

# Public Document Pack

**Peak District National Park Authority**

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

1951-2021



**PEAK  
DISTRICT  
NATIONAL  
PARK**

Our Ref: A.1142/2728

Date: 3 June 2021



## NOTICE OF MEETING

Meeting: **Planning Committee**

Date: **Friday 11 June 2021**

Time: **10.00 am**

Venue: **The Palace Hotel, Buxton, SK17 6AG**

**(Venue Site Plan attached)**

SARAH FOWLER  
CHIEF EXECUTIVE



**Link to meeting papers:**

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

## **AGENDA**

### **VENUE LOCATION PLAN**

- 1. Roll Call of Members Present, Apologies for Absence and Members Declarations of Interest**
  
- 2. Minutes of previous meetings of 16th April 2021 and 30th April 2021**  
*(Pages 7 - 26)*
  
- 3. Urgent Business**
  
- 4. Public Participation**  
To note any questions or to receive any statements, representations, deputations and petitions which relate to the published reports on Part A of the Agenda.
  
- 5. Full Application - Removal of existing 24M airwave tower and replacement with a 35M tower with attached antennae and dishes for airwave, the ESN (EAS) and SRN networks . At ground level, additional cabins/cabinets will be positioned on the old and new tower bases, along with a standby generator. A separate VSAT dish enclosure will be established 100M to the south west of the main compound at Airwave Telecommunications Tower at Snake Pass Clearing, Snake Road, Bamford (NP/HPK/1020/0947, JK)**  
*(Pages 27 - 38)*  
Site Plan
  
- 6. Full Application - Telecom equipment installation, 30M mast and ancillary features on land adjacent to Snake Pass, Snake Road, Sheffield (NP/HPK/0820/0764, JK)** *(Pages 39 - 52)*  
Site Plan
  
- 7. Proposed agricultural building to house and feed livestock and store fodder at South View Farm, Washhouse Bottom, Litle Hucklow** *(Pages 53 - 62)*  
Site Plan
  
- 8. Full Application - Erection of local needs dwelling at land near Slade Cottage, Monyash Road, Over Haddon (NP/DDD/0321/0257, MN)** *(Pages 63 - 72)*  
Site Plan
  
- 9. Full Application - Erection of local needs dwelling at land at Chapel Farm, Heathcote - (NP/DDD/DDD/0121/0083, MN)** *(Pages 73 - 82)*  
Site Plan
  
- 10. Full Application - Retrospective application for change of use from agricultural land to a caravan site (10 pitches) at Greencroft Farm, Weaddow Lane, Middleton-by-Youlgrave (NP/DDD/0820/0753, TS)** *(Pages 83 - 92)*  
Site Plan

11. **Full Application - Erection of replacement mixed use outbuilding at Lane House Farm, Wetton Road, Butterton (NP/SM/1120/1072, P1384/SC)** (Pages 93 - 100)  
Site Plan
12. **Full Application - Creation of parking area for dwelling from agricultural field at Hillcrest, Stanedge Road, Bakewell (NP/DDD/1220/1144, ALN)** (Pages 101 - 110)  
Site Plan
13. **Listed Building Consent - Removal of and upgrade of all CCTV cameras along with all redundant power supplies and cabling, digital cameras are powered through CAT 5. To make good all fixing holes, including historic part of the building with an appropriate mortar at Aldern House, Baslow Road, Bakewell (NP/DDD/0421/0428, TS)** (Pages 111 - 116)  
Site Plan
14. **Leekfrith Neighbourhood Plan (AM)** (Pages 117 - 154)  
Appendix 1
15. **Head of Law Report - Planning Appeals (A.1536/AMC)** (Pages 155 - 158)

### **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. However as the Coronavirus restrictions ease the Authority is returning to physical meetings but within current social distancing guidance. Therefore meetings of the Authority and its Committees may take place at venues other than its offices at Aldern House, Bakewell. 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 816352, email address: [democraticandlegalsupport@peakdistrict.gov.uk](mailto:democraticandlegalsupport@peakdistrict.gov.uk).

## Written Representations

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

## Recording of Meetings

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

The Authority will make a digital sound recording available after the meeting which will be retained for three years after the date of the meeting. During the period May 2020 to April 2021, due to the Covid-19 pandemic situation, Planning Committee meetings were broadcast via Youtube and these meetings are also retained for three years after the date of the meeting.

## General Information for Members of the Public Attending Meetings

In response to the Coronavirus (Covid -19) emergency our head office at Aldern House in Bakewell has been closed. The Authority is returning to physical meetings but within current social distancing guidance. Therefore meetings of the Authority and its Committees may take place at venues other than its offices at Aldern House, Bakewell, the venue for a meeting will be specified on the agenda. Also due to current social distancing guidelines there may be limited spaces available for the public at meetings and priority will be given to those who are participating in the meeting. It is intended that the meetings will be audio broadcast and available live on the Authority's website.

This meeting will take place at the Palace Hotel, Buxton. Information on Public transport from surrounding areas can be obtained from Traveline on 0871 200 2233 or on the Traveline website at [www.travelineeastmidlands.co.uk](http://www.travelineeastmidlands.co.uk)

Please note there is no refreshment provision available.

### To: Members of Planning Committee:

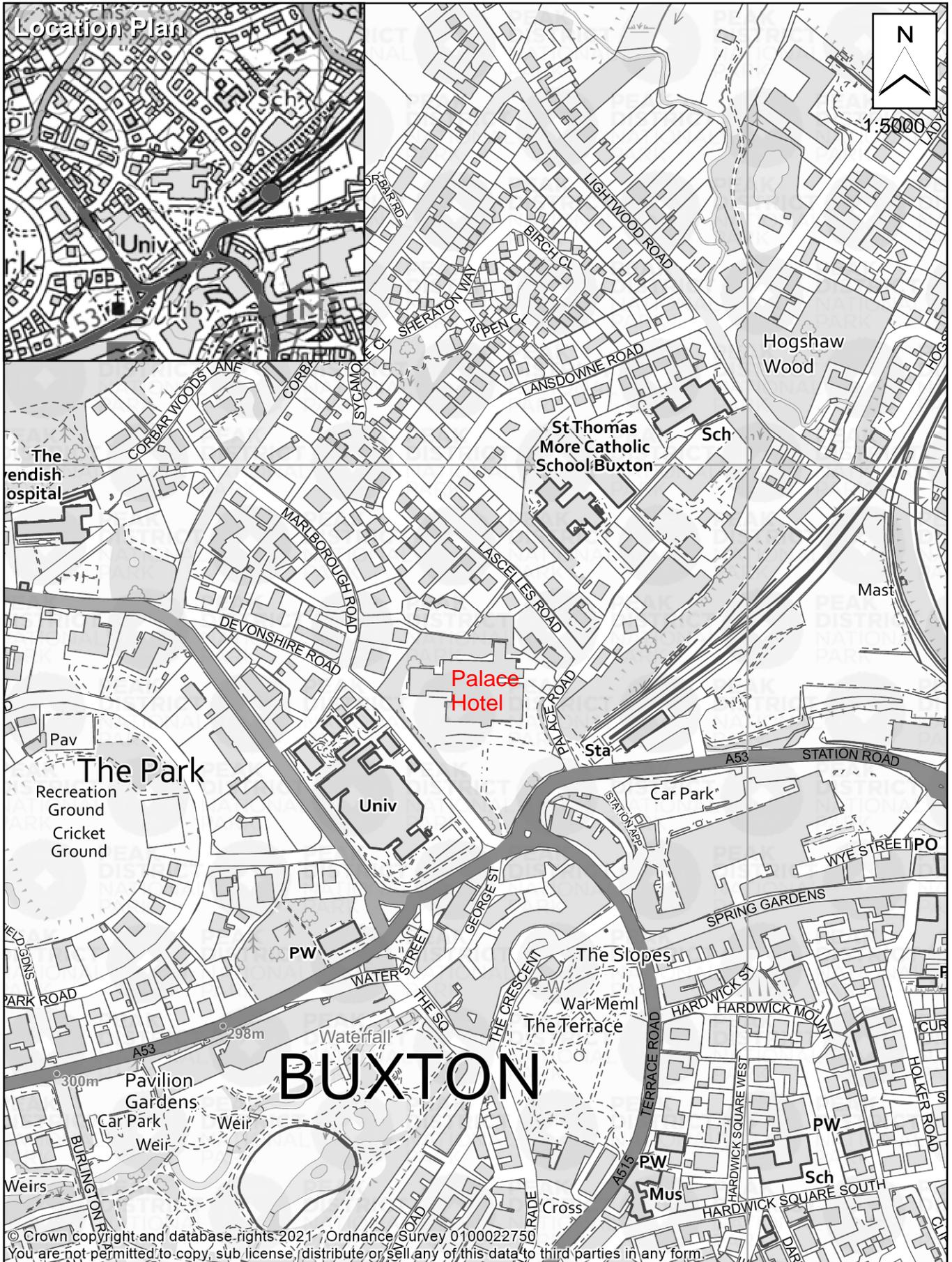
Chair: Mr R Helliwell  
Vice Chair: Mr K Smith

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

Constituent Authorities  
Secretary of State for the Environment  
Natural England



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<p>Committee Date:</p> <p>Item Number:</p> <p>Application No:</p> <p>Grid Reference:</p>	<p><b>Title: 6 Lines Maximum!</b></p>	 <p><b>PEAK DISTRICT NATIONAL PARK</b></p>
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## MINUTES

Meeting: **Planning Committee**

Date: Friday 16 April 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, Ms A Harling, Cllr I Huddleston, Cllr A McCloy, Cllr Mrs K Potter, Cllr K Richardson and Cllr G D Wharmby

Apologies for absence: Cllr A Gregory, Cllr A Hart and Miss L Slack.

### **26/21 ROLL CALL OF MEMBERS PRESENT, APOLOGIES FOR ABSENCE AND MEMBERS DECLARATIONS OF INTEREST**

#### **Items 5 and 6**

Cllr McCloy declared a personal interest as his wife worked for a different NHS Trust.

#### **Items 9 and 10**

Mr Smith declared a personal interest as he was a National Trust member and specialist volunteer however he had not had any input into the application.

Cllr McCloy declared a personal interest as he was a member of the National Trust.

Mr Helliwell declared a prejudicial interest and confirmed that he would withdraw from the meeting for the duration of this item.

#### **Item 11**

Cllr Chapman declared a prejudicial interest as the spouse of the applicant and confirmed that he would withdraw from the meeting for the duration of this item.

#### **Item 12**

The following members declared that they had received emails from Mr Isaacs and James Berresford: Mr Helliwell, Cllr Brady, Cllr Chapman, Ms Harling, Cllr McCloy, Cllr Potter, Mr Smith

Cllr Brady had also received correspondence from Mr Isaacs in January.

#### **Item 14**

Cllr Brady declared a personal interest because the appeal regarding Star House had been submitted by his former son in law.

Cllr Wharmby advised that he would have to leave the meeting at 12pm

Cllr McCloy advised that he would be absent from the meeting between 1.00pm 1.30pm.

#### **27/21 MINUTES OF PREVIOUS MEETING OF 12 MARCH 2021**

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

#### **28/21 URGENT BUSINESS**

There was no urgent business.

#### **29/21 PUBLIC PARTICIPATION**

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

#### **30/21 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 (NP/DDD/1220/1230, TS)**

The Chair and Vice Chair 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 Planning Officer advised the Committee that an extra condition regarding a requirement for a structural report relating to whether it was necessary for the boundary wall to be temporarily taken down to enable construction on the rest of the site, was recommended following discussion with the applicant.

The following made representations to the Committee under the Public Participation at meetings scheme:

- Mr William Jones, Supporter – telephone call
- Ms Sarah Clarke, Agent – telephone call.

A motion to approve the item in accordance with Officer recommendation with additional conditions:

- Installation of solar panels on the cycle store to provide charging points for electric bikes
- Requirement for a structural report relating to the boundary wall,
- Details of how the boundary wall would be marked in the car park to show its significance
- Removal of the pedestrian access through the boundary wall from the plan to an area outside the Conservation Area.
- Details of how waste material from the construction would be recycled where possible.
- Details of the lighting of the site

was moved and seconded.

In response to Members' queries the Planning Officer confirmed the following:

- That a condition would be added that the Developer either provide charging points for electric bicycles or give an explanation as to why this was not possible.
- Regarding parking management, as this was outside the remit of the planning application it would be up to the Healthcare Trust to consider.
- The main vehicle access to the site would remain in its existing position opposite the entrance to Aldern House but would be used more frequently. The Highways Authority had considered this carefully and were satisfied.
- Improvements to the bus stop were desirable but as they were not considered to be essential for the acceptability of the development then they would not be insisted on by way of a condition.

The Planning Officer advised that it had originally been proposed that the gable end of the cart shed be squared off however the Authority's Conservation Officer had requested it be chamfered.

He also confirmed that a condition could be added to mark out the footprint of the cart shed, plans for external lighting could be developed via discussion with the Developer, a condition could be added to mandate an increased number of electric vehicle charging points but he was of the view that the current provision would be adequate. Further charging points could be added as and when they were required via Permitted Development Rights.

A question was raised as to the possible effect on the boundary of the Bakewell Conservation Area if the development was approved and it was agreed that this should be noted as an action for the Authority's Cultural Heritage Team.

The motion to approve the application in accordance with Officer recommendation with additional conditions regarding the structural report regarding the need for the demolition of the boundary wall, how the boundary wall would be marked in the car park, the demarcation of the footprint of the cart shed, the addition of electric charging points for bicycles, how waste materials from the construction work would be disposed of and details of the lighting on the site, the details of which would be delegated to officers, was put to the vote and carried.

## **RESOLVED**

**To APPROVE the application 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.**

**19. Condition regarding a report of the requirement for the temporary demolition of boundary wall to be agreed.**

**20. Condition regarding recycling materials from demolition, to be agreed.**

**21. Condition regarding demarcation of footprint of cart shed to be agreed.**

**22. Provision of electric charging points for electric bicycles to be agreed.**

**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**

- 31/21 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)**

This item was discussed by Members as part of agenda item 5.

A recommendation for approval with the addition of a condition regarding a structural report on the need to demolish the boundary wall during construction was moved and seconded, put to the vote and carried.

**RESOLVED**

**To APPROVE the application 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.**

**10. Condition regarding a report of the requirement for the temporary demolition of boundary wall to be agreed.**

**The meeting adjourned for a short break at 11.25 am and reconvened at 11.35 am**

**32/21**

**FULL APPLICATION - CONVERSION OF BARN TO DWELLING HOUSE AT OULDS BARN, GREENLOW, ALSOP EN LE DALE (NP/DDD/1220/1171, MN)**

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

The Planning Officer confirmed that a consultation response had been received from the Parish Council after the report was published. It had originally been sent on the 17<sup>th</sup> January 2021 but appeared to have not been received by the Authority at that time. This was being investigated.

Further information had also been received from the Agent on the day preceding the committee meeting but officers had not had an opportunity to review this information. This was in connection with reasons 3 to 5 for refusal as set out in the report. The further information related to a heritage assessment, highways issues and climate change mitigation measures.

The Planning Officer explained that given further information had been received, Members could vote to defer the application to allow time for consideration, however reasons 1 and 2 of the recommendation for refusal were fundamental policy objections and remained relevant. Members would have to disagree with these two recommendations in order that a deferment would be advantageous.

The following made representations to the Committee under the Public Participation at meetings scheme:

- Emma and Alan Walker, Supporters – statement read out by Democratic and Legal Support Team
- Sir Richard Fitzherbert, Supporter – video presentation
- Mr S Foote, Agent – statement read out by Democratic and Legal Support Team

Members discussed the issues around leaving field barns to fall into ruin versus the impact of their conversion and domestication on the landscape, and the consistency of the Authority's approach on this.

The Planning Officer was asked to clarify whether this application was linked to an existing farm and confirmed that it was not an application for a farm workers dwelling or a local occupancy affordable dwelling, it was for an open market dwelling.

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

The Head of Planning clarified that spatial advice regarding conversions was not currently part of the relevant policy however those field barns that had been previously approved for conversion tended to be those on the edge of settlements or in groups of buildings rather than those in open countryside. Any measures to hide the barn would have a detrimental effect on the landscape.

A motion to defer the item was moved.

The first motion to refuse the item in accordance with officer recommendation as set out in the report was seconded, put to the vote and carried.

## **RESOLVED**

**To REFUSE the application 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.**

**33/21 FULL APPLICATION - THREE NEW BUILD TERRACED HOUSES TO MEET AFFORDABLE LOCAL NEED AT UPPER YELD ROAD, BAKEWELL (NP/DDD/1220/1175, ALN)**

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 made representations to the committee under the public participation at meetings scheme:

- Mr and Mrs Parker, Objectors – video presentation.
- Alison Clamp, Peak District Rural Housing Association, Supporter – statement read out by Democratic and Legal Support Team.

Members asked the Planning Officer to clarify the policy position regarding potential loss of sunlight to the neighbouring property. The Planning Officer confirmed that the Authority's guidance on this takes into account a number of factors. In this case the relevant factors were the removal of the large tree from the site, the presence of existing features between the neighbouring and proposed property, and the proposed layout and orientation of the development. Having considered these factors, it was not possible to substantiate a reason for refusal based on amenity impact on the neighbouring property.

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

The Head of Planning was asked to clarify whether approval of this application could be in conflict with the emerging Bakewell Neighbourhood Plan. He confirmed that it would not, as the plan had not been adopted yet and if/ when it was it would be considered alongside other policies.

A motion for approval in accordance with Officer recommendation was put to the vote and carried.

Cllr Chapman had left the meeting during consideration of this item so abstained from voting.

**RESOLVED**

**To APPROVE the application 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.**

Cllr Potter left the meeting.

Cllr McCloy left the meeting at 1.00pm and returned at 1.40 pm

**A motion to continue the meeting past three hours was moved, seconded, voted on and carried.**

**The meeting adjourned for lunch at 1.00 pm and reconvened at 1.30 pm**

34/21

**FULL APPLICATION - CHANGE OF USE OF BARNES 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)**

Mr Helliwell left the meeting due to a prejudicial interest and Mr Smith took over as Chair.

The Chair and Vice Chair 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 updates to the report were given:

- The conditions should be amended to say that the Highway works must be carried out prior to occupation rather than prior to any other works commencing.
- An additional condition was required in order to retain the boundary wall at its current height.
- The report incorrectly mentioned a new staircase. A condition is required regarding the balustrades on the existing staircase, to be agreed by Officers.
- Tree protection measures to be specified to protect a Chestnut tree during the duration of the building works.
- Existing septic tank to be replaced by a package treatment plant – final details of condition to be agreed.
- Addition of condition to regulate external lighting
- The Parish Council comments had been received and considered. Farming use would continue, as the land is farmed by another National Trust Tenant and sustainability had been considered as the site can be accessed by rail and bus. There would be no significant increase in traffic.

The following made representations to the committee under the Public Participation at meetings scheme:

- Mr Tim Hill, Hathersage Parish Clerk, Objector – Telephone call
- Mr Jon Stewart, National Trust General Manager (Peak District), Applicant, - Video presentation.

A motion to approve the application in accordance with the Officer recommendation and with additional conditions regarding the boundary wall, the balustrade on the existing staircase, a construction management plan to protect trees, regulation of external lighting and the installation of a package treatment plant, was moved and seconded.

A vote was taken and carried.

Cllr McCloy abstained from voting as he had not been present at the beginning of the discussion.

## **RESOLVED**

**To APPROVE the application 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)**
- 14. Additional condition regarding the height of the boundary wall to be agreed**
- 15. Additional condition regarding the balustrade on the existing staircase to be agreed.**
- 16. Additional condition regarding a construction management plan to protect trees to be agreed.**
- 17. Additional condition regarding regulation of external lighting to be agreed.**
- 18. Additional condition regarding installation of a package treatment plant to be agreed.**

**35/21**

**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)**

This item was discussed by members as part of Agenda Item 8.

A motion to approve the application in accordance with the Officer recommendation and with additional conditions regarding the boundary wall and the balustrade on the existing staircase, was moved and seconded.

## **RESOLVED**

**To APPROVE the application 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)**
- 14. Additional condition regarding the height of the boundary wall to be agreed**
- 15. Additional condition regarding the balustrade on the existing staircase to be agreed.**

**36/21 FULL APPLICATION - NEW ROOF AND BUILD UP WALLS IN LIMESTONE ON EXISTING STORE, THE GREEN, MAIN STREET, CHELMORTON (NP/DDD/0121/0013 TM)**

Mr Helliwell re-joined the meeting and took back the Chair at 2.19pm.

Cllr Chapman left the meeting as he had declared a prejudicial interest on this item..

The Planning Officer introduced the report and confirmed that the application had come before the committee due to the Applicant's spouse being a member of the committee.

A motion to approve the application in accordance with the Officer recommendation was moved, seconded, put to the vote and carried.

**RESOLVED**

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

- **3 year implementation period.**
- **The development shall not be carried out other than in complete accordance with the specified 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**

**37/21 NEW AFFORDABLE HOUSING - FLOORSPACE THRESHOLDS (BT/IF)**

The report was introduced by the Head of Planning.

Members discussed whether policy regarding the size of affordable housing in relation to the needs of applicants, had remained consistent since the last Local Plan Review and the adoption of the Development Management Policies. If a change had occurred outside of this process, there were concerns that this would not have been subject to adequate public discussion and scrutiny.

The Head of Planning explained that adopted Development Management policies sought to strengthen the strategic policy aim for more affordable homes through a range of sizes and types of accommodation responding to identified needs. Recent cases were bedding in this approach and had led to a change of emphasis on privately developed schemes.

The tension between providing affordable housing which might be suitable for growing families and maintaining a turnover of housing supply that could remain affordable in perpetuity was also discussed.

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It was suggested that a working party consisting of Members and Officers, could be formed, preferably through the existing Member Local Plan Steering Group, to discuss and investigate this matter further outside of the Committee.

Cllr Richardson left the meeting at 3.09pm

**RESOLVED**

**To note the report.**

**The meeting adjourned for a short break at 3.10 pm and reconvened at 3.15 pm**

**38/21 MONITORING AND ENFORCEMENT ANNUAL REVIEW - APRIL 2021 (A1533/AC)**

The report was introduced by the Monitoring and Enforcement Team Manager who highlighted some specific cases.

**RESOLVED**

**To note the report.**

**39/21 HEAD OF LAW REPORT - PLANNING APPEALS**

The report was introduced by the Head of Planning. He confirmed that summaries of appeals would continue to be sent to Members.

With regards to the appeal decision at Lodge Moor discussed at the previous meeting of the committee, a letter had been sent to the Planning Inspectorate and an acknowledgment had been received.

**RESOLVED**

**To note the report.**

The meeting ended at 3.30 pm

# Public Document Pack

Peak District National Park Authority

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## MINUTES

Meeting: **Planning Committee**

Date: Friday 30 April 2021 at 2.00 pm

Venue: Webex - Virtual Meeting

Chair: Mr R Helliwell

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

Apologies for absence: Cllr D Chapman, Miss L Slack and Cllr G D Wharmby.

### 1/21 **ROLL CALL OF MEMBERS PRESENT, APOLOGIES FOR ABSENCE AND MEMBERS DECLARATIONS OF INTEREST**

Item 5

Cllr Brady declared a prejudicial interest as Chair of Taddington Parish Council, so would not take part in the discussion on this item and would leave the meeting.

### 2/21 **URGENT BUSINESS**

There was no urgent business.

### 3/21 **PUBLIC PARTICIPATION**

One member of the public was present to make a representation to the Committee.

### 4/21 **FULL APPLICATION - RESTORATION AND EXTENSION OF THORNSEAT LODGE AND ANCILLARY BUILDINGS TO FORM HOLIDAY ACCOMMODATION AND ANCILLARY GUEST FACILITIES. RESTORATION OF HISTORIC STABLE BLOCK FOR WEDDING VENUE, RESTORATION OF EXISTING ACCESS AND CREATION OF NEW CAR PARK AND ASSOCIATED LANDSCAPING AND MANAGEMENT AT THORNSEAT LODGE, MORTIMER ROAD, SHEFFIELD (NP/S/0620/0511, AM) - ITEM WITHDRAWN**

This item was withdrawn.

**5/21 FULL APPLICATION - PROPOSED ERECTION OF ONE LOCAL NEEDS HOME ON LAND ADJACENT TO SPORTS FIELD, TADDINGTON (NP/DDD/0221/0150 P9029/SC)**

Cllr P Brady had declared a prejudicial interest for this item as Chair of Taddington Parish Council, so left the meeting room and didn't take part in any discussion.

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

The Planning Officer presented the report and informed Members that although the site was just outside the Taddington Conservation Area (CA), the CA did run adjacent to the south and western sides of the development site, and that there had also been concerns raised by the Highway Authority regarding the potential conflict of users on the unadopted lane which was also a public footpath.

The other fundamental issue was that although the applicant met the housing need qualification, the proposed house was significantly larger than what was supported by policy for a single person dwelling.

The following made representations to the Committee under the Public Participation at meetings scheme:

- Mr Davidson-Hawley, Applicant – video statement

Cllr Brady had initially requested to speak on this item but had subsequently withdrawn his request.

Although Members had sympathy with the applicant, the highways concerns had to be taken into account, together with the size of the proposed development, which would be too large to meet the applicant's identified housing need for an affordable local needs dwelling. Members discussed the need to consider affordable housing in more detail in conjunction with the Local Plan Review and the need for appropriate housing for young families to maintain the viability and sustainability of villages within the Park.

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

Cllr Potter asked that her vote against the recommendation be recorded.

**RESOLVED:**

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

1. **The proposed dwelling house is significantly larger than the size justified by the identified housing need. The proposed house would therefore not meet an identified need for affordable local needs housing and therefore as a result the proposal is contrary to policy DMH1.**

2. **The substandard visibility and the intensification of use arising from the proposed development would adversely affect highway safety. Therefore contrary to policy DMT3 and guidance within Para: 109 of the NPPF.**

**Cllr Patrick Brady joined the meeting at 3:07pm**

**6/21 PEAK DISTRICT NATIONAL PARK AUTHORITY CONVERSION OF HISTORIC BUILDINGS SUPPLEMENTARY PLANNING DOCUMENT - CONSULTATION DOCUMENT (SW)**

The Policy Planner introduced the report which was to seek approval to commence an 8 week public consultation on the Historic Buildings Supplementary Planning Document (SPD) document, and to delegate authority to the Head of Planning in consultation with the Chair and Vice Chair of Planning, to agree any modifications before the document is finalised prior to public consultation.

The Members thanked the Officer for the excellent document then went through the sections of the draft SPD.

A motion to approve the Officer recommendation was put to the vote and carried.

**RESOLVED:-**

**That the Committee:**

1. **Approve the Peak District National Park Authority Conversion of Historic Buildings Supplementary Planning Document – Consultation Draft.**
2. **Approve an 8 week public consultation on the Peak District National Park Conversion of Historic Buildings Supplementary Planning Document to commence in May 2021.**
3. **Grant delegated authority to the Head of Planning Services in consultation with the Chair and Vice Chair of Planning Committee to agree any further modifications and finalise the document at Appendix 1 prior to public consultation.**

**7/21 ANNUAL REPORT ON PLANNING APPEALS 2020/21 (A.1536/AM/BJT/KH)**

The Head of Planning presented the report to provide Members with a breakdown on the appeals that had been dealt with over the period 2020/2021.

The Head of Planning sends all Members a summary of any appeal decision that comes in from the Planning Inspectorate (PINS), and although there had been no real concern, there had been 2 appeal decisions over the last year that he had flagged up with PINS where he had expressed concern.

Members thanked the Officer for his report.

**RESOLVED:**

**That the report be noted.**

**Cllr Potter left the meeting at 3.30pm**

The meeting ended at 3.35 pm

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

**APPLICANT: AIRWAVE SOLUTIONS LTD**

**1. Summary**

2. This application was first presented to the December 2020 meeting where the Committee resolved to grant permission subject to the prior receipt of a Planning Obligation to secure long term control over the surrounding trees. The surrounding forestry woodland currently provides essential screening of the mast site and would mitigate what would otherwise be an unacceptable landscape impact.
3. No obligation has been able to be concluded between the applicant and the landowner and hence the application is referred back to the Committee to re-determine in view of the changed circumstances.
4. The application site is an existing telecommunications mast site off the A57 Snake Pass road and within a coniferous plantation with maturing trees averaging 24m high.
5. The proposal is to replace the existing 24m high telecoms mast with larger 35m one to enable mast sharing with additional antenna and transmission dishes installed above the tops of the trees.
6. The upgrade will provide essential coverage for the new blue light Emergency Service Network and will also bring mobile coverage to the local community and other users of the area where there is currently no service.
7. Long term control over the surrounding trees which provide essential screening is necessary. A Planning Obligation in the form of a Unilateral Undertaking was suggested to achieve this but the landowner, Forestry England, is unable to agree to any restriction. They will instead allow some limited planting around the compound's fenced perimeter however this would not be under any planning control being both outside the applicants control and the application red line site area.
8. We consider the increased scale of mast and the associated equipment can be accommodated satisfactorily within the coniferous plantation as it stands now without causing harm to landscape, however, the whole plantation is likely to be clear felled in the near future which would leave the mast isolated as a highly intrusive and harmful feature upon the open landscape.
9. Whilst our policies provide support in principle for telecoms infrastructure to deliver this service, this is provided the valued characteristics of the National Park Landscape are not harmed. This proposal will not secure any control over the screening which is essential to make the development acceptable, nor will it make adequate provision now for controlled replacement planting to mitigate the likely harm and therefore we now recommend that permission is refused.

## **10. Site and Surroundings**

11. The application site is an existing Airwave telecommunications base station with a 24m high lattice mast and stone equipment building located at the northern end of the Snake Valley, approximately 400m north-west of the Snake Pass Inn.
12. It lies to the east of the A.57 and is set back 50m from the road within coniferous woodland managed by Forestry England and is accessed off an existing forestry clearing which has a recessed double gated entrance off the A57. A public footpath heads south-east from these gates. Trees surrounding the mast have grown in the last 20 years since the mast was first erected from some 15m to 20m tall.

