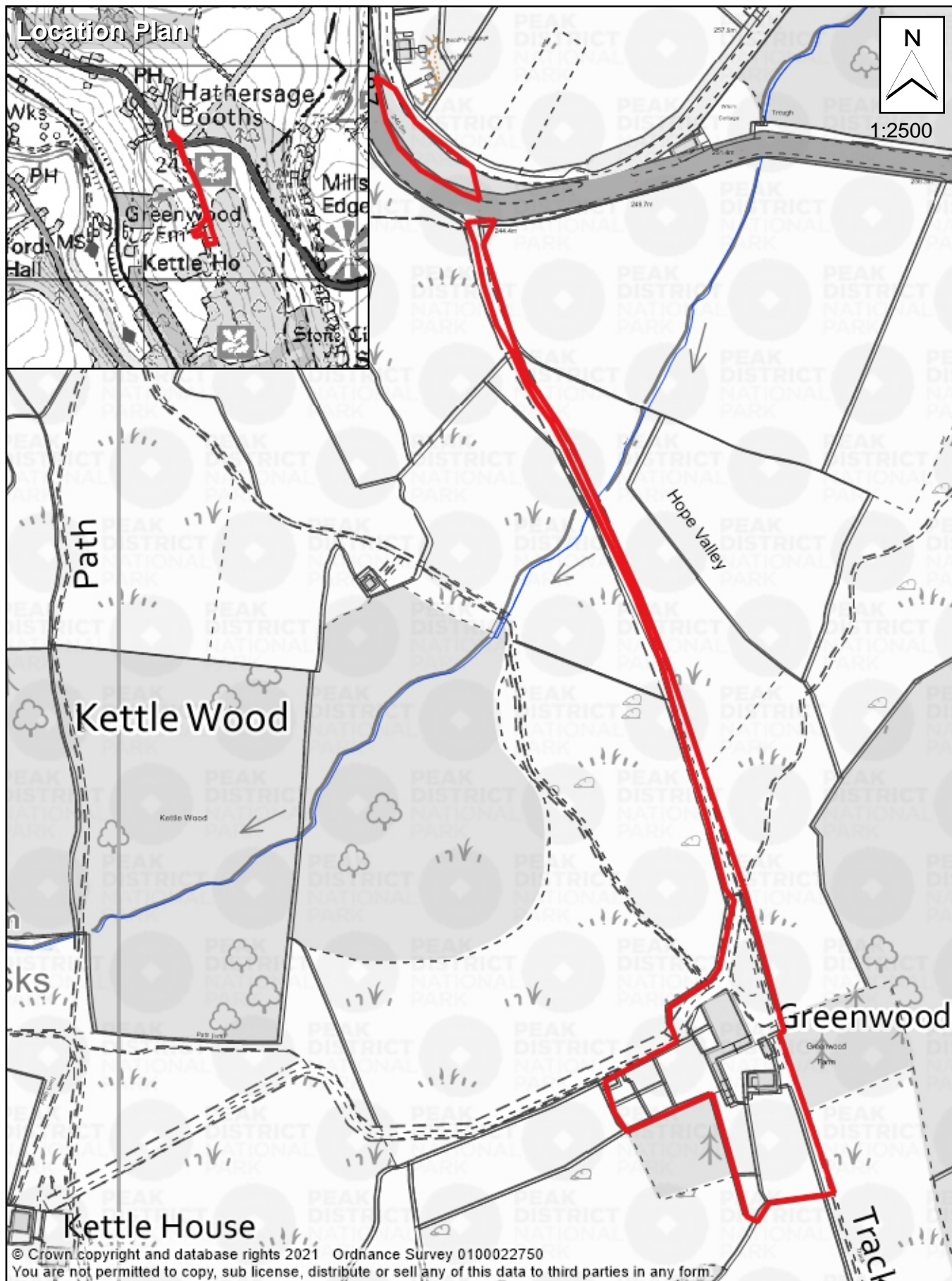
Human Rights

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

List of Background Papers (not previously published)

Nil

Author – Ellie Grant, Planner



Committee Date: 16/04/2021
Item Number: Items 9&10
Application No: NP/DDD/1220/1211
NP/DDD/1220/1212
Grid Reference: 424302, 380221

Title: Greenwood Farm
Sheffield Road
Hathersage



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11. FULL APPLICATION – NEW ROOF AND BUILD UP WALLS IN LIMESTONE ON EXISTING STORE, THE GREEN, MAIN STREET, CHELMORTON (NP/DDD/0121/0013 TM)

APPLICANT: MRS GILL CHAPMAN

Summary

1. The application seeks permission for a new roof and to build up walls in limestone on the existing store. Having considered the potential impact on the character and appearance of the host dwelling and the privacy and amenity of neighbouring dwellings and the wider locality, the impacts of the proposed development are acceptable and the application is recommended for approval.

Site and Surroundings

2. The Green is a traditional detached dwelling together with an associated holiday let situated on the western side of Main Street, which is a built-up area of Chelmorton village. The property is constructed with limestone walls and a concrete tile roof. The site is within Chelmorton's designated conservation area.
3. The nearest neighbouring properties are Nether Green which lies 18m to the south, 1 and 2 Norwood are 40m to the east, Haywood is 44m to south-east and The Smithy is 20m to the north-east.
4. St John the Baptist's Church is a grade II* listed building which is located 280m north east and Townend Farm is a grade II listed building situated 440m south west of the application site.

Proposal

5. The applicant seeks full planning permission for a new roof and to build up the existing walls in limestone on the existing store.
6. The current store is a lean-to constructed from limestone with sheet roofing and timber windows and door. It is proposed to change the lean-to extension to a gabled pitched roof using concrete pantile to match the main house. There would be a new vertically clad timber door to the east elevation and new timber windows to the north elevation.

RECOMMENDATION

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

- **3 year implementation period.**
- **The development shall not be carried out other than in complete accordance with the specified plans.**
- **All new stonework including lintels, sills, quoins and surrounds shall be in natural stone, coursed, laid and pointed to match the existing dwelling house.**
- **The new roofs shall be clad with concrete pantile to match the dwelling house. The roof verge(s) shall be flush cement pointed, with no barge boards or projecting timberwork.**
- **Climate change mitigation measures to be implemented**

Key Issues

7. The key issue for this application is whether the scheme would be of an appropriate design which would conserve the character, appearance and amenity of the property, neighbouring properties and the special qualities of the National Park.

Relevant Planning History

8. NP/DDD/0618/0504 – Bike and Bin Store. Granted conditionally Aug 2018
9. NP/DDD/1105/1053 – Retrospective application for conversion of cart shed to holiday unit. Granted conditionally – December 2005
10. DDD0102010 – Conversion of cart shed to additional living accommodation. Granted Conditionally March 2002

Consultations

11. Derbyshire County Council (Highways): No highway objections, subject to no loss of parking provision within the site.
12. Derbyshire Dales District Council: No response to date
13. Parish Council: Supports this application

Representations

14. During the consultation period, the Authority has not received any letters of objection.

Main Policies

15. Relevant Core Strategy policies: GSP1, GSP2, GSP3, DS1, L1
16. Relevant Development Management Plan policies: DMC3, DMH7, DMC8

National Planning Policy Framework

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

Main Development Plan policies

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. DS1 - Development Strategy. Supports extension/alterations in principle subject to satisfactory scale and design.
22. Policy L1 identifies that development must conserve and enhance valued landscape character as identified in the Landscape Strategy and Action Plan and other valued characteristics, and other than in exceptional circumstances, proposals in the Natural Zone.

