

# Public Document Pack

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



**Our Values: Care – Enjoy – Pioneer**

Our Ref: A.1142/2734  
Date: 28 October 2021



## NOTICE OF MEETING

Meeting: **Planning Committee**  
Date: **Friday 5 November 2021**  
Time: **10.00 am**  
Venue: **Aldern House, Baslow Road, Bakewell, Derbyshire, DE45 1AE**

SARAH FOWLER  
CHIEF EXECUTIVE



**Link to meeting papers:**

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

## AGENDA

1. **Roll call of Members Present, Apologies for Absence and Members' Declarations of Interest**  
Members are asked to declare any disclosable pecuniary, personal or prejudicial interests they may have in relation to items on the agenda for this meeting.
2. **Minutes of previous meeting of 8th October 2021** (Pages 5 - 12)
3. **Urgent Business**
4. **Public Participation**  
To note any questions or to receive any statements, representations, deputations and petitions which relate to the published reports on Part A of the Agenda.
5. **Full Application - Erection of local needs dwelling on land near Slade Cottage, Monyash Road, Over Haddon - NP/DDD/0321/0257,MN)** (Pages 13 - 24)  
Site Plan
6. **Full Application - Conversion of field barn to dwelling at Twin Dales Barn, field to west of Over Haddon, (NP/DDD/0821/0866), ALN** (Pages 25 - 36)  
Site Plan
7. **Head of Law Report- Planning Appeals (A.1536/AMC)** (Pages 37 - 38)

### 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The Local Government Act 1972 requires that the Authority shall list any unpublished Background Papers necessarily used in the preparation of the Reports.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 Aldern House, Baslow Road, Bakewell, DE45 1AE. 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 D Chapman  
Cllr A Hart  
Cllr A McCloy  
Cllr D Murphy  
Cllr S. Saeed  
Cllr J Wharmby

Cllr P Brady  
Ms A Harling  
Cllr I Huddleston  
Cllr Mrs K Potter  
Cllr K Richardson  
Mrs C Waller

**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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## MINUTES

Meeting: **Planning Committee**

Date: Friday 8 October 2021 at 10.00 am

Venue: Aldern House, Baslow Road, Bakewell

Chair: Mr R Helliwell

Present: Mr K Smith, Cllr W Armitage, Cllr P Brady, Cllr D Chapman, Cllr A Hart, Cllr A McCloy, Cllr Mrs K Potter and Cllr K Richardson

Apologies for absence: Ms A Harling, Cllr I Huddleston, Cllr D Murphy, Cllr S. Saeed, Mrs C Waller and Cllr J Wharmby.

### **100/21 MINUTES OF PREVIOUS MEETING OF 10TH SEPTEMBER 2021**

The minutes of the previous meeting of the committee held on the 10<sup>th</sup> September 2021 were approved as a correct record.

### **101/21 URGENT BUSINESS**

There was no urgent business.

### **102/21 MEMBERS DECLARATIONS OF INTEREST**

#### Item 7

All Members declared that they had received an email from the Agent for this application.

#### Item 8

All Members declared that they had received an email regarding this item.

#### Item 9

Mr Helliwell declared that the applicant was known to him but it was not a close association so he approached the matter with an open mind.

#### Item 11

All Members declared that the application site was owned by the National Park Authority

### **103/21 PUBLIC PARTICIPATION**

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

**104/21 CONSERVATION OF HABITATS AND SPECIES REGULATIONS 2019 - 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)**

The report was introduced by the Planning Officer who explained that the issue to be considered was whether Members agreed that this was an appropriate assessment upon which to base their conclusions for Item 7.

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

**RESOLVED:**

**To adopt the report as the Authority's assessment of likely significant effects on internationally important protected habitats and species under Regulation 63 of the Conservation of Habitats and Species Regulations 2019 (as amended) in relation to the current planning application at Thornseat Lodge.**

**105/21 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)**

Members had visited site the previous day.

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

The following spoke under the Public Participation at meetings scheme.

- Mr Hague, Supporter – Statement read out by Democratic Services
- Ms Deborah Congreve, Supporter – Statement read out by Democratic Services
- Ms Becky Wright, Supporter – Statement read out by Democratic Services
- Mr Len Shepherd, Supporter – Statement read out by Democratic Services
- Ms Julie Firth, Supporter – Statement read out by Democratic Services
- Mr Jacob Couldwell, Supporter - Statement read out by Democratic Services
- Ms Rachel Hague, Supporter
- Ms Charlotte Hague, Supporter
- Sir Richard Fitzherbert, Supporter
- James Thomson, Supporter
- Neil Northrop, Supporter
- Chloe Parmenter, Agent

Members agreed that it was desirable that the building should be redeveloped in order to save it from total dereliction, however several issues of concern were discussed with regards to the application. In particular, it constituted major development in open countryside, the need for detailed and clear information about the viability of other

options and to support the need for enabling development, the lack of sufficient climate change mitigation measures in the proposals, the importance of preserving the front façade of the building, the likelihood of preserving the internal layout, and the impact on the landscape.

The positive impact of the proposed scheme on the local economy was acknowledged, however Members felt that the current scheme could be improved via further communication between Officers and the Applicant.

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

**RESOLVED:**

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

- 1. The development would not be in the public interest and therefore exceptional circumstances do not exist to justify the proposed major development. The proposed development is therefore contrary to policies GSP1, DS1, RT1, E2 and the National Planning Policy Framework.**
- 2. The development would result in very significant harm to Thornseat Lodge, which is a non-designated heritage asset of regional importance contrary to policies L3, DMC3, DMC5, DMC10 and the National Planning Policy Framework.**
- 3. The development would harm valued landscape character, as identified in the Landscape Strategy and Action Plan and tranquillity and dark skies. The development is therefore contrary to policies L1, DMC1, DMC3, DMC14 and the National Planning Policy Framework.**
- 4. The development would not be sited in a sustainable location and has not been designed to mitigate the impacts of climate change. The development does not encourage sustainable transport and would exacerbate the impact of traffic in the local area. The development would not encourage behavioural change or achieve a reduction in the need to travel. The development is therefore contrary to policies CC1, T1, T2, DMT6 and the National Planning Policy Framework**

The meeting was adjourned for a short break at 12.05 and reconvened at 12.15

106/21

**FULL APPLICATION - CHANGE OF USE FROM AGRICULTURAL FIELD TO SITE FOR FIVE MOTOR HOMES, INCLUDING HARDSTANDINGS, NEW ACCESS TRACK AND NEW SITE ACCESS AT CHURCH LANE FARM, CHURCH LANE, GREAT LONGSTONE (NP/DDD/0721/0795, ALN)**

This item was brought forward on the agenda as the speakers had arrived.