## **13. Background**

14. Airwave Solutions Ltd currently operate the UK wide emergency services network until the expiry of their operating licence. The existing tower at Snake Pass Clearing is integral to their network and will remain so for several years to come.
15. The Emergency Services Mobile Communications Programme (ESMCP) is the Home Office led programme responsible for the new Emergency Services Network (ESN). It aims to provide a 4G integrated voice and broadband data communications service for the blue light emergency services. ESN has initially been deployed by enhancing an existing commercial network configured to give the three emergency services priority over other users. This proposal, like the mast approved last December above High Bradfield (with S106 securing a surrounding woodland management plan), and the other mast proposal on this agenda for a site further up the A57 is for the Extended Area Services (EAS). This is to provide additional infrastructure to extend the ESN into primarily remote and commercially unviable areas where little or no mobile network coverage exists. The Home Office EAS team have identified this existing Airwave tower as a site share opportunity.

## **16. Proposal**

17. The removal of the existing 24m Airwave tower and replacement with a 35m lattice tower upon which will be attached antennae and dishes for Airwave, the ESN (EAS) and the Shared Rural Networks (SRN). 3 No. Existing Airwave antenna would be installed at 26m above ground level (AGL) 2 No. ESN (EAS) panel antenna and 2 No. 600mm diameter dishes at 35m AGL and 3 No. antenna at 31m AGL for the shared rural network (to provide the public and local community with access to 4G coverage).
18. At ground level, the existing fenced compound would be extended and additional cabins/cabinets be positioned on the old and new tower bases, along with a standby generator. A separate fenced enclosure housing a 1.2m diameter satellite dish is proposed 100m to the south-west of the main compound to obtain the required clear line of site through the tree cover to function.
19. The tower is proposed to have a plain galvanised steel finish with the ability to be painted subject to planning condition requests. The steel cabins and cabinets would be coloured dark green (RAL6009).

## **20. RECOMMENDATION:**

**That the application be REFUSED for the following reason;**

**The ability of this site to successfully accommodate the proposed mast without harming the valued characteristics of the National Park landscape relies totally**

upon the continued screening effect provided by the surrounding trees which are outside of the applicant's ownership and control. These trees are likely to be clear felled in the near future as a result of being both a forestry crop and also because the majority are larch and vulnerable to a known disease already affecting trees elsewhere within the National Park. In the absence of suitable mechanism to secure control over the long term retention and with suitable management/planned replacement of the immediate surrounding tree cover, to mitigate the potential loss of larch to disease, the proposal is contrary to policies GSP1, GSP3, L1, DMU4C, DMC3, and the NPPF.

## **21. Key Issues**

22. Whether the principle of the proposed development is acceptable.
23. The impact of the development upon the scenic beauty and other valued characteristics of the National Park.
24. Whether the need for the development, notably emergency services cover, outweighs any harm identified and taking into account the economic and social benefits of the development.

## **25. Relevant Planning History**

26. 2001 – Approval for telecommunications base station for Airwave. Conditions required the equipment to be all dark green and be made available for use by all emergency services and for no other purpose. Conditions also required the installation be removed if trees within a 30m radius of the site are substantially removed and that it be removed when no longer required for telecoms purposes.

## **27. Consultations**

28. Highway Authority: No objections on the basis that the proposals will not result in an intensification in use of the existing access to the public highway.

## **29. Representations**

30. One letter has been received from the National Trust which makes the following summarised comments;
31. Recognises need to provide improved network coverage and therefore do not object to the principle of the development.
32. Request that the Authority ensures that the height is the minimum necessary to achieve the required coverage, particularly if the adjacent trees are likely to be felled in future.
33. Screening is entirely dependent on the felling regime employed within the forestry plantation. Clear felling could result in a very stark view of the lattice tower and therefore request that a planning condition or agreement is used, if possible, to secure the future management of this woodland and prevent clear felling.
34. Also request that the colour of all equipment is secured by planning condition and suggest a dark green colour and if upper sections will significantly exceed the height of adjacent trees and will skyline in views then another colour may be preferable.

### **35. National Planning Policy Framework (NPPF)**

36. 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.
37. The National Planning Policy Framework (NPPF) has been revised (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 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.
38. In relation to telecommunications development, Paragraph 112 of the framework document sets out the objectives of the Communications Infrastructure. It states that 'advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being'. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections.
39. Paragraph 113 of NPPF states: "The number of radio and electronic communications masts, and the sites for such installations, should be kept to a minimum consistent with the needs of consumers, the efficient operation of the network and providing reasonable capacity for future expansion. Use of existing masts, buildings and other structures for new electronic communications capability (including wireless) should be encouraged. Where new sites are required (such as for new 5G networks, or for connected transport and smart city applications), equipment should be sympathetically designed and camouflaged where appropriate".
40. 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.

### **41. Main Development Plan Policies**

#### **42. Core Strategy**

43. 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.
44. 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.

45. DS1 - *Development Strategy*. Sets out that most new development will be directed into named settlements.
46. L1 - *Landscape character and valued characteristics*. Seeks to ensure that all development conserves and enhances valued landscape character and sites, features and species of biodiversity importance.
47. L3 - Core Strategy policy L3 requires that development must conserve and where appropriate enhance or reveal significance of archaeological, artistic or historic asset and their setting, including statutory designation and other heritage assets of international, national, regional or local importance or special interest.
48. Policy CC1 states that development must make the most efficient and sustainable use of land, buildings and natural resources.
49. Development Management Policies
50. The supporting text in the Development Management DPD includes a section on telecommunications development. This states:
51. *10.18 The nature of the landscapes of the National Park makes the assimilation of telecommunications infrastructure and associated equipment very difficult without visual harm.*
52. *10.19 Modern telecommunications networks are useful in reducing the need to travel, by allowing for home working. They can be a vital aid to business and to emergency services and the management of traffic. However, as with other utility company development, the National Park Authority must carefully avoid harmful impacts arising from this type of development, including that needed to improve services within the National Park itself. Telecommunications development proposed within the National Park to meet an external national need, rather than to improve services within it, may well be of a scale which would cause significant and damaging visual harm and in such circumstances alternative less damaging locations should be sought.*
53. *10.20 In exceptional circumstances where it can be demonstrated that telecommunications infrastructure is essential, rather than desirable to the industry, the National Park Authority will seek to achieve the least environmentally damaging but operationally acceptable location. It will request that the full range of technical information is supplied by the company regarding the siting, size and design of the equipment proposed to facilitate evaluation of the least obtrusive but technically feasible development in line with guidance in the NPPF.*
54. *10.21 New equipment should always be mounted on an existing structure if technically possible and development should be located at the least obtrusive site. Particular care is needed to avoid damaging the sense of remoteness of the higher hills, moorlands, edges or other prominent and skyline sites. Upland or elevated agricultural buildings, which are not uncommon in the National Park, may provide a suitable alternative to new structures in the landscape. If necessary, the National Park Authority will seek expert advice to help assess and minimise the impact of the design and siting of telecommunications infrastructure. Evidence will be required to demonstrate that telecommunications infrastructure will not cause significant and irremediable interference with other electrical equipment, air traffic services or instrumentation operated in the national interest. Fixed line Code Operators should refer to the Code of Practice for Cabinet siting and Pole siting, June 2013.*

### Policy DMU4 Telecommunications infrastructure

- a. Development will not be permitted if applicants fail to provide adequate or accurate detailed information to show the effect on the landscape or other valued characteristics of the National Park.
- b. Development proposals for radio and telecommunications must be supported by evidence to justify the proposed development.
- c. Telecommunications infrastructure will be permitted provided that:
  - i. the landscape, built heritage or other valued characteristics of the National Park are not harmed;
  - ii. it is not feasible to locate the development outside the National Park where it would have less impact; and
  - iii. the least obtrusive or damaging, technically practicable location, size, design and colouring of the structure and any ancillary equipment, together with appropriate landscaping, can be secured.
- d. Wherever possible, and where a reduction in the overall impact on the National Park can be achieved, telecommunications equipment should be mounted on existing masts, buildings and structures. Telecommunications equipment that extends above the roofline of a building on which it is mounted will only be allowed where it is the least damaging alternative.
- e. Substantial new development such as a mast or building for the remote operation and monitoring of equipment or plant not part of the code-system operators' network will not be permitted.

#### 55. The Code of Best Practice on Mobile Network Development in England (2016)

56. The Code of Best Practice provides guidance to mobile network operators, their agents and contractors and equally to all local planning authorities in England.

#### **57. Assessment**

##### 58. Principle of Development

59. Proposed is the upgrading of an existing telecommunications site with a taller mast to carry additional antenna for the new emergency services network but which would also now provide mobile coverage for the local community, visitors and travellers along this stretch of the A57 'Snake Road'. A mast share, although requiring a raised mast height, avoids the need for further masts in the vicinity which would otherwise be required.

60. Relevant policies in the Development Plan offer support in principle for the erection of new or improved telecommunications infrastructure provided that the development does not harm the valued characteristics of the National Park and where it is not feasible to site the development outside the National Park. The Authority's policies are consistent with the National Planning Policy Framework which is supportive of the development of communication networks where justified but also states that great weight should be given to conserving the Peak District National Park.

61. The essential need for coverage of the immediate local area proves the need for a mast in this location and that in this case a mast share is the most appropriate solution to provide the necessary service and meet policy. There are therefore no objections in principle to the development and it is considered that the main issue is the impact of the proposed development upon the valued characteristics and landscape of the

National Park and whether the visual impact of the mast would be outweighed by the public benefits.

## **62. Design and Appearance**

63. The proposed mast is a lightweight tapered lattice style, typical for these installations and entirely appropriate in this context. Given the site is located within mature coniferous woodland a dark green colour with a matt finish would minimise the visual impact such that from any public views through the trees from the road or footpath it would not be noticeable.
64. The existing Airwave antenna are slim and would be located below the tree height, only the EAS and SRN antenna with the associated dishes would have to be located above the treeline in order to function. The ground level equipment cabinets would all be contained within a modest extension of the existing compound surrounded by a matching 1.8m high chain link fence. We suggest that in any approval these, along with the mast itself and all associated antenna, dishes and support structures are all conditioned to be coloured dark green with a matt finish to minimise their visual impact. On this basis there are no objections to the design or appearance of the mast and its extended compound.
65. A satellite dish is also needed to link the site to the wider network and due to the thickness and height of surrounding trees at the mast site itself this needs to be sited some distance away from the mast to achieve a suitable line of sight skywards through the trees to the satellite. Hence a separate small fenced compound to house this 1.2m diameter dish is also proposed. Subject to this installation also all being coloured dark matt green we have no objections to the design and siting of this dish.

## **66. Landscape Impacts**

67. Whilst the top of the new mast would protrude above the current tree height, it would have a proportionally similar impact to that the current mast had when first approved back in 2001 now that the trees have grown. It would not skyline from any public vantage points and would be seen against the backdrop of the dark green tree-covered hillside. Whilst sometimes a second mast can be an alternative and less intrusive option, within this forestry plantation landscape a mast share can be easily accommodated and hidden amongst the current trees. We therefore consider that on this site a single higher mast remains the least intrusive option for covering this upper section of the A.57 in the Snake Valley.
68. However, the mast is only acceptable in this location because of the screening provided by the dense coniferous tree cover which being part of a managed plantation is therefore subject to clear felling and replanting on a cyclical basis.
69. 20 years ago when the first mast was approved the Authority imposed a planning condition requiring removal of the mast should the adjacent screening trees be felled. In this case a 30m diameter buffer was conditioned and in order to protect the future of the existing mast. Given the substantial investment we initially assumed the applicants would have negotiated some form of agreement with Forest England to retain the tree-cover through long-term management. However, given the unenforceability of the condition (discussed below) there was no need for Airwave to conclude any agreement, which appears to be the case.
70. The 2001 condition is not enforceable because it relates to land both outside the application site area and which was outside the ownership and control of the applicants at that time. For these reasons it would not therefore meet the legal test for conditions

and as a result the current 24m mast would be able to remain in-situ should the area around the site be clear felled.

71. Consequently for the Authority to properly secure the retention of the screening, without which we could not support the proposal for the replacement higher mast, a Planning Obligation is essential. It would need to identify an appropriate block of trees to be retained and managed with replanting of appropriate disease resistant fast growing species and be in place throughout the lifetime of the development to maintain and indeed enhance the effectiveness of the screening tree cover.
72. We therefore recommended approval to the December 2020 Planning Committee subject to a suitably worded obligation under S106 of the Planning Act to secure such a woodland management plan and subject to the above mentioned conditions. On this basis we considered the current minimal landscape impact of the mast would be acceptable and in any case any slight adverse visual impact would be more than outweighed by the public benefits of the service.
73. Unfortunately, the applicants have been unable to secure any formal agreement whatsoever with Forestry England as landowner to secure the future of any trees around the site. Forestry England (FE) explain in correspondence copied to us that although they have the area listed for LISS – Low Impact Silvicultural Systems (a type of woodland management to create more species and structural diversity in a woodland which would bring landscape, ecological and climate change benefits) they are having significant issues with a plant disease in the Peak District affecting which amongst forestry trees the larch in and around this site are particularly susceptible.
74. They are currently having to clear fell large areas of affected trees in the Goyt Valley and state that it is likely that the Larch trees here will become infected in the next few years and need felling. FE comment further that the remaining spruce trees would not remain windfirm due to the high percentage of larch taken out and therefore the whole are would need to be clear felled. Consequently they are unable to give any assurances that there would be continuous cover or enter into any formal agreements to retain trees or allow planting/management.
75. Clearly this is a significant material change in circumstances since the December Committee resolution and without any control over the surrounding trees there is a clear and significant risk that the replacement mast would be left isolated, resulting in substantial landscape harm. It must however be borne in mind that harm would also occur in such a scenario from the current mast which would lawfully remain in place after any felling, however there is significant difference in landscape impact between a 24m mast and one 35m high which would also carry more antennae. There would also be a significantly longer period of intrusion as even with replanting fast growing conifers it may take 35-40years for them to reach 20m and have a meaningful screening effect. We therefore consider it more important than ever that any existing understory self-set growth now is retained as part of any management/replanting plan, provided of course they disease susceptible species.
76. Unfortunately the applicants have only managed to secure agreement with FE to carry out some very limited additional planting which would still be on FE land and therefore entirely at risk being outside any planning control. Amended plans show this would only comprise a single line of trees (unspecified species) planted at 2m high around and hard up against the perimeter fence to the proposed equipment compound. Furthermore it is stated that should these be removed by Forestry England during a clear fell exercise they commit to replanting with similar species again at a minimum 2m height.

77. The proposed planting would make no difference whatsoever short term and if it escapes any clear fell exercise, would need many years (35-40) to grow to anything like an effective screen for the mast. Although it would likely help reduce the visual impact of the ground level compound in a relatively short time, being a single thin line it would have limited screening and also likely be vulnerable to wind damage depending upon its surroundings and of course Forestry England could remove it at any point.
78. We have considered alternatives such as granting a temporary permission linked to the presence of the trees but this would not be reasonable or appropriate given the essential need for the continued service and coupled with the high level of investment. A condition would also not be appropriate that required any reduction in height if the trees were removed given that is not the development being applied for as well the lack of evidence that such a scenario would still give the required coverage.
79. Officers have been strongly urged by the applicant and their agent to prioritise the service need and place more weight upon this in the planning balance over the landscape impact. Whilst we understand the importance of the service and note our policies support the principle, in applying both the NPPF and our own local planning policies, it is clear that great weight needs to be applied to protection of the special landscape quality of the National Park landscape in difficult cases like this where there is conflict between competing interests. In this case without secure control over landscaping there is clear likelihood for substantial landscape harm based on the evidence from Forestry England and consequently the officer recommendation is changed to a refusal on landscape grounds.
80. Whether there is an alternative solution(s) to meet the need with perhaps an alternative site(s) and with lower equipment closer to the road would need to be subject to further investigation and negotiation via the pre-application service given it would involve a fresh application.

#### **81. Amenity Impact**

82. The nearest properties are located at the Snake Inn complex 400m south and out of sight of the mast, so we consider are not affected by the development other than in a positive way from improved mobile communication.

#### **83. Highway Impact**

84. The access exists and is wide enough for use by large forestry vehicles. It has good visibility and is therefore acceptable for both any construction vehicles and thereafter once built the level of traffic associated with the site would be the occasional maintenance visit. There are therefore no highway concerns over the access and traffic implications of the proposal.

#### **85. Conclusion**

86. The site is an existing telecommunications site which is capable of accommodating the larger mast as a shared site. The upgrade will provide essential coverage for the new blue light Emergency Service Network and will also bring much needed mobile coverage to the local community and other users of the area where there is currently no service.
87. However due to circumstance beyond the applicants control the essential tree screening upon which the acceptability of the site rests, in terms of its landscape impact, cannot be secured. Whilst in the short terms the proposed mast and the associated equipment could be accommodated satisfactorily within this coniferous

plantation the evidence from the landowner, Forestry England, is clear that this cannot be guaranteed and moreover it is likely that the trees will need to be clear felling in the next few years. Without long term control over the surrounding trees which provide essential screening for the site, approval of the proposal would be contrary to our adopted policies and hence we now recommend refusal of the application.

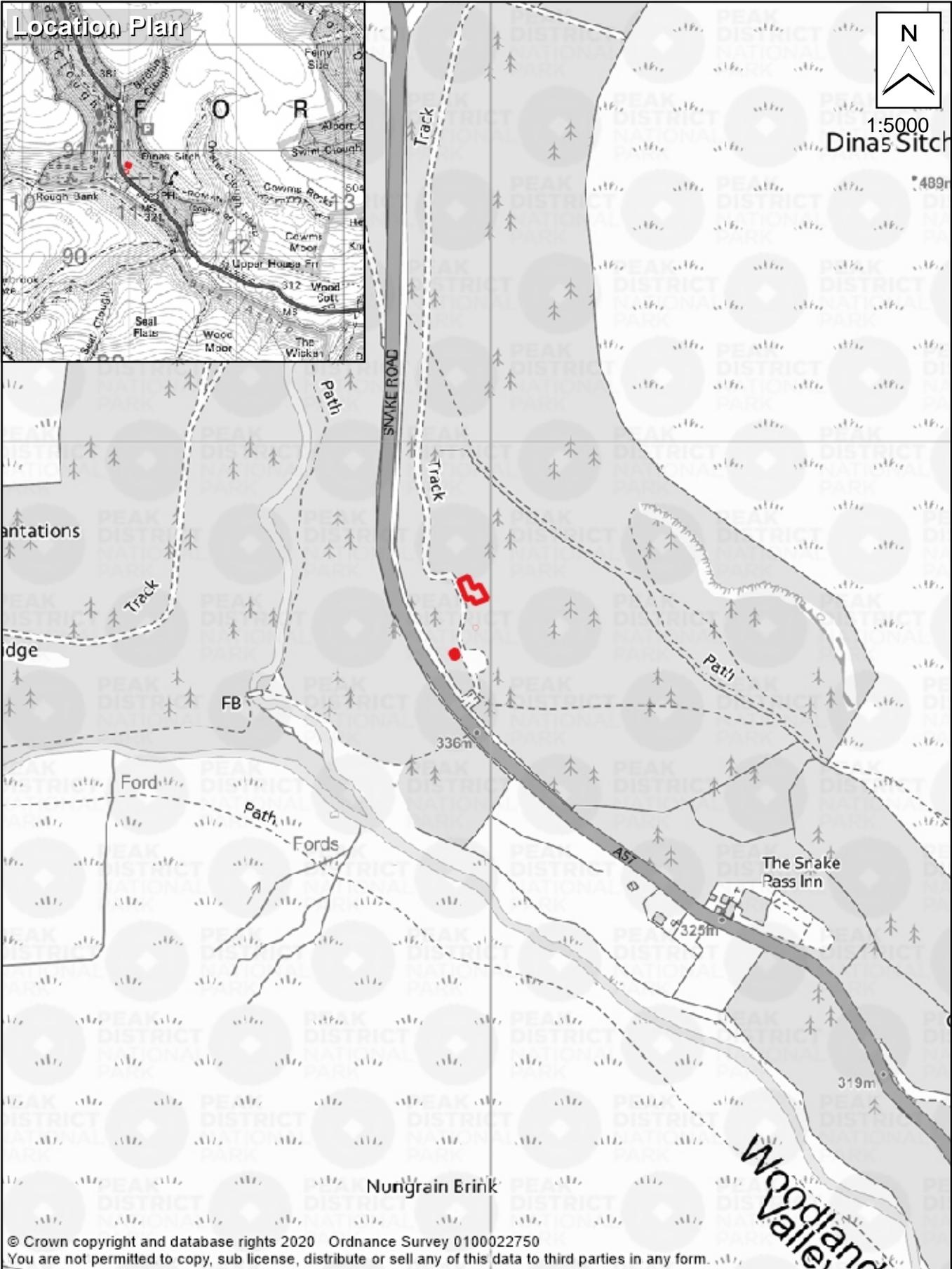
**88. Human Rights**

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

90. List of Background Papers (not previously published)

91. Nil

92. Report author: John Keeley – North Area Planning Team Manager.



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Committee Date:	11 June 2021	<b>Title:</b> Telecommunications Tower at Snake Pass Clearing, Snake Road, Bamford	 <b>PEAK DISTRICT NATIONAL PARK</b>
Item Number:	Item 6		
Application No:	NP/HPK/1020/0947		
Grid Reference:	410984, 390825		

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**6. FULL APPLICATION: TELECOM EQUIPMENT INSTALLATION, 30M MAST AND ANCILLARY FEATURES ON LAND ADJACENT TO SNAKE PASS, SNAKE ROAD SHEFFIELD, NP/HPK/0820/0764, JK**

**APPLICANT: THE HOME OFFICE**

1. **Summary**

2. The application site lies within a coniferous plantation adjacent the A57 Snake Pass road and some 2km north of the Snake Pass Inn.
3. The proposal is to erect a 30m high telecoms mast (antenna tops reach 31.3m high) together a ground level equipment compound. Access would be via a shared new entrance and track up from the A57 for telecoms and forestry use along with a spur off the new track to a second new entrance to accommodate timber harvesting vehicles.
4. This site, along with the other application for similar mast on this agenda, is to provide essential coverage for the new blue light Emergency Service Network along this stretch of the A57 Snake Road.
5. We consider the mast is capable of being accommodated satisfactorily within this coniferous plantation setting as it stands now without causing harm to landscape. However, large sections of the plantation immediately north and south of the mast are due to be felled this year and within the next 5 years leaving the mast site in the open, just north of the edge of a smaller block of retained trees. The mast would therefore be considerably more exposed to view than represented in the application and would thus represent an intrusive and harmful feature upon the open landscape.
6. Long term control over the more surrounding trees which would currently provide essential screening for any new mast is necessary to make the development acceptable in planning terms. A Planning Obligation in the form of a Unilateral Undertaking is normally suggested to achieve this but we know from the nearby application that the landowner, Forestry England, is unable to agree to any restrictions.
7. Whilst our policies provide support in principle for telecoms infrastructure to deliver this essential emergency service, this is provided the valued characteristics of the National Park Landscape are not harmed. This proposal will not secure any control or management over the screening woodland essential to make the development acceptable and therefore we recommend that permission is refused.

8. **Site and Surroundings**

9. The application site is located at the northern end of the Snake Valley, approximately 2km north-west of the Snake Pass Inn. The proposed mast site would lie to the east of the A.57 on rising ground and set back 28m from the road within coniferous woodland managed by Forestry England.
10. There is currently no formal access from the road although the roadside post and wire fence bounding the plantation does have a timber gateway suggesting a former forestry access point, however this has revegetated through inactivity.

## 11. **Background**

12. The Emergency Services Mobile Communications Programme (ESMCP) is the Home Office led programme responsible for the new Emergency Services Network (ESN). It aims to provide a 4G integrated voice and broadband data communications service for the blue light emergency services. ESN has initially been deployed by enhancing an existing commercial network configured to give the three emergency services priority over other users. This proposal, like the mast approved last December above High Bradfield (with S106 securing a surrounding woodland management plan), and the other mast proposal on this agenda further south down the A57, is for the Extended Area Services (EAS). This is to provide additional infrastructure to extend the ESN into primarily remote and commercially unviable areas where little or no mobile network coverage exists.

## 13. **Proposal**

14. The construction of a telecommunications site comprising the erection of a 30m of high lattice mast within a fenced equipment compound.

15. The mast would carry antennae which would take the overall height of the mast structure to 31.3m along with two 600mm dishes all for the ESN (EAS). At ground level, the fenced compound (8m x 12m) would be surrounded by a 1.8m high meshed dark green fence topped with three strands of barbed wire. Within the compound there would be a small electricity meter cabinet and the larger equipment cabin along with a standby generator and satellite dish. The mast and equipment cabinets would all be coloured dark green (fir green RAL 6009). Gritstone filled gabion baskets would be utilised on the upslope and downslope sides of the compound to retain the sloping ground either side of flat compound which would be cut into the sloping ground.

16. From the compound an approx. 80m long shared use new track (3m) for forestry access and telecoms site access would lead southwards, firstly to a joint access to the A57 with a further section of (10m) wide extending southwards for forestry use only. This further forestry section would extend approx. 100m to the second entrance to the A57 (sited opposite an existing forestry access with wide bellmouth on the opposite site of the A57).

17. The track up to the compound would also extend just past the compound to facilitate forestry access into the plantation beyond. The tracks would be formed with gritstone gravel with tarmac at the entrances. A new drainage pipe would be installed under the track to maintain drainage to the existing culvert at the front of the site

18. The application is supported by the following documents/reports;

19. i) Photomontages

ii) The Dark Peak Forest Plan

iii) An Arboricultural Impact Assessment

iv) A Transport Statement

v) Further explanatory information/justification statement

vi) Detailed plans

vii) A certificate of conformity to radio wave exposure guidelines

## **20. RECOMMENDATION:**

**That the application be REFUSED for the following reason;**

**The ability of this site to successfully accommodate the proposed mast without harming the valued characteristics of the National Park landscape relies wholly upon the continued screening effect provided by the surrounding trees which are outside of the applicant's ownership and control. The majority of these trees are scheduled to be clear felled in the very near future as a result of being both a forestry crop and potentially as a result of disease affecting the larch. In the absence of a suitable mechanism to secure control over the long term retention and suitable management/planned replacement of the immediate surrounding tree cover, and to mitigate the potential loss of any larch to disease, the proposed mast would become an isolated and intrusive feature harming the special quality of the landscape and is therefore contrary to policies GSP1, GSP3, L1, DMU4C, DMC3, and the NPPF.**

**Furthermore in the absence of secure mechanism to control land outside the application site area necessary for the provision and maintenance of required access visibility sight lines the proposed access would pose a danger to highway users contrary to policy DMT3.**

## **21. Key Issues**

22. Whether the principle of the proposed development is acceptable.
23. The impact of the development upon the scenic beauty and other valued characteristics of the National Park.
24. Whether the need for the development, notably emergency services cover, outweighs any harm identified and taking into account the economic and social benefits of the development.

## **25. Planning History**

26. In pre-application advice officers supported the current proposal in principle.

## **27. Relevant Nearby Planning History**

28. 2001 – Application for a 25m high telecoms mast for the Airwave service sited 85m south of the current application site withdrawn around the same time as approval was issued for the alternative site just above the Snake Inn. Note this mast is subject to the other application on this agenda (NP/HPK/1020/0947) which seeks to replace it with a 35m mast.
29. 2005 - Nearby at Doctors Gate Culvert, and within the trees some 175m north of the current application site, temporary planning approval was given for an 18m high telecoms mast for Vodafone. The installation was never built and consent lapsed in 2010. Officers note the large application site area to encompass a block of trees which were conditioned to be retained and a management plan agreed to secure the screening effect.

## **30. Consultations**

31. Highway Authority:

32. “There would not appear to be an existing vehicular access to the eastern side of Snake Road in the vicinity of proposed forestry track access, and whilst there is a gate in the approximate location of the northern site access, this will see an intensification in use and should accordingly be provided with appropriate visibility.
33. Snake Road is a classified road subject to a 50mph speed limit adjacent the site. Exit visibility sightlines should be 2.4m x 149m. The sightlines should be taken from a vertical eye-height of 1.05m over the adjacent nearside carriageway channel level and can only be taken over public highway or controlled land.
34. Such sightlines as mentioned above have not been demonstrated as part of the submission and it is not clear from the information submitted whether the applicant is in a position to achieve such sightlines due to the existing topography adjacent the highway potentially restricting emerging visibility. Accordingly, the applicant should provide additional information concerning the above.
35. Further to the above, whilst it is noted the southern access and track have been included at the request of Forestry England, a single shared access point may offer improved visibility opportunities as well as reducing the number of access points.
36. With regard to the accesses, whilst the proposed widths appear acceptable it is not clear what gradients are to be provided. Accesses should be no steeper than 1:14 for the first 5m from the nearside highway boundary and 1:10 thereafter, further information with regard to the above is sought. In addition, measures to prevent the flow of surface water onto the adjacent highway should be provided, together with further details with regard to existing drainage within the highway verge. It is also recommended that the first 5m of the proposed track not be surfaced with a loose material (i.e. unbound chippings or gravel etc.), currently only the highway verge width appears to be hard surfaced. Within the site there would appear to be sufficient space for vehicles to manoeuvre so as to ensure they both enter and exit the site in forward gear. It should be noted that number of the submitted plans appear to have been cropped and therefore can't see fully read, these plans include H/GA/103A/F, H/GA/103B/C, H/GA/103C/C and H/GA/104/E.
37. Finally, no details with regard to the proposed type and frequency of vehicles intended to use the accesses has been provided.
38. Therefore, before making my formal recommendations I would be obliged if you could ask the applicant to provide a detailed topographical survey demonstrating achievable visibility splays from site in both directions, along their entire length, together with revised plans and additional information addressing the above, in the meantime please hold the application in abeyance”.
39. Amended plans and a transport statement have now been submitted and the revised response of the Highway Authority is awaited.

#### **40. Representations**

41. One “holding objection” pending a suggestion for a landscape visual impact assessment has been received from the National Trust which makes the following summarised comments;
42. Recognises need so do not object to the principle of the development.
43. A pole would be preferable to a lattice mast due to the lesser visual impact...

dependent on the ability of a pole to support the required equipment.