Development Management Policies

23. DMC3 sets out 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 assets. Particular attention will be paid to siting, scale, form, mass, landscape setting and the valued character and appearance of the area.
24. DMH7 states that extensions and alterations to dwellings will be permitted provided that the proposal does not detract from the character, appearance or amenity of the original building, its setting or neighbouring buildings.
25. DMC8 states that applications for development in a Conservation Area, or for development that affects its setting or important views into or out, or across or through the area, should assess and clearly demonstrate how the existing character and appearance of the Conservation Area will be preserved and, where possible, enhanced.

Supplementary Planning Guidance

26. The Authority's Design Guide and Detailed Design Guide for Extensions and Alterations Supplementary Planning Documents give advice that is relevant to the consideration of this application.
27. Chapter 3 of the Alterations and Extensions Detailed Design Guide states that there are three main factors to consider, massing, materials and detailing and style. It states that all extensions should harmonise with the parent building, respecting the dominance of the original building and being subordinate to it. The original character of the property should not be destroyed when providing additional development.

Assessment

The impact on the appearance of the host property, the character of the Conservation Area and the special qualities of the National Park

28. The key issues are whether the proposal would conserve the character and appearance of the building and the special qualities of the National Park and the impact it would have on the amenities of nearby neighbouring properties.
29. The scheme proposes to change the lean-to extension to a gabled pitched roof using concrete pantile to match the main house. There would be a new vertically clad timber door to the east elevation and new timber windows to the north elevation.
30. The proposed scheme would use traditional materials means that it will have minimal impact on the site itself and the surrounding area, and will not be visually intrusive. It would not have an impact on St John the Baptist's Church is a grade II* listed building or Townend Farm is a grade II listed building.
31. It is considered that the proposed changes to the existing store in respect of form and massing would not have a detrimental effect on the character and appearance of the property or its setting and would preserve the character of the Conservation Area and nearby listed buildings in accordance with policies GSP3, DS1, DMC3, DMH7, DMC8 and guidance in the SPD.

Amenity Impacts

32. It is considered that the scale and nature of the works proposed and the separation distances between the site and the neighbouring properties would not result in any harm to the amenity of occupiers and users of any nearby property. The proposal is considered to accord with policy DMC3 in this respect.

Highway Impacts

33. With regard to the impact of parking, the proposed scheme would not change the footprint of the existing building, therefore there would be not impact on the existing parking for this site. The development would be very unlikely to intensify existing levels of traffic associated with the site.

Climate Change Mitigation

34. Policy CC1 requires that new development makes the most efficient and sustainable use of land, building and natural resources and achieves the highest possible standards of carbon reductions and water efficiency. A climate change mitigation has been discussed and the following proposed:
 - Low energy light fittings and fixtures fitted, both internal and external.
 - Sustainable insulation to be used.
 - All construction materials and finishes to have low environmental impact.
 - All construction materials and finishes to be locally sourced eg: Reclaimed local stone, low carbon cement, timber from sustainable source.
35. Given the scale of development proposed these measures are considered sufficient to comply with policy CC1.

Conclusion

36. In conclusion, the proposed scheme is considered of an appropriate scale, design and materials that reflects and harmonises with the type and appearance of the main dwelling and its setting within the wider area. There would be no adverse effect on nearby residential amenity. Consequently, the scheme accords with Development Plan Policies and adopted Design Guidance, therefore recommended for approval.

Human Rights

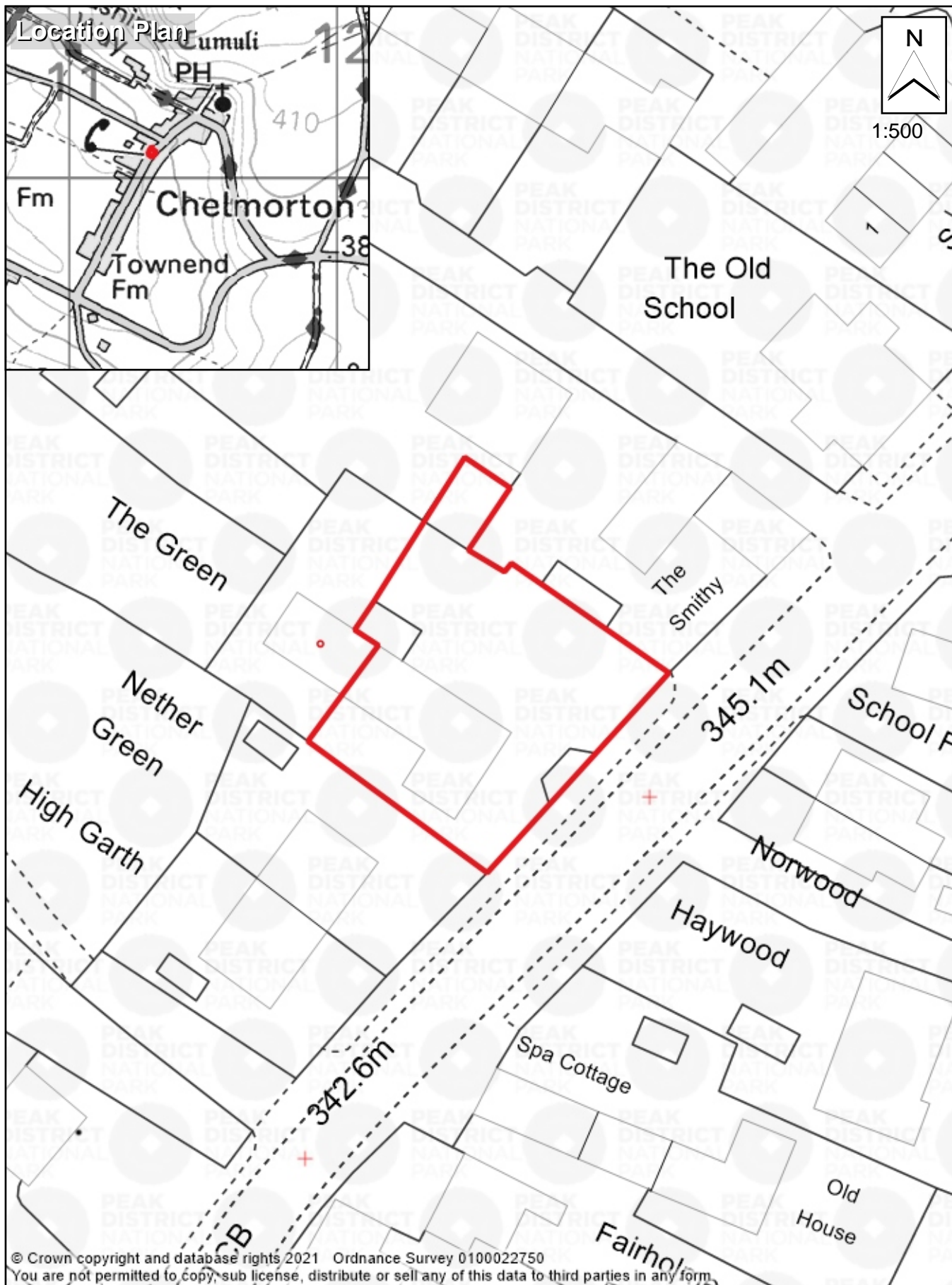
37. Any human rights issues have been considered and addressed in the preparation of this report.

