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Peak District National Park Authority

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



Our Values: Care – Enjoy – Pioneer

Our Ref: A.1142/3084

Date: 1 December 2022



NOTICE OF MEETING

Meeting: **Planning Committee**

Date: **Friday 9 December 2022**

Time: **10.00 am**

Venue: **Aldern House**

PHILIP MULLIGAN
CHIEF EXECUTIVE

Link to meeting papers:

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

AGENDA

1. **Roll Call of Members Present, Apologies for Absence and Members Declarations of Interest**
2. **Minutes of Previous Meetings held on 30 September and 7 October 2022**
(Pages 5 - 16)
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 - Application for the removal or variation of condition 5 of NP/SM/0904/0974 - Longnor Wood Holiday Park, Longnor (NP/SM/0922/1125) MN** *(Pages 17 - 24)*
Site Plan
6. **Full Application - Change of use from existing stone barn to a local needs dwelling, Holly Bank Barn, Butterson (NP/SM/0922/1144) MN** *(Pages 25 - 36)*
Site Plan
7. **Full Application - Change of use of outbuildings to dwelling and formation of residential curtilage and use of existing farmhouse. Replacement of porch with glazed link from the farmhouse to the outbuildings, extension and alteration of the outbuildings including replacement of the Nissen hut to form a family home. Replacement of the stables at Wrights Farm, Clayholes Road, Kettleshulme (NP/CEC/0522/0645 SPW)** *(Pages 37 - 60)*
Site Plan
8. **Listed Building Consent Application - Renovation of the farmhouse linking to change of use of the outbuildings and replacement of the Nissen hut to ensure protection of the heritage and the farm's long term viability. Rebuilding of the stables in keeping materials at a standard size to better support the viability of the land at Wrights Farm, Clayholes Lane, Kettleshulme (NP/CEC/1221/1304 SPW)** *(Pages 61 - 84)*
Site Plan
9. **Head of Law Report - Planning Appeals (A.1536/AMC)** *(Pages 85 - 86)*

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

Since the Coronavirus restrictions have eased the Authority has returned to physical meetings. However, meetings of the Authority and its Committees may still take place at venues other than its offices at Aldern House, Bakewell when necessary. 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.

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 either a visual recording or a digital sound recording of the meeting which will be available after the meeting and this 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

Since the Coronavirus restrictions have eased the Authority has returned to physical meetings. However, meetings of the Authority and its Committees may still take place at venues other than its offices at Aldern House, Bakewell when necessary, the venue for a meeting will be specified on the agenda. 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 either visually broadcast via YouTube or audio broadcast and the broadcast will be available live on the Authority's website.

This meeting will take place at Aldern House, Baslow Road, Bakewell, DE45 1AE.

Aldern House is situated on the A619 Bakewell to Baslow Road, the entrance to the drive is opposite the Ambulance Station. Car parking is available. Local Bus services from Bakewell centre and from Chesterfield and Sheffield pick up and set down near Aldern House. Further 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 Please note that there is no refreshment provision for members of the public before the meeting or during meeting breaks. However, there are cafes, pubs and shops in Bakewell town centre, approximately 15 minutes walk away.

To: Members of Planning Committee:

Chair: Cllr P Brady
Vice Chair: Mr K Smith

Cllr W Armitage	Cllr M Chaplin
Cllr D Chapman	Ms A Harling
Cllr A Hart	Cllr I Huddleston
Cllr A McCloy	Cllr D Murphy
Cllr Mrs K Potter	Cllr V Priestley
Cllr K Richardson	Cllr J Wharmby

Other invited Members: (May speak but not vote)

Prof J Haddock-Fraser	Cllr C Greaves
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Constituent Authorities
Secretary of State for the Environment
Natural England

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



MINUTES

Meeting: **Planning Committee**

Date: Friday 30 September 2022 at 10.00 am

Venue: Aldern House, Baslow Road, Bakewell

Chair: Cllr P Brady

Present: Mr K Smith, Cllr W Armitage, Cllr D Chapman, Cllr A Hart, Cllr D Murphy, Cllr V Priestley and Cllr K Richardson

Apologies for absence: Cllr M Chaplin, Ms A Harling, Cllr I Huddlestone, Cllr A McCloy, Cllr Mrs K Potter and Cllr J Wharmby.

93/22 ROLL CALL OF MEMBERS PRESENT, APOLOGIES FOR ABSENCE AND MEMBERS DECLARATIONS OF INTEREST

Item 6

Cllr Brady declared he was very vaguely acquainted with the applicant.

94/22 MINUTES OF PREVIOUS MEETING HELD ON 5TH AUGUST 2022

The minutes of the last meeting of the Planning Committee held on 5th August 2022 were approved as a correct record.

95/22 URGENT BUSINESS

There was no urgent business.

96/22 PUBLIC PARTICIPATION

Five members of the public were present to make representations to the Committee.

97/22 FULL APPLICATION - DEMOLITION OF PAIR OF SEMI-DETACHED BUNGALOWS AND ERECTION OF 2NO. DETACHED DWELLINGHOUSES AT BELLE VISTA, TINMAN LANE, SHEEN, (NP/SM/0622/0765/ALN)

The Area Team Manager presented the report and informed Members that since the application which was due to be heard at the last postponed meeting, the applicant had provided more detailed information to some of the conditions set out in the report, so conditions 5 through to 10 and 12 would now be amended to simply require compliance with the submitted information, and condition 13 would now be omitted as the plans requested in that condition would now be covered by condition 2.

Members asked whether it would be possible to re-use some of the demolition materials on site. The Planning Officer reported that although this was not part of the application, this could be done by the way of a condition. Members also asked for a condition regarding the installation of an EV Charging Point to be added.

A motion to approve the application, in accordance with the Officer recommendation and subject to amending conditions 5 through to 10 and condition 12, the removal of condition 13, and additional conditions regarding the disposal of materials and the installation of an EV charging point was moved, seconded, put to the vote and carried.

RESOLVED:

To APPROVE the application subject to the following conditions:

- 1. 3 year implementation time limit.**
- 2. Adopt amended plans.**
- 3. Remove permitted development rights for alterations, extensions, porches, ancillary buildings, boundaries and other means of enclosure and solar pv panels.**
- 4. Climate change mitigation measures to be implemented.**
- 5. Carry out in accordance with the agreed Conservation and Environment Management Plan.**
- 6. Carry out in accordance with the agreed external lighting scheme submitted.**
- 7. Carry out the agreed hard landscaping scheme submitted.**
- 8. Construction and surfacing of new access driveway to plot 2 and for protection of trees during construction to be carried out as agreed.**
- 9. External walls to be constructed in natural coursed gritstone as agreed.**
- 10. Roofs to be clad in blue clay tiles – as agreed. Existing clay tiles to be re-used where possible.**
- 11. New vehicular access to plot 2 to be created in accordance with approved plans before the dwelling on Plot 2 is first brought into use and shall be maintained throughout the life of the development.**
- 12. Foul sewage disposal to be carried out as agreed.**
- 13. Garage on plot 2 to be retained for private domestic garaging.**
- 14. Minor Design Details**
- 15. Prior to demolition of the buildings, details on the disposal of the materials to be submitted to the Authority for approval.**
- 16. EV Charging point to be installed.**

98/22 FULL APPLICATION - ERECTION LOCAL NEEDS HOUSE WITH ASSOCIATED ACCESS AND LANDSCAPING AT RAKE END FARM, MONYASH (NP/DDD/0622/0751/ALN)

Some Members of the Committee had visited the site on the 8th September.