44. The location allows for the mast to be part screened by surrounding woodland. However, the tree annotation used on the elevation drawings is misleading. A dashed line is used to show that the height of surrounding tree cover will only be half that of the mast. We are concerned that this could result in a significant visual impact and that no Landscape and Visual Impact Assessment has been submitted with which this impact may be assessed. We therefore request that an LVIA is produced to illustrate the landscape and visual impact of the proposal. If this is found to be unacceptable then the operator should consider the reduction in the height of the mast and/or use of one or more poles as an alternative to a lattice mast.
45. Without an LVIA it is not possible to know whether the mast will skyline in views and whether dark green is in fact the best colour for upper sections, if so we request that a planning condition is used to secure this in perpetuity,
46. As the application relies on the retention of the surrounding forestry woodland to provide a partial screen, we also request that a planning condition is used if possible to secure the future management of this woodland and prevent clear felling.

#### **47. National Planning Policy Framework (NPPF)**

48. 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.
49. The National Planning Policy Framework (NPPF) has been revised (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 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.
50. In relation to telecommunications development, Paragraph 112 of the framework document sets out the objectives of the Communications Infrastructure. It states that 'advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being'. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections.
51. Paragraph 113 of NPPF states: "The number of radio and electronic communications masts, and the sites for such installations, should be kept to a minimum consistent with the needs of consumers, the efficient operation of the network and providing reasonable capacity for future expansion. Use of existing masts, buildings and other structures for new electronic communications capability (including wireless) should be encouraged. Where new sites are required (such as for new 5G networks, or for connected transport and smart city applications), equipment should be sympathetically designed and camouflaged where appropriate".

52. 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.

### **53. Main Development Plan Policies**

#### **54. Core Strategy**

55. 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.

56. 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.

57. DS1 - *Development Strategy*. Sets out that most new development will be directed into named settlements.

58. L1 - *Landscape character and valued characteristics*. Seeks to ensure that all development conserves and enhances valued landscape character and sites, features and species of biodiversity importance.

59. L3 - Core Strategy policy L3 requires that development must conserve and where appropriate enhance or reveal significance of archaeological, artistic or historic asset and their setting, including statutory designation and other heritage assets of international, national, regional or local importance or special interest.

60. Policy CC1 states that development must make the most efficient and sustainable use of land, buildings and natural resources.

#### **61. Development Management Policies**

62. The supporting text in the Development Management DPD includes a section on telecommunications development. This states:

63. *10.18 The nature of the landscapes of the National Park makes the assimilation of telecommunications infrastructure and associated equipment very difficult without visual harm.*

64. *10.19 Modern telecommunications networks are useful in reducing the need to travel, by allowing for home working. They can be a vital aid to business and to emergency services and the management of traffic. However, as with other utility company development, the National Park Authority must carefully avoid harmful impacts arising from this type of development, including that needed to improve services within the National Park itself. Telecommunications development proposed within the National Park to meet an external national need, rather than to improve services within it, may well be of a scale which would cause significant and damaging visual harm and in such circumstances alternative less damaging locations should be sought.*

65. *10.20 In exceptional circumstances where it can be demonstrated that*

*telecommunications infrastructure is essential, rather than desirable to the industry, the National Park Authority will seek to achieve the least environmentally damaging but operationally acceptable location. It will request that the full range of technical information is supplied by the company regarding the siting, size and design of the equipment proposed to facilitate evaluation of the least obtrusive but technically feasible development in line with guidance in the NPPF.*

66. *10.21 New equipment should always be mounted on an existing structure if technically possible and development should be located at the least obtrusive site. Particular care is needed to avoid damaging the sense of remoteness of the higher hills, moorlands, edges or other prominent and skyline sites. Upland or elevated agricultural buildings, which are not uncommon in the National Park, may provide a suitable alternative to new structures in the landscape. If necessary, the National Park Authority will seek expert advice to help assess and minimise the impact of the design and siting of telecommunications infrastructure. Evidence will be required to demonstrate that telecommunications infrastructure will not cause significant and irremediable interference with other electrical equipment, air traffic services or instrumentation operated in the national interest. Fixed line Code Operators should refer to the Code of Practice for Cabinet siting and Pole siting, June 2013.*

#### Policy DMU4 Telecommunications infrastructure

- a. Development will not be permitted if applicants fail to provide adequate or accurate detailed information to show the effect on the landscape or other valued characteristics of the National Park.
  - b. Development proposals for radio and telecommunications must be supported by evidence to justify the proposed development.
  - c. Telecommunications infrastructure will be permitted provided that:
    - i. the landscape, built heritage or other valued characteristics of the National Park are not harmed;
    - ii. it is not feasible to locate the development outside the National Park where it would have less impact; and
    - iii. the least obtrusive or damaging, technically practicable location, size, design and colouring of the structure and any ancillary equipment, together with appropriate landscaping, can be secured.
  - d. Wherever possible, and where a reduction in the overall impact on the National Park can be achieved, telecommunications equipment should be mounted on existing masts, buildings and structures. Telecommunications equipment that extends above the roofline of a building on which it is mounted will only be allowed where it is the least damaging alternative.
  - e. Substantial new development such as a mast or building for the remote operation and monitoring of equipment or plant not part of the code-system operators' network will not be permitted.
67. The Code of Best Practice on Mobile Network Development in England (2016)
68. The Code of Best Practice provides guidance to mobile network operators, their agents and contractors and equally to all local planning authorities in England.

#### **69. Assessment**

##### **70. Principle of Development**

71. Proposed is the installation of a new telecommunications site with a lattice mast to carry antennae and dishes to deliver mobile communications and infill a current gap in service A57 'Snake Road', for the benefit of the emergency services network (ESN).
72. Relevant policies in the Development Plan offer support in principle for the erection of new telecommunications infrastructure provided that the development does not harm the valued characteristics of the National Park and where it is not feasible to site the development outside the National Park. The Authority's policies are consistent with the National Planning Policy Framework which is supportive of the development of communication networks where justified but also states that great weight should be given to conserving National Park landscapes.
73. The essential need for coverage of the immediate local area along the A57 proves the need for a new mast in this location to provide the necessary service and meet policy. There are therefore no objections in principle to the development and it is considered that the main issue is the impact of the proposed development upon the valued characteristics and landscape of the National Park and whether the visual impact of the mast would be outweighed by the public benefits.

#### **74. Design and Appearance**

75. The proposed 30m high mast is a lightweight tapered lattice style, typical for these installations and entirely appropriate in this context. Given the site is currently within mature coniferous woodland a dark green colour with a matt finish would minimise the visual impact such that from any public views through the trees from the road it would not be particularly noticeable.
76. The antenna with the associated dishes would have to be located above the treeline in order to function so would be visible from certain viewpoints. The ground level equipment cabinets and emergency generator would all be contained within a modest compound surrounded by a 1.8m high chain link fence. We suggest that in any approval these along with the mast itself and all associated antenna, dishes and support structures are all conditioned to be coloured dark matt green to minimise their visual impact. On this basis there are no objections to the design or appearance of the mast or the proposed compound.
77. The construction of the access track and entrances onto the road use appropriate materials so there are no objections to these either on design grounds. The highway Authority requirements for access visibility splays can be accommodated without harm to wider landscape but would require some removal/re-contouring of the sloping verge on the northern side to accommodate.

#### **78. Landscape Impacts**

79. The submitted detailed elevation plan is somewhat confusing as to the relationship of the mast height to the top of the tree canopy. This is because it shows a dotted line around 15m above the ground or around half way up the mast which is annotated as 'Approx. outline of trees omitted for clarity' and also shows trees in the background some 10m higher. This is probably accounted for by the fact that the mast base would be some 12.5m above the road level and hence being on sloping ground there are a lower group of trees in front. The Arboricultural report states that the trees would normally reach 25m tall before being cropped and we agree with the submitted photomontages that demonstrate that around 5m of the mast would protrude above the trees that immediately surround the site.
80. Whilst the top of the mast would protrude above the current tree heights, it would be set

back from the road and if dark coloured would not be particularly intrusive although it would be more clearly visible in views from the south along a short length of the A57 from where it would skyline. From the north it would not be particularly noticeable. In longer views from the west of higher ground to the east the mast would be seen against the backdrop of forestry trees so would also not be prominent.

81. We therefore consider that this site for a single mast represents the least intrusive option for covering this upper section of the A.57 in the Snake Valley. However, the mast is only acceptable in this location because of the screening provided by the dense coniferous tree cover which, being part of a managed plantation is therefore subject to clear felling and replanting on a cyclical basis.
82. The submitted Arboricultural report should assess the impact of the whole development upon the trees as well as comment upon the surrounding felling regime. However, the only comment about the surrounding plantation is that the trees will be periodically cleared at which time the “mast, compound, track, retaining gabion walls and equipment will be wholly visible from the roadside and will be a dominant feature.”
83. In respect of the developments direct impact upon the individual trees, the plans in the report do not appear match the application layout plans and it appears to have just surveyed the earlier location discussed pre-application. The mast site in the application plans is now proposed some 50m or more further north from where the arboricultural report appears to show it. Consequently no weight can be attached to the Arboricultural report.
84. Forestry England’s; The Dark Peak Forestry Plan for the period 2017-2027 shows that the large block of plantation trees east of the A57 stretching from just south of the site all the way down to the layby at Hope Woodlands are marked to be clear felled this year. This explains the request by FE for the separate track for forestry access as part of the application. The block of trees to the north are also shown to be felled within 5 years which would appear (because the drawings are not precise enough to be altogether clear) to leave the mast site sitting right on the edge of a smaller retained block and therefore somewhat unnecessarily exposed.
85. This retained block is not due for removal until 2052-2056 and so is capable, subject to avoiding needing to be felled because of disease, of giving up to 35 years of cover if the mast were set well enough back within this block to maximise screening. Currently the proposed siting would be visually prominent and the mast would be an intrusive and harmful feature in the landscape after nearby felling. This is despite being on the edge of the retained block which would provide some cover and a back-drop in views from the north. The retained trees would however all be outside of any planning control and in any case the current siting would not maximise the potential screening effect available.
86. Consequently for officer’s to support the proposal we would need clarity as to the precise siting to ensure it maximises the screening available alongside a means to properly secure the retention of the screening. This would normally be via a Planning Obligation which would identify an appropriate block of trees to be retained and managed with replanting of appropriate disease resistant fast growing species. This would need to be in place throughout the lifetime of the development to maintain and indeed enhance the effectiveness of the screening tree cover.
87. Unfortunately, the applicants are unable to secure any formal agreement with Forestry England as landowner to secure the future of any trees around the site. We are also

aware that Forestry England are having significant issues with a plant disease in the Peak District affecting larch.

88. As a result they are currently having to clear fell large areas of affected trees in the Goyt Valley and state that it is likely that the Larch trees Snake Valley will become infected in the next few years and need felling. We recognise that depending upon densities and species mix, remaining non-larch species would also to be clear felled. Consequently Forestry England are unable to give any assurances that there would be continuous cover or enter into any formal agreements to retain trees or allow planting/management.
89. Whilst we understand the importance of the service to be provided and note our policies support the principle, in applying both the NPPF and our own local planning policies, it is clear that great weight needs to be applied to protection of the special landscape quality of the National Park landscape in difficult cases like this where there is conflict between competing interests.
90. In this case there is clear evidence that as submitted the siting of the mast would result in certain harm to landscape as a result of known forestry plans which will open up the proposed site to more public view resulting in harm to landscape which would not be outweighed by the need. Furthermore without secure control and management over the retained trees there is a likelihood for more substantial landscape harm. Re-siting the mast deeper into the retained woodland would maximise the current screening effect but would need to be the subject of a fresh application and would, in any case, need to be supported by a mechanism to secure and enhance the cover via an appropriate management plan to mitigate the likelihood of harm should the trees need to be felled before planned (in 30 years' time) should disease strike. Consequently the officer recommendation is to refuse on landscape grounds.

#### **91. Amenity Impact**

92. There are no nearby properties affected by the proposed development.

#### **93. Highway Impact**

94. An old and now overgrown forestry access exists but is no longer capable of use for forestry or telecoms without substantial improvement. Despite concerns from the Highway Authority about the twin accesses we understand the need for these based on the need for large lorries accessing the site to collect the harvested timber.
95. The need for appropriate visibility splays would appear to require some remodelling of the upward slope to gain the necessary sight lines. These works are not shown on the plans and would also be outside the applicants control as well as being outside the application site area. Although in principle there are no objections to the accesses and splays, which should be able to be accommodated in this landscape without harm, further detailed would be required in the event that the application were to be approved.
96. After construction and the tree felling has been completed the level of traffic associated with a telecoms site drops to the occasional maintenance visit and hence the forestry access and link road could be closed off and allowed to revegetate. In summary, whilst there are therefore no highway concerns over the access and traffic implications in principle, in the absence of a secure means to achieve the required visibility spays the application is currently open to objection on highway grounds.

#### **97. Conclusion**

98. The site would provide essential coverage for the new blue light Emergency Service Network where there is currently a gap in the planned service rollout. The site is currently capable of accommodating the mast and base equipment compound without landscape harm, however this relies upon the surrounding trees which currently provide essential screening.
99. However this essential tree screening upon which the acceptability of the site rests, alongside the provision of the access visibility sight lines cannot be secured. This is because the applicants have no ownership or control over the surrounding land.
100. Whilst in the short term the proposed mast and the associated equipment could be accommodated satisfactorily within this coniferous plantation, felling this year and in the next five will render it more exposed and it would become a more dominant and intrusive feature harming the valued landscape of the Park. Without long term control over the surrounding trees which provide essential screening for the site approval of the proposal would be contrary to our adopted policies and hence we recommend refusal of the application.

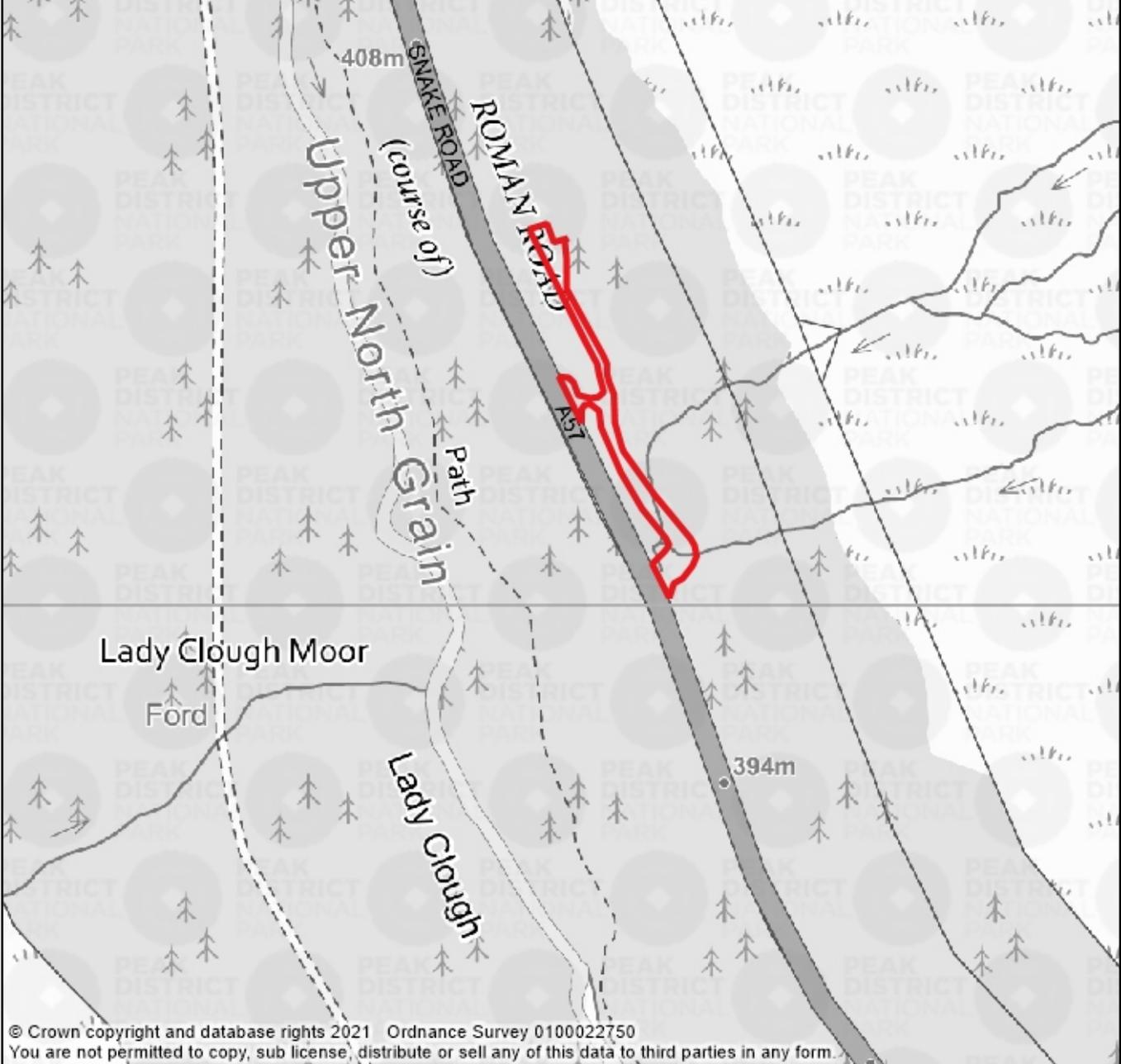
**101. Human Rights**

102. Any human rights issues have been considered and addressed in the preparation of this report.
103. List of Background Papers (not previously published)
104. Nil
105. Report author: John Keeley – North Area Planning Team Manager.

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Committee Date:	11/06/2021
Item Number:	
Application No:	NP/HPK/0820/0764
Grid Reference:	410495, 392099

**Title:** Land Adjacent To Snake Pass, Snake Road, Sheffield



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**7. PROPOSED AGRICULTURAL BUILDING TO HOUSE AND FEED LIVESTOCK AND STORE FODDER – SOUTH VIEW FARM, WASHHOUSE BOTTOM, LITTLE HUCKLOW (NP/DDD/0321/0260), EG**

**APPLICANT: MR R ELLIOTT**

**Summary**

1. This application is seeking permission for the development of a new agricultural building in association with the established agricultural operations at South View Farm.
2. The proposal is considered to pose significant harm to the landscape due to its siting in a field in open countryside which disrupts the building line leading north from Little Hucklow. The application is recommended for refusal.

**Site and Surroundings**

3. South View Farm is a traditional rubble limestone built farmhouse situated in close proximity to the village of Little Hucklow. The dwelling is built in an L-shaped formation with access to a range of agricultural buildings south of the house. These buildings are used to keep sheep and cattle. The farm also utilizes a plot of land to the west of the farm on the opposite side of the highway which is used for silage storage.
4. The application site is to the east of the existing farmstead in open countryside. The field is currently undeveloped and bound by limestone drystone walling. The field can be accessed from South View Farm through a gate via the existing agricultural buildings.
5. The property and its associated land sits just outside of the Little Hucklow Conservation Area meaning that it is not affected by conservation area policies but it does sit within the setting and impacts important views into the Conservation Area. It also holds a prominent position in the open countryside and White Peak landscape character area.

**Proposal**

6. The application proposes to erect a steel portal framed agricultural building in the field immediately east of the agricultural operations at South View Farm.

**7. RECOMMENDATION:-**

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

1. **The siting of the proposed building will pose substantial harm to the open landscape character and the wider conservation area setting which is contrary to policies L1 and DMC5.**
2. **Insufficient information has been submitted regarding the established mature tree situated north of the agricultural buildings. This information is required by policy DMC13 to assess the potential for harm and extent of tree protection required.**

**Key Issues**

8. The impact of the building upon the valued landscape character of the National Park (and

particularly the White Peak landscape area) in terms of siting and design.

9. The impact upon the wider setting of the Little Hucklow conservation area.
10. New buildings in open countryside.
11. Suitability of design.
12. Lack of screening or soft landscaping included in the scheme.
13. Potential impact to mature tree.

### **History**

14. The site has been subject of multiple planning applications – the relevant ones are outlined below.
15. 1996: DDD0196004 – Erection of agricultural building - Refused
16. 1997: DDD0297054 – Erection of agricultural storage building – Granted conditionally
17. 2001: DDD0101031 - Erection of agricultural workers dwelling – Granted conditionally
18. 2021: NP/DDD/0221/0222 - Extension to create ancillary accommodation for relative – awaiting decision.

### **Consultations**

19. Derbyshire County Council Highway Authority -
20. Derbyshire District Council – No response.
21. Great Hucklow, Grindlow, Windmill, Little Hucklow and Coplowdale Parish Council - Comments in support:
22. “Although it is, a prominent site looking up from the heart of the village it is in keeping with the other existing farm buildings, both in size and style. 2. The Parish Council supports any move to improve the welfare of livestock wherever possible. The Parish Council therefore supports this proposal but would like to see a condition regarding the planting of trees as screening placed on any approval.”
23. PDNPA Archaeology – No archaeology comments to make.

### **Representations**

24. No written representations have been received in regards to this application.

### **Main Policies**

Relevant Core Strategy policies: GSP1, GSP2, GSP3, GSP4, DS1, E2, L1, L2, L3, CC1

Relevant Local Plan policies: DM1, DMC1, DMC3, DMC5, DMC8, DMC11, DMC13, DME1

### National Planning Policy Framework

25. 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.
26. Paragraph 83 states that planning decisions should enable the sustainable growth and expansion of business in rural areas through conversion of existing buildings and well-designed new buildings. Planning policies and decisions should enable the development and diversification of agricultural and other land-based agriculture businesses.

### Peak District National Park Core Strategy

27. 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.
28. GSP2 adds that proposals will need to demonstrate that they offer significant overall benefit to the natural beauty, wildlife and cultural heritage of the area. Where appropriate, landscaping and planting schemes will be sought. Opportunities will be taken to enhance the National Park by the treatment or removal of undesirable features or buildings.
29. Policy GSP3 sets out development management principles and states that all development must respect, conserve and enhance all valued characteristics of the site and buildings, paying particular attention to, amongst other elements, impact on the character and setting of buildings, scale of the development appropriate to the character and appearance of the National Park, design in accordance with the National Park Authority Design Guide and impact on living conditions of communities.
30. Policy GSP4 allows for the use of planning conditions as necessary.
31. Policy DS1 outlines that extensions and alterations are acceptable in principle within named settlements, including Castleton.
32. Policy E2 states that business development in the countryside should be located in existing traditional buildings, in smaller settlements, on farmsteads and in groups of buildings in sustainable locations. On farmsteads, small scale business development will be permitted provided that it supports an existing agricultural business provided that the primary business retains ownership and control to ensure appropriate management of the landscape. Proposals to accommodate growth and intensification of existing business will be considered carefully in terms of their impact on the appearance and character of landscapes.

33. Policy L1 identifies that development must conserve and enhance valued landscape character and valued characteristics, and other than in exceptional circumstances, proposals in the Natural Zone will not be permitted.
34. Policy L2 adds that Development must conserve and enhance any sites, features or species of biodiversity importance and where appropriate their setting.
35. Policy L3 specifies that development must conserve and where appropriate enhance or reveal the significance of archaeological, architectural, artistic or historic assets and their settings. Development that may cause harm to any asset or setting, including special designations, will not be permitted.
36. In line with Policy CC1, any development should make efforts to mitigate climate change, making the most efficient and sustainable use possible of land, resources and energy.

#### Peak District National Park Development Management Plan

37. Policy DM1 outlines that development proposals will be assessed in the context of the presumption in favour of sustainable development outlined in the National Planning Policy Framework and the Peak Districts purpose to conserve the valued characteristics of the National Park. Applications that accord with the policies in the Development Plan will be approved without unnecessary delay, unless material considerations indicate otherwise.
38. Policy 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).
39. Policy DMC3 requires that proposals are mindful of siting, design, layout and landscaping. Particular attention will be paid to the scale, form and orientation to existing buildings, including impact on open spaces and the wider landscape setting. Impacts to flood risk, water conservation and sustainable drainage are incorporated into this.
40. Policy DMC5 specifies that planning applications affecting heritage assets and their settings (affecting Conservation Areas) must provide adequate information to show the impact of development. Permission will not be granted if it would result in harm to the character and appearance of its heritage.
41. Policy DMC8 indicates that development in Conservation Areas must preserve and enhance the Conservation Area setting, taking account of the effects of development to its setting and character. Applicants should be mindful of the appearance and materials chosen. Tree felling will not be permitted without agreement.
42. Policy DMC11 outlines 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 by demonstrating enhancement, mitigation or compensation measures.
43. Policy DMC13 requires that applications should provide sufficient information to enable their impact on trees and other landscape features to be properly considered. Trees should be protected during the course of development.
44. Policy DME1 specifies that new agricultural buildings and structures will be permitted provided that it is demonstrated that (i) demonstrated that the building at the scale proposed is functionally required for that purpose from information provided by the applicant on all the relevant criteria: location and size of farm or forestry holding; (ii) type

of agriculture or forestry practiced on the farm or forestry holding; (iii) intended use and size of proposed building; (iv) intended location and appearance of proposed building; (v) stocking type, numbers and density per hectare; (vi) area covered by crops, including any timber crop; (vii) existing buildings, uses and why these are unable to cope with existing or perceived demand; (viii) dimensions and layout; (ix) predicted building requirements by type of stock/crop/other usage; and (x) contribution to the Authority's objectives, e.g. conservation of valued landscape character as established in the Landscape Strategy and Action Plan, including winter housing to protect landscape.

## **Assessment**

### **45. Principle of the Development**

46. The principle of development is established at this property by policy DME1 which allows for new agricultural buildings provided that the applicant demonstrates the criteria above, proving a need for the expansion.

47. The application is supported by a statement which indicates that the building will be used to house sheep and cattle and store fodder, allowing all of their livestock access to a fresh water supply. Currently, the farm has approximately 210 beef cattle and 800 sheep and the supply is expected to increase. The application argues that the existing buildings do not allow sufficient space for housing and storage associated with the livestock. Supporting evidence is included from DEFRA which outlines that agricultural businesses are required to provide a dry lying area for hygiene and comfort of animals. Standard space requirements per animals are included which can be used to ascertain density and the floorspace required for expansion.

48. The evidence goes on to report that there is no land capacity within the existing arrangement of farm buildings to create sufficient increases to floor space by extension or alteration hence why the building has been positioned in the adjacent field. Though separate, it is situated as close as possible to the existing farm holding and will utilize the same access from Washhouse Bottom into the farm and through an additional gate to the proposed field.

49. As such this will allow an established agricultural business to continue to operate viably.

50. The above supports that there is a principle of development for an agricultural building at this site in line with DME1, however to be accepted it must be concluded that the design and impact to the wider setting is acceptable.

### **51. Landscape Impact**

52. The field in which the building will be sited is currently an undeveloped field with a sloping gradient that descends to the east. The field is bound by limestone drystone walls and there are sparse clusters of trees amongst the landscape.

53. All of the properties on Washhouse Bottom on the stretch north of Little Hucklow Village do not have development beyond their established eastern boundary, with any fields adjoining remaining undeveloped. This creates a hard building line east of the properties on Washhouse Bottom which are defined by a drystone boundary wall.

54. Views of the hard boundary and the adjoining open fields are prominent on the landscape from the south at Little Hucklow and to the north and east. As such it is felt that these views of the landscape are important to the conservation area setting and White Peak landscape area.

55. To allow a new agricultural building in the field east of South View Farm would breach this established landscape character and disrupt the established hard building line. In this case the applicant has not committed to any planting but it is felt that this harm cannot be overcome by soft landscaping commitments due to the prominent position that the building will maintain. For this reason the chosen location for this building would pose harm to the landscape. As the National Park Authority operates a 'landscape first' approach, this would be grounds for refusal in line with policy L1.

56. Design

57. PDNPA planning policy requires great care to be paid to the massing, size and colour of agricultural buildings due to their prominence in the landscape. The building is proposed to be a steel portal framed single pitch building painted blue with treated Yorkshire boarding and concrete panel base which is typical of agricultural buildings in the National Park and the established buildings at South View Farm.

58. The building is proposed to be approximately 22.86 metres x 18.23 metres x 4.9 metres (to eaves). Officer comment during the planning process led to review of the roof form to have a lower pitch to reduce the overall height of the building. Preference would be to have a twin span roof to reduce the appearance of the building but a single lower pitch is generally acceptable. Overall the design is in conformity with PDNPA guidance provided that the concrete base is rendered with a limestone dash as drawn.

59. Drawings have been revised to include a hard standing to the front of the building which would be constructed of concrete. This would allow access from the existing range of agricultural buildings.

60. Environmental Impacts

61. A mature tree is situated north of the existing range of agricultural buildings beside what would be the access to the proposed building. The canopy of the tree projects over the access which infers that the roots will have a similar span. Damage could potentially be incurred to the roots during the construction period yet no tree survey or protection plan has been submitted with the application. When queried with the agent it was assured that a perimeter fence could be erected which would benefit the scheme but there is still lacking evidence to assess the impact to the tree.

62. Amenity Impacts

63. There are no amenity concerns in regards to the proposed development.

64. Highways Impacts

65. There are no highways concerns in regards to the proposed development as the building will be used for agricultural purposes. This use is already established at this site.

66. Conclusion

67. There is an acceptable principle of development to expand agricultural operations at South View Farm in line with policy DME1. However, the Authority operates a landscape first approach and on weight the harm posed to the landscape setting as a result of developing would outweigh the need for development. The application is therefore recommended for refusal.