List of Background Papers (not previously published)

None

Report Author: Teresa MacMillan, Planning Assistant

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Committee Date: 16/04/2021
Item Number: 11
Application No: NP/DDD/0121/0013
Grid Reference: 411292, 370100

Title: The Green, Main Street,
Chelmorton



**PEAK
DISTRICT
NATIONAL
PARK**

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12. NEW AFFORDABLE HOUSING: FLOORSPEACE THRESHOLDS (BT/IF)

Purpose of Report

1. To explain and enlarge upon the advice given to the December and January meetings of the Planning Committee to the effect that the adoption of Policy DMH1 of the Development Management Policies (which controls the size of new affordable housing) changes previous policy and practice in relation to private sector affordable housing, in that in future:
 - i. a new affordable house shall only have sufficient bedrooms to meet the immediate space requirements of an intended occupier (e.g. in effect that, if the intended occupier does not yet have children, he/she can only have a one bedroomed house); and
 - ii. in calculating the size of a house, the floor area of any garage must be taken into account; and
 - iii. to outline the legal processes and other history that the Authority went through to effect this change of policy and practice and how the public and other consultees were involved in these changes and their responses

Introduction

2. This report takes members through our policy and guidance to give members the background to our current approach on size limits for affordable housing. It then provides commentary against each of the points outlined above before providing a conclusion and some recommendations to address any matters of consistency or clarity going forward..

National Park policy and guidance

3. The Authority's housing policies have sought to address the most fundamental housing needs of its communities, particularly since the Structure Plan was adopted in 1994.
4. The housing need is driven by affordability and availability and it is significant and persistent. It is a product of several issues including:
 - the general attractiveness and aspiration factor attached to rural areas, particularly in retirement;
 - to policies aimed at conserving valued built environment and landscape by limiting the supply of new housing to levels which do not harm the character of the area; and
 - it is also a product of persistent low average resident wages including but not limited to those born and brought up in the area. The cost of living in the National Park has escalated since the Structure Plan to the extent that in some villages the house price to income ratio is now around 12:1¹.
5. The Authority has known for a long time that restricting occupancy of affordable houses puts some downward pressure on the value of houses but, given the prevailing house price inflation across all size and type of houses, this alone does not make houses affordable to those in housing need locally. As a guide, Government models of affordable housing consider that the rental costs should be no more than 80% of full market rental costs. The Housing Manager for Derbyshire Dales has recently advised that the discounted cost of a modest two bedroom Discounted Market Sale house in

¹ Source: Robert Cogings: Derbyshire Dales Housing Manager February 2021

Hathersage would still be £240k², and therefore too expensive for those in housing need. Significantly these values highlight that the issue of affordability has grown beyond the intent of policy supporting those in low to moderate income and towards those also in middle income and professional sectors. In summary acute affordability remains the key material issue underpinning our exceptional approach to housing delivery alongside routes which drive conservation and enhancement.

Background to Floorspace Guidelines

6. In the 2001 Local Plan the Authority first introduced floorspace thresholds into its housing policies to go alongside occupancy restrictions (paragraph 4.24).

4.24 As a guide the National Park Authority considers dwellings to be of an affordable size where they are no larger than the following total net floor area:

*One person 34 square metres
Two persons 50 square metres
Three persons 62 square metres
Four persons 75 square metres
Five persons 87 square metres*

7. This worked alongside further policy wording seeking limits on the size and type of properties in the knowledge that these were the strongest tools available to the Authority as local planning authority, as distinct from controls that maybe available to Housing Authorities or Housing Associations. The objective was to control value and ensure the houses could continue to serve a land use purpose for the people for whom they were intended (people in housing need as that term is defined by the housing authority and the Housing Acts)
8. Housing Associations and the Chief Housing Officer for Derbyshire Dales District Council were consulted on these figures and the figures above represent their advice as included and adopted with the 2001 Local Plan..
9. In addition, our policies allowed for extensions to houses. The 2001 Local Plan paragraph 4.43 stated the following in respect of extensions and alterations generally. (text made bold and/or underlined for purposes of this report only)

“Householders may wish to extend their homes to improve the standard of property or to accommodate changing personal and family needs. Extensions include garages and outbuildings..... The National Park Authority’s experience and advice is that extensions of up to 25% by floorspace or volume are likely to be acceptable. However, in respect of some houses this may be too big³. Further advice on this issue will be included in Supplementary Planning Guidance.”

Production of Supplementary Planning Guidance

10. The production of supplementary planning guidance *Meeting the local needs for affordable housing in the Peak District National Park* (SPG) in 2003 followed a series of successful challenges to conditioned occupancy restrictions leading to their removal from permitted locally needed homes and rendering them in effect open market properties, lost as affordable homes to the local community in perpetuity. The SPG strengthened practice in several ways, but notably in terms of requiring a S106 legal agreement rather than conditions and introducing the concept of “more affordable” homes as distinct sector from

² Source: Robert Cogings: Derbyshire Dales Housing Manager February 2021

³ In all cases the text made bold is for the purposes of this report to aid members’ understanding of the logic provided in this paper

true affordable homes delivered and managed in perpetuity by Housing Associations. The “more affordable” bracket has since become more widespread in national definitions under the term “intermediate social housing”, including products such as discounted market homes and starter homes.

11. Greater detail was included in the SPG in relation to extensions and over investment (Chapter 7)⁴. This clarified the ability to extend by up to 10% for affordable houses (not 25%) to allow for changes in person’s circumstances, but not make properties unaffordable.

12. It too stated that

“garages may be granted provided the applicant signs up to a legal agreement that says the garage will be solely used as a garage and not as ancillary living accommodation, and provided the applicant (and subsequent occupiers) will not seek removal of the local occupancy condition at a later date as a result of the consent to exceed Local Plan guidelines”.

13. Importantly, in the context of this paper, the 2003 SPG went on to say that:

“Similarly, other reasons for over investment⁵ in a property are not a legitimate reason to seek removal of the occupancy condition.”

14. This statement reads alongside garaging in the same paragraph and reflects the view at that time that garaging was recognised to be a form of over investment. It also recognised the pressure that such over investment could bring to remove occupancy restrictions.
15. The 2001 Local Plan and 2003 SPG remained our adopted policy and guidance until the Authority adopted the Development Management Policies document in 2019 (Chapter 6 Policy DMH1: New Affordable Housing). At this point the Authority agreed that the SPG should fall away, as the intent of these documents had become mainstream.
16. Nevertheless the previous policy and SPG had also led to a practice, led by agents, whereby affordable houses were regularly being permitted at or near the upper limit of the policy thresholds irrespective of the applicant’s actual housing need, and the guidance and intent of policy on floorspace. So, provided the house didn’t exceed the upper threshold for the largest house that could be permitted by our old affordable housing policy and SPG it wasn’t considered to matter whether it exceeded the applicant’s personal housing need. This approach responded in some cases to an applicant’s preference rather than their proven need.
17. The identified needs of the area include a range of single person through to family homes and it was considered important to seek to achieve the intent of a more varied and affordable stock through the consistent application of policy rather than building to a standard maximum size. The new development plan document therefore sought a return to the original objective of addressing affordable housing needs in perpetuity.

⁴ SPG paragraph 77 Extensions or over-investment

⁵ By implication therefore garages represent overinvestment.