The Area Team Manager presented the report and informed Members that since the report had been written, the Authority had received written comments from the Highways Authority, who had expressed no objections to the proposal. The only remaining issue and reason for refusal was the chosen siting of the proposed dwelling.

The following spoke under the Public Participation Scheme:

- Mr Jack Hotchin, Applicant

Members considered that the application site was not in the open countryside, and that it was contained within the village settlement so were minded to approve the application and the Officer was requested to state the conditions which would be required to be imposed to allow the application to be approved, which included the requirement for the applicant to enter into a section 106 agreement to ensure the dwelling remained affordable in perpetuity, with occupancy tied to local need with the applicant as the first occupier.

A motion to approve the application contrary to the Officer recommendation subject to the entering into of a section 106 as stated above and conditions, was proposed and seconded, put to the vote and carried.

RESOLVED:

To APPROVE the application, subject to the entering into of a S106 agreement to ensure that the dwelling remained affordable in perpetuity with occupancy tied to local need with the applicant as first occupier and he following conditions:

1. 2 years for implementation
2. Adopt amended site plan and otherwise submitted plans
3. WSI for archaeological monitoring
4. Domestic curtilage to be limited to area edged red but excluding the area hatched purple (site for GSHP) on submitted site plan.
5. Remove permitted development rights for alterations, extensions, outbuilding, gates fences and walls, solar pv.
6. Hard and soft landscaping scheme to be submitted and agreed.
7. New vehicular access to be created before any other works commence and sightlines maintained.
8. Parking and manoeuvring space to be provided prior to occupation and maintained for life of development.
9. Plan for storage of plant and materials/ site accommodation/ loading and unloading of goods vehicles/ parking and manoeuvring of site operatives and visitors vehicles to be submitted and agreed.
10. GSHP to be provided before dwelling first occupied and other measures in submitted Climate Change Statement to be adhered to.
11. Sample panel of walling to be agreed.
12. Sample of roofing slate to be agreed.
13. Windows to be timber side hung casement finished in off-white or cream.

- 14. Windows and doors to be recessed by 100mm. Head and cills to be in natural gritstone.**
- 15. Verges to be flush cement pointed.**
- 16. RWG to be black on rise and fall brackets.**

99/22 FULL APPLICATION - PROPOSED TEMPORARY SITING OF FIVE SHEPHERDS' HUTS AND TWO WELFARE UNITS TO PROVIDE HOLIDAY ACCOMMODATION FOR A TEMPORARY PERIOD OF THREE YEARS AT FIELD TO EAST OF MINNINGLOW, MINNINGLOW LANE, PIKEHALL - (NP/DDD/0622/0782, FJ)

The Area Team Manager presented the report and outlined the reasons for refusal. The Officer informed Members that the application was retrospective, and that the Highways Authority had expressed concerns regarding the over intensification on Minninglow Lane.

The following spoke under the Public Participation Scheme:-

- Mr Michael Bamford, Agent and Mr Jason Oakley, Applicant who shared the 3 minute speaking allocation.

Members were concerned that the shepherd huts appeared stark in the landscape and would cause conflict with other users for Minninglow Lane.

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

RESOLVED:

To REFUSE the application for the following reasons:

- 1. The application fails to adequately define the landscape character in terms of the respective overall strategy for the landscape character type and area, as well as failing to demonstrate how the proposal would affect the landscape character, including any reasonable mitigation measures, and is therefore contrary to Policies GSP3, L1, DMC1, DMC3 and paragraphs 84, 176 and 177 of the National Planning Policy Framework.**
- 2. The development would result in more than one shepherd's hut that is not located close to an existing farmstead and would have a significantly adverse landscape impact that would harm the natural landscape, and is therefore contrary to Policies GSP3, L1, RT3, DMC1, DMR1 and paragraphs 84, 176 and 177 of the National Planning Policy Framework.**
- 3. Insufficient information has been submitted with the application to adequately evidence that the holiday accommodation business would remain ancillary to an existing agricultural use and that there would be no harm to the valued landscape character, and is therefore contrary to Policy L1, DME2 and paragraphs 84, 176 and 177 of the National Planning Policy Framework.**
- 4. Insufficient information has been submitted with the application to adequately demonstrate that the proposal would not result in intensification in the use of Minninglow Lane, by means of investigating the feasibility of installing passing places constructed in such a manner that increases Minninglow Lane width to allow two vehicles to pass, as well as details about the waste collection procedure, and is therefore contrary to**

Policy DMT3 and paragraphs 110 and 111 of the National Planning Policy Framework.

100/22 S73 APPLICATION - FOR THE REMOVAL OR VARIATION OF CONDITION 2 AND 3 NO NP/K/0421/0422 FOR CHANGE OF USE OF DWELLINGHOUSE AND COTTAGE (C3 USE) TO RESIDENTIAL CARE ACCOMMODATION (C2 USE) AT HARDERN MOSS COUNTRY HOUSE, GREENFIELD ROAD, HOLMFIRTH (NP/HPK/0322/0422, JK

The Area Team Manager introduced the report which was to vary 2 conditions that had been granted on a previous application in 2021, both of which were small internal variations to create an additional bedroom to accommodate a seventh person in care. It would be a minor acceptable increase in the scale of the business which would not involve any noticeable increase in comings and goings, any external changes to the building, staffing increases or changes to the parking area, so were considered acceptable within the Authority's policies.

The Officer informed Members that although there had been a number of concerns to the application from local residents, these were mainly concerning the management of the property, and that these were covered by a different authority. There were however, 2 aspects of concern that were of relevance to the Authority and they were regarding the travel plan, which was a condition on the previous approved application and floodlighting which the Officer reported that the Monitoring & Enforcement Team were investigating.

The following spoke under the public participation scheme:

- Mr Joe Flanagan, Agent and Mr Moh Kas, Applicant, who shared the 3 minute speaking allocation.

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. **Commence development within 3 years.**
2. **Carry out in accordance with specified amended plans.**
3. **The premises shall be used for the provision of residential accommodation to a maximum of 7 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. **Operation of the use in accordance with the approved travel plan.**
6. **Parking shall be restricted to the spaces within the internal yard area only.**

101/22 FULL APPLICATION - ERECTION OF WOODEN FRAMED AND CLAD AGRICULTURAL BUILDING AT ROCKLANDS FARM, THE BENT, CURBAR (NP/DDD/0422/0528/WE)

This item was withdrawn at the request of the Applicant.

102/22 HEAD OF LAW REPORT - PLANNING APPEALS (A.1536/AMC)

The Head of Law presented the report which set out the planning appeals lodged and decided in the last month.

RESOLVED:

The report was noted.