68. Human Rights

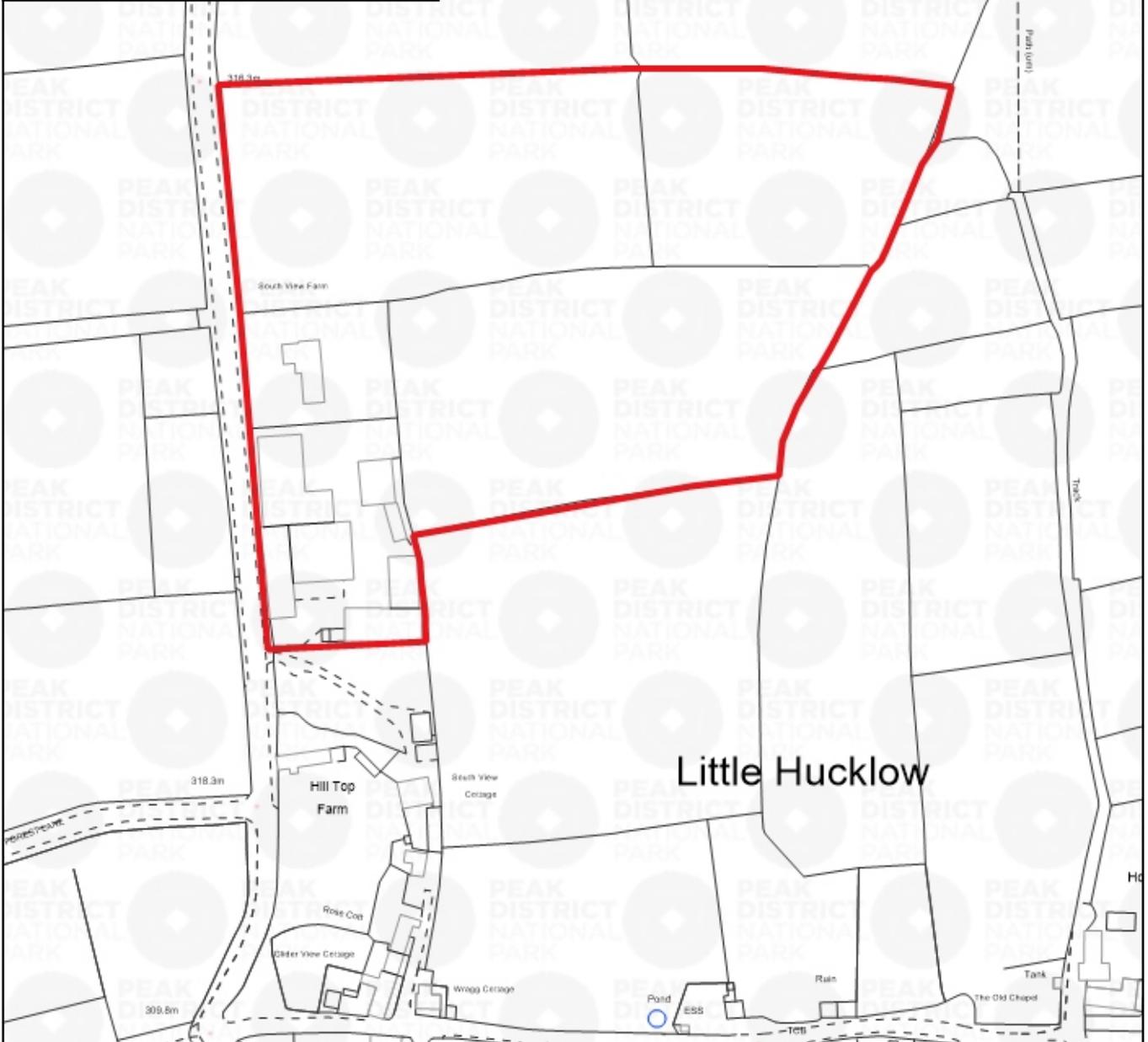
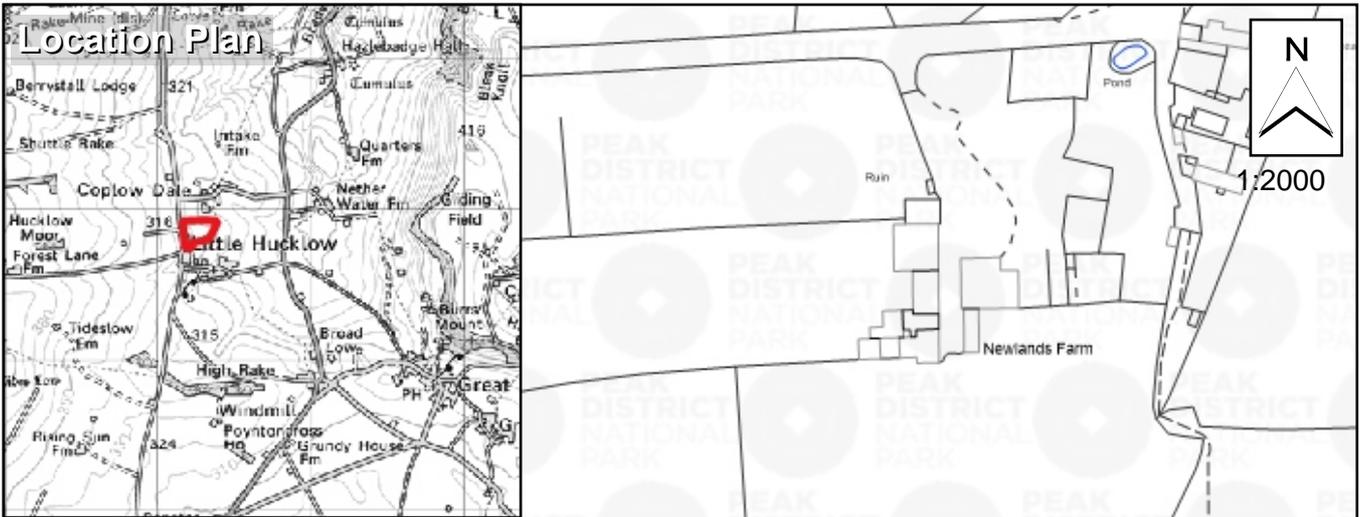
69. Any human rights issues have been considered and addressed in the preparation of this report.

70. List of Background Papers (not previously published)

71. Nil

Report Author – Ellie Grant

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Committee Date:	11/06/2021	<b>Title:</b> South View Farm, Washhouse Bottom, Little Hucklow	 <b>PEAK          DISTRICT          NATIONAL          PARK</b>
Item Number:	Item 8		
Application No:	NP/DDD/0321/0261		
Grid Reference:	416241, 378841		

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**8. FULL APPLICATION - ERECTION OF LOCAL NEEDS DWELLING - LAND NEAR SLADE COTTAGE, MONYASH ROAD, OVER HADDON – (NP/DDD/0321/0257, MN)**

**APPLICANT: MR M MOSLEY**

**Summary**

1. The proposal is to construct a single dwellinghouse to meet an identified local need in open countryside to the west of Over Haddon village.
2. The construction of new build housing in open countryside is contrary to planning policy DMH1.
3. The application also fails to establish that a housing need exists and, if so, to identify the size of property required to meet the need, also contrary to policy DMH1.
4. In the absence of any justification for the proposed countryside location, the development also results in unacceptable harm to the rural character of the landscape in this location, contrary to policies L1 and DMC3.
5. Further, the development fails to achieve the highest standards of carbon reductions or water efficiency, contrary to policy CC1.
6. There are no other policy or material considerations that would indicate that planning permission should be approved. Accordingly, the application is recommended for refusal.

**Site and Surroundings**

7. The application site is located in the open countryside approximately 130 metres beyond the western limits of Over Haddon on the north side of Monyash Road, directly opposite Mona View Farm. The site comprises part of field adjacent to a small collection of farm buildings and to the rear of a roadside boundary hedge.
8. Access to the site is off a farm track that leads to the buildings directly off Monyash Road.
9. The neighbouring Slade Cottage is located on the west side of the field.
10. The site is outside of any designated conservation area.

**Proposal**

11. The erection of a local needs dwelling. This would be a two storey detached house.

**RECOMMENDATION**

12. **That the application be REFUSED for the following reasons:**
  1. **The provision of new building affordable housing in this location is contrary to policy DMH1.**
  2. **The application fails to demonstrate that the applicant is in housing need and, if they are, to demonstrate what size of property their circumstances require, contrary to policy DMH1.**

3. **The application fails to demonstrate why planning permission should be granted contrary to policies that seek to prevent new housing development in the countryside. Therefore, the proposed development would result in unjustified harm to the character and appearance of the rural landscape in this locality, contrary to policies L1 and DMC3, and paragraph 172 of the NPPF.**
4. **The development fails to achieve the highest standards of carbon reductions or water efficiency, contrary to policy CC1.**

### **Key Issues**

13. The main planning issues arising from the proposals are:

- Whether the provision of an affordable dwelling in the proposed location is acceptable in principle.
- Whether there is an identified need for the affordable dwelling proposed, and whether the proposed occupant would meet the local occupancy criteria.
- Whether the proposed dwelling is of a size to meet the identified need.

### **Relevant Planning History**

14. 2008 – Planning permission refused for erection of agricultural workers dwelling at the location of the current application. This was refused on the grounds of a lack of functional and financial agricultural justification and, in the absence of such a justification, on grounds of harm to the character and appearance of the rural landscape.

### **Consultations**

15. Derbyshire County Council - Highways – No objections subject to maximising visibility splays within the site and providing adequate parking within it.
16. Derbyshire Dales District Council – No response at time of writing.
17. Over Haddon Parish Council – Support the application, agreeing that there is a housing need and that the design and siting of the building are acceptable. Note that they would prefer to see an agricultural tie on the new dwelling to tie it to the landholding.
18. PDNPA – Archaeology – No comments.

### **Representations**

19. 1 letter of representation has been received, supporting the proposals. The grounds for support are that the development would support a long-term local resident being able to remain living in the locality, close to his place of work on the adjacent farm.

### **Main Policies**

20. Core Strategy policies: GSP1, GSP2, GSP3, DS1, HC1, CC1, L1
21. Development Management policies: DMH1, DMH2, DMC3
22. 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:
  - a. Conserve and enhance the natural beauty, wildlife and cultural heritage

- b. Promote opportunities for the understanding and enjoyment of the special qualities of national parks by the public

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

#### National planning policy framework

24. The National Planning Policy Framework (NPPF) was first published on 27 March 2012 and replaced a significant proportion of central government planning policy with immediate effect. The Government's intention is that the document should be considered as a material consideration and carry particular weight where a development plan is absent, silent or relevant policies are out of date. In the National Park the Local Plan comprises the Authority's Core Strategy 2011 and the Development Management DPD 2019. Policies in the Local Plan provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. It is considered that in this case there is no significant conflict between prevailing policies in the Local Plan and more recent Government guidance in the NPPF.

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.'

#### Local Plan

26. Core Strategy policy GSP1 sets out the broad strategy for achieving the National Park's objectives having regard to the Sandford Principle, (that is, where there are conflicting desired outcomes in achieving national park purposes, greater priority must be given to the conservation of the natural beauty, wildlife and cultural heritage of the area, even at the cost of socio-economic benefits). GSP1 also sets out the need for sustainable development and to avoid major development unless it is essential, and the need to mitigate localised harm where essential major development is allowed.

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

28. Core Strategy policy DS1 details the development strategy for the National Park. For the purposes of planning policy Over Haddon is a named settlement in Core Strategy policy DS1.

29. Core Strategy policy HC1 addresses new Housing. It sets out that provision will not be made for housing solely to meet open market demand but that, exceptionally, new housing can be accepted including where it addresses eligible local needs for homes that remain affordable with occupation restricted to local people in perpetuity.

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

31. Core Strategy policy CC1 states that development must make the most efficient and sustainable use of land, buildings and natural resources.

32. 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.
33. Development Management policy DMH1 addresses affordable housing. It sets out that affordable housing will be permitted in or on the edge of Core Strategy policy DS1 settlements, either by new build or by conversion; and outside of Core Strategy policy DS1 settlements by conversion of existing buildings provided that: (i) there is a proven need for the dwelling(s); and (ii) any new build housing is within the stipulated size thresholds. These are as follows:

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

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

35. Policy DMT3 states, amongst other things, that where development includes an improved access onto a public highway it will only be permitted where a safe access that is achievable for all people, and can be provided in a way which does not detract from the character and appearance of the locality and where possible enhances it.

### **Assessment**

#### **Principle of providing affordable housing in the proposed location**

36. Policy DMH1 of the Local Plan permits new build affordable housing in or on the edge of named settlements. Over Haddon is such a settlement. It is therefore necessary to consider whether the proposed dwelling would be in or on the edge of Over Haddon.
37. The nearest property towards the village and on the same side of the road as the application site is 130m east from the boundary of the site. That property is a local needs dwelling that was approved in 2008, and it is adjacent to longer standing dwellings to its immediate east.. At the time it was approved the officer report noted concerns that a dwelling in that position

could be viewed to “extend the village beyond its logical limits”, but ultimately concluded that it was on the edge of the settlement.

38. On that basis, that dwelling must represent the edge of the settlement and a new dwelling that is 130m west of this location without intervening development must be outside of the settlement.
39. Each application must be considered on its own merits though, and we have made our own assessment of the location.
40. The site is separated from the aforementioned dwelling by two open fields that remain undeveloped. There are other scattered properties located in relatively close proximity to the plot (including to the immediate west and south of the site) which are mostly farms, but these too are outside of the settlement, being separate from it and dispersed along the roadside with intervening fields.
41. In conclusion, our own assessment concurs with the position set out in the 2008 decision. The existing affordable dwelling located 130m to the east represents the edge of the settlement of Over Haddon and the application site remains clearly outside of the village.
42. The proposal is therefore contrary to policy DMH1 of the Local Plan.
43. The applicants circumstances are that he lives with his parents in Over Haddon, where he has resided for all of his life, other than whilst attending university. The applicant works as a farmer at the land adjacent to the application site, and wishes to build his own home there. We are advised that he is unable to afford his own property on the open market.
44. None of these issues are considered to represent exceptional circumstances, all being addressed by current housing policy. Existing policy already makes provision for new affordable housing for young people with strong local connections setting up home for the first time, and directs this in to named settlements – where it directly supports the vitality of those settlements, is more sustainably located, and (cumulatively and generally) has lower landscape impacts. Support for the provision of housing within the countryside on the basis that the applicant’s own land in that location does not represent sustainable development, is easily repeatable, and undermines each of these policy aims.
45. In summary, it is not considered that the application presents any evidence that there are sound planning reasons to provide a new dwellinghouse in a countryside location where it would be contrary to the planning policies of the Local Plan.

#### Local qualification and housing need

46. Policies DMH1 and DMH2 make it clear that new affordable housing can only be permitted when there is a proven need for the new housing. To be ‘in need’ a person must be in accommodation that is overcrowded or otherwise unsatisfactory. The supporting text sets out that people forming a household for the first time can amount to a housing need.
47. The application is for one new house for the applicant to live in with their partner. As noted above, the applicant has resided in Over Haddon for most of his life and in so far as it relates to residence history, these circumstances comply with policy DMH2
48. However, no further evidence of housing need has been provided. The Development Management policies document makes clear that the Authority will require the same information that local Housing Authorities require to assess housing need when individuals apply to build affordable housing for their own. No evidence of registration with a local Housing Authority or the conclusions of any needs assessment from such a body have been provided,

nor has any equivalent information that would allow the Authority to make its own enquiries with the Housing Authority as to the applicant's housing need.

49. For the purposes of policies DMH1 it is therefore not possible to establish if the applicant is in housing need or, if they are, what size of property their identified need is for. The application is therefore contrary to this policy.

#### Size of proposed dwelling

50. The approximate floorspace of the proposed dwelling is 90m<sup>2</sup>.
51. Policy DMH1 outlines maximum size guidelines for new affordable dwellings, ranging from 39m<sup>2</sup> for a single person dwelling to 97m<sup>2</sup> for a five person dwelling.
52. As noted previously, the lack of evidence of a housing need means that it is not possible to establish what size of property is justified by that need, if one exists.
53. The purpose of defining size thresholds based on the identified housing need in policy DMH1 is to create a range of stock types to address the varied needs of the National Park's communities, and to allow a range of affordability of properties; accepting every new affordable home at any size proposed up the maximum threshold would entirely defeat these objectives, and would ultimately deliver only a stock of larger dwellings that remained unaffordable and oversized for many of those with identified housing needs; particularly those seeking to get on to the first rung of the property ladder.
54. As a result of insufficient evidence that a dwelling of this size is required to meet the applicants housing need (if they have one) the application is also contrary to policy DMH1 in this regard.

#### Design, siting and landscape impacts

55. The design and massing of the property broadly follow the local building traditions.
56. The building would be positioned on a hillside that slopes down towards the road and as a result it would 'sit up' from it. Due to the sloping nature of the plot, the proposed massing would result in prominent building when viewed from the road. There is significant roadside planting, but the property would remain visible – particularly during the many months of the year that the trees would not be in leaf.
57. Whilst its relationship to the farm buildings behind would prevent the property appearing entirely isolated, the combination of massing and topography would result in a dwelling that appears prominent, incongruous and out of keeping in an otherwise agricultural setting.
58. The same could be said for the siting of many dwellings in countryside locations however – and that is a principle reason why new build housing is not permitted by local planning policy in the open countryside, aside for in exceptional cases such as for agricultural workers dwellings. Where it is permitted for such purposes, it is on an exceptional basis that accepts that whilst there will be commonly be some visual impact, there are benefits to the National park (such as the management of its landscapes) that can be weighed against these. Those circumstances do not apply to the current application however, and so there is no policy justification or support to weigh against the adverse landscape impacts that would arise from the development.
59. Further, the gradient of the land shown on the submitted plans does not appear to reflect that of the existing land, which slopes down relatively steeply towards the roadside. It is therefore anticipated that changes to ground levels would be necessary. Details of any necessary re-profiling have not been submitted however, and so it is not possible to fully appreciate any additional visual impacts that might be associated with this.

60. In terms of materials (limestone walling with a blue slate roof) and other general design details, the dwelling would reflect the local building traditions.
61. In summary, whilst the general design of the property raises no concerns a combination of its location, massing, and the topography of the site mean that it would result in harm to the character and appearance of the site, contrary to policies L1 and DMC3.

#### Amenity

62. The proposed dwelling would be located approximately 30m from the nearest neighbouring dwellings, located to the west and south.
63. At these distances, and given the topography of the land, there are no concerns regarding loss of privacy or disturbance to these properties.
64. Overall, it is concluded that the development would conserve the amenity of other residential properties in accordance with policy DMC3.

#### Highway considerations

65. The highway authority raise no objections to the proposal, subject to securing the maximum achievable sightlines from the site access, adequate parking space within the site, and bin dwell/collection areas.
66. The access is pre-existing with reasonable exit visibility, but the development would result in an intensification and change of use of it. The highway recommendations are therefore agreed to be reasonable and necessary.
67. The development raises no further highway safety or amenity issues.
68. It is therefore concluded that safe access to the site could be achieved in an acceptable manner subject to conditions.

#### Climate change mitigation

69. The climate change mitigation measures set out by the proposal are extremely limited.
70. The supporting planning statement advises that energy conservation has been addressed in a passive way, south-facing the property and limiting openings to other elevations. It also notes that the applicant 'has expressed a desire to integrate facilities to harvest all roof rainwater and waste greywater', but no further details or firm proposals are provided.
71. This cannot be concluded to achieve the highest standards or carbon reduction or water efficiency, and so the development is contrary to the requirements of policy CC1.

#### Conclusion

72. The development would amount to the provision of new build affordable housing in the open countryside and is therefore unacceptable in principle, conflicting with the Authority's housing policies. Further, the application also fails to demonstrate a need for the dwelling proposed. The application is therefore found to conflict with policy DMH1.
73. In the absence of any justification for the countryside location, the development also results in unacceptable harm to the rural character of the landscape in this location, contrary to policies L1 and DMC3.

74. Further, the development fails to achieve the highest standards of carbon reductions or water efficiency, contrary to policy CC1.

75. There are no other policy or material considerations that would suggest planning permission should be granted. Consequently the application is recommended for refusal.

**Human Rights**

76. None arising.

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

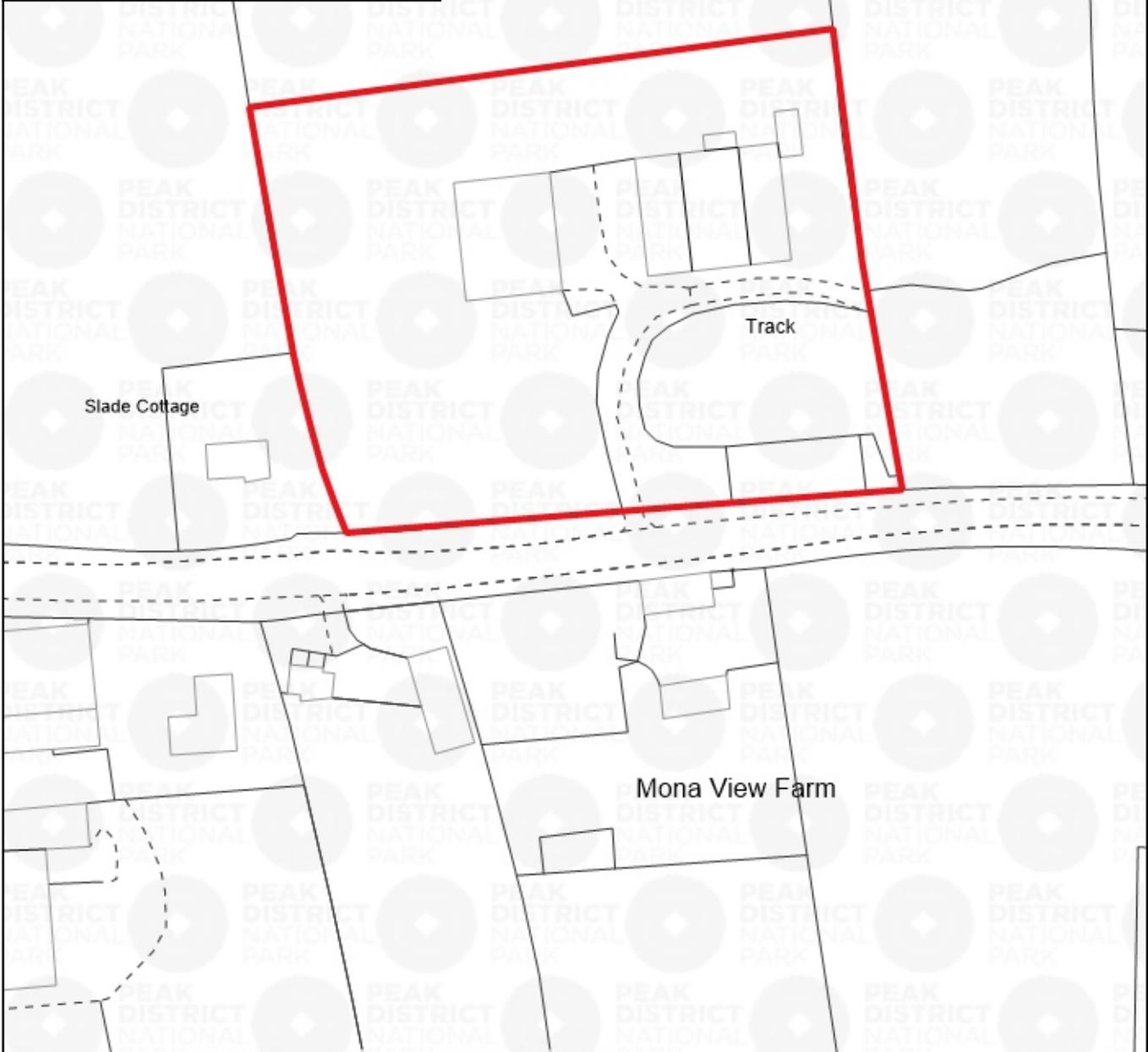
77. None

**Report Author and Job Title**

78. Mark Nuttall, Senior Planner



1:1000



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Committee Date:	11/06/2021	<b>Title:</b> Near Slade Cottage, Monyash Road, Over Haddon	 <b>PEAK DISTRICT NATIONAL PARK</b>
Item Number:	Item 9		
Application No:	NP/DDD/0321/0257		
Grid Reference:	420127, 366574		

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**9. FULL APPLICATION - ERECTION OF LOCAL NEEDS DWELLING - LAND AT CHAPEL FARM, HEATHCOTE – (NP/DDD/0121/0083, MN)**

**APPLICANT: MR J FLETCHER**

**Summary**

1. The proposal is to construct a single local needs dwellinghouse in Heathcote.
2. The construction of new build housing in Heathcote is contrary to planning policies DS1 and DMH1.
3. The application also fails to establish that a housing need exists and, if so, to identify the size of property required to meet the need.
4. There are no other policy or material considerations that would indicate that planning permission should be approved. Accordingly, the application is recommended for refusal.

**Site and Surroundings**

5. The application site is a small field within the hamlet of Heathcote, which lies approximately 1.75km east of Hartington and approximately 1km north-west of Biggin. The field has a domestic character but there is no evidence that domestic use of the site is lawful.
6. The site is accessed via a field gate within the north-western boundary wall, which opens on to the unnamed road that forms the spine of the hamlet.
7. The properties comprising Heathcote include residential properties aligned approximately along the road through the settlement. Surrounding land use is principally agricultural.
8. The nearest neighbouring properties are The Old Chapel located to the north-west of the site, and Chapel Farm, located to the west.
9. Heathcote is not a named settlement within the Authority's Local Plan and for the purposes of planning policy the application site is therefore in open countryside.
10. The site is outside of any designated conservation area.

**Proposal**

11. The erection of a local needs dwelling. This would be a two storey detached house.

**RECOMMENDATION**

12. **That the application be REFUSED for the following reasons:**
  1. **The provision of new building affordable housing in this location, outside of a named settlement, is contrary to the adopted spatial strategy for new development within the National park. The proposal is contrary to policies DS1 and DMH1.**
  2. **The application fails to demonstrate that the applicant is in housing need and, if they are, to demonstrate what size of property their circumstances require, contrary to policy DMH1.**

### **Key Issues**

13. The main planning issues arising from the proposals are:

- Whether the provision of an affordable dwelling in the proposed location is acceptable in principle.
- Whether there is an identified need for the affordable dwelling proposed, and whether the proposed occupant would meet the local occupancy criteria.
- Whether the proposed dwelling is of a size to meet the identified need.

### **Relevant Planning History**

14. 2016 – Planning permission granted for 5 pitch caravan park at Chapel Farm, south-west of application site

### **Consultations**

15. Derbyshire County Council - Highways – No objections subject to maximising visibility splays within the site and providing adequate parking within it.

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

17. Hartington Nether Quarter Parish Council – Support the application and consider the proposal to be quite a conservative building for the plot.

18. PDNPA – Archaeology – No comments.

### **Representations**

19. 8 letters of representation have been received, all supporting the proposals. The grounds for support are:

- The development would support a local person being able to remain living in the locality, supporting both them and the local community and economy.
- The appearance and location of the property is in keeping with the hamlet
- There is little existing affordable housing in the locality, and local open market housing is unaffordable to young people.
- It would reduce traffic movements that would arise if the applicant were to live elsewhere and commute to work in Heathcote

### **Main Policies**

20. Core Strategy policies: GSP1, GSP2, GSP3, DS1, HC1, CC1, L1

21. Development Management policies: DMH1, DMH2, DMH10, DMC3

22. 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:

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

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

### National planning policy framework

24. The National Planning Policy Framework (NPPF) was first published on 27 March 2012 and replaced a significant proportion of central government planning policy with immediate effect. The Government's intention is that the document should be considered as a material consideration and carry particular weight where a development plan is absent, silent or relevant policies are out of date. In the National Park the Local Plan comprises the Authority's Core Strategy 2011 and the Development Management DPD 2019. Policies in the Local Plan provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. It is considered that in this case there is no significant conflict between prevailing policies in the Local Plan and more recent Government guidance in the NPPF.
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.'

### Local Plan

26. Core Strategy policy GSP1 sets out the broad strategy for achieving the National Park's objectives having regard to the Sandford Principle, (that is, where there are conflicting desired outcomes in achieving national park purposes, greater priority must be given to the conservation of the natural beauty, wildlife and cultural heritage of the area, even at the cost of socio-economic benefits). GSP1 also sets out the need for sustainable development and to avoid major development unless it is essential, and the need to mitigate localised harm where essential major development is allowed.
27. Core Strategy policy GSP3 sets out development management principles and states that all development must respect, conserve and enhance all valued characteristics of the site and buildings, paying particular attention to, amongst other elements, impact on the character and setting of buildings, scale of the development appropriate to the character and appearance of the National Park, design in accordance with the National Park Authority Design Guide and impact on living conditions of communities.
28. Core Strategy policy DS1 details the development strategy for the National Park. For the purposes of planning policy Heathcote is not a named settlement in Core Strategy policy DS1. The development strategy (DS1) indicates what types of development are acceptable in principle in settlements and in the countryside. New build affordable housing is not one of the acceptable forms of development outside of named settlements.
29. Core Strategy policy HC1 addresses new housing. It sets out that provision will not be made for housing solely to meet open market demand but that, exceptionally, new housing can be accepted including where it addresses eligible local needs for homes that remain affordable with occupation restricted to local people in perpetuity.
30. Core Strategy policy L1 identifies that development must conserve and enhance valued landscape character and valued characteristics, and other than in exceptional circumstances, proposals in the Natural Zone will not be permitted.
31. Core Strategy policy CC1 states that development must make the most efficient and sustainable use of land, buildings and natural resources.

32. 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.
33. Development Management policy DMH1 addresses affordable housing. It sets out that affordable housing will be permitted in or on the edge of Core Strategy policy DS1 settlements, either by new build or by conversion; and outside of Core Strategy policy DS1 settlements by conversion of existing buildings provided that: (i) there is a proven need for the dwelling(s); and (ii) any new build housing is within the stipulated size thresholds. These are as follows:

Number of bed spaces	Max. Internal Floor Area (m <sup>2</sup> )
One person	39
Two person	58
Three person	70
Four person	84
Five person	97

34. Development Management policy DMH2 addresses the first occupation of new affordable housing. It states that in all cases, new affordable housing must be first occupied by persons satisfying at least one of the following criteria:
- a person (and his or her dependents) who has a minimum period of 10 years permanent residence in the Parish or an adjoining Parish inside the National Park and is currently living in accommodation which is overcrowded or otherwise unsatisfactory; or
  - a person (and his or her dependents) not now resident in the Parish but having lived for at least 10 years out of the last 20 years in the Parish or an adjoining Parish inside the National Park, and is currently living in accommodation which is overcrowded or otherwise unsatisfactory; or
  - a person who has an essential need to live close to another person who has a minimum of 10 years residence in a Parish inside the National Park, the essential need arising from infirmity.
35. Policy DMT3 states, amongst other things, that where development includes an improved access onto a public highway it will only be permitted where a safe access that is achievable for all people, and can be provided in a way which does not detract from the character and appearance of the locality and where possible enhances it.

### **Assessment**

#### **Principle of providing affordable housing in Heathcote**

36. Heathcote is not a named settlement in policy DS1 of the Local Plan and as such for the purposes of planning policy the proposal represents the construction of a new affordable dwelling in the open countryside. This is contrary to policy DS1, which sets the spatial strategy for new development within the National Park, and policy DMH1 of the Local Plan, which only permits new build affordable housing in or on the edge of named settlements.
37. The applicant's circumstances are that he and his partner live with his parents in Heathcote, where he has resided for all of his life. They are expecting a child and are therefore seeking a home of their own. The applicant works as a self-employed lorry driver and we are advised that he keeps/maintains his lorry at the family farm, as well as helping to run the farm.