Development Management Policies (2019)

18. New policy DMH1 provides explicit thresholds for affordable housing and paragraph 6.53 states what should be included in that internal floorspace calculation.⁶ It states

*For the purpose of this policy, the Gross Internal Areas of a dwelling is defined as the total floor space measured **between the internal faces of the perimeter walls**. This includes partitions, structural elements, cupboards, ducts, flights of stairs and voids above stairs. The Gross Internal Areas should be measured and denoted in m². The Gross Internal Areas in the space standard are a refinement of existing standards, and aim to balance a high degree of functionality with affordability.*

19. Policy DMH7: Alterations and Extensions and Paragraph 6.54 do however retain the provision to extend affordable houses by 10%, provided in the case of larger houses this would not exceed the upper threshold specified for a five bed space house. (Bed spaces are different to bedrooms and are used to enable an assessment of the housing need of different numbers and ages of people that make up a household)
20. The revised floorspace thresholds represented an uplift on the 2001 Local Plan thresholds to recognise Government minimum space requirements for funding such housing through the Homes and Communities Agency (now called Homes England). For our plan purposes however they are considered maximum floor spaces because of the extremely high value of even small houses in the National Park.
21. Whilst the thresholds are acknowledged by housing bodies to be tight, these bodies understand the reasons for them and have worked successfully with them since they were adopted in 2019. However, in recognition of the tight thresholds, the plan supporting text paragraph 6.58 creates the flexibility to recognise a particular type of additional need, such as that created by disability. The supporting text asks that applicants work within the floorspace limits **wherever possible**. This gives the opportunity for applicants to state that this isn't possible and for the Authority to agree flexibility as an exception. This would also require a legal agreement to ensure the property continues to serve the purpose for which it was permitted.

Commentary

22. The trigger for this paper is a challenge on the following two statements.

1. **A new affordable house shall only have sufficient bedrooms to meet the immediate space requirements of an intended occupier (e.g. in effect that, if the intended occupier does not yet have children, he/she can only have a one bedroomed house); and**
2. **in calculating the size of a house, the floor area of any garage must be taken into account; and**

23. The issue is that the advice and practice in applying the current policy is different to that applied under our previous policy and SPG. The question is why. The answer is that the way the previous policy and SPG was applied responded in some cases to an applicant's individual preference rather than their proven need.

⁶ Development Management Policies. Part 2 of the Local Plan for the peak District National Park. Paragraph 6.53

24. In reviewing policies this was considered illogical and inequitable. It disregarded the fact no-one else living in the National Park can buy land and build houses to their preferred size when they have plans to increase the size of their household. To grant that ability to individuals goes beyond the aim of addressing the affordable housing needs of the community and responds instead to individual preference.
25. Whilst it was arguably both illogical and inequitable, there was enough leeway in the SPG to allow this practice to take root. However, the fact that the SPG acknowledged the risks to ongoing affordability for future buyers or tenants, by requiring legal agreements to be signed to mitigate risk underlines that it was not anticipated this should become normal practice.
26. The currently adopted plan explains the logic for restricting house size and relates back to earlier logic regarding the limits of control available to a planning authority, ie principally via size and type, working with appropriate tools such as legal agreements. Paragraph 6.45 states:

Where affordable housing is proposed, the size of housing is controlled to ensure they remain affordable and for local people in housing need. Size can be controlled by a planning authority and has over successive plan periods proved an effective planning tool, alongside restricted occupancy in holding values below market value to the extent that houses remain affordable to people in housing need locally. It is considered the most reliable and practical way to achieve this objective because a planning authority can employ size as a way to control price but cannot use prevailing land and property values to indicate appropriate size. The mix of houses should reflect what is needed in the area.

27. Paragraph 6.46 then clarifies that for houses built by individuals:

Homes built by individuals to meet their own need are classified as intermediate houses (between pure affordable rent and shared ownership prices and unencumbered open market rent and sale prices) because they can be sold on or rented by the first owner and occupant after a period of three years to persons who are not in housing need provided the persons satisfy the local connection criteria.

28. Paragraph 6.48 then states that:

*The ongoing value of these houses will be higher because of the less stringent occupancy conditions, **but the size of the housing will nevertheless be controlled in line with the original applicant's housing need.***

29. This follows directly from the available routes for housing set out in core policy HC1, ie housing development provided as an exception either to address the local need for affordable housing, or where it drives the conservation and enhancement of the National Park. Policy DMH1A follows up the text by stating that affordable housing will be permitted provided that there is a **proven need for the dwelling(s)**.
30. The new policy and text does however create the ability for members and officers to make exceptions where the particular circumstances of an applicant's housing need mean they cannot work within the floorspace thresholds.
31. Paragraph 6.48 does state that:

In these [individual] cases greater flexibility will be afforded in terms of the size requirement up to the maximum of 97m² in accordance with policy DMH1.

32. The plan isn't specific about what could be permitted as an exception (flexibility) to address a particular person's housing need. So, in the absence of any definitive list of potential exceptions to policy DMH1, it is reasonable to conclude that in some circumstances a garage, for example, may be needed.
33. However, the previous SPG Page 15 paragraph 7.7⁷ recognised that garages went beyond Local Plan guidelines, and implied that they represented over investment and would create pressure to lift occupancy restrictions. Given the known impact of over-investment on value it was logical for the current policy not to continue to encourage that or any other type of development with affordable housing.
34. The planning approach since the adoption of the DMP policies and the falling away of the SPG should therefore be to respond positively only to a specific need for the applicant to have a garage or other form of over-investment for reasons connected with their particular housing need. (i.e. there is evidence that they are essential)
35. This flexible approach was adopted at Appledrop Charlotte Lane Bradwell⁸ where the Authority gave flexibility to an applicant to incorporate an integrated garage based on their particular 'disability related' need, without compromising our policies on size of property and eventual value. The floorspace went beyond that normally permitted for a household of that size, but to address this the Authority agreed that the floorspace could include the 10% extension allowance granted by DMH7 (provided we removed the right to extend again in future) This solution largely met DMH1 and DMH7. It also used the flexibility provided by the Local Plan's supporting text to go above the overall floorspace thresholds in policy. This was an exception based on the individual's need and respecting the policy wording that accepts it will not always be possible to address a person's housing need and work within the thresholds.
36. Policy DMH1 does not say we should base our assessment on an applicant's theoretical housing need for a size of household that may or may not materialise in future, and that clearly is not the intent of the policy.
37. Returning to the particular issue of over-investment, garages obviously add value to any property⁹ and make them less affordable to future occupants because valuations will inevitably be higher and justify a higher rent or purchase price regardless of any occupancy restrictions.
38. However, given our current policy wording and in particular paragraph 6.53 about what should be included in floorspace calculation, it is arguably more appropriate to justify recommendations and decisions through reference to value generated by development such as garages rather than consider them to be relevant for floorspace calculation.
39. Whilst garages, and in particular integral garages, might be seen to create risk of expansion of living floorspace, the Authority does not need to assume this is an applicant's intent and arguably has no need to do so. Instead the Authority can consider the scale of the development as a whole including any 'add ons' such as garages as material planning matters in terms of the value created and risk to the future affordability of those properties to local people.

⁷ Supplementary Planning Guidance: Meeting the need for affordable housing in the Peak District National Park

⁸ Appledrop Bradwell case.

⁹ [12 Ways to Add Value to Your Home - Build It \(self-build.co.uk\)](https://self-build.co.uk/12-ways-to-add-value-to-your-home/)