103/22 EXEMPT INFORMATION S100(A) LOCAL GOVERNMENT ACT 1972

RESOLVED:

That the public be excluded from the meeting during consideration of agenda item 12 to avoid the disclosure of Exempt information under S100 (A) (4) Local Government Act 1972 Schedule 12A paragraph 6 “information which reveals that the authority proposes

1. To give under any enactment a notice under or by virtue of which requirements are imposed on a person; or

2. To make an order or direction under any enactment.”

104/22 EXEMPT MINUTES OF THE PREVIOUS MEETING HELD ON 5 AUGUST 2022

The exempt minutes of the last meeting of the Planning Committee held on 5th August 2022 were approved as a correct record.

MINUTES

Meeting: **Planning Committee**

Date: Friday 7 October 2022 at 10.00 am

Venue: Aldern House, Baslow Road, Bakewell, DE45 1AE

Chair: Cllr P Brady

Present: Mr K Smith, Cllr W Armitage, Cllr M Chaplin, Cllr D Chapman,
Ms A Harling, Cllr A Hart, Cllr A McCloy, Cllr D Murphy, Cllr Mrs K Potter,
Cllr V Priestley and Cllr K Richardson

Apologies for absence: Cllr I Huddleston and Cllr J Wharmby.

105/22 ROLL CALL OF MEMBERS PRESENT, APOLOGIES FOR ABSENCE AND MEMBERS' DECLARATIONS OF INTEREST

Item 6

Cllr Kath Potter declared that she used to be a member of CPRE who had commented on the application.

Item 7

Cllr David Chapman declared a personal and prejudicial interest as the applicant was a personal friend. Cllr Chapman left the room during discussion of this item.

Cllr Ginny Priestly declared that she had lived in the property in the past but had no current connection with the owners.

106/22 URGENT BUSINESS

There was no urgent business.

107/22 PUBLIC PARTICIPATION

Four members of the public were present to make representations to the Committee.

108/22 FULL APPLICATION - ERECTION OF A PAIR OF SEMI-DETACHED AFFORDABLE LOCAL NEEDS DWELLINGS AT LAND OFF RECREATION ROAD, TIDESWELL (NP/DDD/0222/0190, JK)

The report was introduced by the Area Team Manager who provided an update from the Policy Team who had confirmed that the proposed occupants of the two dwellings met

the qualifying criteria for affordable housing. This information had been received following the deferral from previous Planning Committees.

The location of the site and the design of the houses was acceptable and the recommendation for refusal was solely based on the size of one of the properties which exceeds the size set out in the policy for a home for two people (Development Management policy DMH1). The Planning Officer had contacted the agent to request amended plans for a reduction in size to comply with policy but this option had been declined.

The following spoke under the Public Participation at Meetings Scheme:

- Sharon Bates, Applicant

Members were minded to support the application on the grounds that the larger building would provide room for the family to grow and encourage them to stay within the Peak District National Park. Members supported the need to retain young people within the National Park.

A motion to approve the application contrary to Officer recommendation was moved and seconded.

Members raised concerns regarding proposals that did not fit with the Authority's framework and policies and that clarity was needed on what was 'needed' and what was 'wanted'. The Authority had already introduced a flexibility to the size of affordable homes (through an agreed Practice Note) but this proposal had requested a further increase in addition. The impact on policy needed to be considered when applications were approved outside of the guidance.

Members discussed the implication of approving the plans as presented on the landscape, future applications and applications that had been approved as they were in line with the policy and guidelines.

The Area Team Manager provided a list of conditions and also confirmed that approval would be subject to the prior entry into the Authority's standard local needs affordable dwelling Section 106 agreement to ensure the dwelling remained affordable in perpetuity with occupancy tied to local need with the applicants as the first occupiers. A motion to approve the application contrary to Officer recommendation with prior entry into a Section 106 and conditions was voted on and carried.

RESOLVED:

That the Application be APPROVED subject to the prior entry into the Authority's standard local need affordable dwelling Section 106 agreement to ensure the dwelling remained affordable in perpetuity with occupancy tied to local need with the applicants as the first occupiers and to the following conditions:

- 1. Commencement of development within two years**
- 2. Carry out in accordance with specified amended plans**
- 3. Withdraw PD rights for extensions, alterations, wall, fences and garden buildings**
- 4. Agree detailed landscaping for hard and soft works including external lighting scheme and bin dwell area.**
- 5. Detailed design requirements regarding verge and eaves details, rain water goods, agreeing a sample panel of stone work (incl quoins) and traditional**

unpainted render and sample slate, off-white windows and painted timber front doors etc.

6. Provide and maintain the two parking spaces at the specified 2.4m x 5.5m (highway authority dimensions) before occupation.
7. Agree WSI for scheme of archaeological monitoring of the groundwork and scheme for retention and maintenance of drystone field wall boundaries.
8. Ecology conditions as per report.
9. Submit and agree scheme of waste disposal and spoil removal from the site.
10. Submit and agree the precise finished ground floor level relative to known datum shown on detailed cross site section plan.
11. Underground services.
12. External render to remain unpainted during the lifetime of the development.

**109/22 S.73 APPLICATION - FOR THE VARIATION OF CONDITION 3 ON
NP/DDD/0921/1053 AT CHATSWORTH HOUSE, CHATSWORTH, EDENSOR
(NP/DDD/0622/0760, ALN)**

The report was introduced by the Area Team Manager and referenced the conditions originally set out at the Planning Committee in December 2020.

The following spoke under the Public Participation at Meetings Scheme:

- Mr Ted Cadogan, Chief Operating Officer Chatsworth, Applicant

Members requested information from the speaker regarding the number of cars parked on the land below the Bastion Wall and if there were alternative locations that could be used. The speaker confirmed there were between 1,500 and 2,000 cars parked there on Bank Holidays and that there were alternative sites for parking but that the area below the Bastion Wall had grass protection laid and better drainage.

Members noted the concerns regarding the impact on the heritage landscape of allowing the overflow parking on more days and felt that the applicant had not supplied enough justification to support the application and that consideration should be given to sustainable transport alternatives.

A motion to refuse the application in line with Officer recommendation was moved and a request for Officers to work with the Chatsworth Estate as important partners within the National Park to send out a positive Sustainable Transport message.

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

RESOLVED:

The application was REFUSED for the following reasons:

1. **Chatsworth House and its registered park and garden are of the highest significance for their exceptional historic, architectural and archaeological interest. An additional 34 days per calendar year of overflow parking over and above that which is currently permitted by the condition, in front of the principle elevation of Chatsworth House would lead to harm to the setting of the grade I listed building and would detract from the ability to appreciate a key iconic view of the house across the park for substantial periods, contrary to Core Strategy policies GSP1, GSP3 and L3, Development Management Policies DMC3, DMC5, DMC7 and DMC9 and advice in the National Planning Policy Guidance. The harm would not be outweighed by the public benefits of the scheme.**
2. **The provision of substantial additional visitor car parking without the associated removal of inappropriately parked vehicles, at an appropriate level, is contrary to Core Strategy policies T1 and T7 and Development Management Plan policy DMT7.**

The Committee adjourned at 11.10 and reconvened at 11.15.