38. None of these issues are considered to represent exceptional circumstances, all being addressed by current housing policy. Existing policy already makes provision for new affordable housing for young people with strong local connections setting up home for the first time, and directs this to named settlements – where it directly supports the vitality of those settlements, is more sustainably located, and (cumulatively and generally) has lower landscape impacts. Support for the provision of housing within the countryside on the basis that the applicants own land in that location does not represent sustainable development, is easily repeatable, and undermines each of these policy aims.
39. In summary, the application does not presents any evidence that there are sound planning reasons to provide a new dwellinghouse in a countryside location where it would be contrary to the planning policies of the Core Strategy and Development Management Policies document.

#### Local qualification and housing need

40. Policies DMH1 and DMH2 make it clear that new affordable housing can only be permitted when there is a proven need for the new housing. To be ‘in need’ a person must be in accommodation that is overcrowded or otherwise unsatisfactory. The supporting text sets out that people forming a household for the first time can amount to a housing need.
41. The application is for one new house for the applicant to live in with their partner. We are advised that the applicant has lived with their parents in Heathcote for in excess of 10 years. This complies with policy DMH2, in so far as it relates to residence history.
42. However, no evidence of housing need has been provided. We have discussed this matter with the applicant’s agent during the course of the application, who advises that the applicant has registered with the Home Options partnership – a group that works to help identify and provide housing to those unable to afford open market property values and rents. However, despite being advised that it is necessary, no evidence of this registration or the conclusions of any needs assessment from Home Options has been provided – nor has any equivalent information that would allow the Authority to make its own enquiries with Home Options as to the applicant’s housing need.
43. For the purposes of policies DMH1 it is therefore not possible to establish if the applicant is in housing need or, if they are, what size of property their identified need is for. The application is therefore contrary to these policies.

#### Size of proposed dwelling

44. The approximate floorspace of the proposed dwelling is 93m<sup>2</sup>.
45. Policy DMH1 outlines maximum size guidelines for new affordable dwellings, ranging from 39m<sup>2</sup> for a single person dwelling to 97m<sup>2</sup> for a five person dwelling.
46. As noted previously, the lack of evidence of a housing need means that it is not possible to establish what size of property is justified by that need – if one exists.
47. The purpose of defining size thresholds based on the identified housing need in policy DMH1 is to create a range of stock types to address the varied needs of the National Park’s communities, and to allow a range of affordability of properties; accepting every new affordable home at any size proposed up the maximum threshold would entirely defeat these objectives, and would ultimately deliver only a stock of larger dwellings that remained unaffordable and oversized for many of those with identified housing needs; particularly those seeking to get on to the first rung of the property ladder.

48. As a result of insufficient evidence that a dwelling of this size is required to meet the applicant's housing need – if they have one – the application is also contrary to policy DMH1 in this regard.

#### Design

49. The design and massing of the property broadly follow the local building traditions, and would be appropriate to the building's setting.
50. Materials – limestone walling with a blue slate roof – would also reflect the local built environment.
51. Overall, the design of the property raises no objections and would conserve the appearance of the built environment and landscape, according with policy DMC3.

#### Siting and landscape impacts

52. The dwelling would occupy a plot adjacent to the neighbouring properties of Chapel Farm and The Old Chapel to the west and north-west. This would prevent the property from appearing isolated.
53. The pattern of development within the settlement is generally irregular, with differing spacing between properties and differing setbacks from the roadside. It is not considered that a further property here would result in a suburbanising effect or have a significant adverse impact on the settlement form. Nor would it appear prominent or incongruous in the wider landscape.
54. Therefore the siting of the building gives rise to no design or landscape objections, according with policies L1 and DMC3.

#### Amenity

55. The proposed dwelling would be located approximately 35m from the nearest neighbours of Chapel Farm and The Old Chapel.
56. At these distances, and given the topography of the land, there are no concerns regarding loss of privacy or disturbance to these properties.
57. Some neighbouring gardens will be visible from the property, but these are already open to view from the highway and a degree of further overlooking of these spaces does not raise any significant concerns.
58. Properties to the north of the adjacent road are further from the proposed dwelling, and their amenity would not be prejudiced by the development.
59. Overall, it is concluded that the development would conserve the amenity of other residential properties in accordance with policy DMC3.

#### Highway considerations

60. The highway authority raise no objections to the proposal, subject to securing the maximum achievable sightlines from the site access.
61. The access is not on to a through road, and as a result traffic movements along the road are limited. There is also sufficient space within the site for turning and parking.

62. It is therefore concluded that safe access to the site could be achieved in an acceptable manner.

**Climate change mitigation**

63. Climate change mitigation measures are set out as including the provision of an air source heat pump, insulation to exceed building regulations, a high efficiency heating system, motion activated and energy efficient lighting, and rainwater recycling.

64. Whilst more precise details have not been provided, collectively, these measures would represent a sufficient commitment to reducing energy usage and mitigating carbon emissions subject to more specific details being secured by planning conditions. The proposal is therefore concluded to accord with policy CC1.

65. Subject to discrete positioning, the air source heat pump would have a low visual impact. This element of the scheme therefore also accords with policy CC2.

**Conclusion**

66. The provision of new build affordable housing in Heathcote is unacceptable in principle, conflicting with the Authority's spatial strategy and housing policies.

67. Further, the application also fails to demonstrate a need for the dwelling proposed.

68. The application is therefore found to conflict with policy DS1 and DMH1.

69. There are no other policy or material considerations that would suggest planning permission should be granted. Consequently the application is recommended for refusal.

**Human Rights**

70. None arising.

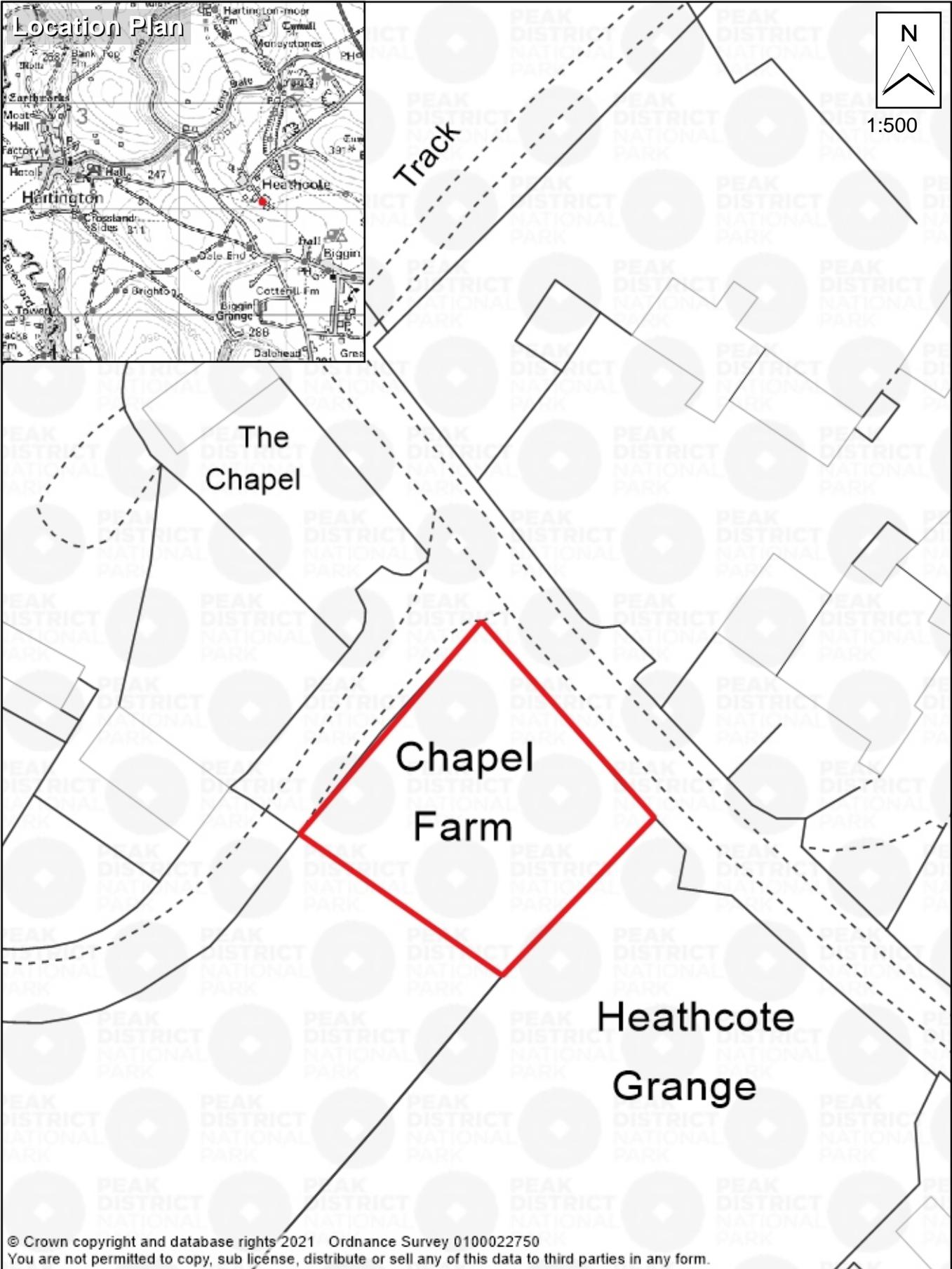
**List of Background Papers** (not previously published)

71. None

**Report Author and Job Title**

72. Mark Nuttall, Senior Planner

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Committee Date:	11/06/2021	<b>Title:</b> Plot of land near to Chapel Farm, Heathcote	 <b>PEAK DISTRICT NATIONAL PARK</b>
Item Number:	Item 10		
Application No:	NP/DDD/0121/0083		
Grid Reference:	414763, 360072		

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**10. FULL APPLICATION - RETROSPECTIVE APPLICATION FOR CHANGE OF USE FROM AGRICULTURAL LAND TO A CARAVAN SITE (10 PITCHES) – GREENCROFT FARM, WEADDOV LANE, MIDDLETON-BY-YOULGRAVE (NP/DDD/0820/0753, TS)**

**APPLICANT: MR ROBERT WIGGLEY**

**Summary**

1. The application seeks retrospective full planning permission for the use of part of a field to site ten touring caravans. The proposed use of the agricultural field as a caravan site would result in harm to the landscape character of this area of the National Park. The development would also cause harm to the character and significance of the Middleton-by-Youlgrave Conservation Area. The benefits of the application in providing an additional income stream for the farm business and providing additional visitor accommodation do not outweigh the harm that would be caused to the protected landscape and Conservation Area. The application is therefore recommended for refusal.

**Site and surroundings**

2. Greencroft Farm is a working beef farm that lies on the southern side of Middleton-by-Youlgrave village. The farm comprises of a range of modern agricultural buildings and associated land. Planning permission has recently been granted for a new farm worker's dwelling. The application site is the southernmost part of the agricultural field that lies immediately to the south of the farm buildings and the site of the approved new dwelling.
3. The site is within the Middleton Conservation Area and is part of a field that is identified as being important open space within the Conservation Area Appraisal.

**Proposal**

4. The application seeks full planning permission for change of use of the agricultural field to allow the siting of ten touring caravans. The caravan site has already been brought into use and the proposal therefore seeks retrospective planning permission.
5. The caravan pitches have electricity hook-up points, water supply points and there is a waste water disposal collection tank on site. No toilet or washing facilities are proposed or included in the application.

**RECOMMENDATION:**

**That the application be REFUSED for the following reason:**

1. The proposed development would result in a form of development that would be visually prominent and harmful to the valued landscape character and scenic beauty of the National Park. It would result in significant harm to landscape character contrary to policies L1, RT3, DMR1 and DMC3 and the guidance contained within section 15 of the National Planning Policy Framework.
2. The proposal would result in the loss of an area of open space that is identified as being of importance to the character and significance of the Conservation Area. The proposal would cause harm to the character and significance of the Conservation Area, contrary to policies L3, DMC3, DMC8 and the guidance within

## **section 16 of the NPPF/**

### **Key Issues**

- The principle of development
- Impact on the landscape character and special qualities of the National Park
- Highways Impacts
- Amenity impacts
- Economic benefits

### **History**

There is no planning history for the site that is directly relevant to the current application.

### **Consultations**

6. **Middleton and Smerrill Parish Council** – *“Council supports this application which gives a working farm an extended income stream to help keep sustainable. It welcomes the provision for native species screening.”*
7. **Derbyshire County Council Highway Authority** – initially requested further information about sightlines from the access/egress point between the caravan site and the public highway and swept path analysis to show that the access point is of suitable width and layout for the proposed use. Subsequently confirmed no objection subject to conditions to maximise visibility and to control arrival times to avoid peak hours.

### **Representations**

8. None received

### **Main policies**

9. Relevant Core Strategy policies: GSP1, GSP2, GSP3, DS1, L1, L3, RT3, CC1
10. Relevant Development Management Plan policies: DMC3, DMC8, DMC14, DME2, DMR1, DMT3.

### **National Planning Policy Framework and National Planning Practice Guidance**

11. In the National Park the development plan comprises the Authority’s Core Strategy 2011 and the Development Management Policies 2019. Policies in the Development Plan provide a clear starting point consistent with the National Park’s statutory purposes for the determination of this application. It is considered that in this case there is no significant conflict between prevailing policies in the Development Plan and government guidance in the NPPF with regard to the issues that are raised.
12. 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.’*

## Development plan

13. 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.
14. Core Strategy policy DS1 outlines the Authority's Development Strategy.
15. Policy L1 identifies that development must conserve and enhance valued landscape character and valued characteristics, and other than in exceptional circumstances, proposals in the Natural Zone will not be permitted.
16. Policy RT3 of the Core Strategy states that small touring camping and caravan sites and backpack camping sites will be permitted, particularly in areas where there are few existing sites, provided that they are well screened, have appropriate access to the road network, and do not adversely affect living conditions.
17. CC1 sets out that developments will be expected to make the most efficient and sustainable use of land, buildings and natural resources.
18. DMC3 states that development will be permitted provided that its detailed treatment is of a high standard that respects, protects and where possible enhances the natural quality and visual amenity of the landscape, including the wildlife and cultural heritage that contribute to the distinctive sense of place.
19. DMC8 requires that applications for development in a Conservation Area, or for development that affects its setting or important views into, out of, across or through the area, should assess and clearly demonstrate how the character or appearance and significance of the Conservation Area will be preserved or enhanced.
20. DMC14 states that development that presents a risk of pollution or disturbance including soil, air, light, water or noise pollution, or odour that could adversely affect any of the following interests will not be permitted unless adequate control measures are put in place to bring the pollution within acceptable limits.
21. Policy DMR1 states that the development of a new touring camping or touring caravan site will not be permitted unless its scale, location, access, landscape setting and impact upon neighbouring uses are acceptable, and it does not dominate its surroundings.
22. Policy DMT3 sets out that development will only be permitted where 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.
23. Policy DME2 states that farm diversification development will be permitted if there is clear evidence that the new business use will remain ancillary to the agricultural operation of the farm business, meaning that the new business use is a subsidiary or secondary use or operation associated with the agricultural unit.

## **Assessment**

### **Principle**

24. Policy RT3 is broadly supportive in principle of small touring caravan development. Policy DMR1 sets out that the development of a new site will not be permitted unless its scale, location, access, landscape setting and impact upon neighbouring uses are acceptable, and it does not dominate its surroundings. The proposal is for a new ten pitch site. Policy RT3 does not define “small” sites but the supporting text clarifies that sites up to 30 pitches are more likely to be acceptable, although this may be too large in many circumstances. The proposal would therefore be within what can reasonably be considered to be a small site. However, such development is only acceptable in principle when it would not have an adverse landscape impact. The impact on the landscape is therefore key to the acceptability of this type of development. The landscape impact is discussed below.

### **Landscape and Conservation Area Impacts**

25. The site lies within a Limestone Village Farmlands area of the White Peak as identified in the Landscape Character Assessment. This is a gently undulating plateau landscape. Villages in the area tend to be strongly nucleated, and this is certainly true of Middleton village, which has a relatively compact form centred on the village square. The Middleton Conservation Area Appraisal notes the compact nature of the village.
26. The application site is within the Middleton Conservation Area, with the southern boundary of the application site also being the boundary of the Conservation Area. The field that the application site is part of is identified in the Conservation Area Appraisal as open space that is of particular townscape importance. The open agricultural character of the field therefore makes an important contribution to the character and significance of the Conservation Area. The field reinforces the agricultural character and history of the village, and also provides an important backdrop to the nucleated and compact form of development within the village.
27. The proposal would result in the encroachment of development into the undeveloped part of the field, and at its most remote part from existing development. There is a gap of about 60m between the existing agricultural buildings and the caravan site. The existing agricultural buildings are very much part of the existing nucleated form of the village. The caravan site protrudes well away from the built-up southern edge of the village, spoiling the important open space and resulting in the loss of the agricultural backdrop to the southern edge of the village and blurring the nucleated form of the village.
28. Whilst the proposal does not include any permanent new buildings, the proposed use of the field for touring caravan pitches is likely to mean that caravans and cars are parked on the site for considerable periods of time. Whilst not permanent structures, the caravans would still result in a man-made intrusion into the protected landscape and identified important open space. The stationing of large and often prominently coloured vehicles would completely change the agricultural and undeveloped character of the land. Although the caravans would be removed over the winter months (if a standard condition limiting months of opening was attached to any approval), they would be present during those months of the year when greater numbers of people would be visiting and enjoying the National Park for its natural and scenic beauty.
29. The land level rises from north to south, meaning the level within the site is higher than in the built-up area of the village. This emphasises the importance that the

undeveloped field makes to the setting of the village and to the Conservation Area and landscape setting of the village. Conversely, this also serves to emphasise the harm to the landscape character and character and significance of the Conservation Area that has been caused by the introduction of a caravan site here.

30. The supporting information submitted with the application states that: *“The site is in visual proximity to the main farm buildings of Greencroft Farm which provides a very robust context for the relatively small scale caravans / motorhomes. The new farm house for the applicants will be constructed in the near future and will be a further element if built form in the vicinity of the caravan site.”* We disagree with this statement. The character of the caravan site development is very different to the agricultural nature of the existing farm buildings. The farm buildings are appropriate for this historic agricultural village. The same cannot be said of caravans, for the reasons discussed above. Furthermore, the separation distance between the farm buildings and the caravan site means that the two are not well-related, and the separation of them is emphasised by the rising land levels. Rather than being an appropriate extension to the existing built form, the caravan site has resulted in very unfortunate encroachment of development well away from the built up area of the village and into the identified important open space.
31. A landscape impact statement has also been submitted. This notes that the site is not within the Natural Zone. This is true, but the site is still afforded the highest level of landscape protection by virtue of being within the National Park. The statement goes on to refer to photographs that the statement suggests show that view of the site are generally filtered by trees.
32. In our view, the photographs (and viewing the site in person) shows that the caravans are clearly seen from the centre of the village and from other nearby viewpoints. Photograph no.2 in particular emphasises the harmful impact that the development has. It shows the caravans sitting up above the village, clearly visible and prominent, separate from the existing built edge of the village and completely eroding the undeveloped agricultural character of the identified important open space.
33. Far reaching views of the site are more limited due to the natural topography of the land in the locality. However, this does not mitigate the very clear harm that is caused to the conservation area and landscape character of the site in and around the village.
34. The application proposes new native planting to screen the site. Given the importance of the open nature of the site to both the conservation area and the landscape character of the area, the harm caused by the introduction of caravans here cannot be mitigated by new planting.
35. The development has caused harm the character of the Middleton-by-Youlgrave Conservation Area, and to the landscape character and scenic beauty of the Peak District National Park. It would therefore conflict with Core Strategy Policies RT3 and L1, DMP Policies DMR1, DMC3, DMC7 and Sections 15 and 16 of the NPPF.

#### Highways Impacts

36. The caravan site is accessed from Weadow Lane. The Highway Authority initially requested additional information relating to visibility from the access/egress point and swept path details to show that the access point is suitable for use by vehicles towing caravans. Additional information has since been provided. Although the visibility for vehicles existing the site onto the public highway is below the standard

for a national speed limit road, the Highways Authority have noted that vehicles speeds on the road are likely to be lower than the maximum speed limit. The Highway Authority went on to note that *“Whilst emerging visibility would appear limited, the applicant is in control of sufficient land either side of the access point and onto Weadow Lane in order to provide improvements that should alleviate highway concerns.”*

37. As such, subject to a condition to ensure that available visibility is maximised through keeping the site frontage clear of obstructions, the visibility is acceptable. The Highway Authority also recommend a condition relating to limiting the arrival and departure times of visitors. Such a condition would be difficult to enforce and is therefore not recommended.
38. Overall, given the absence of objection from the Highway Authority, it is considered that the development would not be significantly harmful to highway safety and the proposal accords with policy DMT3.

#### Amenity Impacts

39. Given the separation distance between the site and the nearest residential properties, it is considered that caravan site use of the size proposed is unlikely to result in significant harm to residential amenity by way of noise or other associated pollution or disturbance.

#### Farm Diversification and Economic Benefits

40. Supporting information submitted with the application places great weights on the benefits to the farm business, stressing that the caravan site is a form of farm diversification. The information sets out that the farm business has suffered from a TB outbreak and revenue from the caravan site has been essential to the farm business during this time.
41. We acknowledge that the caravan site is a form of farm diversification. Whilst farm diversification can often be acceptable in principle (and supported by policy DME2), this cannot be at the expense of the special qualities of the National Park. Weight is therefore given to the benefits to the farm business, but this does not outweigh the harm caused for the reasons set out further above.
42. It is also fully acknowledged that the development would also provide a facility that would help to promote the second National Park purpose of promoting understanding and enjoyment of the National Park. However, the first purpose of the National Park is to conserve the environment of the National Park. Where conflict arises between conservation and public enjoyment then greater weight must be given to conservation. The development would be significantly harmful to the natural beauty of the National Park and this harm clearly outweighs the small scale economic and recreation benefits.
43. It must also be acknowledged that although the proposal would provide additional visitor accommodation, it would harm understanding and enjoyment of the National Park by visitors to the village. The proposal would be contrary to National Park purposes and cause harm, in perpetuity, to the nationally designated landscape.
44. The difficulties to rural businesses as a result of the covid-19 pandemic are also acknowledged. Whilst the impact of the pandemic on rural businesses is fully acknowledged, assisting local businesses cannot be at the expense of significant and permanent harm to the landscape character and scenic beauty of the National Park.

45. We are working hard with rural business operators to find ways to support business in ways that are not significantly harmful to the National Park and in more appropriate ways than are proposed in this application.

### **Conclusion**

46. The proposed expansion of the existing caravan site would result in significant harm to the landscape character of this area of the National Park. The economic and tourism benefits of the scheme have been fully considered but do not outweigh this harm. The application is contrary to policies L1, RT3, DMR1 and DMC3 and the guidance contained within the National Planning Policy Framework. The application is recommended for refusal.

### **Human Rights**

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

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

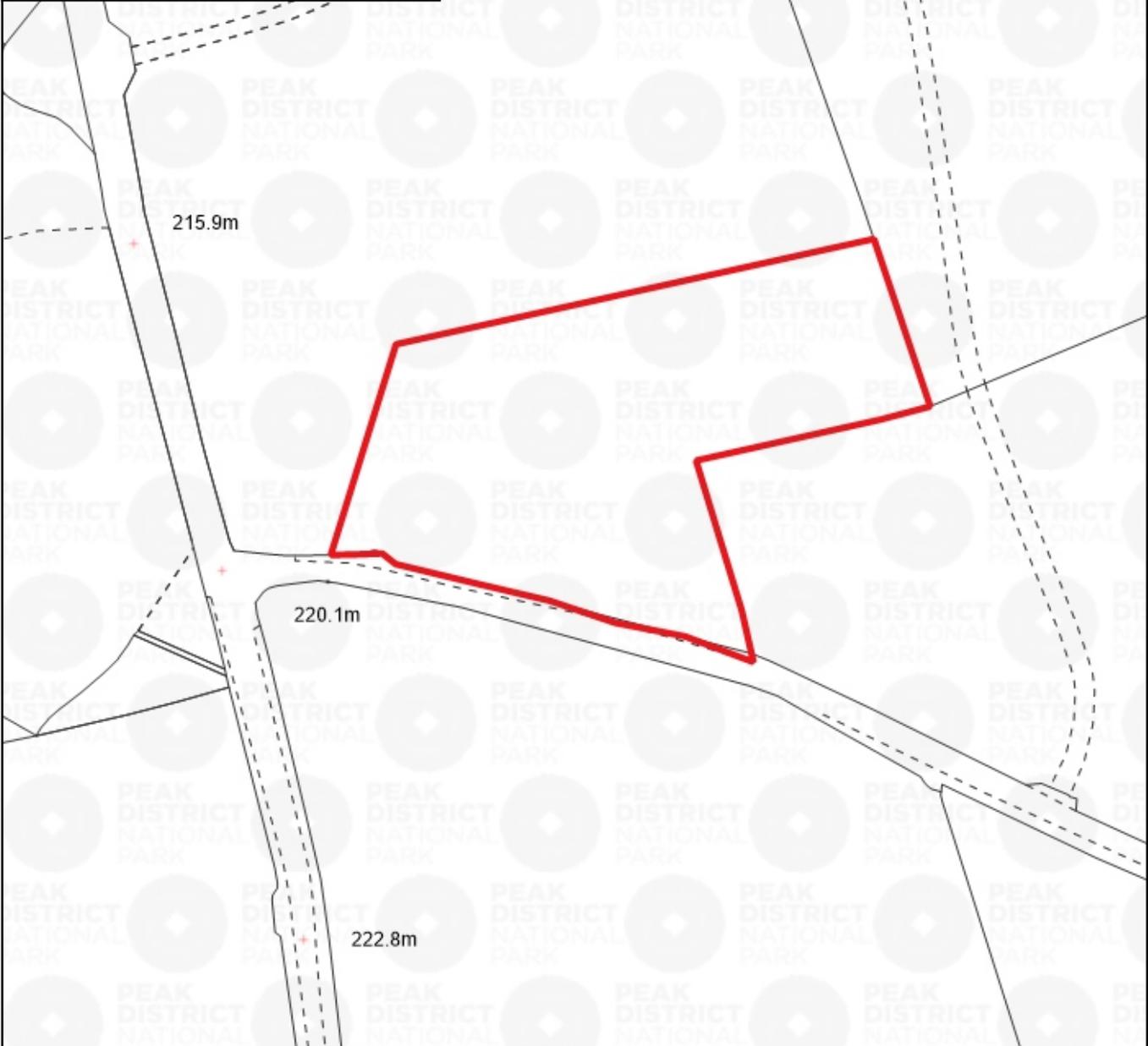
Nil

Report Author: Tom Shiels, Area Team Manager

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Committee Date:	11/06/2021	<b>Title:</b> Greencroft Farm, Weadow Lane, Middleton by Youlgrave	 <b>PEAK DISTRICT NATIONAL PARK</b>
Item Number:	Item 11		
Application No:	NP/DDD/0820/0753		
Grid Reference:	419656, 362965		

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## **11. FULL APPLICATION – ERECTION OF REPLACEMENT MIXED USE OUTBUILDING AT LANE HOUSE FARM, WETTON ROAD, BUTTERTON – (NP/SM/1120/1072), P1384/SC**

**APPLICANT:** E VERVEY

### **Summary**

1. The application seeks permission for a replacement mixed use outbuilding. The scale of the proposed new building would result in harm to the setting of the listed buildings within the site. Consequently the application is recommended for refusal.

### **Site and Surroundings**

2. Lane House Farm is a grade II listed detached farmhouse situated on Wetton Road approximately 500m of the east of the centre of the village of Butterton and outside of the designated Conservation Area boundary. The farm consists of the main farmhouse and attached outbuilding and a detached combination barn (both grade II listed) with a number of dilapidated modern sheds. The nearest neighbouring properties are Fens Barn sited around 80m to the east and New Lanehouse Farm, located around 45m to the south west of the development site and on the opposite side of the highway. Vehicular access to the farmyard is directly from Wetton Road.

### **Proposal**

3. Planning Permission is being sought to remove a corrugated Nissen shed and a wood and corrugated iron shed and replace with a stone and timber clad building under a blue slate roof, to accommodate domestic garaging, bicycles, a range of agricultural and horticultural implements and a ground source heating system.

### **RECOMMENDATION:**

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

1. **The proposed outbuilding by virtue of its siting and scale would have a negative impact on the setting of the grade II listed buildings, resulting in harm to their significance. The proposal is therefore contrary to policies L3, DMC5 & DMC7 and the guidance within section 16 of the NPPF.**

### **Key Issues**

4. Scale and design.
5. Impact on the character, appearance and setting of the listed buildings.
6. Amenity and Highway safety.

### **Relevant History**

7. 2020 - NP/SM/1120/1071 - Conversion of listed barn to holiday use – Granted.
8. 2015 - NP/SM/1215/1197 - Conversion of redundant agricultural land and buildings to holiday barn conversions, domestic garage and ancillary outbuilding - The applications included several parts. We supported the conversion of the listed barn (which has since been granted consent to holiday accommodation). There was further support in principle for a garage building albeit concerns were raised regarding its scale and encroachment into the adjoining field, however, support could not be given for a further outbuilding, sited close to the listed barn owing to its scale and adverse impact on the listed building and its setting. Subsequently the applications were withdrawn pending provision of a revised

scheme.