40. However, the recent valuation of a more affordable house in Litton Dale shows that even in cases where garages aren't included as part of the development the restricted value of the property is going to be challenging for future occupants to afford¹⁰. In summary the three bed detached house¹¹ with occupancy restriction and no garage was valued at £356,250. This valuation is a requirement of the legal agreement and is done by the District Valuer at the applicant's expense.
41. Such valuations challenge our policy approach because with our current standards on design and materials it seems unsustainable to believe these houses can continue to provide "**more affordable**" housing for local people on low to moderate incomes. This issue will be explored more fully as part of the current local plan review.
42. Moving onto design factors, garages are not an expected and necessary part of affordable housing development. The Derbyshire Dales District Council Housing Manager has previously confirmed that garaging with affordable housing is not a practice that the District Council follow outside the National Park. Indeed beyond the National Park particularly in the urban fringes garaging is not the norm with residents parking on drives or roadside areas. Therefore it is significant to query if garaging is not essential to the majority why would the Authority support garaging where the impacts are so significantly negative upon our core objective of affordability?
43. The layout of all affordable housing schemes includes adequate off road parking in line with the Authority's parking standards¹². There is no need therefore for garages in order to remove vehicles from the highway. In the vast majority of cases therefore garages must be considered an individual preference and not a necessity.
44. This view on garages tallies with those we received from the Homes and Communities Agency¹³ when we were preparing the Development Management policies and considering floorspace requirements. The view is outlined at Appendix 1 of this report.
45. The Local Plan assumes that it was self-evident that certain types of development such as garages would not be acceptable for housing that is restricted in size to improve affordability in perpetuity. As such the starting position in terms of policy application is that garaging will not be accepted unless an exceptional case can be made (as that relating to disability needs described above) and therefore must be factored into the assessment of policy aims when determining a planning application.
46. The best practice approach would be to not attempt a simplistic calculation (ie floorspace + garage = x square metres) except in the case of integrated garaging whereby a fact and degree judgement on design and relationship to the house maybe made, including mode of connection and access.
47. Beyond this the basic inclusion of a garge must be regarded as a feature that will move a property futtther beyond the realms of affordability which significantly undermines core policy objectives, in particular for potential subsequent occupancts within the community.

¹⁰ Valuation Report for, Stanscroft, Litton Dale, Litton, Buxton, SK17 8QN

¹¹ houses applied for by individuals are usually, by definition, single detached houses. Detached houses will generally command higher prices, and this fact also highlights the need for the development itself to be modest in order to improve affordability in perpetuity. The inclusion of other developments such as garages will exacerbate the challenge of preserving some notion of affordability for future generations of people in need of affordable housing.

¹² [Peak District National Park Authority Parking Standards. Appendix 9 Development Management Policies Part 2 of the Local plan for the Peak District National Park.](#)

¹³ Now Homes England

The legal processes and other history that the Authority went through to effect this change of policy and practice and how the public and other consultees were involved in these changes and their responses

48. The report has explained that the issue is interpretation of policy (changed practice) rather than a change of policy. That notwithstanding, to get to the policy position we now have, the Authority went through all the statutory plan making stages in the lead up to plan adoption¹⁴. These were in summary:

Regulation 18 Issues and Preferred Approaches Consultation for Development Management Policies (September to December 2012)

49. This consultation followed a range of meetings and conversations with parishes, housing bodies, farmers, land owners, and other strategic partnerships affecting the national park. All parish councils and parish meetings were consulted, along with all constituent and adjoining councils and other statutory consultation bodies as required by regulations.
50. Owing to the recently adopted Core Strategy in 2011 the starting logic for preferred options was to retain a policy position close to the Development Management style of the former Local Plan from 2001 unless the Core Strategy had changed the underlying principle and intent.
51. Review paused to focus on Supplementary Planning Document for Climate Change and Sustainable Buildings (2013-2015)

Regulation 19 Publication Stage (November 2016 to January 2017 – 10 weeks)

52. The Publication Development Management Policies (DMP) document took full account of all the representations received at the Issues and Preferred Approaches stage. It sought views on the legal compliance, compliance with the Duty to Cooperate and the four tests of soundness of part 2 of the Local Plan for the Peak District National Park (the Development Management Policies document).
53. As the new draft plan was written up it began to reflect new ideas from the previous stage and included new policies on conversions, replacement dwellings and ancillary accommodation in response to the need to support social networks and farming succession. Moreover the plan consolidated much of the approach to affordable housing that was ultimately adopted including updated floorspace requirements but now set into draft policy DMH1 as a key requirement opposed to being in supporting text in the 2001 plan.

Modifications consultation (13 November 2017 to 12 January 2018)¹⁵

54. Following the consultation on the publication version of our Development Management Policies, we made modifications to the plan both to improve its clarity but also to respond to many of the points arising. Before submitting the plan to the Secretary of State the Authority re-consulted to give stakeholders the chance to consider the proposed modifications. This consulted on an initial schedule of modifications addendum and modifications to the submitted Policies Map. Stakeholders were invited to attend the plan hearings (part of plan examination process).

¹⁴ The detail of this process is at

https://www.peakdistrict.gov.uk/_data/assets/pdf_file/0019/72361/DMP-Consultation-Statement.pdf

¹⁵ <http://www.peakdistrict.gov.uk/dmpmodification>

55. This stage allowed officers to work closely with the member Steering Group to respond further to representations and added additional supporting text to explain the scope for flexibility in applying policies e.g. to take people's changing circumstances into account.

Plan Hearings (May 2018)

56. The plan hearings covered those areas of the Plan that the Inspector felt still needed to be addressed. It also allowed stakeholders to speak direct to the Planning Inspector where they felt their concerns had not been addressed and the Inspector agreed that the matter required more justification by the Authority.

Consultation on Main Modifications (10th Dec 2018 - 28th January 2019)

57. Following the completion of the hearing sessions we published a schedule of modifications to the published version of the DMP document.

Adoption of Development Management policies Document (May 2019)

58. The Authority agreed to adopt the Development Management Policies Document as Part 2 of the Local Plan for the Peak District National Park

Key Authority decisions

59. May 2012: Members endorse the Regulation 18 Development Management Issues and Preferred Options¹⁶
60. October 2015: Members endorse the Regulation 19 Draft Development Management Policies Document for consultation¹⁷
61. May 2019: Members agree to adopt the Development Management Policies Document as Part 2 of the Local Plan for the Peak District¹⁸

Member Steering Group

62. This group comprised lead members and had an advisory rather than decision making role. The group's advice informed officer drafting of consultation documents and the final submission plan. The decision to agree documents for consultation and adoption was always that of the full Authority in accordance with standing orders.

Conclusion

63. This paper has addressed the three points described under the heading Purpose of the Paper at the start of this paper.
64. The intention is that new affordable housing should be permitted at a scale to address evidenced housing need and not personal preference. Indeed, when schemes of housing are permitted and built by Housing Associations, the mix of houses addresses the evidence of housing need established through housing need surveys and/or evidence from home options¹⁹ registrations. We should not therefore permit houses of a size and

¹⁶ <https://democracy.peakdistrict.gov.uk/documents/g1262/Printed%20minutes%2025th-May-2012%2010.00%20National%20Park%20Authority.pdf?T=1>

¹⁷ <https://democracy.peakdistrict.gov.uk/documents/g85/Printed%20minutes%2002nd-Oct-2015%2010.00%20National%20Park%20Authority.pdf?T=1>

¹⁸ <https://democracy.peakdistrict.gov.uk/documents/s30070/DMP%20adoption%20bjt%20final.pdf>

¹⁹ [Home Options - Derbyshire Dales District Council](#)

type for which there isn't an evidenced need. There is no sound reason to change the approach for applications from individuals for houses to meet their own housing need. This logic has been followed at Chelmorton recently although this case hinged on impact as much as scheme size²⁰

65. The intention is that these houses serve a community purpose in the long term as being a stock of more affordable houses for second and subsequent owners or tenants from the local area. To be useful to local people who need housing to stay in the area the houses must retain some level of affordability to these people.
66. Whilst the practice under the previous Local Plan and SPG had moved away from policy intent, the current approach attempts to pull that back to the original intent of addressing need and not preference, whilst giving enough flexibility to react to circumstances that justify exceptions. (e.g. disability)
67. The current policy is less than two year's old. It has been subject to examination by the Planning Inspectorate under the NPPF, taking into account the references to protected areas, and the particular reference to affordable housing in the National Park Vision and Circular²¹.
68. The plan was also subject of rigorous scrutiny by stakeholders including housing bodies and an Authority member working group, and the full Authority membership at every statutory stage. This process gave considerable scope for the plan to be amended in the run up to its examination. It was found to be sound at Local Plan examination.