110/22 FULL APPLICATION - INSTALLATION OF NEW PLANT INCLUDING, TWO PAYMENT MACHINES, ANPR CAMERA AND ASSOCIATED INFRASTRUCTURE AT LANGSETT BARN CAR PARK, LANGSETT (NP/B/0622/0824, KW)

The Area Team Manager introduced the report and provided an update as a letter had been received from Miriam Cates MP which mirrored comments already received from those opposed to the application such as the possible impact on local people of cars parking on the road to avoid paying which could cause restricted access for emergency vehicles.

The Area Team Manager also reported that a similar application had been refused by Barnsley MBC for a nearby car park owned by Yorkshire Water but just outside the National Park, the refusal was on the grounds of detriment to the Green Belt landscape and that Barnsley MBC felt that it was difficult to substantiate the concerns regarding displaced parking as a reason for refusal.

The following spoke under the Public Participation at Meetings Scheme:

- Cllr Peter Horner, Objector, Langsett Parish Council
- Tom Rimmer, Yorkshire Water

Members noted that the car park needed to be maintained and that the charges for parking would contribute towards the cost of this. The Area Team Manager confirmed that the plans included three disabled parking bays.

A motion to approve the application in line with the Officer recommendation was moved.

Members noted the concerns of local residents and that Yorkshire Water had the right to charge for parking by other means if this application was not approved. Members requested that the applicant continued to engage with the local residents to monitor the impact of the charges.

A motion to approve the application in line with Officer recommendation was seconded.

Members requested an additional condition requiring the applicant to engage in substantive, holistic discussions and to collect data on parking in and outside the car park.

The condition was welcomed by the Members who had moved and seconded the approval.

RESOLVED:

That the application was APPROVED subject to the following conditions:

- 1. 3 year implementation time limit.**
- 2. Carry out in accordance with the defined submitted plans.**
- 3. Engage in substantive, holistic discussion and data collection.**

And:

That the Authority welcomes Yorkshire Water's stated intention to continue to work with local authorities and parish councils regarding on-street parking issues and requests that a written statement be agreed with Officers outside the planning process setting out precisely how they propose to liaise closely with the local community, Highway Authority and this Authority over initiatives to better manage visitor parking on local roads and within the village.

Footnote – Re signage is subject to a separate consent regime under the Advertisement Regulations.

Cllr David Chapman left the room due to a personal and prejudicial interest in item 7 of the agenda.

111/22 FULL APPLICATION - EXTENSION OF EXISTING GRITSTONE BARN AND DEMOLITION OF REDUNDANT AGRICULTURAL BUILDING TO FORM ONE DWELLING AT SHATTON FARM, SHATTON LANE, SHATTON (NP/HPK/0722/0888 SW)

The Head of Planning introduced the item which had previously been submitted in February 2022 when Members had visited the site. Issues regarding the removal of spoil from the site and the impact on the neighbours had been raised at that meeting and Officers had requested a more detailed plan. Following discussions with the applicant a revised application had been received with an improved design and clearer information about the disposal of spoil and waste from the site. Additional conditions were proposed to facilitate this and respond to design concerns including returning altered openings in the existing barn to their original size.

Members also requested that condition 3 stated that as much reclaimed stone would be used in the building and that further conditions be added to clarify the drainage on the plan for the site, details of location of ground source heat pump, rainwater goods, details of hard and soft landscape and external lighting.

A motion to approve the application in line with Officer Recommendation with additional and strengthened conditions was moved, seconded, put to the vote and carried.

RESOLVED:

The application was **APPROVED** subject to the following conditions:

1. Statutory time limit.
2. Development in complete accordance with the submitted plans, subject to the following:
3. All new stonework shall be in natural, reclaimed stone faced, laid and pointed to match the existing stonework. Agree sample.
4. Agree slate sample.
5. Window and door details to be agreed.
6. Precise details of glazing of link to be agreed.
7. Design details.
8. Location of earth spoil disposal and method of restoration to be agreed, avoiding ridge and furrow features. No building materials from the existing building group to be disposed of on neighbouring land.
9. Submission of a waste disposal management plan (to include hours of work, vehicle trips etc)
10. Withdraw permitted development rights for extensions, alterations, means of enclosure, ancillary buildings.
11. Implement climate change/environmental management measures.
12. Highways Conditions
13. Details of drainage plans to be agreed
14. Agreement of location of Air Source Heat Pump on site.
15. Details of proposed rainwater goods to be agreed
16. Details of hard and soft landscaping and external lighting to be agreed.

Cllr David Chapman returned to the meeting following the conclusion of agenda item 7.

**112/22 MONITORING & ENFORCEMENT QUARTERLY REVIEW - OCTOBER 2022
(A.1533/AJC)**

The Team Manager for Monitoring and Enforcement introduced the report and drew the Members attention to the items in section 10 of the report as these were all priority cases. The Team Manager provided the following updates:

- 22/0040 Cressbrook Dale – Enforcement Officers continue to monitor and assess the work/changes taking place and what further action is required. The team have been unable to obtain information from the owners of the site on the use of the Tepee that had been erected.
- 19/0013 The Hut, Hollinsclough – an appeal has been lodged by the site owner and the enforcement notice was in abeyance.

Some progress had been made filling the vacancies within the team which it was hoped would reduce the workload.

Members thanked the Team for their work and the successes achieved.

The motion to note the report was moved, seconded, put to the vote and carried.

RESOLVED:

To note the report.

5. FULL APPLICATION – APPLICATION FOR THE REMOVAL OR VARIATION OF CONDITION 5 OF NP/SM/0904/0974 – LONGNOR WOOD HOLIDAY PARK, LONGNOR (NP/SM/0922/1125) MN

APPLICANT: MR DALE JAMIESON

Summary

1. The proposals seek to remove a condition that currently prevents occupation of the static caravans at the site between 10th January and 28th February each calendar year.
2. Further conditions of the permission would continue to prevent the permanent occupation of the caravans as permanent dwellings.
3. There are no further policy or material considerations that would indicate that the condition requested to be removed should be maintained.
4. The application is therefore recommended for approval.

Site and Surroundings

5. Longnor Wood Holiday Park lies in open countryside approximately 1.7 kilometres to the south west of Longnor village. The site is situated on high ground and is well screened from views to the north and west by mature trees within Longnor Wood.
6. The site contains wooden lodges, static caravans, pitches for touring caravans and tents, and facilities buildings.

Proposal

7. Planning permission is being sought for the removal or variation of condition 5 of NP/SM/0904/0974.
8. NP/SM/0904/0974 was itself a variation of a previous permission (NP/SM/0797/059), which made the following changes to the previous permission:
 - Made the previously temporary permission permanent
 - Made changes to the site layout
 - Replaced the 28 days occupancy restriction with one prohibiting permanent occupation of the units on the site and requiring the operator to keep a register of guests, including recording council tax details of the permanent residence of guests
 - Altered the occupancy and opening period of the caravan park to reduce the required winter closed period from 30 November-1 March to 10 January-28 February (giving greater flexibility to the operator).
9. Condition 5 of NP/SM/0904/0974 reads as follows:

“No static caravan shall be occupied between 10th January and 28th February each calendar year.”