Members had visited the site the previous day.

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

The following spoke under the public participation at meetings scheme:

- Mr James Crossan, Objector
- Mr Dan Cox, Applicant

The Planning Officer confirmed that no pre-application advice had been sought so no exploration had taken place as to whether a less intensive use would be more appropriate, or whether there was a better location within the applicant's ownership.

The desirability of providing opportunities for farm diversification was acknowledged, however this had to be considered alongside the impact on the landscape of the proposed development, which members considered would be unacceptable in the proposed location which was in open countryside in close proximity to the boundary of the village conservation area.

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

**RESOLVED:**

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

- 1. The siting of five motorhomes and the associated hardstandings, access track, and associated paraphernalia would cause harm to the established landscape character of the area and setting of the Great Longstone Conservation Area, contrary to Development Management Plan policies GSP1, L1, L3 and RT3 and Development Management Plan policies DMC3, DMC8 and DMR1 and the National Planning Policy Framework. The public benefits would not outweigh the harm that has been identified.**
- 2. By virtue of its close proximity to nearby dwellings, the development would cause harm to residential amenity through noise and disturbance, contrary to Core Strategy polices GSP3 and RT3 and Development Management policies DMC3, DMC14 and DMR1 and the National Planning Policy Framework**

**107/21 FULL APPLICATION - PROPOSED SUBDIVISION OF HOUSE AND LARGE ANNEX TO CREATE TWO INDEPENDENT DWELLINGS. REMOVAL OF DANGEROUS CHIMNEY AT HILL FOOT HOUSE, MAIN ROAD, HATHERSAGE (NP/DDD/0421/0434 SPW)**

A vote to continue the meeting past three hours was carried.

The Planning Officer introduced the report, setting out the reasons for approval as outlined in the report. He confirmed that the Applicant had agreed to repair and retain the chimney so it no longer formed part of the application. Parking issues had also been resolved.

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

**RESOLVED:**



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

1. **Standard time limit.**
2. **Development in complete accordance with the amended plans; Amended Block Plan showing 5 parking spaces , 'E/04A', 'P/03A' 'P/01A', 'P/02A' and specifications, subject to the following conditions or modifications.**
3. **The first floor window on the east elevation of the 2 bedroomed dwelling (labelled 'Annex' on the plans) shall be obscure glazed and shall be permanently so maintained.**
4. **Prior to occupation of the 2 bedroomed dwelling (labelled on the plans 'Annexe') the existing openings on the east elevation shall be infilled with stonework as shown on the approved plans.**
5. **Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 (or any order revoking and re-enacting that order) no alterations to the external appearance of the East facing elevation of the 2 bedroomed dwelling (labelled on the plans as Annexe) shall be carried out without the National Park Authority's consent.**
6. **Prior to the occupation of each dwelling the parking and amenity space for each shall be made available as shown on the approved plans and shall remain available for use as shown throughout the lifetime of the development.**
7. **The chimney shall not be removed.**
8. **All stonework shall be natural gritstone to match the existing**

*Cllr Chapman left the meeting at 13.00.*

**108/21 FULL APPLICATION - FOR THE CHANGE OF USE OF DWELLINGHOUSE AND COTTAGE (C3 USE) TO RESIDENTIAL CARE ACCOMMODATION (C2 USE) AT HARDEN MOSS COUNTRY HOUSE, GREENFIELD ROAD, HOLMFIRTH (NP/HPK/0421/0422, AM)**

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

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

- Andrew Windress, Agent
- Janine Starkey, Applicant

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

**RESOLVED:**

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

1. **Commence development within 3 years.**
2. **Carry out in accordance with specified plans.**

3. **The premises shall be used for the provision of residential accommodation to a maximum of 6 persons in need of care (other than a use within class C3 (dwelling houses) and for no other purposes (including any other purpose in Class C2 of the schedule to the Town and Country Planning (Use Classes) Order 1987 or in any order revoking and re-enacting that order).**
4. **No external lighting shall be installed other than in accordance with a scheme that shall first be submitted for prior written approval by the Authority.**
5. **Submission and approval of travel plan.** 6. **Parking shall be restricted to the spaces within the internal yard area only.**

*Cllr McCloy left the meeting at 13.10.*

**109/21 FULL APPLICATION - ERECTION OF A NEW STORAGE BUILDING TO PROVIDE STORAGE FACILITIES FOR THE ESTATE RANGER SERVICE OF THE NATIONAL PARK (FOLLOWING DEMOLITION OF EXISTING AGRICULTURAL BUILDINGS UNDER PLANNING REFERENCE NP/SM/1017/1043) AT PUMP FARM, SCHOOL LANE, WARSLOW (NP/SM/0721/0816, P6601/ALN)**

The report was introduced by the Planning Officer who outlined the reasons for approval as set out in the report.

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

**RESOLVED:**

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

1. **3 year time limit**
2. **In accordance with amended plans**
3. **Timber boarding including barge board to be stained a dark brown colour at the time of erection**
4. **Remove when no longer required for land management purposes.**

**110/21 MONITORING & ENFORCEMENT QUARTERLY REVIEW - OCTOBER 2021 (A.1533/AJC)**

Members considered a summary of the work carried out by the Monitoring and Enforcement Team over the previous quarter covering the period from July to September 2021.

The Monitoring and Enforcement Team Manager highlighted some specific cases and confirmed that the team were on course to meet their performance target.

**RESOLVED:**

**To note the report.**

**111/21 HEAD OF LAW REPORT - PLANNING APPEALS (A.1536/AMC)**

The Committee considered the monthly report on planning appeals lodged, withdrawn and decided.

It was noted that all the Appeals that had been decided in the month had been dismissed.