The way forward

69. There are options to minimise and if possible avoid inconsistencies in approach. The options are as follows and are not either/or options. They are:
 1. Prepare a practice note based on the outcome of this paper. This can be done quickly but it would have no status as a plan document.
 2. Prepare an SPD based on the outcome of this paper. This would result in a document with some weight in decision making but it will take longer to produce because of statutory stages required and it will divert officer resources from plan review. It is also likely to prove a short-lived document that would quickly be overtaken by new policy.
 3. Cover the issue comprehensively at plan review taking into account the issues raised in this paper and exploring the problems of high valuations and the issue of ongoing accessibility of these houses to local people on low to moderate incomes. This option also allows us to respond to possible changes, for example in the way people live and work, such as increased home working and the limitations that existing affordable house sizes and configurations put on this. Whilst Covid 19 has heightened awareness of this for many households, the rollout of better broadband means the use of the home for work purposes may become a more common practice. This could have positive impacts for other areas of our work such as the push to reduce car dependency, and harmful emissions from across the National Park and beyond. This example of potential space needed for home working has been raised by Authority members at a recent planning committee and the point has been noted by policy planners.

²⁰ https://democracy.peakdistrict.gov.uk/documents/s40399/1020-0941_AFFORDABLE%20DWELLING%20AT%20CHELMORTON.pdf

²¹ [English National Parks and the Broads UK Government Vision and Circular Defra 2010](#) Page 20-21 paragraphs 76-79 Support the delivery of affordable housing.

4. Ensure policy planners are a statutory internal consultee on planning applications as is the case for cultural heritage staff, landscape officers, tree officers, and ecologists. This is common practice for other local planning authorities, but is not the case here. The decision whether or not to consult policy planners currently lies with the case officer alone. As such, policy planner involvement in cases at consultation stages is limited and discretionary despite the involvement of those officers in the production of the plan policies.

70. The recommended approach is to pursue options 1) ,3) and 4)

Option 1) can become adopted practice immediately. It would lessen the risk of planning policy intent being lost.

Option 3) would mean the issue is reviewed comprehensively as part of the Local Plan review, and would result in new adopted policy in the new Local Plan.

Option 4) would improve decision making, increase consistency of decision making and reduce the scope for policy practice to diverge from policy intent.

(Option 2 is not recommended because it would quickly become redundant and would divert officer resources away from plan review work).

Human Rights

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

RECOMMENDATION:

That the report be noted and options pursued as deemed necessary.

List of Background Papers (not previously published)

Nil

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Appendix 1 HCA comment on floorspace requirements

HCA **minimum** size ranges which we expect per dwelling are as follows:

1 bed space	30 to 35 sq m
2 bed space	45 to 50 sq m
3 bed space	57 to 67 sq m
4 bed space	67 to 75 sq m
5 bed space - 1 storey	75 to 85 sq m
5 bed space - 2 storey	82 to 85 sq m
5 bed space - 3 storey	85 to 95 sq m
6 bed space -1 storey	85 to 95 sq m
6 bed space - 2 storey	95 to 100 sq m
6 bed space - 3 storey	100 to 105 sq m
7 bed space - 2+ storey	108 to 115 sq m
7+ bed space	add 10 sq m per bed space

In general I find that affordable/social units are larger in size than comparative developer sale units, although they may have a different distribution of rooms, for example developer sale housing tends to have a larger number of ensuite bathrooms compared to social/affordable housing. Developer sale housing also usually includes garages, whereas social or affordable housing does not

NB the above refer to “bedspaces” NOT “bedrooms

In the case of Lifetime Homes and Wheelchair user housing, which we do also encourage, you would expect the units to be larger.

Ruth McCarthy BSc DMS MA MPhil MRTPI Design Manager – Midlands Homes and Communities Agency Central Business Exchange II 406 - 412 Midsummer Boulevard Central Milton Keynes MK9 2EA Tel: 01908 353630 28/11/2013

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13. MONITORING & ENFORCEMENT ANNUAL REVIEW – APRIL 2021 (A.1533/AJC)

Introduction

1. This report provides a summary of the work carried out by the Monitoring & Enforcement Team over the last year (April 2020 – March 2021) as well as information about the breaches of planning control we have resolved and other activities in the latest quarter (January – March 2021).
2. Most breaches of planning control are resolved voluntarily or through negotiation without resorting to formal enforcement action. Where formal action is considered necessary, the Head of Planning and Head of Law have joint delegated powers to authorise such action whereas authority not to take formal action is delegated to the Head of Planning, Monitoring & Enforcement Manager and Area Planning Managers.
3. The Authority has a duty to investigate alleged breaches of planning control, but enforcement action is discretionary and must only be taken where it is 'expedient' to do so, having regard to policies in the development plan and any other material considerations. This means that the breach must be causing unacceptable harm to the appearance of the landscape, conservation interests, public amenity or highway safety, for example. When we take formal action it must be proportionate with the breach of planning control and be clear that resolving the breach would be in the public interest.
4. The National Planning Policy Framework states that Local Planning Authorities (LPAs) should consider publishing a Local Enforcement Plan to manage enforcement proactively, in a way that is appropriate to their area. In March 2014 we published our Local Enforcement Plan, which sets out what breaches of planning control are, how potential breaches can be reported to the Authority, what matters may or may not be investigated and our priorities for investigation and action. It also outlines the tools that are available to us to resolve any breaches. The Local Enforcement Plan is available on the Authority's website.
5. Team Resources – In the quarterly report which was considered by the Planning Committee in October 2020, details of three long-term vacancies in the Monitoring and Enforcement Team and the difficulties experienced in recruiting were set out. In summary, two full-time posts (one of these being permanent and the other a 2-year temporary contract) and a permanent part-time (2.5 days per week) post had been vacant for many months. In the case of the permanent full-time post, this had become vacant in February 2020, although the previous postholder had been absent since October 2019.
6. Following a further recruitment process, the permanent full-time post of Monitoring and Enforcement Officer has recently been filled by Fiona Todd. Fiona was previously employed by the Authority as a part-time Planning Liaison Officer. She had also been working part-time in the Monitoring and Enforcement Team over the last year. Fiona's main focus is on investigating enquiries and dealing with breaches of planning control in the southern part of the National Park.
7. The temporary contract post, which was vacated in April 2020 with a year left to run, will not be filled as the funding is no longer available. We will, however, be looking to fill the permanent part-time vacancy with a focus on casework relating to listed buildings.

RECOMMENDATION:

That the report be noted.