RECOMMENDATION:

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

1. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted plan numbered 14.503/HLDL2B and dated June 2005, subject to the following conditions or modifications.
2. This consent relates to the layout of the caravans under Phase 1 (as amended by the annotation on the plan) as shown on the approved drawing numbered 14.503/HLDL2B and dated June 2005.
3. The number of touring caravans on site as part of 'Phase 1' shown on the approved plan shall not exceed 33 touring caravans, 14 static caravans and 1 warden's caravan at any one time.
4. This permission, in relation to the 33 touring and 14 static caravans hereby approved, relates solely to their use for short-let holiday residential use. The owner shall maintain a register of occupants noting their permanent residential address upon which Council Tax is paid for each calendar year which shall be made available for inspection by the National Park Authority on request.
5. Details of the type and colour of all new caravans and their subsequent replacements shall be submitted to and approved in writing by the National park Authority before siting.
6. The site warden's caravan shall not be occupied other than by a site warden working at Longnor Wood Holiday Park and their dependents, and shall be maintained as a single planning unit with the holiday park.

Key Issues

The key issues are:

- The housing policy implications for relaxing the condition
- The landscape impacts of relaxing the condition
- Any amenity impacts associated with relaxing the condition

History

10. NP/SM/0620/0543 – Permission granted for the temporary variation of condition 5 on NP/SM/0904/0974 to temporarily suspend the requirement for the park to close during January and February 2021 and 2022.
11. NP/SM/0620/0544 – Permission granted for the temporary variation of condition 6 on NP/SM/0605/0614 to temporarily suspend the requirement for the parks camping paddock to close during January and February 2021 and 2022.
12. NP/SM/0717/0699 – Permission granted for change of use of area of the site from campsite to the siting of 6 static caravans, 2 pods and 4 tents ancillary to the wider use of the existing holiday park; retention of existing access road, construction of parking spaces, hardstanding bases and associated landscape planting and deckage
13. NP/SM/0217/0189 – Permission refused for change of use of area of the site from camp site to the siting of timber-clad static caravans ancillary to the wider use of the existing holiday park; construction of access road, parking spaces and hardstanding bases and associated landscape planting.
14. NP/SM/0605/0614 – Permission granted for 'Phase 2' of masterplan - change of use of tent camping paddocks to 14 touring units

15. NP/SM/0904/0974 – Permission granted for variation to conditions as set out in the 'Proposals' section, above.
16. NP/SM/0797/059 – Permission granted for renewal of temporary consent for caravan site
17. These applications were preceded by additional historic temporary permissions for the caravan and camping site and associated managers dwelling.

Consultations

18. **Highway Authority** – No objections.
19. **Parish Council** – *“Fawfieldhead parish council have concerns over the holiday park been made residential and to be open the full year. Environmental issues- the extra pollution going into the river from the septic tank. The park as it is open already is big enough and commercial enough, without it been open 12 months. The time the park is closed at present would give time for repairs to happen. Its primary purpose is and should stay as holiday like originally planned and not residential.”*

Representations

20. No third party representations have been received.

National Planning Policy Framework (NPPF)

21. 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.
22. 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 176 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.
23. 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.

Main Development Plan Policies

Core Strategy

24. Core Strategy policy L1 states that development must conserve and enhance valued landscape character, as identified in the Landscape Strategy and Action Plan, and other valued characteristics.

25. Core Strategy policy HC1 states that provision will not be made for housing solely to meet open market demand and that, exceptionally, new housing can be accepted where:
- A. It addresses eligible local needs
 - B. It provides for key workers in agriculture, forestry or other rural enterprises
 - C. It is required in order to achieve conservation and/or enhancement of valued vernacular or listed buildings; or it is required in order to achieve conservation or enhancement in settlements.
26. Policy CC1 states that development must make the most efficient and sustainable use of land, buildings and natural resources.

Development Management Policies

27. 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.
28. Policy DMR2 addresses occupancy of touring camping and caravan sites. It states that where the development of a touring camping or touring caravan site is acceptable, its use will be restricted to no more than 28 days per calendar year by any one person. It also states that for an existing camping or caravan site, the removal of any existing condition that stipulates months of occupation, and its replacement by a holiday occupancy condition, will be permitted, provided that the site is adequately screened in winter months and that there would be no adverse impact on the valued characteristics of the area or residential amenity.
29. The supporting text to this policy states that applications to relax seasonal occupancy conditions will be considered on their merits but will more often than not be refused. This is because caravans and tents (or similar) are not considered appropriate permanent homes in a protected landscape, and because when they are occupied for holiday use they enable a large number of people to visit, experience and enjoy the National Park.

Assessment

Principle of Development

30. The reason for the imposition of condition 5 as set out in the decision notice for NP/SM/0904/0974 is *'to ensure that the site is not occupied on a permanent basis'*.
31. The rationale for restricting such occupation is not set out in the notice, but is detailed in the officer report at that time. Essentially it was imposed to ensure (continued) compliance with adopted planning policy of that time in relation to holiday accommodation. Whilst the current application must be assessed against current planning policy, the requirement to impose holiday occupancy restrictions as set out by policy DMR2 follows the Authority's longstanding position on such accommodation, with the reasons for such conditions commonly and principally being:
- To ensure that developments proposed for use as holiday accommodation do not result in the establishment of permanent dwellings in a location and of types that would not accord with adopted planning policy due to causing adverse landscape and/or heritage impacts, and that would undermine the need to broadly restrict new housing development to affordable housing to meet a local need.

- To minimise landscape harm during winter months when landscapes are at their most exposed due to reduced tree cover and other vegetation.
- To provide periods of reduced activity at tourist accommodation sites for some of year, in the interests of the amenity of local residents

32. Each of these is taken in turn below.

Establishment of permanent dwellings

33. The removal of condition 5 from the existing permission would allow year-round occupation of the static caravans on the site.

34. It should be noted however, that condition 4 of this same permission reads as follows:

This permission, in relation to the 33 touring and 14 static caravans hereby approved, relates solely to their use for short-let holiday residential use. The owner shall maintain a register of occupants noting their permanent residential address upon which Council Tax is paid for each calendar year which shall be made available for inspection by the National Park Authority on request.

35. This means that whilst the caravans could be occupied all year round if Condition 5 was to be removed, they could not be occupied by the same person for all of that time, with any occupier being required to have a permanent registered address elsewhere. The wording of condition 4 as it exists is not conventional or reflective of current planning policy, which seeks to limit occupation to 28 days per year by any one individual. Such a condition was previously in place however, and the Authority granted permission for it to be changed to the current wording as part of the permission NP/SM/0904/0974; the officer report at that time concluded that such wording “could be used by the Authority to more effectively monitor compliance with the condition”.

36. To summarise the implications of the discussion above, there are (at present) two conditions that prevent the accommodation at the site from being occupied on a permanent basis; one that explicitly prevents the permanent occupation of the units by any one individual, and one that requires all of them to remain unoccupied during a period of the year. Removing the condition securing the latter would not, therefore, create a situation whereby the accommodation at the site could be occupied on a permanent basis, and the development would continue to comply with the provisions of policy DMR2b insofar as the removal of condition 5 would remove stipulations on months of occupation whilst maintaining another holiday occupancy clause.