**RESOLVED:**

**To note the report.**

The meeting ended at 1.50 pm

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**5. FULL APPLICATION - ERECTION OF LOCAL NEEDS DWELLING ON 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 application was presented to Members of the planning committee by officers at the June 2021 planning committee meeting.
3. At that time the application was recommended for refusal for the following reasons:
  - **The site is outside of any named settlement and the provision of new building affordable housing in such a location is contrary to policy DMH1.**
  - **The application failed 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.**
  - **The application failed 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.**
  - **The development failed to achieve the highest standards of carbon reductions or water efficiency, contrary to policy CC1.**
4. Members discussed the application debating, amongst other things:
  - Whether this site was within or outside of the settlement of Over Haddon
  - Whether – given the farming activity at the site – it might be more appropriate for the applicant to consider an application for an agricultural workers dwelling
  - The lack of needs assessment accompanying the application.
5. Members resolved to defer the application to allow for the applicants housing need to be determined, as well as to provide an opportunity for officers to look in to the potential for the applicant to alternatively pursue an application for an agricultural workers dwelling.
6. Subsequently, the applicant's agent has advised that they do not wish to pursue an application for an agricultural workers dwelling at this time. Given the requirement for an agricultural appraisal for such an application and the uncertainty of any outcome they would prefer to pursue the current application.
7. The applicant has now registered and undertaken a housing needs assessment with the relevant housing authority. This demonstrates that the applicant has a housing need for a two person dwelling.
8. The size of the proposed dwelling has also been reduced since the June planning committee meeting – from 90m<sup>2</sup> to 70m<sup>2</sup>.
9. The primary reason for the original recommendation of refusal remains however; construction of new build housing in open countryside is contrary to planning policy DMH1.

10. 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.
11. Additional climate change mitigation measures have been proposed since the June 2021 meeting, and officers are satisfied that the development would now comply with policy CC1 subject to conditions. The final previous reason for the recommendation of refusal is therefore removed.
12. Notwithstanding this, the location of the dwelling still gives rise to policy principle and landscape objections and there are no other policy or material considerations that would indicate that planning permission should be approved. Accordingly, the application is still recommended for refusal. We do, however, consider that the previously recommended reasons for refusal in respect of housing need and carbon reduction have now been addressed and overcome.
13. The report below has been updated to reflect the changes made, and the additional information provided, since the June 2021 planning committee meeting.

### **Site and Surroundings**

14. 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.
15. Access to the site is off a farm track that leads to the buildings directly off Monyash Road.
16. The neighbouring Slade Cottage is located on the west side of the field.
17. The site is outside of any designated conservation area.

### **Proposal**

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

### **RECOMMENDATION**

19. **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 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.**

### **Key Issues**

20. 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**

21. 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**

22. Derbyshire County Council - Highways – No objections subject to maximising visibility splays within the site and providing adequate parking within it.
23. Derbyshire Dales District Council – No response at time of writing.
24. 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.
25. PDNPA – Archaeology – No comments.

### **Representations**

26. 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**

27. Core Strategy policies: GSP1, GSP2, GSP3, DS1, HC1, CC1, L1
28. Development Management policies: DMH1, DMH2, DMC3
29. National Park designation is the highest level of landscape designation in the UK. The Environment Act 1995 sets out two statutory purposes for national parks in England and Wales:
  - 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
30. When national parks carry out these purposes they also have the duty to seek to foster the economic and social well-being of local communities within the national parks.

### **National planning policy framework**

31. The National Planning Policy Framework (NPPF) was first published on 27 March 2012 and replaced a significant proportion of central government planning policy with immediate effect. The Government's intention is that the document should be considered as a material consideration and carry particular weight where a development plan is absent, silent or relevant policies are out of date. In the National Park the Local Plan comprises the Authority's Core Strategy 2011 and the Development Management 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.

32. Paragraph 176 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

33. 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.
34. 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.
35. 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.
36. 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.
37. 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.
38. Core Strategy policy CC1 states that development must make the most efficient and sustainable use of land, buildings and natural resources.
39. 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.
40. 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

41. 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.

42. 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**

43. 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.

44. 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.

45. 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.

46. Each application must be considered on its own merits though, and we have made our own assessment of the location.

47. 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.

48. 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.
49. The proposal is therefore contrary to policy DMH1 of the Local Plan.
50. The applicant's 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.
51. 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.
52. 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

53. 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.
54. 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
55. Since the application was presented at the 2021 planning committee meeting further evidence of housing need has been provided.
56. The needs assessment submitted states that the applicant has a need for a 1 bedroom property for a couple, but that they may be able to bid on two bedroomed social properties where there is otherwise low demand for this type of property.
57. For the purposes of policy DMH1 it is therefore concluded that the applicant is in housing need.

#### Size of proposed dwelling

58. The proposed dwelling has been re-sized and designed since the application was heard at the June 2021 planning committee meeting. It now has an approximate floorspace of 70m<sup>2</sup>, down from the 90m<sup>2</sup> proposed previously.
59. 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.

60. 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.
61. As detailed above, the identified need is for a one bedroom property. The Authority's adopted policies set out size thresholds based on persons rather than bedrooms however. The needs assessment does record that the identified need is for a couple, and so the starting point is that a two person dwelling of 58m<sup>2</sup> is the maximum size that could be supported. However, the needs assessment does also include a degree of flexibility, noting that it may be possible for the applicant to bid on two bedroom properties in some circumstances. On that basis, the 70m<sup>2</sup> dwelling now proposed – which equates to a three person dwelling under the thresholds set out by policy DMH1 – is not unduly large and raises no objections.

#### Design, siting and landscape impacts

62. Whilst the size of the dwelling has been reduced since the application was last considered by Members in June 2021, the design and massing of the property broadly follow the local building traditions.
63. Nevertheless, 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.
64. 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.
65. 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.
66. 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.
67. In terms of materials (limestone walling with a blue slate roof) and other general design details, the dwelling would reflect the local building traditions.
68. 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

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

### Highway considerations

72. 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.
73. 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.
74. The development raises no further highway safety or amenity issues.
75. It is therefore concluded that safe access to the site could be achieved in an acceptable manner subject to conditions.

### Climate change mitigation

76. The climate change mitigation measures set out by the proposal have been improved since the application was last present to the planning committee in June 2021.
77. The supporting planning statement advises that all insulation used would be A rated by the Building Research Establishment, all other materials – including concrete – to be from local sources, that rainwater harvesting will be undertaken, and that the building would be heated by an air source heat pump.
78. Details of the heat pump have not been provided, but could be secured by condition if permission was granted.
79. Overall, the development is now concluded to meet the requirements of policy CC1.