### **Consultations**

9. Highway Authority – No response at the time of writing the report.
10. Parish Council – Support – *‘Having seen previous applications made in 2016 and at that time supporting the application along with certain queries, we can see that the changes made to date are of a positive nature and sympathetic to the area’.*
11. PDNPA Built Environment – *‘The proposed new outbuilding is not located as close to the grade II listed roadside barn as the existing sheds. However, its massing is much greater than these and it is set back only a short distance from the front elevation building line of the barn. The footprint of the new building exceeds that of the other outbuildings on the site, and is considerably bigger than that of the listed barn.’*
12. *The rise in land to the north east means that the ridge to the new building, although single storey, will be positioned above the level of the eaves to the listed barn. From the north and northeast, therefore, the roof of the outbuilding will obscure from view more of the listed barn than the current sheds, including the north-east gable pitching hole. The length of its long elevation will exacerbate its dominance in views.*
13. *The size and location of the proposed new outbuilding mean that it will be a dominant feature in views from the lane towards to the listed barn and the listed farmhouse and attached outbuilding –from the west and north-west, and also from the south east of the barn.*
14. *The new building would remove the historic relationship between the small detached listed barn - a former cart shed, stable and granary - and the other historic buildings on the site, the barn historically standing alone of the opposite side of the farmyard to the farmhouse and associated ancillary building.*
15. *In summary, the proposed new outbuilding will have a negative impact on the setting of the grade II listed buildings, resulting in harm to their significance. Whilst removal of the existing dilapidated sheds will be an enhancement to the farmstead, this is not sufficient to outweigh this harm’.*

### **Representations**

16. No third party representations have been made.

### **National Planning Policy Framework (NPPF)**

17. Section 16 of the NPPF sets out guidance for conserving the historic environment. Paragraph 172 of the framework 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.
18. Paragraph 189 states “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.”

19. Whilst Paragraph 193 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

## **Main Development Plan Policies**

### **Core Strategy**

20. 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.
21. 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.
22. L3 - *Cultural Heritage assets or archaeological, architectural, artistic or historic significance*. Explains that development must conserve and where appropriately enhance or reveal the significance of historic assets and their setting. Other than in exceptional circumstances, development will not be permitted where it is likely to cause harm to the significance of any cultural heritage asset or its setting.
23. L1 - *Landscape character and valued characteristics*. Seeks to ensure that all development conserves and enhances valued landscape character and sites, features and species of biodiversity importance.

### **Development Management Policies**

24. DMC3 - *Siting, Design, layout and landscaping*. Reiterates, that where developments are acceptable in principle, Policy requires that design is to high standards and where possible enhances the natural beauty, quality and visual amenity of the landscape. The siting, mass, scale, height, design, building materials should all be appropriate to the context. Accessibility of the development should also be a key consideration.
25. DMC5 - *Assessing the impact of development on designated and non-designated heritage assets and their setting*. The policy provides detailed advice relating to proposals affecting heritage assets and their settings, requiring new development to demonstrate how valued features will be conserved, as well as detailing the types and levels of information required to support such proposals. It also requires development to avoid harm to the significance, character, and appearance of heritage assets and details the exceptional circumstances in which development resulting in such harm may be supported.
26. DMC7 - *Listed buildings* - Addresses development affecting listed building, advising that applications for such development should be determined in accordance with policy DMC5. And should clearly demonstrate how these will be preserved and where possible enhanced and why the proposed works are desirable or necessary. Development will not be permitted if it would adversely affect the character, scale, proportion, design, detailing of or materials used in the listed building or would result in the loss of or irreversible change to original features.

27. DMH8 - *New Outbuilding and alterations and extensions to existing outbuildings in the curtilages of dwelling houses.* States that new outbuildings will be permitted provided the scale, mass, form, and design of the new building conserves and enhances the immediate dwelling and curtilage, any valued characteristics of the adjacent built environment and/or the landscape, including Listed Building status and setting, Conservation Area character, important open space and valued landscape character. In addition, the use of the buildings will be restricted through conditions, where necessary.
28. DMT3 - *Access and design criteria.* - This affirms 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 for people is achievable.
29. DMT8 - *Residential off street parking.* Off-street parking for residential development should be provided unless it can be demonstrated that on-street parking meets highway standards and does not negatively impact on the visual and other amenity of local communities. In addition, the design and numbers of parking spaces associated with residential development must respect the valued characteristics of the area, particularly in Conservation Areas.

## **Assessment**

### **Siting, scale and design of the new outbuilding**

30. Policy DMC3 reiterates that where developments are acceptable in principle, siting, mass, scale, height, design and building materials should all be appropriate to the context. Whilst Policy DMH8 states that new outbuildings will be permitted provided the scale, mass, form, and design of the new building conserves and enhances the immediate dwelling and curtilage, any valued characteristics of the adjacent built environment and/or the landscape, including Listed Building status and setting.
31. The new building would be sited to the north western edge of the site, approximately 10m from the gable elevation of the roadside listed barn. The building would measure around 14m in length by 6.6m in width x 4.9m to the ridge, with a footprint of around 92sqm. The build would be constructed of a mix of stone and timber cladding under a blue slate roof. Internally the space would be used to accommodate domestic garaging, bicycles, a range of agricultural and horticultural implements and a ground source heating system.
32. Whilst it is accepted that the removal of the existing dilapidated sheds would offer the site an enhancement, the building by virtue of its size and massing would appear a dominant feature in the landscape, particularly when viewed from the highway approaching from the village towards the listed barn and farmhouse. Subsequently, the building is unacceptable in its siting close to the listed barn and its subsequent scale and massing, conflicting with policies DMC3 & DMH8 in these respects.

### **Impact on the character, appearance and setting of the listed building group**

33. Policy L3 states that other than in exceptional circumstances, development will not be permitted where it is likely to cause harm to the significance of any cultural heritage asset or its setting. Policy DMC5 provides detailed advice relating to proposals affecting heritage assets and their settings whilst also requiring development to avoid harm to the significance, character, and appearance of heritage assets. Policy DMC7, addresses development affecting listed building, advising that applications for such development should be determined in accordance with policy DMC5 and should clearly demonstrate how these will be preserved and where possible enhanced and why the proposed works are desirable or necessary.

34. The rise in land to the north east of the site means that the ridge to the new outbuilding, although single storey, would be positioned above the level of the eaves to the roadside listed barn. In addition, the footprint of the new building exceeds that of the other outbuildings on the site, and is considerably bigger than that of the listed barn. Moreover, the length of the building would exacerbate its dominance in relation to the roadside barn, particularly when viewed from the highway. Consequently, the inclusion of a new outbuilding in this location would domesticate the immediate surroundings, removing the historic relationship between the small detached barn, and the other historic buildings on the site. Therefore the proposed new building would overwhelm and dominate the small detached barn, which in turn would have an unacceptable negative impact on its setting.
35. Whilst there is some perceived benefits to the applicants in terms of providing storage and a plant room, the public benefits of the scheme do not outweigh the harm identified and therefore it is considered that approval of the proposed building would be contrary with Development Plan Policies L3, DMC5 & DMC7 and the guidance in section 16 of the NPPF in this regard.

### **Landscaping**

36. The existing tree and hedging on the boundary with Fens Barn provides a degree of natural screening (albeit sparse) when viewed from Wetton Road and with the addition of further proposed landscaping would eventually over time screen views into the site when approaching from the village, therefore generally according with Policy L1 in landscape terms. However, this does not mitigate the harmful relationship that would be created between the proposed new building and the existing listed barn.

### **Potential amenity impacts**

37. The nearest neighbouring properties are Fens Barn sited around 80m to the east and New Lanehouse Farm, located around 45m to the south west of the development site and on the opposite side of the highway. Due to the separation distance, the amenity of these neighbouring dwellings or any other dwellings in the locality would not be unduly compromised by the development; therefore according with policies GSP3 & DMC3 in these respects.

### **Potential highway safety impacts**

38. The Local Highway Authority have not responded to date. However, there is space within the curtilage for ample parking, servicing and manoeuvring of vehicles. In this case, the proposed scheme would be acceptable in highway terms, according with policies DMT3 & DMT8 in these respects.

### **Environmental Management**

39. The building would be constructed from sustainable materials. It is proposed that the approved holiday barn would be heated by a ground source heat pump. The collectors of which would be buried below ground in the field next to the proposed outbuilding, with the heat pump equipment being housed within the outbuilding.
40. The agent also states that the heating system would have sufficient capacity to heat the farmhouse, which would enable an existing oil fired central heating system to be upgraded. The building would also employ LED lighting throughout, with rainwater collected from the roofs and discharged to the existing storm drain. Removal of the dilapidated sheds would also reduce rainwater collection in the area so reducing the risk of flooding on the site. In addition an EV charging point would be installed. In this case, these measures are acceptable and would generally meet the requirements of Policy

CC1.

### **Conclusion**

41. We consider there may be scope for a smaller building to incorporate some garaging and storage on the site and have suggested working with the agent/applicant to find a solution that would be acceptable in terms of both scale and impact on the building group. However, as submitted, the proposed scheme would have a negative impact on the setting of the grade II listed buildings, resulting in harm to their significance. Whilst removal of the existing dilapidated sheds would be an enhancement to the farmstead, this is not sufficient to outweigh the harm that would be caused. Consequently, the proposal is recommended for refusal.

### **Human Rights**

42. Any human rights issues have been considered and addressed in the preparation of this report.
43. List of Background Papers (not previously published)
44. Nil
45. Report author – Steve Coombes, South Area Planning Officer.



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Committee Date:	11/06/2021	<b>Title:</b> Lane House Farm, Wetton Road, Butterton	 <b>PEAK DISTRICT NATIONAL PARK</b>
Item Number:	Item 12		
Application No:	NP/SM/1120/1072		
Grid Reference:	408151, 356501		

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**12. FULL APPLICATION – CREATION OF PARKING AREA FOR DWELLING FROM AGRICULTURAL FIELD AT HILLCREST, STANEDGE RD, BAKEWELL (NP/DDD/1220/1144, ALN)****APPLICANT: MR DONNELLY****Summary**

This is a retrospective application that seeks planning permission to retain, with modifications, a parking area in a field parcel to the north west of 'Hillcrest'.

The proposals would cause harm to the character of the Bakewell Conservation Area and the immediate locality and it has not been demonstrated that the development would be served by a safe and suitable access. The application is recommended for refusal.

**Site and Surroundings**

Hillcrest is a detached house situated opposite St Anselms school on the south side of Stanedge Rd. The application site relates to a 400 sqm area of agricultural land directly to the west of the residential curtilage of Hillcrest, in the north eastern corner of a larger field parcel. The site abuts the highway boundary on the northern side. To the west and south is the remainder of the agricultural field.

The application site lies outside of the Bakewell Development Boundary.

A strip of land on northern part of the site (and also Hillcrest and its curtilage) are within the Bakewell Conservation Area.

**Proposal**

This is a retrospective application that seeks planning permission to retain, with modifications, a parking area in a field parcel to the north west of 'Hillcrest'.

The application site relates to a 20m by 20m area of land. A substantial area has already been stripped of turf and surfaced with limestone chippings. Part of the roadside boundary wall has been demolished to create a vehicular access off Stanage Rd.

The proposals are to retain the majority of the hardstanding, but with an area in the north east corner of the site reinstated as a 'wildflower' area. Another portion of land to the south west would also be planted in a similar way. The plans show that a minimum of three parking spaces could be accommodated along the southern boundary of the site with manoeuvring space and an access driveway to the north.

It is proposed to re-build part of the roadside boundary wall, retaining a 3m gap for vehicular access.

**RECOMMENDATION:**

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

1. **The site is outside of the Bakewell Development Boundary and the proposed parking and maenouvring area would domesticate and erode the character of the Bakewell Conservation Area and detract from open views to the southwest from Stanedge Rd. The loss of the historic narrow opening in the roadside boundary wall would cause harm to the wall as a heritage asset of historic significance contrary to Core Strategy policy L3 and Development Management policies DMC5, DMC8 and DMT8 and DMB1. This harm would not be outweighed by the public benefits of the scheme contrary to paras 193-196 of the National Planning Policy Framework.**
2. **It has not been demonstrated that the development would be served by a safe and suitable access contrary to Development Management Plan policy DMT3.**

### **Key Issues**

- Impact on the character of the Bakewell Conservation Area and the surrounding area.
- Impacts on archaeology.
- Highway and Parking issues.

### **History**

2002 – planning permission refused for the creation of a parking area within the existing curtilage of Hillcrest on the grounds that the removal of the roadside walling would erode the containment of the street, detract from the setting of the house and adversely affect the character and appearance of the immediate locality. Also refused on highway safety grounds due to restricted emerging visibility to the south. (NP/DDD/0402/190).

September 2020 – enforcement enquiry received with regard to removal of wall and tree and laying of hardcore.

### **Consultations**

**Highway Authority** – *‘The application site is located on Stanedge Road (NC) which is subject to a 30mph speed limit, therefore, the applicant should be clearly demonstrating emerging visibility sightlines of 2.4m x 43m in both directions from the modified vehicular access, as it appears on Streetview images visibility to the East/South-east is restricted due to a bend in the roads alignment.*

*85%ile vehicle speeds may be lesser than 30mph on Stanedge Road if this is the case lesser emerging visibility sightlines may be acceptable, however, this would need to be supported by the results of a traffic speed survey.*

*The access concerned would not appear to have seen much vehicular activity with an alternative field access available to the north-west. Consequentially the proposal will result in intensified vehicular use.*

*However, as the applicant does not currently benefit from off-street parking the proposed parking area would provide betterment to the applicant’s current situation. Any gates should be setback a minimum of 5m from the Highways edge to enable vehicles to pull off the highway prior to the gates being opened.*

*As stated in the Design and Access Statement the proposed driveway/parking area is to be surfaced with a loose material, the Highway Authority recommends that the first 5m of the access driveway is not surfaced with a loose material, in the event that loose material is transferred to the highway and is regarded as a hazard or nuisance to highway users.*

*Off-street parking bays should be clearly defined by dimension (2.4m x 5.5m) rather than vehicles as seen on the Proposed Site Plan, however, it appears that there is sufficient space within the site for the parking and manoeuvring of resident's vehicles.*

*Each parking bay should measure a minimum of 2.4m x 5.5m with an additional 0.5m of width to any side adjacent to a physical barrier e.g. wall, hedge, fence, etc.*

*It's recommended that the applicant is given opportunity to submit revised details demonstrating measures to satisfactorily address the above issues. However, should the proposal be acceptable in planning terms and your Authority is minded to approve the application in its submitted form, I would be grateful for the opportunity to discuss possible highway related conditions and notes for inclusion in any decision notice issued.'*

**District Council** – no response

**Town Council** – object to the proposals on the grounds that it is outside of the development boundary. The proposals would result in the loss of part of an agricultural field within the conservation area and is contrary to the emerging Bakewell Neighbourhood Plan.

**Authority's Landscape Architect** – *'It is clear that the site lies within the Limestone village farmlands landscape character type and that in particular the field forms the boundary of the built development in this part of Bakewell. There is a combination of roadside walls and hedgerows which is uncommon within the White Peak landscapes. The unauthorised works that have been carried out are detrimental to the character of the area and the site should be restored by: reducing the width of the opening back to original size, removing loose aggregate soiling and seeding the disturbed land with an agricultural grass seed mix the roadside wall being rebuilt and an informal hawthorn hedge replanted. The ash tree should be replaced with a field maple.'*

**Authority's Archaeologist**

*An archaeological desk based assessment, including a walkover survey, has now been submitted in support of this application. This demonstrates that:*

- *The earthwork features identified in the 2002 Bakewell Archaeological Survey still survive, these are in the vicinity of the site but have not be directly affected by the groundworks undertaken for the creation of the hardcore parking area.*
- *The groundworks undertaken to create the parking area had involved the stripping of topsoil to a depth of between 15-25cm from ground surface, but this has not penetrated the full depth of the topsoil. This means that the chances of any previously unrecorded belowground archaeological remains being affected by the works is low.*

*This has addressed and removed my previous concerns about the archaeological impact of the groundworks already undertaken. The boundary wall is of importance and the narrow entrance way I previously highlighted has been lost. The archaeological report indicates this section of wall had been previously modified and impacts by a tree growth, and one of the original limestone gateposts was replaced with a larger and more substantial sandstone gatepost, but the original narrow width of the entrance survived, and these narrow cart width entrances are an increasingly rare survival in our landscape.*

*The loss of this features from this section of wall has resulted in a level of harm to the wall as heritage asset of historic interest. Even if the wall in repaired and restored as part of the development this feature cannot be reinstated and vehicle access to the field provided. This harm needs to be weighed in the planning balance.*

## **Representations**

Nine letters of support have been received raising the following points (in summary):

- Parking and congestion on Stanedge Rd is an ongoing issue for local residents. The proposals would help alleviate these problems.
- Proposed wildflower areas are eco-friendly.
- The proposals are sympathetic to their surroundings.
- Installation of electric charging points is a positive element.

Six letters of objection have been received raising the following issues (in summary):

- Concerns about impact on character and appearance of the area.
- Development would set a precedent for other encroachment into agricultural land.
- Development would cause more water run-off onto the road.
- The previous gateway had not been used for many years.
- Any gates on highway boundary would mean vehicles would have to stop on the road.
- Concerns about loss of ash tree.
- Development would not affect congestion from school traffic.

## **Main Policies**

Relevant Core Strategy policies: GSP1, GSP2, GSP3, DS1, L1, L3, T7

Relevant Local Plan policies: DMC3, DMC5, DMC8, DMB1, DMT3, DMT8

## **National Planning Policy Framework**

The National Planning Policy Framework (NPPF) was published on 27 March 2012 and replaced a significant proportion of central government planning policy with immediate effect. 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.'

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

Policy 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.

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.

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.

Core Strategy policy T7B sets the strategic principle that residential parking should be set at the 'minimum required for operational purposes', while having regard to environmental constraints and any future requirements.

DMB1 states that states that the future development of Bakewell will be contained within the Development Boundary.

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.

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 and details the exceptional circumstances in which development resulting in such harm may be supported.

Development Management policy DMC8 sets out considerations that should be taken into account in determining applications for development in Conservation Areas, 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.

Development Management policy DMT8 C states that the design and number of parking spaces associated with residential development including any communal residential parking must respect the valued characteristics of the area, particularly in Conservation Areas.

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. Particular attention should be given to the need for the retention and where possible enhancement of hedges, wall and roadside trees.

### **Bakewell Neighbourhood Plan**

Although not yet adopted, the plan is at an advanced stage of preparation and should be afforded some weight in making planning decisions. Policy DB1 states that the future development of Bakewell will be contained within the Development Boundary.

### **Assessment**

#### **Principle of Development**

Core Strategy policy T7B sets the strategic principle that residential parking should be set at the '*minimum required for operational purposes*', while having regard to environmental constraints and any future requirements. Under policy DMT8 C – (Residential Off Street Parking), developers are directed to have regard to the valued characteristics of the surrounding area especially within Conservation Areas.

However the application site is outside of the Bakewell Development Boundary, within which policy DMB1 seeks to generally restrict the future development of Bakewell.

The current proposals are to provide residential off street parking and manoeuvring space outside of the existing residential curtilage of the property, within an adjacent field. Consequently one of the main planning considerations is the impact of the proposals on character of the area.

#### Impact on the character of the Bakewell Conservation Area and the surrounding area.

Hillside and its curtilage are within the Bakewell Conservation Area together with a strip of land adjacent to the roadside wall within the application site. We have used the Adopted Bakewell Conservation Area Appraisal (CAA) to help assess the impact of the proposals. CAAs identify the special qualities that make a place worthy of designation as a Conservation Area.

The site falls within the 'Western Edge' Character Area of the CAA. In this area the appraisal identifies that *'Stanedge Road leaves the settlement as a narrow road flanked by hedges, trees and green verges. Enclosed fields line the road continuing north west beyond St Anselms School. This edge of the Conservation Area provwellides a good transition from the urban to the rural landscape character.'* The appraisal also emphasises the importance of the wider landscape setting on this edge of the Conservation Area. It identifies Hillcrest itself as an 'Important unlisted building' and it identifies views from Stanedge Road westwards across the application site as being notable. It also emphasises the agricultural feel of the western approaches to the town.

Our view is that the way the agricultural field meets and butts up to the edge of Stanedge Road and the boundary walls to Hillcrest at present pays a positive contribution to the agricultural character of this part of the Conservation Area, and plays a role in providing a defined boundary to the built edge of the Conservation Area. The provision of hard surfacing and the presence of parked vehicles would domesticate and erode this established character. The proposed parking and manoeuvring space, together with the access track would cover a substantial area and the plans show that the vehicles would be parked some 17m back from the edge of the highway, all of which would add to the prominence of the proposed development. The parking area would interfere with and detract from the open views from the road across the field, which are identified to be a special quality of the Conservation Area.

The amended plans do indicate that the southern and western boundaries of the site would be defined by new hedgerow planting, but this limited landscaping would not mitigate the impact of the development sufficiently to overcome the concerns outlined above.

Prior to work commencing on the site, there was a drystone wall along the whole northern boundary with the road, with a narrow gate opening in the northern corner. A stretch of approximately 2m of the roadside wall to the south east of the opening has been demolished. The amended plans state that the wall would be re-built up to the edge of a widened vehicular opening . Whilst the re-building of the boundary wall is welcomed the previous narrow wall opening would be widened and therefore lost. The submitted archaeological report indicates this section of wall had been previously modified and impacted by tree growth, and one of the original limestone gateposts was replaced with a larger and more substantial sandstone gatepost, but the original narrow width of the entrance survived. As the Authority's Archaeologist states, these narrow cart width entrances are an increasingly rare survival in our landscape. The loss of this feature from this section of wall has resulted in a level of harm to the wall as a heritage asset of historic interest. Even if the wall is repaired and restored as part of the development, this feature cannot be reinstated and vehicular access to the field provided.

In summary the proposed site is outside of the Bakewell Development Boundary. The proposals would cause harm to the special qualities of the Bakewell Conservation Area and of the surrounding area, contrary to Core Strategy policy C3 and Development Management policies DMC5, DMC8 and DMT8.

#### Impacts on archaeology.

The site of the proposed development is known to have contained earthwork features and remains associated with medieval agriculture and Bakewell's medieval field system. The site forms part of an area recorded in the Derbyshire Historic Environment Record and the PDNPA Historic Buildings, Sites and Monuments Record as an area of well-preserved medieval strip lynchets. The area formed part of the Bakewell Archaeological Survey in 2002, which identified a number of features in the area

Following initial concerns raised by the Authority's archaeologist, an archaeological desk based assessment, including a walkover survey has been submitted during the course of the application.

This demonstrates that:

- The earthwork features identified in the 2002 Bakewell Archaeological Survey still survive, these are in the vicinity of the site but have not been directly affected by the groundworks undertaken for the creation of the hardcore parking area.
- The groundworks undertaken to create the parking area had involved the stripping of topsoil to a depth of between 15-25cm from ground surface, but this has not penetrated the full depth of the topsoil. This means that the chances of any previously unrecorded belowground archaeological remains being affected by the works is low. This has addressed and removed my previous concerns about the archaeological impact of the groundworks already undertaken.

Consequently subject to a condition to reinstate the boundary wall there are no overriding archaeological objections other than the removal of the narrow opening in the boundary wall, which remains of concern.

Any removal of the hardstanding and reinstatement of the grassland would need to be undertaken sensitively to prevent disturbance to below ground archaeology.

#### Highway and Parking issues.

In accordance with adopted policies and the NPPG the harm that has been described above can only be accepted if it is offset and outweighed by the public benefits of the scheme. It is clear that the proposals would result in private benefits to the applicant. At present there is no off street parking associated with 'Hillcrest' and so the occupiers have to park on street in the vicinity of Stanedge Rd. The proposals would provide dedicated off street parking for the benefit of the owners. It would be difficult to provide off-street parking within the existing curtilage of Hillcrest partly because the roadside boundary wall is an important historic wall which would be harmed by any demolition to create a new access and also because of issues of levels differences between the highway and the garden to the property.

In terms of public benefits of the proposals however, we consider that these would be limited. The submitted Design and Access statement states that congestion along Stanedge Rd at peak times is common partly due to its narrow nature and also because of traffic associated with the nearby school. It states that the proposals will increase parking opportunities for other residents by freeing up on street parking spaces. Congestion at peak times around school sites is commonplace in Bakewell and in other villages in the National Park and it is recognised that this can result in issues for local residents. However our view is that any impacts on overall parking availability within the vicinity of the site would not be significant and that this would not be sufficient justification to outweigh the permanent harm to the Conservation Area that has been outlined above.

There is a residents parking scheme in place along much of Stanedge Rd and the applicants can continue to make use of that scheme.

In terms of the new access, Stanedge Road is subject to a 30mph speed limit and therefore 2.4m x 43m visibility sight lines would normally be required. Because the road alignment bends to the east/south east, this would not be possible. Average (85%ile) vehicle speeds may well be less than 30mph in reality because of the narrow and steep nature of the road but this would need to be supported by a speed survey. Had the application been acceptable in all other respects, we would have asked for a survey to be undertaken. In the absence of such a survey however, it has not been demonstrated that the proposals would be served by a safe and suitable access contrary to policy DMT3.

#### Other considerations

During the course of the application a sketch alternative scheme was submitted showing the parking area reduced in size so that it didn't project out as far into the field from the roadside boundary. However, following advice from officers that this did not address the reasons for refusal, and concerns from the Authority's archaeologist with regard to additional excavations required to provide proposed screen embankments around the parking areas, the agent has reverted back to the submitted scheme with some additional annotations and clarifications provided.

The nearest neighbouring properties are 'School House' and 'Slieve Mor', on the opposite side of Stanedge Rd. Due to the intervening distances and the nature of the proposed use, it is not considered that there would be any significant impact on the amenity of these properties.

#### **Conclusion**

The proposals would domesticate and erode the character of the Bakewell Conservation Area and detract from open views to the west from Stanedge Rd. Consequently the scheme would cause significant harm to the special qualities of the Bakewell Conservation Area and the immediate locality. Whilst this harm would be below the "substantial" threshold as set out in the NPPF, the harm would still represent a harmful effect, adversely affecting the character and significance of the Conservation Area. The NPPF makes it clear that great weight should be given to the conservation of a Heritage Asset and that any harm should require clear and convincing justification. Whilst there would be private benefits to the applicant, the public benefits of the scheme (in terms of freeing up on street parking space) would be limited and would not outweigh the permanent harm that has been identified. As such the proposals are contrary to adopted policies and are recommended for refusal.

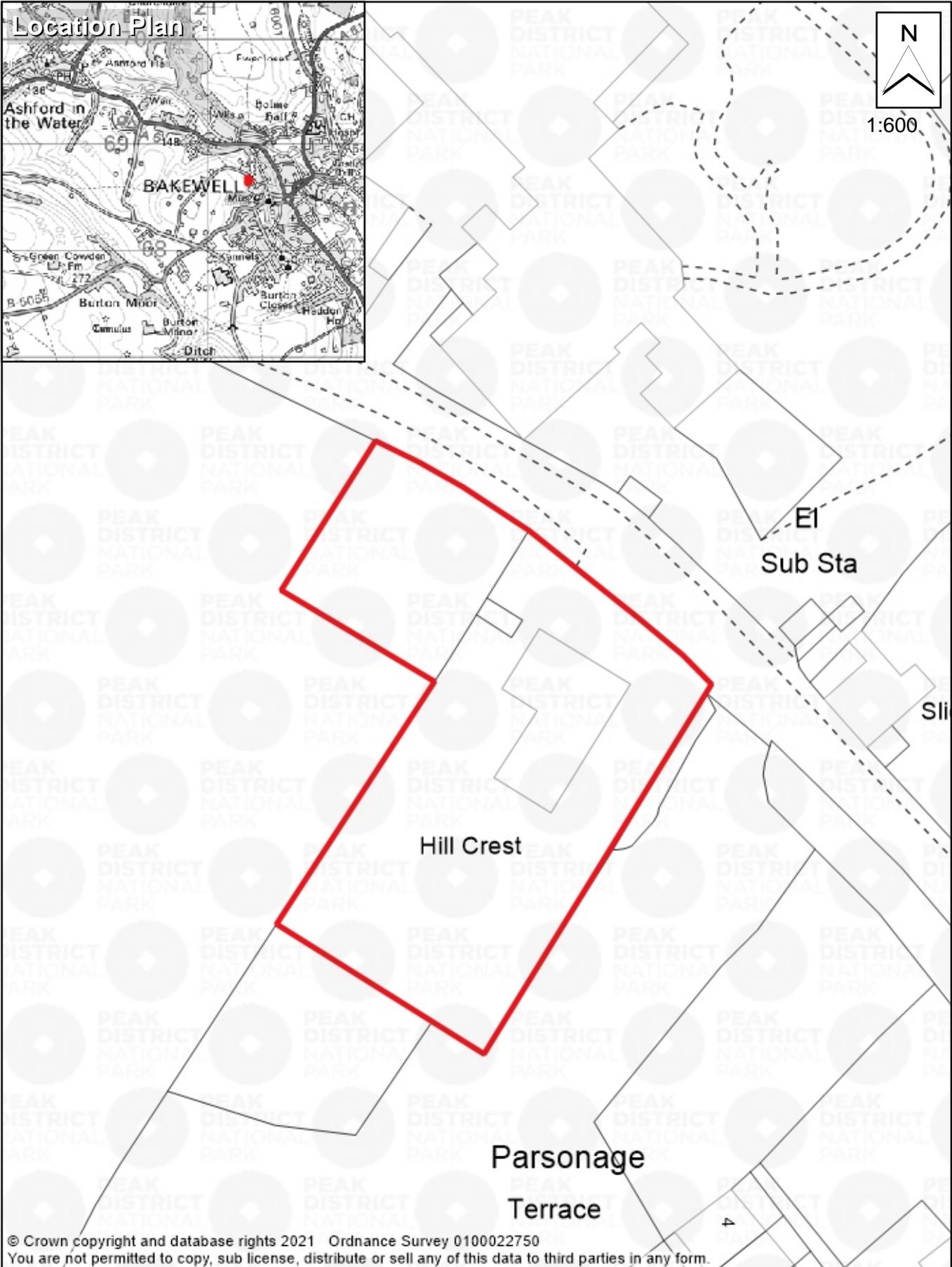
#### **Human Rights**

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

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

Nil

Report Author – Andrea Needham



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Committee Date:	11/06/2021	<b>Title:</b> Field at Hillcrest, Stanedge Road, Bakewell	 <b>PEAK DISTRICT NATIONAL PARK</b>
Item Number:	Item 13		
Application No:	NP/DDD/1220/1144		
Grid Reference:	421379, 368654		

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**13. LISTED BUILDING CONSENT: LISTED BUILDING CONSENT - REMOVAL OF AND UPGRADE OF ALL CCTV CAMERAS ALONG WITH ALL REDUNDANT POWER SUPPLIES AND CABLING, DIGITAL CAMERAS ARE POWERED THROUGH CAT 5. -TO MAKE GOOD ALL FIXING HOLES, INCLUDING HISTORIC PART OF THE BUILDING WITH AN APPROPRIATE MORTAR AT ALDERN HOUSE, BASLOW ROAD, BAKEWELL (NP/DDD/0421/0428, TS)**

**APPLICANT: PEAK DISTRICT NATIONAL PARK AUTHORITY**

**Summary**

1. This application is seeking listed building consent for the replacement of two CCTV cameras on the historic, listed part of Aldern House. The proposed cameras would have less of an impact on the character and significance of the listed building than the existing ones. The application is therefore recommended for approval.