Summary of Activity 2020-21

8. Notices issued

16/0118 Brackenburn Riddings Lane Curbar	Non-compliance with conditions for replacement dwelling – erection of gates/gateposts and brown stain finish to window frames	Enforcement Notice issued 12/05/2020 Appeal dismissed 5/10/2020. Compliance period ends 5/04/2021.
17/0134 Land at Former Whitelow Mines Bonsall	Use of land for motorcross scrambling	Enforcement Notice issued 29 June 2020 - due to come into effect 21/08/2020 but appeal lodged
19/0218 Home Farm Main Street Sheldon	Excavations, laying of concrete base and construction of walls	Temporary Stop Notice issued 25/09/2020 – ceased to have effect 23/10/2020
17/0042 Land near Coombes Tor Glossop	Erection of two masts, and associated telecommunications apparatus	Enforcement Notice issued 14/10/2020 – came into effect 27/11/2020 – compliance dates 27/11/2021 (dismantle masts and remove apparatus); 27/12/2021 (remove all items/debris)
19/0218 Home Farm Main Street Sheldon	Excavation of the land and construction of foundations and walls	Enforcement Notice issued 16/10/2020 – due to come into effect 20 November 2020 but appeal lodged
19/0218 Home Farm Main Street Sheldon	Excavation of a void, laying of a concrete base and construction of walls, and any engineering or building operations carried out as part of that activity	Stop Notice issued 16/10/2020 – came into effect 23/10/2020
16/0163 Land at Five Acre Field Edge Top Road Longnor	Erection of a Building, used for storage, as a workshop and for welfare	Enforcement Notice issued 21/10/2020 – came into effect 11/12/2020 – compliance dates 11/04/2021 (demolish building), 11/05/2021 (remove materials and restore land)

20/0051 Land at Bull in the Thorn, Ashbourne Road, Hurdlow, Flagg	Breach of condition 4 of NP/DDD/0319/0256 – placing of camping pods, caravan used as manager's accommodation and a mobile ablutions unit on the land	Enforcement Notice issued 12/01/2021 – came into effect 26/02/2021 – compliance date 26/04/2021 (removal of camping pods, caravan and ablutions unit)
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9. Appeals determined

14/0583 Land at Bottle Croft Main Street Chelmorton	Non-compliance with conditions requiring (a) removal of building (temporary dwelling) within two years; and (b) reinstatement of the site to its former condition	Appeal dismissed 23/07/2020 – compliance date 23/01/2021 (removal of building)
16/0118 Brackenburn Riddings Lane Curbar	Non-compliance with condition 4 (removal of pd rights) and 17 (agree scheme for timberwork finish) on NP/DDD/0913/0809 – construction of replacement dwelling. Gates and gateposts erected and windows stained brown	Appeal dismissed 5/10/2020 – compliance date 5/04/2021 (removal of gates/gateposts and windows painted white/cream)
19/0189 Land south of Black Harry House, Wardlow	The erection of a dwellinghouse	Appeal dismissed 6/10/2020 – compliance dates 6/04/2021 (demolish building) 6/06/2021 (remove materials etc)
17/0075 Land at 'One Acre Wood', Glossop Road, Little Hayfield	The erection of a dwellinghouse, construction of a hardstanding and change of use to a mixed use of residential and forestry.	Appeal dismissed 30/10/2020 – compliance dates 30/01/2021 (cease residential use) 30/04/2021 (demolish dwelling and remove hardstanding)

Workload and performance

10. This section of the report summarises the team's performance over the last year. Our main performance target in the Service Delivery Plan is to resolve 150 breaches of planning control over the year. This target was increased from 120 in the previous year as we had been performing above target and were fully staffed. We have resolved 128 breaches in the past year. Although this is below our new target, since March 2020 we have been significantly affected by the restrictions and working arrangements in place as a result of the Covid-19 pandemic and the ongoing vacancies in the team, as referred to in the introduction to this report. This particularly affected our performance in the first half of the year when we resolved just 40 breaches. Whereas, in the second half of the year we performed far better - resolving 89 breaches.

11. The number of new breaches found decreased from 197 in 2019/20 to 132 in 2020/21. As a result of our strong performance in the second half of the year the number of outstanding breaches at the end of the year saw only a marginal increase - from 649 to 653.
12. Despite the significant difficulties experienced over the last year we have maintained a good performance on dealing with enquiries. 75% of enquiries have been investigated within 30 working days against our target of 80%. The number of enquiries received has seen a year on year increase from 480, in 2019/20, to 529, in 2020/21. The net result is that the number of enquiries outstanding at the end of the year has increased from 75 to 145. Now that the long-term Monitoring and Enforcement Officer has been filled we would expect this number to reduce over the next year.
13. The table below summarises the position at year end (31 March 2021). The figures in brackets are for the previous year (2019/20).

	Received	Investigated/Resolved	Outstanding
Enquiries	529 (480)	459 (486)	145 (75)
Breaches	132 (197)	128 (140)	653 (649)

14. Breaches resolved in the latest quarter (January – March 2021)

14/0545 Stanton Old Hall Congreave Stanton-in-the- Peak	Listed building - Works within the curtilage, comprising part demolition of curtilage wall, deposit of soil for landscaping and excavations	Planning permission and Listed Building Consent granted
19/0208 Bent Head Farm, Gun End, Heaton	Construction of two fishing ponds	Planning permission granted
11/0053 Riverside Barber Booth Edale	Extension of domestic curtilage and erection of timber decking	No change of use and timber decking is immune from enforcement action
20/0138 Throstle Bank Farm Stubbins Lane Chinley	Re-construction of fire-damaged building	Planning permission not required – no breach

20/0125 Pippin Dell The Square Eyam	Breach of condition on NP/DDD/1118/1082 (erection of garage) – requires non-opening window to be installed.	Planning permission granted
20/0073 Station Road Garage Station Road Bamford	Untidy land	Not expedient to take enforcement action
11/0015 Home Farm Sheldon Bakewell	Engineering operations, consisting of the excavation of the land	Temporary Stop Notice issued July 2014 – work ceased – further works Aug 2020 – file closed and combined with 19/0218
15/0132 Holme Hall Holme Lane Bakewell	Erection of gates	Immune from enforcement action
17/0137 44 New Close Eyam	Retaining wall and steps	Planning permission granted
20/0095 Manor House Farm School Road Wetton	Extension to horse manege	Planning permission granted
20/0123 Rivendale Lodge Retreat, Buxton Road, Alsop-en-le-Dale	Breach of conditions on NP/DDD/0219/0137 - position of treehouses not in accordance with approved plan	Not expedient to take enforcement action
21/0008 Manor House Farm School Road Wetton	Breach of conditions on NP/SM/0920/0866 (Construction of manege) relating to floodlighting being on from 6am to 8pm	Not expedient to take enforcement action
21/0005 Land near Trees House The Causeway Butterton	Erection of field shelter/log shed	Not expedient to take enforcement action
16/0068 1 Granby Croft Bakewell	Change of use of offices to dwelling	Immune from enforcement action

18/0009 The Barn, Sparrowgreave Farm Wincle	Breach of agricultural occupancy condition	Planning permission granted for removal of agricultural occupancy condition
18/0018 White Cottage Unnamed Road From Rock Lodge Farm To Priestcliffe Road Priestcliffe	Trees felled in Conservation Area	Not expedient to take action – self-seeded trees of limited amenity value
19/0044 Butts View Bakewell	Erection of bollards adjacent to listed building	Planning permission granted
20/0065 6 Wye Bank Grove Bakewell	Breach of condition on NP/DDD/0319/0304 (Erection of two extensions) – window finish not as specified	Permission granted for variation of condition
17/0172 Highfields Farm Ashbourne Road Fenny Bentley	Erection of safari tents and replacement of touring caravans with static park homes	Safari tents removed. Replacement of touring caravans not a change of use
14/0600 Thyme to Taste Cafe Continental Rutland Annexe Bakewell	Listed Building – Display of advertisement sign	Sign removed
17/0011 White Shaw Farm Heaton Rushton Spencer	Listed Building - replacement front door and blocking up of door opening in barn	Front door replaced with approved design and barn doorway re-opened
20/0059 Hazel Barrow Back Of The Rocks Upper Hulme	Siting of two shepherds huts	Shepherds huts removed
19/0183 Hazel Barrow Back Of The Rocks Upper Hulme	Breach of conditions on NP/SM/0613/0466 (Campsite and conversion of outbuildings to holiday units) – campsite operating outside of specified period	Conditions complied with