### Conclusion

80. The development would amount to the provision of new build affordable housing in the open countryside and is therefore unacceptable in principle, conflicting with policy DMH1.
81. 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.
82. 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

83. None arising.

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

84. None

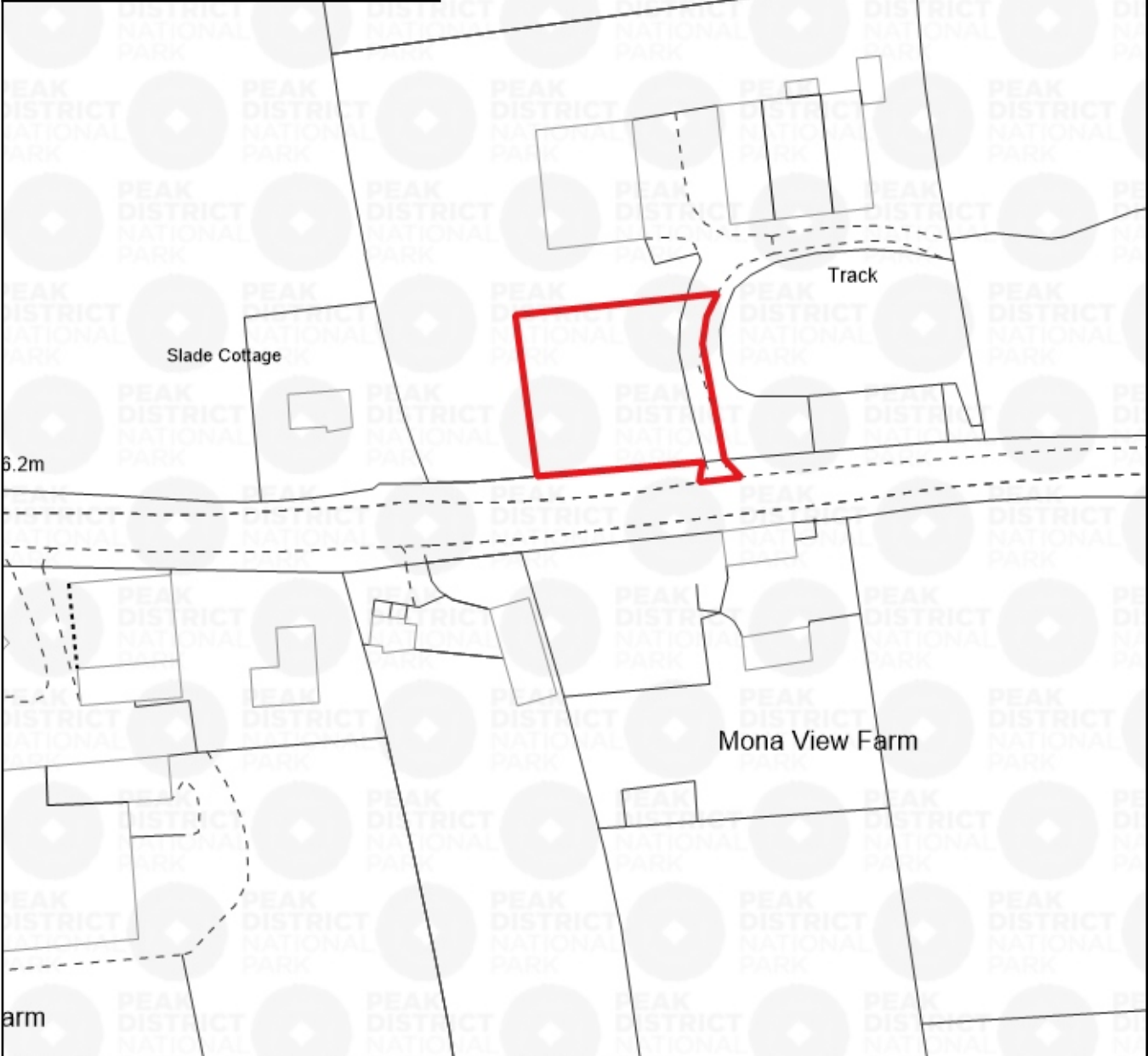
**Report Author and Job Title**

85. Mark Nuttall, Senior Planner


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Committee Date:	5th November 2021	<b>Title:</b> Land near Slade Cottage, Monyash Road, Over Haddon	 <b>PEAK DISTRICT NATIONAL PARK</b>
Item Number:	Item 5		
Application No:	NP/DDD/0321/0257		
Grid Reference:	420484, 366581		

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**6. FULL APPLICATION - CONVERSION OF FIELD BARN TO DWELLING AT TWIN DALES BARN, FIELD TO WEST OF OVER HADDON, (NP/DDD/0821/0866), ALN**

**APPLICANT: MR NEIL MYCOCK**

**Summary**

1. The application site is an isolated field barn located in open countryside 1.3km to the west of Over Haddon and approximately 700m from the nearest other building. The barn is a non-designated heritage asset and is a highly prominent in the landscape.
2. It is proposed to convert and extend the barn to create a single open market dwelling.
3. The proposed extension of the field barn would cause harm to its character and significance.
4. The domestication of the isolated field barn and its surroundings would cause significant harm to the setting of the building and the distinctive fieldscape in which it sits, resulting in harm to the landscape character and special qualities of the National Park.
5. The application is recommended for refusal.

**Site and Surroundings**

6. The application site is an isolated field barn located in open countryside 1.3km to the west of Over Haddon and approximately 700m from the nearest other building.
7. The building is a two storey former cow house with hayloft over. It is constructed in natural limestone with gritstone dressings. The roof is collapsed but was previously covered with stone slate. There are the remains of a former single storey off-shot to the south west.
8. Access is gained via a roughly surfaced track from an unclassified road to the north west.
9. 250m south of the site is Lathkill Dale, which is designated as a SSSI, a SAC and a National Nature Reserve.
10. An unauthorised static caravan is sited to the south east of the barn and is currently occupied by the applicant. A field to the south of the building is being operated by the applicant as a camping and caravanning site and this is currently the subject of an enforcement enquiry.

**Proposal**

11. Planning permission is sought for the conversion of the barn to a two-bedroomed open market dwelling. A kitchen/diner and living room would be provided on the ground floor and two bedrooms and bathroom on the first floor. The single storey off-shot would be re-built and extended to the south west by approximately 1.5m. It would contain an office, utility room and bathroom.
12. A residential curtilage would be created in areas to the south-west and south-east, which are currently demarked by dilapidated stone walls
13. Parking space for two vehicles would be provided on land adjacent to the barn to the south east.