**Site and Surroundings**

2. Aldern House is the main office of the Peak District National Park Authority and lies to the north of Bakewell Town centre. The site is within Bakewell's development boundary but outside of the designated Bakewell Conservation Area.
3. The site includes a Grade II listed building dating from c.1820, which was originally designed and occupied as a house and is now in use principally as offices. The offices lie on northern edge of Bakewell, As well as the main listed building, the site includes a number of modern, non-listed buildings.
4. The nearest neighbouring properties are Burre Cottage 32m south west and the Ambulance Station 30m south east from the entrance of Aldern House.

**Proposal**

5. The application seeks listed building consent for the replacement of two existing cctv cameras that are located on the principle listed building. The camera replacement is part of a larger project to replace all of the existing cctv cameras within the wider Aldern House site. The other cameras are located on non-listed buildings are permitted development under Class F of Par 2 of the General Permitted Development Order.
6. The two proposed replacement cameras would be located in the same position on the listed building as the two existing units. They are of similar type, but would be smaller. The proposal would also allow for the removal of associated cables and boxes that would be no longer needed for the upgraded cameras.

**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. Lime based mortar to be used with a specification to be approved in writing.

## **Key Issues**

- The impact of the character and significance of the listed building.

## **Planning History**

7. There is extensive planning history for alterations and extensions at Aldern House. None of the planning history is directly relevant to the current application.

## **Consultations**

8. **Bakewell Town Council** – No objections.
9. **PDNPA Conservation Officer** – *“The proposal is to upgrade the CCTV system at Aldern House, two of the cameras are currently fixed to the listed part of the building and will be replaced with smaller cameras. The new cameras will not need all the existing wiring, the redundant wiring and paraphernalia will be removed and the area made good.*

*The removal of the redundant power supplies and fixings is welcomed. The existing cameras are large and domed and located on the corners of the building on the quoins. This detracts from the decorative features of the building. The replacement cameras are smaller and will have less impact on the features, however they will remain located on the quoins as they are also domed corner units.*

*The holes will be made good with appropriate mortar, this should be a lime based mortar.”*

## **Representations**

10. None received.

## **National Planning Policy Framework (NPPF)**

11. 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.
12. 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.

13. 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.
14. 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**

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

### **Development Management Policies**

17. 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.
18. 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.
19. DMC7 aims to ensure that development preserves the character and significance of listed buildings.

## **Assessment**

### **Impact on the Listed Building**

20. The camera locations are on the south eastern corner of the architectural frontage of the building and on the eastern wing above the courtyard. The existing camera are dome-shaped and include cumbersome cables and power supply boxes.
21. The proposed replacement cameras are of similar type to the existing, but would be slightly smaller in size. The reduction in size is beneficial in terms of reducing the impact on the character and significance of the listed building. The proposed replacement would allow for the complete removal of the external cables and power supply boxes. This would result in a significant improvement compared to the existing situation and would enhance the character and significance of the listed building. Existing holes would be made good and the Conservation Officer has recommended a condition for a lime-based mortar to be used.
22. The proposed development would therefore enhance the character and significance of the listed building and accords with policies L3, DMC3, DMC5, DMC7 and the guidance within section 16 of the NPPF

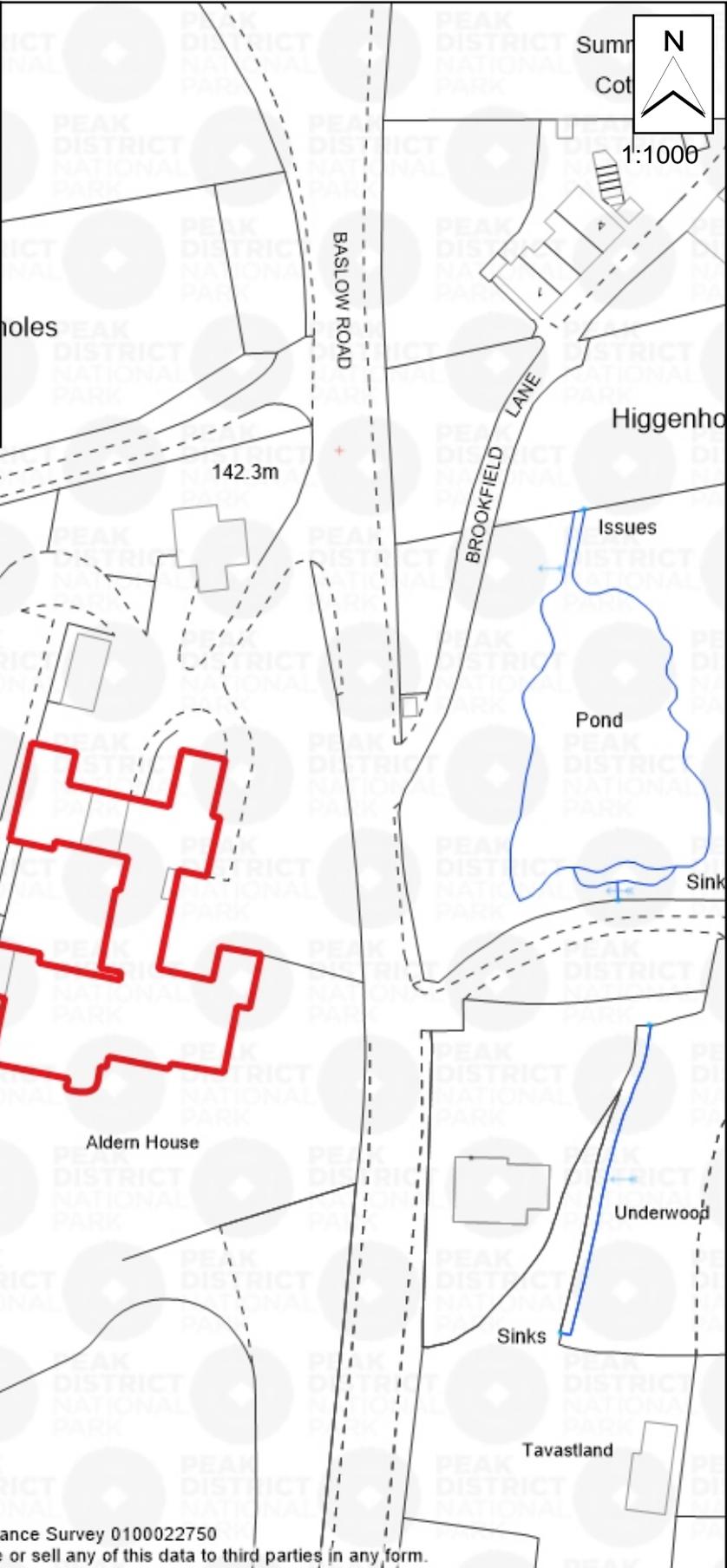
## **Conclusion**

23. The scheme would result in enhancement to the character and significance of the listed building. The application is recommended for approval.

## **Human Rights**

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

Report author: Tom Shiels, Area Team Manager



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Committee Date:	11/06/2021
Item Number:	Item 14
Application No:	NP/DDD/0421/0428
Grid Reference:	421712, 370257

**Title:** Aldern House, Baslow Road, Bakewell



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**14. LEEKFRITH NEIGHBOURHOOD PLAN (AM)**

**1. Purpose of the report**

To 'make' (bring into force) Leekfrith Neighbourhood Plan (as attached at Appendix 1 to this report) part of the statutory development plan for Leekfrith Neighbourhood Area.

**Key Issues**

- **following a positive referendum result, under Section 38A(4) of the Planning and Compulsory Purchase Act 2004, the Peak District National Park Authority must 'make' (bring into force) Leekfrith Neighbourhood Development Plan part of the statutory development plan for Leekfrith Neighbourhood Area.**
- **A referendum asking 'Do you want Staffordshire Moorlands District Council and the Peak District National Park Authority to use the Neighbourhood Plan for Leekfrith to help it decide planning applications in the neighbourhood area' took place on 6 May 2021. One hundred (100) people voted 'yes' and seventeen (17) voted 'no'.**
- **Staffordshire Moorlands District Council will determine whether the plan should be made on 30 June 2021.**

**2. Recommendations(s)**

- 1. That the Authority designates Leekfrith Neighbourhood Plan (as attached at Appendix 1 to this report) as part of the statutory development plan for Leekfrith Neighbourhood Area.**

**How does this contribute to our policies and legal obligations?**

- 3. This is a legal obligation under Section 38 A (4) of the Planning and Compulsory Purchase Act 2004.**

**Background Information**

- 4. Leekfrith Neighbourhood Area was designated by the Peak District National Park Authority on 13 March 2015 and by Staffordshire Moorlands District Council on 24 March 2015. The area is same as the civil parish area. The relevant body that applied for the designation is Leekfrith Parish Council.**
- 5. Following submission by Leekfrith Parish Council of the draft Leekfrith Neighbourhood Plan to the Peak District National Park Authority and Staffordshire Moorlands District Council, and in accordance with Neighbourhood Planning Regulations Part 5 (14), the plan was publicised and representations were invited. This took place between 2 August 2019 and 23 September 2019.**
- 6. On 21 September 2019, the Peak District National Park Authority, with the agreement of Staffordshire Moorlands District Council and Leekfrith Parish Council, and under Schedule 4B (para 7) of the Town and Country Planning Act 1990, and Regulation 17 of the Neighbourhood Planning (General) Regulations 2012, agreed to the appointment of an independent examiner. Mr Edward Collison was appointed as an independent examiner to review whether the plan met the Basic Conditions required by legislation and should proceed to referendum.**

7. The examiner's report was received on 23 December 2019 and was made available for viewing on the councils' web-sites. The examiner concluded that Leekfrith Neighbourhood Plan, as modified by his recommendations, met the basic conditions set out in the legislation.
8. The Peak District National Park Authority (at a meeting of the Planning Committee on 6 March 2020) and Staffordshire Moorlands District Council (at a Cabinet meeting on 11 February 2020), determined that the modifications recommended by the examiner be accepted and that Leekfrith Neighbourhood Plan met the Basic Conditions, was compatible with Convention rights and complied with the definition of a neighbourhood development plan and so should proceed to a referendum.

### **Proposals**

9. That Leekfrith Neighbourhood Plan be made part of the statutory development plan for Leekfrith Neighbourhood Area.

### **Are there any corporate implications members should be concerned about?**

#### **Financial:**

10. none

#### **Risk Management:**

11. The steps that the Authority is taking to respond to the referendum on Leekfrith Neighbourhood Plan means that the risk of failure to meet government standards or legal obligations is negligible.

#### **Sustainability:**

12. Sustainability issues are fully considered in the neighbourhood planning process

#### **Equality:**

13. Equality issues are fully considered in the neighbourhood planning process

### **14. Climate Change**

1. How does this decision contribute to the Authority's role in climate change set out in the UK Government Vision and Circular for National Parks?

Working with communities to plan for the development and use of land

2. How does this decision contribute to the Authority meeting its carbon net zero target?

Not applicable

3. How does this decision contribute to the National Park meeting carbon net zero by 2050?

Not applicable

4. Are there any other Climate Change related issues that are relevant to this decision

that should be brought to the attention of Members?

No.

**15. Background papers (not previously published)**

None.

**16. Appendices**

Appendix 1 – Leekfrith Neighbourhood Plan – Referendum Version

**Report Author, Job Title and Publication Date**

Adele Metcalfe  
Policy and Communities Team Manager

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# Leekfrith Parish Neighbourhood Plan

2019 - 2033

**Referendum Version**

# Leekfrith Parish Neighbourhood Plan

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## 1. Introduction & Acknowledgements

1.1 This Neighbourhood Plan sets out policies for the use and development of land in the Leekfrith Neighbourhood Area covering the period from 2019-2033. Once adopted, it will be used by the local planning authorities (alongside other strategic plans) to make decisions about development in the Leekfrith Neighbourhood Area.

1.2 As the responsible body for writing the Neighbourhood Plan Leekfrith Parish Council has involved people who live, work and do business in the Neighbourhood Area at every stage: in developing a vision for their community and in the choices which will help to shape their neighbourhood.

1.3 The Parish Council would like to thank everyone who contributed to the preparation of this Plan.

## 2. Neighbourhood Plan Area

2.1 The policies in this plan relate to Leekfrith Neighbourhood Area which was designated by Staffordshire Moorlands District Council and by Peak District National Park Authority in March 2015. The geographical area is the same as that defined by the boundary of Leekfrith Parish. It is shown with a red dotted boundary on the map in Figure 1 and covers an area of about 3,000 hectares.

# Leekfrith Parish Neighbourhood Plan

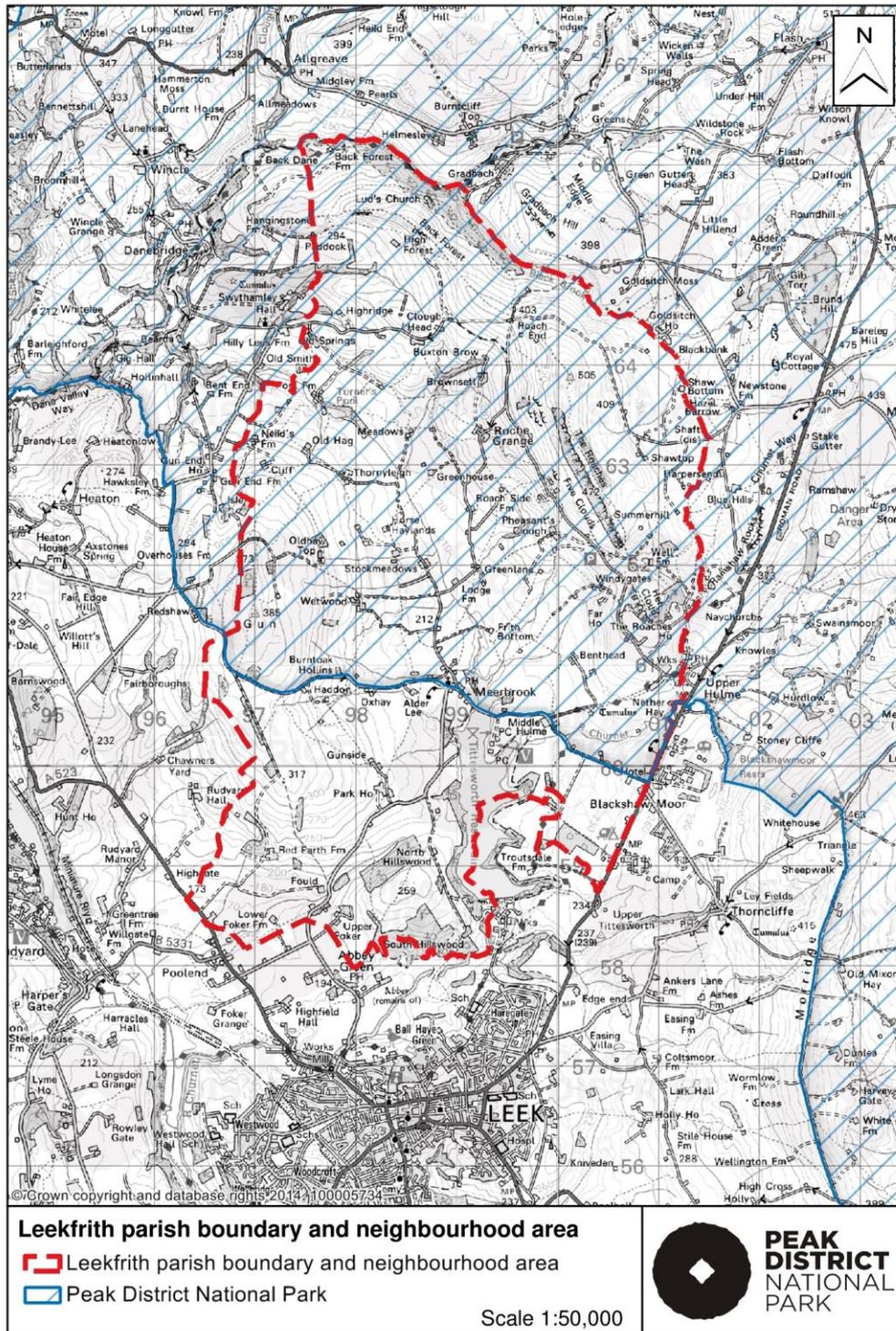


Figure 1

## 3. Leekfrith Parish ... a treasure trove!

3.1 Leekfrith parish is a beautiful rural area on the south-western edge of the Peak District. It is large in area but sparsely populated. There are 306 people on the electoral role and 150 houses.



3.2 The Parish contains the small village of Meerbrook and the hamlet of Upper Hulme, both are Conservation Areas, together with a few houses and small farms in the surrounding area.

3.3 The northern two-thirds of the Parish are in the Peak District National Park and the southern one third is part of the Staffordshire Moorlands District Council area. The Roaches and Hen Cloud, outcrops of Millstone Grit, dominate the area. The Roaches rise to 1,658 ft. (505 m.) and is very popular with climbers. Gun, a hill on the west side of the township, rises to 1,263 ft. (385 m.). The valley between the Roaches and Gun is drained by Meer Brook. The brook originally flowed into the River Churnet, but since the mid 19th century it has flowed into Tittesworth Water. The reservoir originally lay mostly in Tittesworth, but it was extended around 1960, involving the flooding of a number of properties and now lies mostly in Leekfrith. The reservoir is operated by Severn Trent Water PLC and dominates the valley floor.

3.4 The Roaches and Tittesworth Water both attract large numbers of tourists, which add to the economics of the area and are most welcome to share in the beauty of our area, but also cause significant issues with car parking.



3.5 The village of Meerbrook has a an Anglican church, a small Methodist chapel, a public house 'The Lazy Trout', a village green and a village hall, all in close proximity to each other. These are the focal points of the parish and even though we live far apart there is a vibrant community here. It is this spirit of community that is highly valued by the parishioners.

3.6 House prices in the area are very high because of the mainly detached nature of the housing stock and the desirability of the surroundings. This makes it difficult for the younger generation to find suitable housing in the area.

## Leekfrith Parish Neighbourhood Plan

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3.7 The population of Leekfrith, in age, tends towards the older end of the spectrum.

3.8 In the hamlet of Upper Hulme there is an old Dyeing Mill built around the turn of the 20<sup>th</sup> century with additions throughout the early part of the century which has given rise to a hotch-potch of buildings. Many of these buildings are in poor repair: some are let to small businesses. This area is a prime candidate for sympathetic redevelopment.

3.9 Leekfrith has history. In early 2017 several gold 'torcs' (neck bracelets) were found within Leekfrith Parish. They are of national importance and may well be the oldest gold artefacts found in the UK. They date from 400-250 BC. In 2015 a burial urn was found on the top of the Roaches believed to be about 3500 years old.

## 4. Vision

To develop a Neighbourhood Plan that will help to maintain, enhance and secure the longevity of the community in the Leekfrith Parish.

### V1. A community of all ages

As in many rural communities the average age of our population is increasing. The lack of suitable housing makes it difficult for younger people to buy a house in the village. At the other end of the age range, many older people in the past have left the community they love because they cannot down-size to a smaller home within the community. We want to have housing suitable for all ages so that our community can remain flourishing and sustainable.

### V2. Where the focal points of our community are valued and protected

All communities need places of focus. In our community the Village Hall, the Church, the Chapel and the pub at present fulfil this role admirably. The school is also important and although it is in Tittesworth parish it is on our border. Where possible our plan should ensure their long-term viability. We also want to look at providing other points of focus which could improve communication and cohesion between all of us in the community, providing benefits to health and well-being.

### V3. A community where suitable businesses can thrive and employ

There are many small businesses thriving throughout the parish and this entrepreneurship should be encouraged. We want an environment which encourages people to set up a range of businesses, giving employment opportunities for local people.

### V4. Conservation

Our location is beautiful being blessed with both the Roaches and Tittersworth Water. Any improvements we make must enhance the special character here and our quality of life. We welcome the many visitors who want to share this beauty, but the numbers are such that careful management is required so as not to spoil what we have.

*These were the Visions we had at the beginning of the Leekfrith Neighbourhood Plan project. It transpired that we found there was nothing within the scope of Neighbourhood Planning ie the development and use of land, that would specifically enhance the long term viability of our focal points as laid out in Vision 2, so no policies were developed for Vision 2.*

*A large proportion of our Parish is in the Peak District National Park so we found that locally there was no appetite to identify areas of land for specific extra conservation measures as protection was already thoroughly in place.*

*The project concentrated therefore on the issues parishioners were most enthused about which were housing, business and issues arising from tourism.*

## 5. Neighbourhood Plans and the Planning System

5.1 The parish of Leekfrith is partly in the Peak District National Park and partly in the Staffordshire Moorlands District Council area. Neighbourhood Plans must have regard to national policy, be in general conformity with local policies and contribute towards the achievement of sustainable development.

5.2 To this end the Peak District National Park Authority's Development Plan, (Local Development Framework Core Strategy 2011 and Development Management Policies 2019) and SMDC's Core Strategy and the emerging Local Plan have been considered.

5.3 The Neighbourhood Plan gives local people the power to decide where new housing should go and how the Parish should develop. Without this Neighbourhood Plan, these decisions would be made by either the Peak District National Park Authority for those areas inside the Peak District National Park or by Staffordshire Moorlands District Council for the rest.

## 6. Evidence for Policies and Legal Compliance

6.1 The Neighbourhood Plan has emerged from significant research and consultation and this is presented as part of the policy evidence base in Appendices and in the Consultation Statement. The Basic Conditions Statement demonstrates the Neighbourhood Plan's compliance with legislation.

- Appendix 1 Our survey to parishioners
- Appendix 2 Our survey analysis overview
- Appendix 3 Housing needs survey
- Appendix 4 Data on illegal car parking on the Roaches

## 7. The Policies

### 7.1 REDEVELOPMENT OF UPPER HULME MILL

7.1.1 Our parish is very rural and even the centres of population are no more than a few houses. In line with national policies the emerging Staffordshire Moorlands Local Plan has an aspiration, based on historical data, that 4-8 “windfall” unplanned dwellings will transpire during the lifetime of this plan within the SMDC part of the parish. There is no requirement for this Neighbourhood Plan to identify specific plots. In the past, local people have been much more creative in their identification of suitable plots than anyone in the political system.

7.1.2 The Peak District National Park has no specific allocation of housing however delivery of dwellings in the National Park counts towards the housing targets set out for constituent local authorities within the Park. So any development in the PDNPA area within the parish will count towards SMDC’s housing allocation.

7.1.3 A housing needs survey in the parish, conducted in October 2014, identified a need for three houses during the next five years. There was also an indication of the desire for older people to ‘downsize’ but stay in the area, and for a mix of housing types to suit young families.

7.1.4 From our vision we would like to build houses for the young and the not so young and initially we considered allocating plots of land in Meerbrook for possible development. After consultation we dropped this idea because the sites were unlikely to become available, they were not particularly efficient sites and there was little support in Meerbrook.

7.1.5 Conversely the industrial site in Upper Hulme offers land for building of houses and industrial units which is supported by the owners, is supported by the parishioners, would enhance the visual amenity of the area and its development is supported in general by the planners of the PDNPA.

7.1.6 After much consultation with PDNPA planning officers and the Upper Hulme Mill owners, it was determined that the site does have the potential to be redeveloped – subject to the owners’ permission. Policy 1 and the associated site plan indicate what may be possible in terms of demolition, house building and new industrial units.

7.1.7 A very small part of the proposed development site lies beyond the Leekfrith Parish boundary (the brook running through the site). It is acknowledged that the LNP has no authority beyond the neighbourhood area boundary. However we would hope that any redevelopment would include the whole site.

7.1.8 Affordable and open market housing is required. The ratio of affordable to open market housing will depend on the prevailing conditions at the time of application. The number of units will depend on the details of the development and how they are integrated within the site as a whole. There is enough land available to far exceed any conceivable requirements of the parish (possibly 40+), but no limits should be applied as an increase in population will enhance the long term viability of the community.

7.1.9 Parking on the main road through the hamlet of Upper Hulme would cause significant problems as highlighted by parishioners in the area.

## **Policy 1: Redevelopment of Upper Hulme Mill**

A. Redevelopment of the Upper Hulme Mill site broadly in line with the requirements set out below, and as indicated on the site plan (figure 2) is supported:

(i) in the red hatched area, significant enhancement of the site and its surroundings is required by removal of non-traditional structures and buildings and the replacement with new build, traditionally designed dwellings with sufficient vehicle parking to ensure no additional on-road parking results.

(ii) in the blue hatched area all the existing traditional buildings should be retained. Conversion to new dwellings/apartments, holiday accommodation, and B1 business (small craft businesses with ancillary retail) will be supported.

(iii) in the green hatched area, general industrial use is the established use but other acceptable uses include affordable local needs housing and/or B1 light industrial units, subject to proposed uses being compatible with nearby uses.

B. All development proposals must include a detailed site-specific flood risk assessment and demonstrate the suitability of the proposals taking into account any mitigation measures.

C. All development proposals must include sufficient vehicle parking provision to ensure no additional parking on the main road through Upper Hulme results.

D. Any application for development should be supported by a Preliminary Ecological Appraisal and a Habitat Regulations Assessment to determine if proposals would affect the South Pennine Moors Special Area of Conservation and Peak District Moors Special Protection Area.

E. All development proposals must include results of a contamination survey and demonstrate necessary mitigation appropriate to the use proposed.



**Figure 2**

## **7.2. FULL TIME RENTAL OF HOLIDAY COTTAGES**

7.2.1 There are several holiday cottages in the parish. These tend to be developed from outbuildings of existing farms, as such they are sparsely distributed within the parish and do not encroach upon the character of the parish.

7.2.2 Some of these holiday cottages suffer from under occupation through lack of demand or the owners no longer being interested or capable of injecting the work required by the high demands of the holiday rental market. This creates a situation where the parish has under-occupied dwellings yet no accommodation for young families, or older residents wishing to downsize. Conversion of holiday cottages for use as long term rental within the PDNP is subject to strict controls. We have worked with the PDNPA and SMDC to facilitate relaxation of these controls in certain circumstances so as to better match the needs of residents and tourists with the dwellings available.

7.2.3 The flexibility outlined in policy respects the tourist nature of the area, whilst offering change of use between two types of residential use (ancillary holiday use and ancillary residential occupation). Depending on the nature of the holiday accommodation, this may provide rented accommodation for people desiring or needing to live in the parish, but for whom purchase of a house is impossible.

7.2.4 The flexibility will be a temporary arrangement subject to review. This policy continues to address National Park and SMDC purposes of conservation and tourism, whilst offering scope for people to stay and enjoy the National Park in line with demand. It also offers the community a way to address some of its concerns over the range of accommodation available to sustain it.

### **Policy 2: Full time rental of holiday cottages**

The renting of ancillary holiday accommodation, on the general rental housing market will be supported provided:

i. either the ancillary holiday accommodation has been made available for holiday use through recognised marketing channels for holiday accommodation for the whole of the two years prior to the application, at a competitive price for the size and standard of the accommodation offered, and such marketing shows a lack of demand that proves that holiday use of the accommodation is unviable; or there is evidence provided that the ancillary holiday accommodation cannot be operated as ancillary holiday accommodation by the current owners for other non-financial reasons such as age or infirmity; and

ii. the ancillary holiday accommodation has adequate indoor and outdoor living space and is not so closely related to adjoining properties that permanent residence would cause unacceptable harm to their amenity; and

iii. the letting of the property for other than ancillary holiday use requires no additional infrastructure; and

iv. the ancillary holiday accommodation remains under the control of the owner of the main house to which the accommodation is ancillary.

Where the above criteria are satisfied, proposals will be supported on a temporary basis for 2 years.

## 7.3. PARKING ON THE NARROW ROADS THROUGHOUT THE PARISH

7.3.1 Throughout the parish the roads are very narrow and completely unsuitable for car parking. Any car parking that does take place causes unacceptable congestion, safety issues and difficult access for farm and emergency vehicles. Any development that would directly or indirectly lead to car parking on these roads should not be permitted.

### **Policy 3: Parking on the narrow roads throughout the parish**

The majority of roads in the parish are narrow, and have soft verges. Any development proposal must provide a transport statement that considers the parking implications of the proposal. To be supported development proposals must demonstrate that they will not result in additional on-road vehicle parking.

## 8. Non-policy Community Aspirations

### 8.1 PARKING AT THE ROACHES

8.1.1 Visitor parking on the Roaches has been a problem for at least 3 decades and a number of attempts have been made to solve the problem without success. On good weather days at the weekend the numbers of cars visiting the Roaches substantially exceeds the capacity of the present car parking. Cars then park on the verges and on bends making access difficult for anyone to get through. Parishioners are sometimes trapped in their homes due to cars parking in their driveway. There are many non-transport accidents on the Roaches as it is a well used climbing location and emergency vehicles often have difficulty gaining access. Farm businesses in the area stop operations outside the farm at weekends because of the difficulty of access. Farms are 24/7 businesses so this is a significant problem.

8.1.2 Even though other parts of the National Park with comparable visitor numbers such as Stanage Edge and Dovedale have adequate car parks the PDNPA has consistently denied an adequate facility at the Roaches.

8.1.3 We have investigated a new approach in conjunction with Staffordshire Wildlife Trust (SWT) which now manages the Roaches. We are proposing an overspill car park, which will operate on those good weather days when there is not enough space in the lay-byes, by using the 28 day rule for using land or buildings for an alternative use without the need for formal planning consent.

8.1.4 A suitable piece of land has been identified (see figure 3 below). It is envisaged that temporary removable ground protection matting will be required to make this facility accessible throughout the year. Funding will be required for this development to go ahead.

### **Parking at the Roaches**

This plan supports the alternative use of the land specified in Figure 3 for car parking for up to 28 days per calendar year.