Landscape impacts

37. The site is well screened in wider views by dense and established planting and landscape topography. The landscape impacts associated with allowing the holiday park to operate throughout the months of January and February are therefore negligible, particularly given that the static caravans are already year-round fixtures in any case, and would not conflict with policies L1 or DMC3.

Amenity and other impacts

38. The development is positioned a significant distance from neighbouring properties and as a result extended opening seasons would have no impact on their amenity, according with policy DMC3.

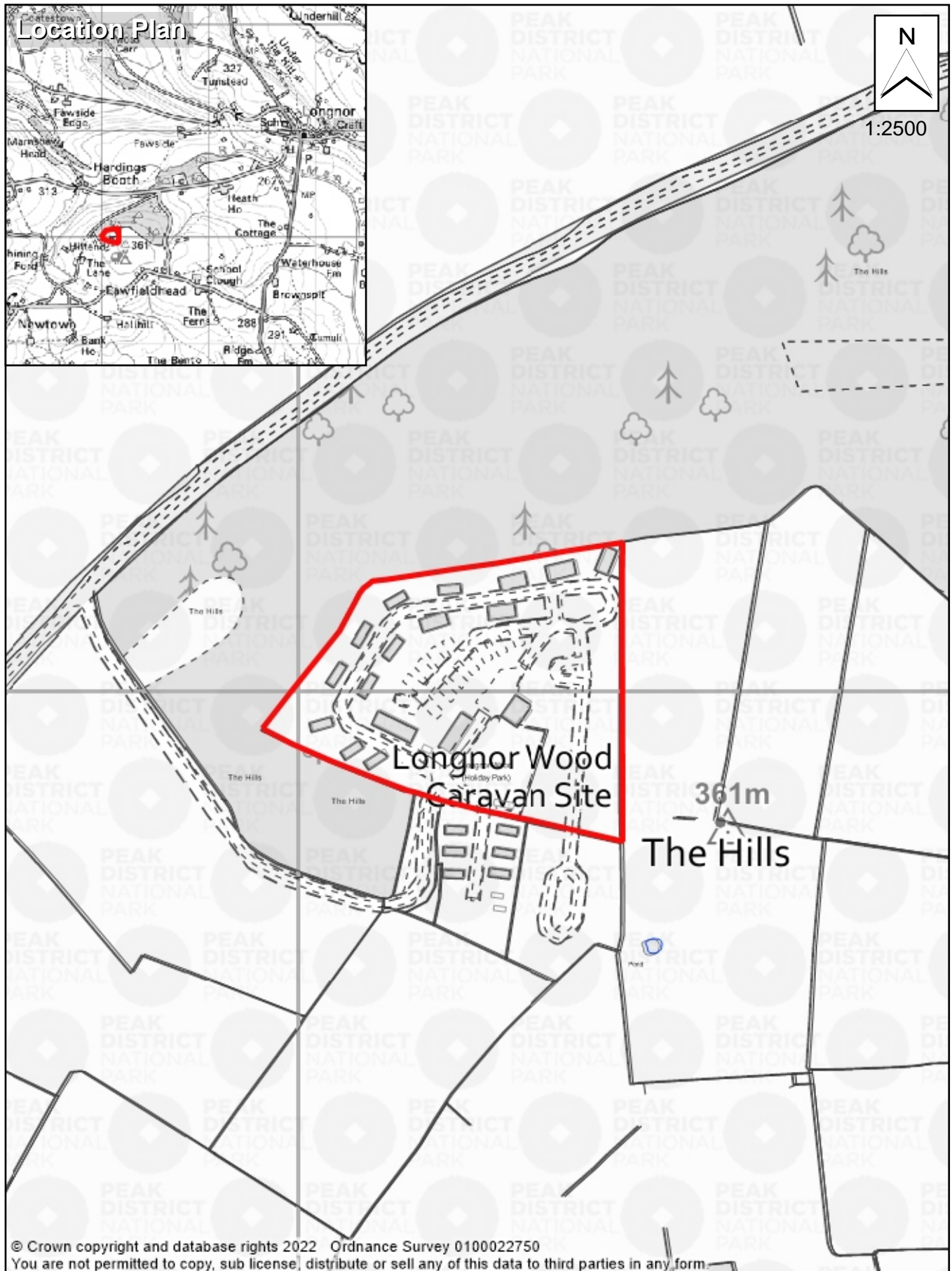
39. The Parish Council concerns regarding the potential for increased pollution arising from the additional opening period are noted. However, the increase in opening duration is relatively small and, particularly given that it falls out of season, any increase is anticipated to be modest.
40. It appears from the Authority's records that applications to discharge the conditions of the extant permission relating to landscaping were never made, they have been breached for more than 10 years and are therefore no longer enforceable and the development as implemented is now lawful. In that context – given that landscape impacts remain low and given the change to the approved development now proposed – it is not considered reasonable to re-impose these.


Conclusion

41. Approval of the application would not prejudice or alter the use of the site for holiday accommodation, and would give rise to no other significant adverse planning impacts.
42. It would support the local economy to a modest extent, and help to sustain a business promoting the enjoyment of the National Park, according with statutory purposes and duties in these regards.
43. The application is therefore recommended for approval, subject to the reimposition of the remaining conditions from the previous permission to properly secure the development, subject to the omission of the previously imposed landscaping conditions and variation of the restriction on the warden's accommodation to reflect the change to the occupancy of the site hereby supported.

Human Rights

44. Any human rights issues have been considered and addressed in the preparation of this report.
45. List of Background Papers (not previously published)
46. Nil
47. Report author:
Mark Nuttall, Interim Area Team Manager, 1 December 2022



Committee Date:	09/12/2022	Title: Longnor Wood Holiday Park, Longnor	 PEAK DISTRICT NATIONAL PARK
Item Number:	Item 5		
Application No:	NP/SM/0922/1125		
Grid Reference:	407020, 363957		

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6. FULL APPLICATION – CHANGE OF USE FROM EXISTING STONE BARN TO A LOCAL NEEDS DWELLING, HOLLY BANK BARN, BUTTERTON (NP/SM/0922/1144) MN

APPLICANT: MR THOMAS MEAKIN

Summary

1. The application is for the conversion of an isolated field barn in the open countryside to an affordable local needs dwelling. The application fails to demonstrate an identified need for the dwellinghouse proposed. Further, and significantly, introducing a domestic property in this open agricultural landscape would be harmful to the landscape character of this part of the National Park. The application also does not include an up to date protected species survey, preventing an assessment of impacts on protected species being made. The application is therefore recommended for refusal.

Site and Surroundings

2. The application site is a small field barn that dates from the late 19th or early 20th century. It lies 400 metres to the north of Butterton village in the open countryside and is very isolated from other buildings. The site is accessed from Butterton by a 400m long single width track known as Clowes Lane.