## **RECOMMENDATION:**

### **14. That the application be REFUSED for the following reasons:**

- 1. The development would cause harm to the significance of the field barn as a heritage asset and its setting. Consequently, it would not deliver conservation or enhancement of a valued vernacular building. The proposals are therefore contrary to Core Strategy policies GSP1, GSP2, L3 and HC1; Development Management policies DMC3, DMC5 and DMC10 and the National Planning Policy Framework.**
- 2. The creation of a new dwelling in this isolated location within the open countryside and the domestication of the site would result in harm to the landscape character and scenic beauty of the National Park. The proposal is therefore contrary to Core Strategy policies GSP1, GSP2 and L1, Development Management policies DMC1 and DMC3 and the National Planning Policy Framework.**

## **Key Issues**

- Principle of Development
- Impact on the significance of the heritage asset and its setting.
- Highways
- Ecological considerations
- Climate change mitigation

## **History**

15. March 2021 – enforcement case opened and Planning Contravention Notice served with regard to (a) change of use of agricultural land for the purposes of caravanning, camping and siting of a residential caravan and (b) erection of a building. Following the response, the applicant was advised to consider submitting an application for a Lawful Development Certificate for the camping and caravanning use. An application has not been received. The applicant was then advised to remove static caravan by end of September 2021.

## **Consultations**

16. **Highway Authority** – *‘The application site is remote from the public highway, located on a Un-named Road between Over Haddon and Haddon Grove Farm, the Road is unclassified and subject to the National Speed Limit, however, in view of the roads single vehicular width, limited passing placings in the vicinity of the site and the close proximity to a junction vehicle speeds are likely appropriately low. Nonetheless, it is recommended that the entire site frontage shall be kept clear, and maintained thereafter, clear of any obstruction exceeding 1m in height (0.6m in the case of vegetation) relative to the road level for a distance of 2m into the site from the carriageway edge in order to maximise the visibility available to drivers emerging from the existing vehicular access.*
17. *Whilst the proposed dwelling will increase traffic movements associated with the existing vehicular access, any minor increase in traffic generation the proposal may generate is unlikely to lead to any severe road safety issues*

18. Typically, off-street parking bays should be clearly demonstrated by the recommended dimensions i.e. 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., there appears to be space within the site to accommodate the parking of 2no. vehicles which is sufficient to serve a 2.no bedroom dwelling.
19. The applicant will need to consult with the relevant refuse collection department to ascertain details of what will be acceptable to them in terms of number and location of bins. Areas of appropriate dimension designated for standing of waste bins on collection days should be demonstrated adjacent to, but not within, the public highway.'
20. **District Council** – no response
21. **Parish Council** – 'Over Haddon Parish Council supports the restoration of this roofless solid barn that fits into its location into the landscape well. The applicant's need for a dwelling to continue 31 years of farming and fit his diversification requirements is well expressed in the internal layout without harming the character of a field barn which the rebuild will maintain. Council welcomes the incorporation of eco-friendly heating and insulation to the conversion.'
22. **Authority's Archaeologist** - (in summary – full response available on the website) 'Twin Dales farm is a historic field barn and outfarm recorded in the Derbyshire Historic Environment Record and the Peak District National Park Authority's Historic Buildings, Sites and Monuments Record. The main range dates to the 19<sup>th</sup> century, and was constructed as a cow house (2 sets of stalls with central feed passage) with hayloft over. A small ruined single storey structure attached to its south west is later, but still of 19<sup>th</sup> century date. So little survives of this structure its original function cannot be ascertained. It could have served as a small calf house.
23. The site is in a remote location over 1km from the centre of the village. It is located in a fieldscape of post 1650 parliamentary enclosure, not enclosed until the early 19<sup>th</sup> century (1080 parliamentary enclosure award of Bakewell). Prior to this the area formed part of Over Haddon Common, an area of common pasture for the village. The existing fieldscape of drystone wall represents a good example of this kind of enclosure, giving over the fossilised medieval strips to the east; the edge of Over Haddon's medieval field system is c.148m to the east of the site, with view across both fieldscapes and historic landscape character areas from the site. Views to and from the site are extensive across the woods of Lathkill Dale, the White Peak Plateau beyond, and across to over Haddon.
24. Field barns are an important part of the Peak District's landscape, they are highly characteristic and strongly contribute to local distinctiveness, even more so when combined with the distinctive pattern of dry stone wall enclosure reflecting the development of the historic landscape, such as in this case. This fieldscape setting of the barn makes a positive contribute to its significance, particularly its historic interest.
25. The barn is located in an area rich in lead mining remains, with High Priority Lead Mining sites to the c.70m to the south (Mandale and Lathkill Dale Mines, Soughs and Veins) and Mandale rake c.300m to the north-west. The access track to the barn runs over part of Mandale Rake (not the High Priority part) recorded in the Derbyshire Historic Environment Record and the Peak District National Park Authority's Historic Buildings, Sites and Monuments Record. At this location agricultural improvement has led to the loss of surface hillocks, but an extant shaft still survives and belowground archaeological remains are likely to survive, despite loss of the surface expression of features. Lead mining at Mandale rake and mine is known back to the 1200s and to have continued into the 19<sup>th</sup> century. A legal case between 1284 and 1288 resulted in the first setting down of Derbyshire mining laws and customs; a very significant historical event for the Derbyshire

*and Peak District landscape and the exploitation of its mineral wealth.*

26. *It is possible that the field barn at Twin Dale may have had a historical association with lead mining in area, where a dual miner-farmer economy operated. Relict lead mining remains and field barns are an important feature of this landscape. Such barns are typical in certain areas of the White Peak and occur in clusters in areas of intensive lead mining activity reflecting the dual miner/farmer or miner/trader economy of the area. The lead mining interest in the immediate setting of the field barn contributes positively to its significance, particularly its historic interest.'*
27. The response raises concerns about a number of aspects of the proposed development that cause concern from a heritage perspective. These include the proposed extension, new opening in the NW gable, rooflights, and door opening detailing. In respect of the impact on the historic landscape, notes that: *'With respect to the historic landscape, currently as unoccupied, ruinous buildings the site is integrated within its surrounding agricultural landscape, and it owes its existence and position to the way this landscape, enclosure and farming practice has developed. The introduction of a residential and domestic use into this location within this historical landscape, with everything this entails (domestic curtilage and paraphernalia, parking, provision of services, light pollution, movement of vehicles, provision of a bin store etc.) would introduce elements that are out of place, incongruous and are harmful to this heritage asset.'*

### **Representations**

28. Twenty letters of support have been received mainly from local residents raising the following points:
- It would be better to see the field barn repaired and converted to a dwelling rather than becoming more dilapidated.
  - There is a need for local housing for young people.
  - The scheme is sensitive and has limited impact on landscape.