Figure 3

# Leekfrith Parish Neighbourhood Plan

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## Appendix 1

Dear Parishioner,

**This letter contains important information, together with a survey that we would ask you to complete and return to us in the s.a.e. provided.**

Background (Why we need a Neighbourhood Plan):-

- The government has given local neighbourhoods the chance to have a greater say in how their communities develop over the next few years.
- Whilst local planning authorities have always taken into account the views of the local community when responding to potential planning applications in their area a Neighbourhood Plan is a formal document which adds strength to those views when these applications are considered.
- Leekfrith Parish does not currently have such a plan, but we are preparing one, and we need you help as part of our consultation process.
- Without such a plan we have a much weaker voice in terms of local planning issues
- .....so PLEASE, complete and return the survey in the S.A.E. provided and help us to plan for the future of Leekfrith Parish. You can also scan the completed survey and email to bobfoster4722@gmail.com or just send your answers in an email.

Background (What we have done so far):-

- Drafted a 'Vision' document trying to encapsulate how we would like the Parish to look in 15-20 years' time. This includes such issues as housing, employment, facilities, the environment, and the community.
- Been in contact with Peak District National Park Authority (PDNPA) and Staffordshire Moorlands District Council (SMDC) about the guidelines we should work within.
- Made good progress on identifying some areas which may be developed for the benefit of the community.
- Made some progress in drafting a set of Policy Statements which we think should be at the heart of our Neighbourhood Plan.

What do we ask of you now? :-

**Complete the survey and return it to us!** ..... this will help us to shape the 'Vision' statement and the Policy Statements. These might sound a bit bureaucratic, but they are important because they lay down the things that we stand for.

If you would like to be involved in your neighbourhood plan, you'd be very welcome so please get in touch via the telephone or e-mail (details below). We hope we can count on your support.

Yours sincerely,



Robert (Bob) Foster, Neighbourhood Plan Co-ordinator for Leekfrith Parish Council

# Leekfrith Parish Neighbourhood Plan

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## Leekfrith Neighbourhood Plan (LNP) Survey 1

Your name	
Telephone and email address	

### Question 1

The 'Vision' Statement is shown below. How strongly do you agree with it? (Choose the most appropriate number, and then add any comments you wish). Use separate paper if comment area too small.

Strongly agree 5	4	3	2	Strongly disagree 1
------------------	---	---	---	---------------------

### Vision

To develop a Neighbourhood Plan that will help to maintain, enhance and secure the longevity of the community in the Leekfrith Parish.

#### A community of all ages.

As in many rural communities the average age of our population is increasing. The lack of suitable housing makes it difficult for younger people to buy a house in the village. At the other end of the age range, many older people in the past have left the community they love because they cannot down-size to a smaller home within the community. We want to have housing suitable for all ages so that our community can remain flourishing and sustainable.

#### Where the focal points of our community are valued and protected

All communities need places of focus. In our community the Village Hall, the Church, the Chapel and the Pub at present fulfil this role admirably. The school is also important and although it is in Tittesworth parish it is on our border. Where possible our plan should ensure their long-term viability. We should also look at providing other points of focus which could improve communication and cohesion between all of us in the community, providing benefits to health and well-being.

#### A community where suitable businesses can thrive and employ

There are many small businesses thriving throughout the parish and this entrepreneurship should be encouraged. We want an environment which encourages people to set up a range of businesses, giving employment opportunities for local people. However, an essential part of business these days is internet access. There are many parts of the parish where this is very poor and we must take steps to improve this.

#### Conservation

Our location is beautiful being blessed with both the Roaches and Tittesworth reservoir.

Any improvements we make must enhance the special character here and our quality of life. We welcome the many visitors who want to share this beauty, work with our businesses or even decide to live here, but the numbers are such that careful management is required so as not to spoil what we have.

# Leekfrith Parish Neighbourhood Plan

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## Question 2

Upper Hulme Mill, a large dilapidated brown field site, may provide a great opportunity to provide many housing units which may fulfil and exceed the needs of the parish and thereby enhance the sustainability of the community by increasing the viability of local services such as the school.

With the help of PDNPA we have made very good progress on this, developing a preliminary plan (appendix one) which conserves the old buildings, allows demolition of the dilapidated buildings and encourages some development which could house young and older residents, as well as some business units. These plans would only progress if the owners are in agreement and a developer(s) can be found. However the plan is a framework for the owners and potential developers to work from.

Do you agree with what we are doing here?

Strongly agree 5	4	3	2	Strongly disagree 1
------------------	---	---	---	---------------------

Comments. Please use separate paper if comment area too small	
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Do you have any other ideas that we could do with this site?

Comments. Please use separate paper if comment area too small	
---	--

# Leekfrith Parish Neighbourhood Plan

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## Question 3

In Meerbrook village we have identified, with SMDC and the PDNPA, two potential sites (see appendix two), which could be developed for affordable housing. These sites would only be developed if the owners of the sites want such a development and only if there is a proven local need.

The idea of putting these in the Neighbourhood plan would be that these sites would be the only sites within Meerbrook supported by the local community. These sites were chosen because they were within the existing curtilage of the village, were infill rather than a standalone development and did not interfere significantly with the view of the Roaches. The village needs 'affordable' housing, and this would have to be semi-detached or terrace in order to meet current guidelines of affordability. Do you agree with the sites chosen?

Strongly agree 5	4	3	2	Strongly disagree 1
------------------	---	---	---	---------------------

Comments. Please use separate paper if comment area too small	
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## Leekfrith Parish Neighbourhood Plan

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### Question 4

There are a number of holiday cottages in the parish which may be under-occupied and the owners may wish to let out these properties as full time lets. Allowing full time letting would create housing for local people and attract new people to the parish so enriching our community. We are negotiating with the PDNPA to include this as a local policy in the neighbourhood plan.

Do you agree with this approach?

Strongly agree 5	4	3	2	Strongly disagree 1
------------------	---	---	---	---------------------

Comments. Please use separate paper if comment area too small	
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### Question 5

Visitor parking on the Roaches has been a problem for at least 3 decades and a number of attempts have been made to solve the problem. In conjunction with Staffordshire Wildlife Trust (SWT), we are proposing an overspill car park which will operate on those good weather days when there is not enough space in the lay-byes. We have made good progress on this, having identified a suitable patch of land on Windygates Farm and a surface which will blend in with the surroundings. The challenge now is to find funding to finance the construction.

Do you support this approach?

Strongly agree 5	4	3	2	Strongly disagree 1
------------------	---	---	---	---------------------

Comments. Please use separate paper if comment area too small	
---	--

### Question 6

Do you have any other suggestions which could be taken forward in a neighbourhood plan?

Comments. Please use separate paper if comment area too small	
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# Leekfrith Parish Neighbourhood Plan

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## Appendix 2

### Leekfrith Neighbourhood Plan.... Survey Analysis Overview

The survey questionnaire was sent out to all occupied properties in the parish, 160 properties. 40 questionnaires were returned, the percentage return therefore was 25%. The following points have become evident as the survey was analysed.

1. Support for the vision was very high at an average of 4.5 out of 5.
2. Support for the development of Upper Hulme Mill was again high at 4.2, however there is concern about parking and the suitability of the road to the Mill. Actions... Parking will be addressed in the policies governing development ie a certain number of parking spaces per housing unit would be required. Also moving industrial units away from the main thoroughfare would eliminate the issues we have with loading/unloading. The roadway has been assessed by Staffordshire Highways and their judgement is that the increase in traffic will be marginal as the volumes are relatively high, due to tourism, and there has been significant HGV traffic along that road for many years.
3. There was support for the possible affordable housing sites in Meerbrook at an average of 3.8, but there was strong disagreement from within Meerbrook itself. Actions... On reflection the parish council have decided not to continue with this policy, instead deciding that it will be better to address the issue of affordable housing as and when a request arises. The sites that we identified, although acceptable to the PDNPA and SMDC, are unlikely to become available in the medium or even long term and there is a much greater likelihood of affordable housing being built on the Upper Hulme Mill site.
4. The possibility of a holiday cottage owner being able to choose whether or not to offer full time rent had good support at 4.2. Actions There was some concern that the rents would be too high for local people but according to Whittaker and Biggs estate agents the premium would only be of the order of 10% against a similar property in Leek. The rationale for this policy is that holiday cottages across the Peak Park are occupied for about 25% of the year, which means there is a substantial body of housing stock being under-utilised.
5. The Roaches overspill car park was very well supported at 4.4. Actions.. Finance for this project has proved to be impossible at present so the concept will be included in the Neighbourhood Plan so that it can be pursued when finance can be found.
6. There is great concern about parking within Meerbrook village due to the popularity of the local pub. Actions. Leekfrith parish council is engaging with Severn Trent and the Lazy Trout to see if an extension to the Lazy Trout car park is possible. This is progressing very quickly so will not be included in the Neighbourhood Plan.

# Leekfrith Parish Neighbourhood Plan

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## Appendix 3

### Leekfrith Parish Housing Needs Survey 2014



# Leekfrith Parish Neighbourhood Plan

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## Introduction

During May 2014 Staffordshire Moorlands District Council undertook a housing needs survey with the support of Leekfrith Parish Council. Survey forms were posted out to 152 households within the Parish and 2 former resident households identified as 'parish leavers', there was a low 17% response rate. All responses returned up to and including 18th July 2014 were analysed, results are shown in Appendix 1. The aim was to give every household the opportunity to have their housing need assessed and to identify households who are in housing need in the local community.

## Key Findings

### Local resident views regarding affordable housing provision

The survey gives local residents the opportunity to give their opinions about affordable housing and gauges the level of community support for the provision of affordable homes to meet local need. There can be legitimate concerns about the development of affordable housing and opposition can also be about the development of lower priced or rental properties and the type of person who is likely to live in these properties and whether they may be associated with the local area. 69% households surveyed are in favour of a small development of affordable homes for local people. Comments in relation to affordable housing provision within the Parish are shown in Appendix 1.

Respondents also identified the following sites as potentially suitable for small scale affordable housing development for local people with recognition that development opportunities are informed and restricted according to PDNPA planning authority policy.

- Upper Hulme Village
- Where people could use their own land
- Old MOD/ Army base in Blackshaw Moor and Moss Rose Public House
- Disused yard in Blackshaw Moor
- Centre of Meerbrook - either side of New Road

7 households identified themselves as in housing need. 6 currently live within the Parish and local connections are also gained through close family, previous residence and employment. 2 households are single adults (0-24), 1 single adult (under 55), 3 couples (over 55 or requiring level access accommodation) and 1 a couple with children. Households consider current accommodation unsuitable because of 'health or mobility problems', 'too small', 'too big', 'need single level access or adapted accommodation', 'too expensive' or/ and 'need to live independently'. Accommodation is required now, within 1 to 3 years, and 3 to 5 years. If these households could not live in their first area of choice they would be willing to move between 1-4 miles away. There are multiple reasons (e.g. education, job prospects, social excitement, cultural opportunity, reduced travel needs) other than access to housing that may encourage people to move towards urban areas.

The table below is only based on the survey respondents' self-identified need and stated preferences, which shows preference for 2 and 3 bed properties.

Accommodation & bedroom preferences (without open market and available social housing filter) TOTAL (more than total no. households in need as some respondents made >1
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## Leekfrith Parish Neighbourhood Plan

selection)	1 bed	2bed	3 bed	4+ bed
House		13	3	1
Flat				
bunglaow			2	

### Analysis of need in context of open market

The above results are based only on the survey respondents' self-identified housing need and stated preferences. Preferences may be informed by aspirations towards longer term family formation, adaptations relative to lifetime requirements, additional spare bedrooms as opposed to current household make up and financial circumstances within the local market context.

Further analysis within Appendix 2 and below takes into account:

- Affordability information from [www.housingintelligence.co.uk](http://www.housingintelligence.co.uk)
- Financial information for each household
- Prevailing open-market conditions
- Social housing availability and eligibility

a) 3 households identifying as in housing need could meet their stated preferences by buying on the open market, own a property with no mortgage and do not wish to be considered for affordable home ownership or rented as provided through a housing association and shall be discounted from further housing need consideration. This was determined by using financial information provided and recent sales information shown below.

Area	Property type	Selling/purchase price (£)	Date of sale/advertising
Upper Hulme	3 bed terrace	154,450	advertised 14/07/2014
Upper huulme	3 bed semi	147,000	Sold 14/3/14
Upper Hulme	2 bed detached	150,000	Sold 16/4/14
Swythamley	4 bed detached	807,000	Sold 4/6/13

(rightmove website)

There is a low turnover of properties generally in the Dane Ward, with low availability of market entry level accommodation (flats/ terraced) and higher priced detached properties available more frequently.

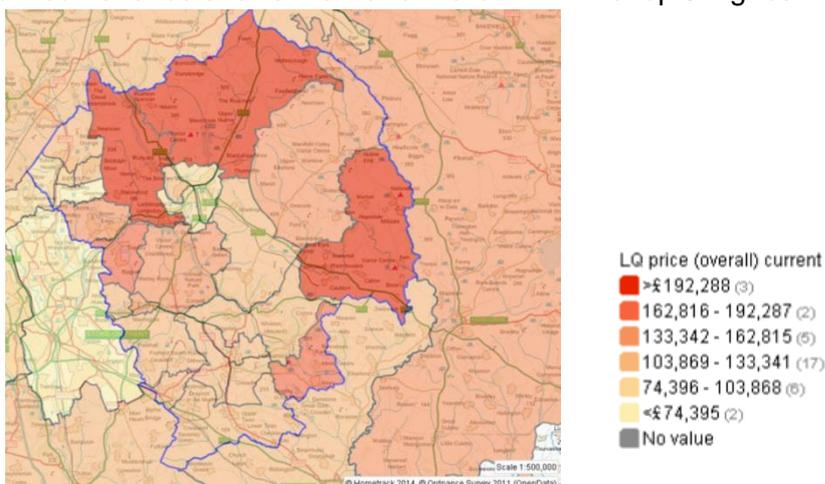
	Terraced	Semi-detached	Detached	Flat/maisonette	total
2009	Not available	2	2	Not available	4
2010	Not available	2	7	Not available	7
2011	3	Not available	7	Not available	10
2012	Not available	3	10	Not available	13
2013	1	2	6	Not available	9

(home track website)

The average property price in the Dane Ward (based on sales) is £235,000 compared to the District wide average of £170,043. £150,000 represents a lower quartile or entry level property price within the Dane Ward. Analysis of affordability based on the relationship between personal (individual) incomes and house prices shows that ten times an individual income would be required to purchase in the Dane Ward, which can be expressed as a ratio

## Leekfrith Parish Neighbourhood Plan

of 10:1, compared to the District ratio of 5.8:1. Below comparison of the lower quartile house price to income ratios shows the Dane Ward within the top 3 highest wards.



The cost of renting privately per week in the Dane Ward is shown below, however 1 bed accommodation in the parish area is negligible.

	Average (£)	District average rent comparison	30th percentile (£)	80% Average (£)
1 bed	95	87 -9% higher	89	76
2 bed	146	103 - 42% higher	118	117
3 bed	149	130 - 14% higher	132	119

(hometrack website)

b) One of the households identifying as in housing need did not provide sufficient financial information to be able to judge whether their needs could be met by the open market. In these cases affordability data can be used as a proxy for personal financial information.

	% of households priced out of the market	
	Staffordshire Moorlands	Dane Ward
FTB households - flat	38.44	Not available
FTB households - terraced house	47.24	48.87
FTB households - semi-detached house	61.84	48.87
FTB households - detached house	74.09	85.67

## Leekfrith Parish Neighbourhood Plan

Owner occupier household - flat	38.44	Not available
Owner occupier household – terraced house	38.44	40.72
Owner occupier household – semi-detached house	54.98	40.72
Owner occupier household – semi-detached house	68.42	82.5

(hometrack website)

With nearly 50% of first time buyers priced out of the open market and the information provided it can be assumed that this household would not be able to meet their needs on the open market

### **Availability, eligibility and turnover of social housing stock**

The majority of social housing allocations in Staffordshire Moorlands are facilitated through Staffordshire Moorlands Homechoice choice based lettings. Your Moorlands (LSVT) and most registered social landlords use this system and the accompanying website. The eligibility criteria can be used to 'translate' the stated 'property preferences' of households/individuals in need, into 'actual need'. Single adult households would only be eligible for 1 bed housing association properties. They would be considered for 1 bed intermediate (shared ownership/ equity) options and national Help to Buy guidance around affordable home ownership options does suggest that the purchase of a property with an additional bedroom above a households current requirements may be permitted to ensure that growing families can access suitable homes.

Existing social housing in the Leekfrith Parish provides for families with 2x3 bed and 2x2 bed shared ownership properties in Meerbrook.

### **Other areas of housing need (housing register & parish leavers)**

A further indicator of need can be determined from households registered on a Housing Register. There are currently 66 households that have registered on Staffordshire Moorlands Homechoice with an interest in 'Leekfrith' area. None of these households currently reside within the Leekfrith Parish area. Therefore it can be taken that there are no additional households registered on Staffordshire Moorlands Homechoice in need of affordable housing within the Parish area. This does not include;

- Those that have selected 'anywhere' as an area of choice on Moorlands Homechoice.
- Those that may have a local connection to the Leekfrith Parish through means other than residence, people with a local connection to the Parish who have moved away and may wish to return.

Housing need survey respondents identified 2 Parish Leavers, 'former Parish residents that left within the last 10 years because they could not afford to buy/ rent a home in the area'. These Parish Leavers were sent surveys however failed to respond.

### **Planning context**

Planning policies that address housing can be found in PDNPA saved Local Plan policy LH1 and Supplementary Planning Guidance<sup>1</sup> (SPG) which supplement the Local Development Framework Core Strategy (adopted October 2011) policies DS1: Development strategy, HC1: New housing, HC2: Housing for key workers in agriculture, forestry or other rural

## Leekfrith Parish Neighbourhood Plan

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enterprises. These policies address important considerations; quantifying affordable housing need, restricting occupancy to those who qualify and the size and type of home that will be acceptable.

Saved Local Plan Policy LH1: Meeting local needs for affordable housing Exceptionally residential development will be permitted either as a newly built dwelling in or on the edge of Settlements (Policy LC2) or as the conversion of an existing building of traditional design and materials in the countryside provided that:

- there is a proven need for the dwelling(s). In the case of proposals for more than one dwelling, this will be judged by reference to an up to date housing needs survey. In the case of individual dwellings, need will be judged by reference to the circumstances of the applicant including his or her present accommodation; and
- the intended occupants meet the requirements of the National Park Authority's local occupancy criteria (policy LH2). In the case of proposals for more than one dwelling, where the intended occupants are not specified, a satisfactory mechanism to ensure compliance with the local occupancy restriction will be required - normally a planning obligation; and
- the dwelling(s) will be affordable by size and type to local people on low or moderate incomes and will remain so in perpetuity; and
- the need cannot be met within the existing housing stock. Individuals may be asked to provide evidence of a search for suitable property which they can afford to purchase within both their own and adjoining parishes; and
- the requirements of Policy LC4 (design, layout and landscaping standards) are complied with.

Key principles established by HC1 and HC2 policies include:

- Encouraging affordable housing, in a range of settlements identified in Core Strategy DS1, but also by enhancement of sites and buildings elsewhere: working in a consultative manner in each settlement as local need for affordable housing arises rather than allocating land in advance for housing.
- Resisting general demand for new open market housing but permitting some in cases where it is needed to bring about conservation and enhancement in named settlements or of valued buildings,
- Providing for essential worker dwellings, care homes and supported dwellings, and holiday accommodation where possible by re-use of existing buildings of historic or vernacular merit.
- Conversion to incorporate affordable housing, where it can be achieved without compromising viability. It also requires a financial contribution towards affordable housing elsewhere, if there is no evidenced need for affordable housing in the parish subject to the proposal for conversion. There must be an intention to provide affordable homes wherever and whenever that is physically possible within the conversion scheme.
- Principle of permitting open market housing only where: 1. the site or buildings needs conserving or enhancing, and can accommodate more than one dwelling, in which case the Authority will try and secure the best result for both the site or building and the community by permitting a mix of open market and affordable housing. 2. it is needed to secure conservation or enhancement of a site that can only accommodate one dwelling

Who qualifies as a "local" person for the purposes of justifying the need for new affordable homes is defined within saved local plan policy LH2. The definition of people with a local qualification requires a person to have a well-established connection with the area.

## Leekfrith Parish Neighbourhood Plan

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Exceptionally new housing will be permitted for a person with a proven need in accordance with Policy LH1 provided that the dwelling will be occupied by:

a person (and his or her dependants) who has a minimum period of 10 years' permanent residence in the parish or an adjoining parish and is currently living in accommodation which is overcrowded or otherwise unsatisfactory; or □ a person (and his or her dependants) who has a minimum period of 10 years permanent residence in the parish or an adjoining parish and is forming a household for the first time; or □ a person not now resident in the parish but with a proven need and a strong local connection with the parish, including a period of residence of 10 years or more within the last 20 years; or □ a person who has an essential need to live close to another person who has a minimum of 10 years' residence in the parish, the essential need arising from age or infirmity; or □ a person who has an essential functional need to live close to his or her work in the parish, or an adjoining parish within the National Park.

DS1 development strategy indicates what types of development are acceptable in principle in the countryside and named settlements such as Flash. In or on the edge of these settlements new build development will be acceptable for affordable housing provided that an assessment of capacity is undertaken to examine settlement character, pattern, and landscape setting.

### Conclusions

A total of 3 households present with an affordable housing need. These comprise 2 young single households that require accommodation in the near future, within the next 1-5 years. Another large household requires accommodation now.

It is therefore recommended that 2x1 bed and 1x5 units of affordable housing be provided. A 5 bed affordable property would be unusual and exceptional in terms of affordable housing provision and may not meet with future District housing needs, therefore option to readily convert the accommodation to be considered. Similarly Lifetime Homes standards would ensure accessible and inclusive affordable provision.

# Leekfrith Parish Neighbourhood Plan

## Appendix 1: Results

In favour of development	
In favour of small development of affordable homes for local people	69%
of which;	
Identifying as in housing need and in favour of a scheme	27%
Identifying as not in housing need and in favour of a scheme	42%
Identifying as not in housing need and not in favour of a scheme	31%
Identifying as not in housing need and unspecified	0
Total respondents	26

### Comments in relation to affordable housing provision in the Parish for local people

'Individual developments more in keeping with Leekfrith scattered community, several individual scattered homes would be more appropriate to the families in the area where people can use their own land...family size and existing affordable housing...build our own...the only way we could afford to live here' 'Unable to afford housing in the area is in short supply resulting in the younger generation having to leave which is a detriment to the community.' 'Lots of derelict Mills in Leek that would make excellent apartments.' 'Every persons needs are different so a variety of housing is needed e.g. suitable for couples or larger properties for families which are vital fro village life and to help rural schools and communities. At the moment there is very little on offer for families with two or more children.' 'When the dam at the reservoir was built 9 properties were flooded...this forced some families out...moved to Macclesfield and Leek...If some of the land either side of the New Road were purchased this would bring new life back into the centre of the village.'

'Much of the housing is widespread because of the farming community but if owners have to leave due to infirmity there is little in the way of appropriate housing in the village to offer them.' 'Accommodation required for retiring people who wish to downsize and pass their larger house and business (i.e. farm) to their children in order to keep families within the community.' 'Families with children wanting to build their own home...a community needs families to support school, village activities...approve barns for holiday but not homes.' 'We believe that local people should be able to stay in the community that they have grown up in whther it be affordable housing provided to be rented, or housing built by that person/s on their own/ families land or land available to purchase. We need young people to stay here.'

'Houses are required on private land for family members (i.e. within the cartilage of existing buildings) who do not want to move.' '...in favour of a small development of barn conversions which would be more in keeping with the planning designations already in place...'

### Households identifying themselves as in housing need

Number of households	7
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### Household makeup of those identifying as in need

Single adult (16-24 yrs)	2
Single adult (under 55)	1
Couple (over 55/ requiring older persons accommodation)	3
Couple with children	1
<b>TOTAL</b>	<b>7</b>

### Local Connection of households identifying as in need (total more than total

## Leekfrith Parish Neighbourhood Plan

<b>household need as some respondents made &gt;1 selection)</b>			
households in need currently residing in parish	6	average length of time in parish (yrs)	26
households in need with previous residence	1	Average length of time previous parish residence (yrs)	23
households in need with immediate family in parish	3	Average length of time family in parish (yrs)	82
households in need with employment in parish	2	Average length of time employment in parish (yrs)	23

<b>Timescale for housing requirements</b>	
in need now	3
in need within 1 - 3 yrs	1
in need within 3 - 5 yrs	3

<b>How far away would households identifying in need be willing to move?</b>	
0-4 miles	6
No answer	1

<b>Current tenure of households identifying as in need</b>	
Own with a mortgage	1
Own with no mortgage	3
Live in tied accommodation	1
Live with relatives/ friends	2

<b>Why current home unsuitable (total more than total household need as some respondents made &gt;1 selection)</b>	
too small	2
too big	2
too expensive	1
need to be close to family	0
health or mobility problems	3
need to live independently	1
Need single level or adapted accommodation	1

<b>Why wish to live within the Parish? (total more than total household need as some respondents made &gt;1 selection )</b>	
born/ grew up there	3
close family ties	4
currently live	5
employed	1
need to take up employment	0
other	1

<b>Tenure preference of households identifying as in need</b>	
households preferring private rented	
households preferring housing association rented	2
households preferring private home ownership	7
households preferring affordable home ownership	3
TOTAL (more than total no. households in need as some respondents made >1 selection)	12

<b>Accommodation &amp; bedroom preferences (without open market and available social housing filter) TOTAL (more than total no. households in need as some respondents made &gt;1 selection)</b>				
	1 bed	2 bed	3 bed	4+bed

## Leekfrith Parish Neighbourhood Plan

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House		1	3	1
Flat				
bungalow		3	2	

# Leekfrith Parish Neighbourhood Plan

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## Appendix 4

### Number of Cars Parking illegally on the Roaches

Day	Date	Number of cars out of bays
Thurs	14/04/2016	30
Sat	16/04/2016	21
Sun	17/04/2016	42
Sat	30/04/2016	51
Sat	14/05/2016	12
Sat	28/05/2016	36
Sat	11/06/2016	32
Sat	18/06/2016	29
Sat	25/06/2016	31
Sat	2/07/2016	31
Sat	9/07/2016	43

This is from Roaches Hall track to the turning bay and doesn't include the cars parked opposite the tea rooms

Data provided by Staffordshire Wildlife Ranger service.

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

### 1. APPEALS LODGED

The following appeals have been lodged during this month.

<u>Reference</u>	<u>Details</u>	<u>Method of Appeal</u>	<u>Committee/ Delegated</u>
NP/DDD/0820/0713 3270501	Erection of an agricultural barn for the housing of livestock and storage at Dale Farm, Middleton by Youlgreave	Written Representations	Committee
NP/DDD/1120/1077 3270329	Installation of replacement windows and repairs/modification to some window openings at Carpenters Cottage, Winster	Written Representation	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/0120/0101 3260769	Change of use of building from agricultural to holiday Cottage at the Barn Opposite the Old Ore House, Winster	Written Representations	Allowed	Committee

The Inspector considered that although the proposal would introduce some domesticity into the surround area, the external alterations would be kept to a minimum and overall the character of the agricultural building would be retained, and the harm caused to the significance of the building and its setting and on the wider agricultural landscape would be limited. The appeal was allowed.

NP/DDD/0419/0377 3252910	Conversion of former garage and workshop to single dwellinghouse and use as a Class C3 dwellinghouse at The Garrett, High Street, Calver	Inquiry	Allowed	Delegated
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The Inspector considered that Condition 2 of the 2008 permission was a “true” condition precedent and was not discharged in either substance or form so therefore the 2008 planning permission was never implemented, however because the conversion was substantially completed by March 2009 immunity from enforcement action for the unauthorised development had been achieved. The Inspector considered that Condition 18 was not a “true” condition precedent as it was not necessary in order to facilitate the implementation of the approved works. The appeal was therefore allowed.

NP/DDD/1018/0995 3258506	Demolish an unsafe general purpose farm building and replace it with one for the same use. White Rake Farm, Tideswell Moor	Written Representations	Dismissed	Delegated
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The Inspector considered that there was insufficient information or justification about the significance of the non-designated heritage asset to assess or justify the total loss of the barn, nor would it outweigh the harm to the character and appearance of the area in the wider historic landscape. The appeal was dismissed.

NP/SM/0420/0350 3262961	Change of use of an agricultural building to a mixed use of purposes ancillary to a tourism business and storage of land management equipment, and the addition of a below ground rainwater storage tank at Anroach Farm, Quarnford	Written Representations	Allowed	Delegated
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The Inspector considered that the appeal building was suitable for the proposed development and provided an opportunity to support the existing business as well as conserving the landscape and scenic beauty of the National Park. The appeal was allowed.

NP/DDD/1020/0912 3266751	Proposed rear lean-to extension at Sycamore Farm, Biggin	Householder	Allowed	Delegated
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The Inspector considered that the proposed additional expanse of roof would not be significant in size and would not demonstrably alter the overall form of the building and concluded that the proposal would preserve the character and appearance of the area. The appeal was allowed.

NP/SM/0520/0438 3267009	Change of use of workshop to a dwelling including alteration and extension of the building, creation of garden, retention of parking area and relocation of field access at The Workshop, Penny Tree Farm, Alstonefield	Written Representations	Dismissed	Delegated
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The Inspector considered that there was no local need demonstrated so was contrary to policy HC1, and the proposal would also introduce domesticity into the locality, which would harm the general agricultural nature of the listed building and wider setting of the conservation area. The appeal was dismissed.

NP/DDD/1020/0986 3269446	Replace existing wooden sash windows with like for Like UPVC sash windows at 21 Riverside Crescent Bakewell	Written Representations	Dismissed	Delegated
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The Inspector considered that UPVC was not acceptable, and would detract from the character and appearance of the host building and the local area, and would have limited harm to the setting of the Conservation Area. The appeal was dismissed.

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ENF 19/0218 3262757	Engineering and building operations for an extension to the guest house accommodation at Home Farm, Sheldon	Written Representations	Dismissed	Delegated
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The Inspector considered that development did not preserve or enhance the character of the Conservation Area and had a harmful effect on the character and appearance of the host property and the National Park. The harm was not outweighed by any public benefit, including any intended improvements to the existing holiday accommodation. The development also conflicted with the Development Plan as a whole and GSP1, GSP2 and GSP3 of the Core Strategy. The Enforcement Notice was upheld and the appeal was dismissed.

4. **RECOMMENDATION:**

**To note the report.**

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