Proposal

3. Planning permission is being sought for the conversion of the barn to an affordable local needs dwelling. The application is broadly reflective of a previous application at the site, which was refused by the planning committee in 2019.
4. The proposed house would have a lounge and kitchen to the ground floor and one bedroom and a bathroom to the first floor.
5. A parking area is proposed to the front of the barn with access taken from Clowes Lane. No garden space is proposed.

RECOMMENDATION:

That the application be REFUSED for the following reasons:

1. The application would result in the introduction of a domestic dwelling in an open agricultural landscape. The domestication of the barn and its setting would result in significant harm to the landscape character of this area of the National Park, contrary to policies L1 and DMC3, and to paragraph 176 of the NPPF.
2. The application has failed to demonstrate that there is an identified housing need for a new affordable dwelling of the size and type proposed. It would result in the creation of an isolated home in the countryside and no exceptional circumstances have been demonstrated to justify it. The application is therefore contrary to policies HC1, DMH1 and DMH2 and paragraph 80 of the NPPF.
3. The application does not include adequate information to allow the impacts of the development on protected species to be established, and it is therefore not possible to assure their conservation as required by adopted policies L2 and DMC11.

- The application does not demonstrate that the development will make the most efficient and sustainable use of land, buildings and natural resources contrary to policy CC1.**
- 4.

Key Issues

- The need for new affordable housing.
- The impact on the landscape character and special qualities of the National Park.
- Heritage Impacts.
- Amenity Impacts.
- Highways Impacts.
- Ecology Impacts.

History

6. 2019 – Planning permission refused for change of use from existing stone barn to a local needs dwelling. The grounds for refusal were insufficient demonstration of housing need, adverse landscape impacts, lack of heritage assessment, and a failure to address climate change mitigation.

Consultations

7. **Highway Authority** – No objections.
8. **Parish Council** - *‘Butterton Parish Council supports this application as a Local Needs dwelling but we ask that section 106 WILL BE undertaken to ensure that in perpetuity the occupant will always be a local person. Also that Policy LC4 (in particular the last 3 lines on page 4) WILL BE applied.*
9. **PDNPA Archaeology** – No objections subject to an archaeological building recording condition.
10. **PDNPA Landscape Architect** – Recommends refusal for the following reasons:

“This isolated barn sits some 400m away from the village of Butterton, not the 170m as stated in the design and access statement. It can be found 400 meters along an existing farm track which is also a public footpath. There is no mention of the footpath in the access statement and that the development can be clearly seen from the path.

Although the applicant is happy for a condition to restrict outside lights there will still be light spill from the various openings. Currently there is no electricity to the site and there is no indication as to how electricity is to be supplied. If the application is to be approved then electricity should be undergrounded. No details as to location of any waste water treatment plant has been provided and possible visual impact.

The mature tree adjacent to the property will be affected by the proposed parking area consideration will need to be given for root protection during construction.

Considering the size of the proposed building there will be pressure for additional outside space for drying washing and a shed”

Representations

11. No third party representations have been received.

National Planning Policy Framework (NPPF)

12. 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.
13. 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.
14. 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.

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.
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.
17. DS1 - *Development Strategy*. Sets out that most new development will be directed into named settlements.
18. 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.
19. HC1 – *New Housing*. Sets out that provision will not be made for housing solely to meet open market demand. Housing land will not be allocated in the development plan. 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.
20. Policy CC1 states that development must make the most efficient and sustainable use of land, buildings and natural resources.

Development Management Policies

21. 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.
22. 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.
23. DMC10 - *Conversion of a heritage asset*. Conversion will be permitted provided it can accommodate the new use without changes that adversely affect its character, including enlargement, subdivision, or other alterations to form and mass, inappropriate new window openings or doorways and major rebuilding, and that any changes conserves or enhances the heritage significance and its setting in accord with policy DMC5.
24. DMC11 - *Safeguarding, recording and enhancing nature conservation interests*. Sets out that proposals should aim to achieve net gains to biodiversity or geodiversity as a result of development and that details of appropriate safeguards and enhancement measures for a site, feature or species of nature conservation importance must be provided in line with the Biodiversity Action Plan. For all sites, feature and species development proposals must consider amongst other things, the setting of the development in relation to other features of importance, historical and cultural.
25. DMH1 – *New affordable housing*. 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:

Self-building and custom building housing will be permitted on rural exception sites provided the proven need can be demonstrated and the size thresholds are met.

26. DMH2 – *First occupation of new affordable housing* states that:
- In all cases, new affordable housing must be first occupied by persons satisfying at least one of the following criteria:
- (i) a person (and his or her dependents) who has a minimum period of 10 years permanent residence in the Parish or an adjoining Parish inside the National Park and is currently living in accommodation which is overcrowded or otherwise unsatisfactory; or
 - (ii) a person (and his or her dependents) not now resident in the Parish but having lived for at least 10 years out of the last 20 years in the Parish or an adjoining Parish inside the National Park, and is currently living in accommodation which is overcrowded or otherwise unsatisfactory; or

(iii) a person who has an essential need to live close to another person who has a minimum of 10 years residence in a Parish inside the National Park, the essential need arising from infirmity.

27. DMT3 - *Access and design criteria*. Requires that a safe access should be provided in a way that does not detract from the character and appearance of the locality and where possible enhances it. Whilst DMT8 - *Residential off street parking* sets out that off-street parking for residential development should be provided and the design and numbers of parking spaces associated with the residential development respects the valued characteristics of the area.
28. The Authority has adopted three separate supplementary planning documents (SPD's) that offers design guidance on householder development namely the Design Guide, the Building Design Guide and the Detailed Design Guide on Alterations and Extensions.

Assessment

Principle of Development

29. Policy HC1 makes it clear that provision will not be made in the National Park for new housing to meet general demand. However, on an exceptional basis, new housing (either new build or from the conversion of an existing building) may be permitted if it is to meet an eligible local need for houses that will remain affordable in perpetuity.
30. The application is for a new affordable local needs dwelling for the applicant. The proposed house would have one bedroom and a floor area of 44 square metres. This is below the maximum size threshold for a two person house of 58 square metres as set out in policy DMH1. The size of the building does not exceed the policy limits.
31. However, policy DMH1 also specifies that there must be a proven need for all new affordable housing.
32. The submitted supporting statement does not contained any detailed information about the applicant's housing need. It sets out that he lives with family in Elksones and that he would be forming a household for the first time.
33. 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 which is overcrowded or otherwise unsatisfactory.
34. Paragraphs 6.20 and 6.22 of the DMP recognise that people looking to set up home for the first time are often not in accommodation that could be described as overcrowded in a legal sense, but note that affordability is often a reason that people are unable to set up a household for the first time. It implicitly acknowledges that living with family may be considered unsatisfactory by the occupiers in some cases
35. As such, it is therefore possible that someone setting up home for the first time could be reasonably considered to be in housing need. However, the need still needs to be evidenced.
36. Paragraph 6.24 advises that we will use the same criteria as Housing Authorities to assess claims of housing need, with paragraph 6.20 stating that Housing Association schemes such as Home Options assess whether a person's claim of unsatisfactory accommodation justifies allocation of a property, noting that a variety of choice based letting systems are used to assess and categorise housing need.