### **Main Policies**

29. Relevant Core Strategy policies: GSP1, GSP2, GSP3, DS1, L1, L2, L3, HC1, CC1, CC5.
30. Relevant Development Management Plan policies: DMC1, DMC3, DMC5, DMC10, DMT3, DMT8

### **National Planning Policy Framework**

31. 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 latest revised NPPF was published on 20 July 2021. The Government's intention is that the document should be considered as a material consideration and carry particular weight where a development plan is absent, silent or relevant policies are out of date. In the National Park the development plan comprises the Authority's Core Strategy 2011 and Development Management Policies (adopted May 2019) 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.
32. Paragraph 176 of the NPPF states that *'great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important*

*considerations in all these areas, and should be given great weight in National Parks and the Broads.'*

33. The NPPF directly refers to the National Parks Circular which makes clear that the Government considers it inappropriate to set housing targets within the National Parks and instead that policies should seek to deliver affordable housing to meet the needs of local communities. Paragraph 78 and 80 of the NPPF re-inforce this approach together saying that planning authorities should seek to promote sustainable affordable housing in rural areas and that permission for isolated new housing in the countryside should only be granted where there are special circumstances.
34. When determining application affecting heritage assets, 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 asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance (para 194). Great weight should be given to an asset's conservation (para 199). Any harm or loss should require clear and convincing justification (para 200). Were a proposal will lead to a less than substantial harm to the significance of an asset, the harm should be weighed against the public benefits of the proposal (para 202).

### Core Strategy

35. 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.
36. The approach to housing and conservation in the NPPF is consistent with the Authority's development strategy (Policy DS1) which says new residential development within the National Park should normally be sited within named settlements, and Policy HC1. C which sets out very similar criteria to the NPPF in terms of the exceptional circumstances in which a new house can be granted planning permission in the National Park.
37. Policy HC1. C I and II states that exceptionally new housing will be permitted in accordance with core policies GSP1 and GSP2 if it is required in order to achieve conservation and/or enhancement of valued vernacular or listed buildings or where it is required in order to achieve conservation or enhancement within designated settlements.
38. Policies L1 and L3 say that development must conserve or enhance the landscape character and cultural heritage of the National Park. Development that harms the landscape or cultural heritage will only be permitted in exceptional circumstances.
39. Policy L2 states the development must conserve and enhance any sites, features or species of biodiversity importance and where appropriate their setting. Other than in exceptional circumstances development will not be permitted where is likely to have an adverse impact on any site, features or species of biodiversity importance or their setting.
40. Policy CC1 states that development must make the most efficient and sustainable use of land, buildings and natural resources, taking into account the energy hierarchy and achieving the highest possible standards of carbon reductions and water efficiency.

## Development Management Plan

41. 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.
42. Policy DMC11 provides more detailed criteria to assess development that may affect protected sites, species or habitats.
43. Policy DMC5 states that Development of a designated or non-designated heritage asset will not be permitted if it would result in any harm to, or loss of, the significance, character and appearance of a heritage asset (from its alteration or destruction, or from development within its setting), unless:
44. for designated heritage assets, clear and convincing justification is provided, to the satisfaction of the Authority, that the:
  - i.
    - a) substantial harm or loss of significance is necessary to achieve substantial public benefits that outweigh that harm or loss; or
    - b) in the case of less than substantial harm to its significance, the harm is weighed against the public benefits of the proposal, including securing its optimum viable use.
  - ii. (ii) for non-designated heritage assets, the development is considered by the Authority to be acceptable following a balanced judgement that takes into account the significance of the heritage asset.
45. Policy DMC10 sets out that the conversion of a heritage asset will only be acceptable when the building can accommodate the new use without changes that adversely affect its character, such as major rebuilding. The building must be capable of conversion. The changes brought about by the new use must conserve or enhance the heritage significance of the asset, its setting and landscape character. In all cases attention will be paid to the impact of domestication and urbanisation brought about by the use on landscape character and the built environment.
46. Development Management Policy DMT3 states the development will only be permitted where, having regard to the standard, function, nature and use of the road, a safe access that is achievable for all people, can be provided in a way that does not detract from the character and appearance of the locality and where possible enhances it. DMT8 states, amongst other things, that that residential off street parking 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 the local community.

## Assessment

### **Principle of Development**

47. The relevant housing policy is Core Strategy policy HC1. This policy continues the Authority's long standing policy position that housing will not be permitted solely to meet open market demand. This approach is consistent with the National Park Circular and the NPPF.
48. Core Strategy policy HC1 sets out the exceptional circumstances in which new housing will be permitted in the National Park. The approach of allowing affordable housing and workers housing where there is an established need, and, of allowing market housing where it is required to achieve significant conservation and enhancement in accordance with policies GSP1 and GSP2 is considered to be a sustainable approach

for providing housing within the National Park without undermining the landscape and valued characteristics.

49. This application is not for an affordable house to meet an identified local need or for a farm workers dwelling, it is for an open market dwelling. A lot of weight has been given by third parties who have supported the application, to the applicant's local farming connections. The supporting information states that the applicant has a strong local connection having lived in the Parish for at least 10 of the last 20 years. The applicant is currently living in a static caravan adjacent to the barn. However, it must be stressed that the application does not propose a dwelling that would have a local occupancy restriction. The Authority would have no control over future occupiers and whether or not they would have any local connection. In any case, with an internal floor area of approx. 107sqm the barn would be above the maximum permissible floorspace even for a 5 person dwelling (97sqm) and so would be unlikely to remain affordable to those on low to moderate incomes anyway.
50. A Heritage Assessment has been submitted with the application, and this, along with the response from the Authority's archaeologist, confirm that the barn in question is a non-designated heritage asset. It is an example of remote 19<sup>th</sup> century field barn. Such barns are an important part of the Peak District's landscape. They are highly characteristic and strongly contribute to local distinctiveness. The barn is listed within the Derbyshire Historic Environment Record and the Peak District National Park Authority's Historic Buildings, Sites and Monuments Record. Consequently we are satisfied that the building is a 'valued vernacular' building for the purposes of policies HC1 (c).
51. The main consideration is whether or not the proposed development would deliver conservation or enhancement of the barn.