20/0064 Youlgrave Bowling Club Alport Lane Youlgrave	Erection of floodlights	Planning permission granted
21/0027 Holly Grove Farm Newtown Longnor	Storage of logs, coal and machinery on agricultural land	Duplicate record – see 21/0028
20/0002 Former Water Treatment works Mill Lee Road Low Bradfield	Breach of conditions on NP/S/0914/1007 (Conversion of redundant water treatment works into 16 apartments) - creation of two access ramps into lagoons and dumping of waste material.	Planning permission granted for drainage scheme and landscaping
20/0032 Land South Of Bakewell Show Office Agricultural Way Bakewell	Extension of car park	Planning permission granted
20/0118 Top Farm Knowsley Hill Longnor	Erection of building	Planning permission granted
20/0034 Land North of Thirkelow Brandside Buxton	Erection of building	Planning permission granted
17/0115 High Peak Garden Centre Bamford Hope Valley	Erection of new shed and poly tunnels	Planning permission granted
17/0140 The Chantry House North Church Street Bakewell	Listed Building – removal of lamp	Lamp originally installed without LBC – no requirement to reinstate
15/0073 Riverside Herb Centre Castleton Road Hathersage	Change of use of building to bicycle repair business	Not expedient to take enforcement action

17/0057 West Croft Coldwell End Youlgrave	Erection of garage and creation of access drive	Not expedient to take enforcement action against garage – access drive does not require planning permission
14/0592 Midco Bath Street Bakewell	Display of advertisement signs	Signs benefit from deemed consent
15/0054 Land Adjoining Waterloo Hotel Taddington	Erection of two buildings	One building resited to agreed location – other building is immune from enforcement action
16/0047 Land off Farwall Lane Calton	Erection of building and siting of caravan	Planning permission granted for building. Caravan is not a change of use so no breach
15/0131 The Hermitage Leadmill Hathersage	Erection of summerhouse	Not expedient to take enforcement action
17/0123 Agricultural Barn Opposite Bollands Hall Butterton Moor Bank Butterton	Alteration of a vehicular access on to a classified road	Not expedient to take enforcement action
18/0114 Askew Cottage Slaley Bonsall	Erection of a summer house and installation of an oil tank	Immune from enforcement action
08/0052 The Coach House Bennetston Hall Sparrowpit	Extension and alteration of building	Extension removed – Enforcement Notice complied with
15/0037 Lapwing House Longnor	Breach of condition 18 on NP/SM/0305/0293 (Erection of garage and workshop) – garage used as a holiday let	Not expedient to take enforcement action

16/0013 Burton Closes Hall Care Centre Burton Close Drive Haddon Road Bakewell	Listed Building - installation of floodlighting	Not expedient to take enforcement action
17/0151 Baslow Insurance Services Blake House Bath Street Bakewell	Display of advertisement signs	Not expedient to take enforcement action
17/0177 Brambledene Stanton Lees Stanton	Installation of biomass boiler	Immune from enforcement action
18/0049 Hill Top Farm Rabbit Bank Wincle	Non-compliance with approved plans on NP/CEC/0515/0467 (Extension of livestock building) – elevation not sheeted	Not expedient to take enforcement action
18/0028 Land at Holywell Lane Youlgrave Bakewell	Erection of building	Not expedient to take enforcement action
19/0143 Upper Green House Green Lane Calton	Creation of vehicular access	Non-classified road so no planning permission required
18/0185 Barracks Farm Beresford Lane Hulme End	Extension of approved caravan site onto adjoining land	No evidence of a current breach
19/0094 Greystones Off A515 Flagg	Use of agricultural land as campsite	Site is licensed – no breach
20/0056 The Showground Agricultural Way Bakewell	Siting of residential caravans	Use ceased

19/0067 Land adjacent High Peak Trail, Green Lane, Pikehall	Siting of residential caravan	Duplicate case
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14. **HEAD OF LAW REPORT - PLANNING APPEALS (A.1536/AMC)**

1. **APPEALS LODGED**

The following appeals have been lodged during this month.

<u>Reference</u>	<u>Details</u>	<u>Method of Appeal</u>	<u>Committee/ Delegated</u>
NP/SM/0520/0438 3267009	Change of use of workshop (industrial use) to a dwelling including extension and alteration of the building, creation of a garden, retention of parking area and relocation of field access at The Workshop near Penny Tree Farm, Alstonefield.	Written Representations	Delegated.
NP/DDD/1020/0912 3266751	Rear lean-to extension at Sycamore Farm, Biggin	Householder	Delegated
ENF 17/0134 32578888	Use of land for motor cross scrambling at Whitelaw Mines, Blackmere Lane, Bonsall	Written Representations	Delegated
NP/DDD/1020/0986 3269446	Replace existing wooden sash windows with like for like UPVC sash windows at 21 Riverside Crescent, Bakewell	Written Representations	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.

<u>Reference</u>	<u>Details</u>	<u>Method of Appeal</u>	<u>Decision</u>	<u>Committee/ Delegated</u>
NP/DDD/0920/0868 3263645	Modify previously approved work to an internal first floor wall between the landing and bedroom, and to retain unplastered old architectural timber member within an adjoining wall at Carpenters Cottage, Winster	Written Representations	Allowed	Delegated

The Inspector considered that the works would not have a harmful effect on the special architectural and historic features of the grade II listed building. The appeal was therefore allowed.

NP/DDD/1020/0938 3267238	Single storey porch to front elevation with window in side at 19 Stoney Close, Bakewell	Householder	Dismissed	Delegated
The Inspector considered that the addition of the porch would disrupt the distinct pattern and linear form of the development, and would thereby appear as a discordant element to the street scene. The appeal was dismissed.				
NP/DDD/0420/0309 3256035	Erection of double garage and store at Star House, Taddington	Written Representations	Dismissed	Delegated
The Inspector considered that the proposal would introduce a considerable structure to the currently open site, and its incongruent massing would also be highly visible down the driveway and from Main Street. The proposal would encroach into the sense of the openness of the adjacent churchyard and significantly eroded the nearby historic features through the creation of a visually overwhelming structure that would dwarf the more diminutive forms of the war memorial and the lych gate. The appeal was dismissed.				
NP/DDD/0920/0809 3268018	Slate roof conservatory at 4 Mill Farm Close, Calver	Householder	Allowed	Delegated
The Inspector considered that the proposal would deliver a modest, well-scaled extension that would preserve the character and appearance of the area, and would not conflict with policies GSP1 and GSP3 of the Core Strategy of policy DMC3 and DMH7 of the Development Management Policy. The appeal was allowed.				
NP/DDD/0719/0759 3246020	Change of use of barn to 2 bed holiday accommodation including new track. Demolition of existing extension at Barn at Bradford, Youlgreave,	Written Representations	Dismissed	Delegated
The Inspector considered that although the proposed conversion of the barn would not significantly alter its appearance particularly when viewed from a distance, its domestication would not preserve or enhance the conservation area, nor would it accord with the NPPF with regard to heritage assets. The appeal was dismissed.				
NP/SM/1219/1317 3264570	Erection of agricultural building for sheep/storage plus an access track at Spring Croft, Pothooks Lane, Grindon	Written Representations	Allowed	Committee
The Inspector considered that the design, form, appearance and finish of the agricultural building would not be harmful to the landscape due to the topography of the land, and that the scenic views of the landscape would be conserved. The appeal was allowed.				
NP/DDD/0720/0613 3260865	Use of field for 5 touring caravans to link up with current touring site in adjoining field at Lower Greendfields Caravan	Written Representations	Dismissed	Committee

Park, Alport

The Inspector considered that the site would be an incongruous and discordant feature in the wooded landscape, and that the site would be visible from many vantage points due to its elevated position. It was also considered that the proposal would be in conflict with Policies L1 and RT3 of the Core Strategy and DMR1 and DMC3 of the Development Management Policies. The appeal was dismissed.

4. **RECOMMENDATION:**

To note the report.

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