#### **Impact on the significance of the heritage asset and its setting**

52. Twin Dales farm is a historic field barn and outfarm of local/regional significance. The two-storey part of the barn dates from the 19<sup>th</sup> century and was constructed as a cow house (2 sets of stalls with central feed passage) with hayloft over. It sits within an extensive fieldscape enclosed by drystone walls. It is highly visible within this undeveloped landscape, in views from the surrounding area including across the woods of Lathkill Dale and from the road heading west out of Over Haddon. The barn is located in an area rich in lead mining remains and it is possible that the barn may have had a historic association with lead mining, where a dual miner-farmer economy operated. In summary the core significance of the barn lies in its historic interest, architectural interest and archaeological interest.
53. The National Park's Farmsteads Character Statement explains that outfarms and field barns are a highly significant feature of the Peak District, and combine with the intricate patterns of dry-stone walling and hay meadows to form an integral and distinctive part of its landscape. They have been subject to high rates of change within the Park.
54. A submitted structural survey concludes that the building is in reasonable condition but suggests that the south corner would need to be partially re-built. The proposed conversion scheme largely works within the external envelope of the existing structure and makes good use of the existing openings. Following comments from the Authority's archaeologist, amended plans have been received showing proposed rooflights and a new window opening omitted and alterations to the door and window details to designs that are more reflective of the agricultural character of the building.
55. The scheme proposes to re-build the ruined south western single storey off-shot which is considered acceptable as this is historic element of the outfarm. However it is also proposed to extend this structure to the south west. Development Management policy

DMC10 states that conversion of a heritage asset will be permitted provided that the new use can be accommodated without changes that adversely affect its character (such as enlargement). The extension would be visible from the road to the north west and our view is that in principle the proposed extension would cause harm to the significance of the heritage asset. The Authority's archaeologist has also raised concerns about the lack of rationale for the placement and size of the proposed window openings.

56. With regard to the impact of the scheme on the setting of the field barn, it is clear that currently the building is integrated within its surrounding undeveloped agricultural landscape and it owes its existence and position to the way this landscape, enclosure and farming practice has developed.
57. The introduction of a residential and domestic use into this location within this historic landscape would introduce elements that are out of place, incongruous and harmful to the special qualities of the heritage asset. For example domestic curtilage and paraphernalia, parking, provision of services, light pollution, movement of vehicles, provision of a bin store etc. would all signal the residential use of the field barn and would cause harm to its very distinctive agricultural setting. Whilst the residential curtilage would be contained within the existing stone walled enclosures adjacent to the barn, domestic activities within this area would still be clearly visible from the road to the north, as would the proposed car parking area. We consider that this is a wholly unsuitable location to introduce a new residential use.
58. The combined impact of the harm identified to the building itself and the domestication of the site through the proposed change to residential use would seriously compromise the core characteristics of the building and the wider landscape character. Rather than conserving or enhancing the building, the development would result in harm to the non designated heritage asset and the special qualities of the National Park. It must be concluded therefore that there is no conservation or enhancement benefit arising from the proposal.
59. Letters of support have raised concerns about the building becoming more dilapidated if left undeveloped, or that it could be lost completely. The building is not harmful to the landscape at present. It is well integrated into its surroundings as set out above. It is acknowledged that the roof has collapsed and there may be uncertainty about the retention of the building in the long term. However a lower intensity and more low key use would conserve the building and its setting and would be the optimum viable use for the building. Ultimately, the harm caused by introducing a wholly unsuitable residential use in this landscape would be far more harmful to the landscape character and special qualities of the National Park than the further deterioration of the building.

### **Highways**

60. The proposed dwelling would be accessed via the existing access track from the unclassified road to the north west. The roadside boundary wall on the public highway is set back some 4m from the edge of the carriageway and therefore we are satisfied that adequate visibility can be achieved in view of the likely limited vehicle speeds. Adequate on site parking space would be provided to meet the needs of the development.
61. No works are proposed to upgrade or otherwise alter the existing access track (which appears to have been recently re-surfaced).



### **Climate Change Mitigation**

62. A 'Sustainability Statement' has been submitted with the application. This explains that an air source heat pump is proposed to provide heating and hot water. Argon filled double glazed units, low energy light fittings, high levels of insulation, and use of reclaimed local stone, low carbon cement and timber from a sustainable source are amongst the measures proposed. It is considered that the proposals demonstrate sufficient consideration of climate change mitigation measures in accordance with policy CC1.

### **Other considerations**

63. A protected species survey was not submitted on the basis that as the building has no roof and is in exposed and unsheltered location, there is limited potential for use by protected species. We accept this conclusion.

64. The barn sits some 700m away from the nearest neighbouring residential property. As a result there would be no opportunities for overlooking, and the proposed use would be unlikely to generate undue noise and disturbance. The proposals therefore comply with Core Strategy policy GSP3 and Development Management policy DMC3 in these respects.

### **Conclusion**

65. In conclusion the proposed change of use of the barn to an open market dwelling would cause harm to the significance of the heritage asset and the wider landscape of the National Park. Any benefits of the proposed development would not outweigh the harm that has been identified, contrary to Core Strategy policies GSP1, GSP2, GSP3, L1, L3 and HC1 and Development Management policies DMC1, DMC3, DMC5 and DMC10.

### **Human Rights**

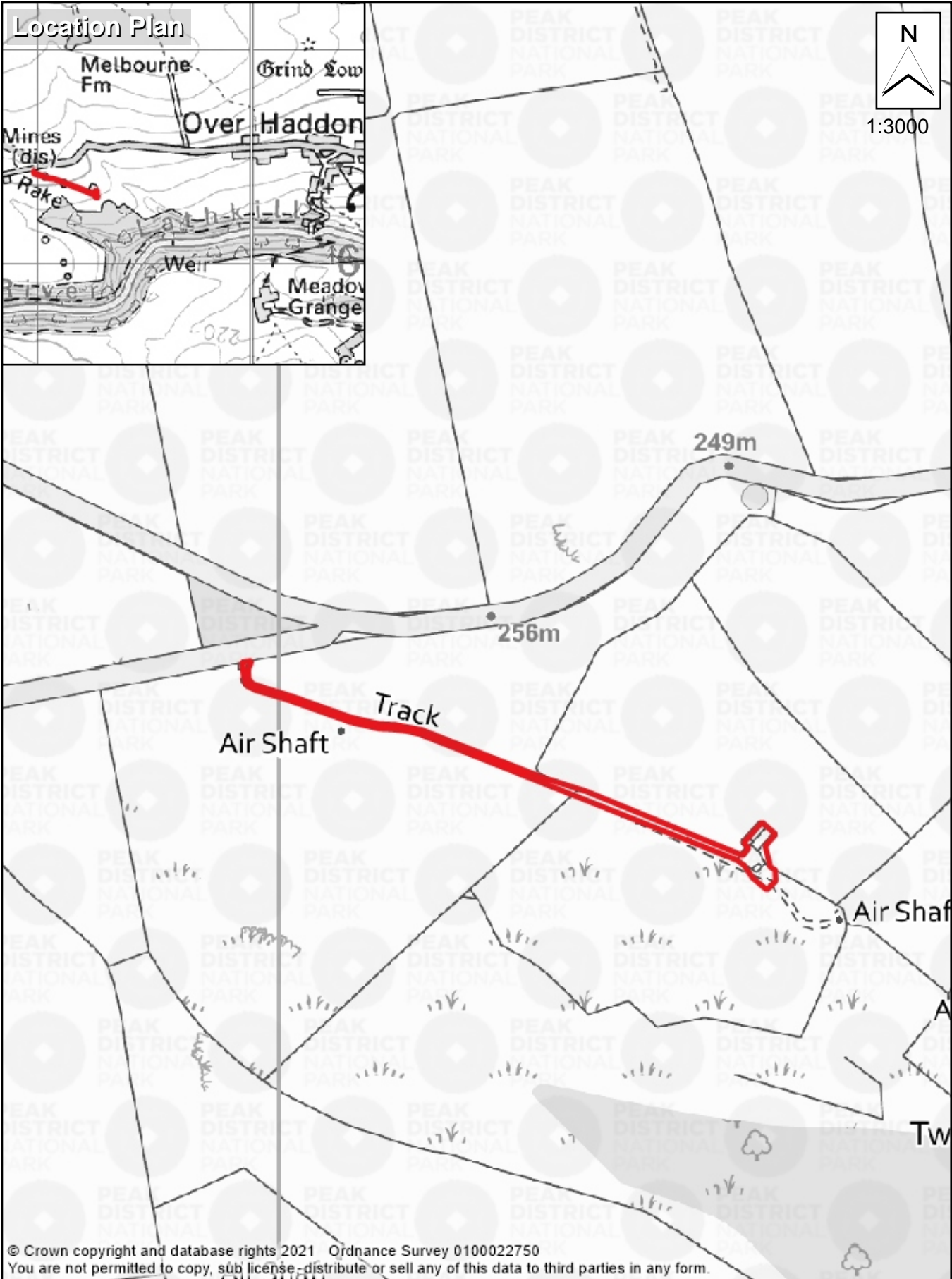
Any human rights issues have been considered and addressed in the preparation of this report.


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

Nil

Report Author: Andrea Needham, Senior Planner

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Committee Date:	5th November 2021	<b>Title:</b> Field Barn Dwelling at Twin Dales Barn, Field to west of over Haddon	 <b>PEAK DISTRICT NATIONAL PARK</b>
Item Number:	Item 6		
Application No:	NP/DDD/0821/0866		
Grid Reference:	419264, 366356		

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**7. 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/1120/1049 3270136	Proposed agricultural building for livestock and equipment at land north west of Main Street, Taddington	Written Representations	Delegated
NP/SM/0521/0530 3281263	New detached garage at Rose Cottage, Calton	Householder	Delegated
NP/SM/0220/0110 3274908	Replacement windows at Blakelow Cottage, Butterton,	Written Representations	Delegated
ENF 21/0034 3279072	Without Planning Permission - Operational development, consisting of construction of a driveway, construction of a car park, construction of a building, erection of fences, gateways and stiles and laying of hard surfacing at Thornbridge Hall, Ashford in the Water.	Public Inquiry	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/HPK/1220/1142 3275704	Remove the existing porch and replace with a single story front porch, new timber framed window to the front elevation and alterations to an existing rear window to form a door at Pear Tree Farm, Stubbins Lane, Chinley	Householder	Allowed	Delegated

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The Inspector considered that the proposal would not cause harm to the character and appearance of host dwelling nor the conservation area. The proposal was also in accord with GSP1, GSP3 and L3 of the Core Strategy as well as DMC3, DMC5, DMC8 and DMH7 of the Development Management Policies. The appeal was allowed.

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NP/SM/0221/0138 3276874	Proposed alterations and extension of dwelling including replacement outbuilding at Daisy Bank, Longnor	Householder	Allowed	Delegated
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The Inspector considered that the proposal would not detract from the character and appearance of, nor dominate the original dwelling due to its positioning and limited overall size. The proposal would also concord with GSP3 and L3 of the Core Strategy and DMC3, DMC5 and DMH7 of the Development Management Policies. The appeal was allowed.

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NP/DDD/1120/1126 3279100	Proposed two storey infill extension at Bridge Barn, Castleton Road, Hathersage	Householder	Dismissed	Delegated
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The Inspector considered that the proposal would not respect the character of the host building, and that the style and design of the windows would not assimilate well with the proportions and position of other openings on the building. It was also felt that the development conflict with GSP1, GSP2 and GSP3 of the Core Strategy as well as DMC3, DMC5 and DMH7 of the Development Management Policies. The appeal was dismissed.

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NP/DDD/0121/0058 3278528	Proposed 1 <sup>st</sup> floor extension to create ancillary accommodation at 3 Elliott Avenue, Bradwell	Householder	Dismissed	Delegated
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The Inspector considered that the proposal would be harmful to the character and appearance of the main dwelling house and the immediate street scene. It also conflicted with GSP1 and GSP3 of the Core Strategy as well as DMC3 and DMH7 of the Development Management Policies. The appeal was dismissed.

4. **RECOMMENDATION:**

**To note the report.**