37. No evidence has been provided to show that the applicant has engaged with the local Housing Authority in order for an evidence based assessment of his need to be established.
38. Had the principle of converting the building to affordable housing been broadly acceptable we would have offered the applicant the opportunity to engage with a choice based lettings system in order to demonstrate that he is in housing need. They would, in any case, be aware of this requirement as it was reported similarly when considering the 2019 application.
39. Further, as is discussed further below, the site is not in any case considered to be suitable for residential use because of the harmful impacts to the landscape. As such, there would be little point requiring the applicant to do further work to demonstrate his housing need for the purpose of this application as it would still be unacceptable on these additional grounds. However, in the absence of a demonstration of housing need, the application is contrary to policies HC1, DMH1 and DMH2. Paragraph 79 of the NPPF makes it clear that new isolated homes in the countryside should not be approved unless exceptional circumstances apply. No such circumstances have been demonstrated and the application is therefore also contrary to this part of the NPPF.

Landscape Impacts

40. The barn lies in a very remote location well away from the built up area of Butterton village. It lies within the Southwest Peak Upland Pastures landscape character type area as defined by our Landscape Character Assessment. This is an upland pastoral landscape with a traditional dispersed pattern of gritstone farmsteads of probable ancient origins. There are also localised village settlements. Permanent pasture is enclosed by drystone walls and some hedgerows. Trees are scattered along incised cloughs and around dispersed gritstone farmsteads. This is a very peaceful rural landscape with open views to surrounding higher ground. The key characteristics of the area include:
 - Undulating slopes with gentler summits and incised cloughs;
 - Dispersed gritstone farmsteads and loose clusters of dwellings, with stone slates or clay tile roofs;
 - Permanent pasture enclosed by gritstone walls and some thorn hedgerows;
 - Scattered trees along cloughs and around farmsteads;
 - Fields of rushy pasture and occasional patches of bracken, bilberry and heather;
 - Narrow winding lanes which are sunken on slopes;
 - Various shaped small to medium fields of various dates;
41. Whilst, as the Landscape Character Assessment identifies, there are some dispersed farmsteads in the area, there are none within a 400m radius of the application site. Those that do exist are next to roads that are more substantial than Clowes Lane. None appear as isolated and remote from other development as a new dwelling in this location would.
42. The site is set in an expansive area of small and medium fields of varying shapes that is entirely undeveloped. It has a very high level of tranquillity and natural beauty that is almost entirely free from development. The existing barn is a simple historic stone barn that sits comfortably in the landscape. It is in low-key use that is compatible with the agricultural nature of the surrounding land.

43. Whilst the proposed physical alterations to the building are minor (no new openings are proposed) the conversion to a dwelling would inevitably domesticate the character of the building and its setting. The scheme would result in the introduction of lighting, cars being parked outside of the building, bins and other associated domestic paraphernalia. An enclosed area, presumably for garden, is proposed and the use of this or other surrounding land would introduce impacts from sitting out, hanging washing, sheds, etc.
44. As such, even though the physical alterations to the exterior of the building are minimal, the conversion to residential use would still significantly alter the character of the building in a way that would be significantly harmful to the character of the landscape and the tranquil undeveloped nature of this part of the National Park.
45. Clowes Lane is a public footpath which then continues north beyond the site. The introduction of a domestic dwelling immediately next to the footpath would significantly alter the character of the site and its setting as described above. This would also be detrimental to the enjoyment of users of the footpath and would detract from the ability to appreciate the undeveloped, natural beauty of this part of the National Park.
46. The development would therefore have a significantly detrimental impact on the character of the site and its setting, causing harm to the landscape character of this part of the National Park. The proposal is contrary to policies GSP1, L1 and DMC3 and the guidance contained within paragraph 172 of the NPPF.

Heritage Impacts

47. The building is not listed and lies outside of the Butterton Conservation Area. However, the building is a nice example of a late 19th or early 20th century field barn/out farm and it is considered to be a non-designated heritage asset.
48. The Peak District National Park Historic Farmstead Character Statement also identifies that farm buildings that are detached and remote from a main farmsteads (both out farms and field barns) have been subject to high levels of change both with the Peak District and nationally, with a 57% loss of such features from the Peak District landscape. This makes those that survive all the more precious.
49. Policies DMC5 and DMC10 require applications for conversions of heritage assets to demonstrate what the significance of the building is and how the proposed development would conserve or enhance the significance.
50. On the face of it, the proposed conversion is a reasonably sensitive scheme with no new openings required and the internal alterations generally working with the historic plan form of the building. A heritage assessment has been provided, concluding that the impacts of conversion on the fabric of the building would be slight. We agree, and that view is supported by the Authority's Archaeologist.
51. Somewhat tellingly however, the report makes no assessment of the impact of the development on the rural and agricultural setting of the building. Domesticating the setting of the building would result in some harm to its existing character, which must be weighed in the planning balance.
52. The Authority's Senior Archaeologist has noted that the site is not in a landscape that is of particular historic landscape importance. This is acknowledged but does not outweigh the harm to the general undeveloped landscape character that is outlined further above.

Amenity Impact

53. Notwithstanding the concerns set out above about the visual harm that would be caused, it is acknowledged that the very remote location of the barn, over 400m away from the nearest existing property, would ensure that there would be no harm to the residential amenity of occupiers of any existing dwellings in the locality. There is no conflict with policy DMC3 in this respect.

Highway Impact

54. The proposed dwelling would be accessed from Clowes Lane. The parking area defined on the previous application has been omitted, without replacement. However, given the remote nature of the site and lack of alternative options, parking would almost certainly occur immediately in front of the barn. The introduction of parking immediately in front of the barn in this open pastoral landscape would be harmful for the reasons set out further above. However, the Highway Authority has raised no objections. As such, it is acknowledged that a reason for refusal on highway safety grounds would be difficult to substantiate.

Ecology Impact

55. A bat and bird survey report has been submitted. However, this dates from 2019 (having presumably been prepared for the previous application), and as such cannot be relied upon to reflect the current use of the building by protected species. As such, impacts of the development on protected species cannot be established and it is therefore not possible to assure their conservation as required by adopted policy DMC11 or wildlife legislation.

Environmental Management

56. An Environmental Management and Mitigation statement has not been provided and no information has been provided to set out how the application would address policy CC1. The application should be refused for this reason. Had the application been acceptable in principle we would have invited the applicant to try and correct this shortcoming of the application.

Conclusion

57. The application fails to demonstrate that there is an identifiable need for a new affordable dwelling of the size and type proposed or that the applicant is in housing need. The proposal would result in the creation of a new isolated dwelling in the open countryside which has not been justified. The scheme would significantly alter the character of the barn and its setting, resulting in harm to the landscape character and special qualities of this part of the National Park. The application has also failed to demonstrate how the conversion would conserve or enhance the significance of the non-designated heritage asset, or conserve protected species. The application is contrary to policies HC1, L1, L2, DMH1, DMH2, DMC3, DMC12, CC1, and the guidance within paragraphs 80 and 176 of the NPPF. The application is recommended for refusal.

Human Rights

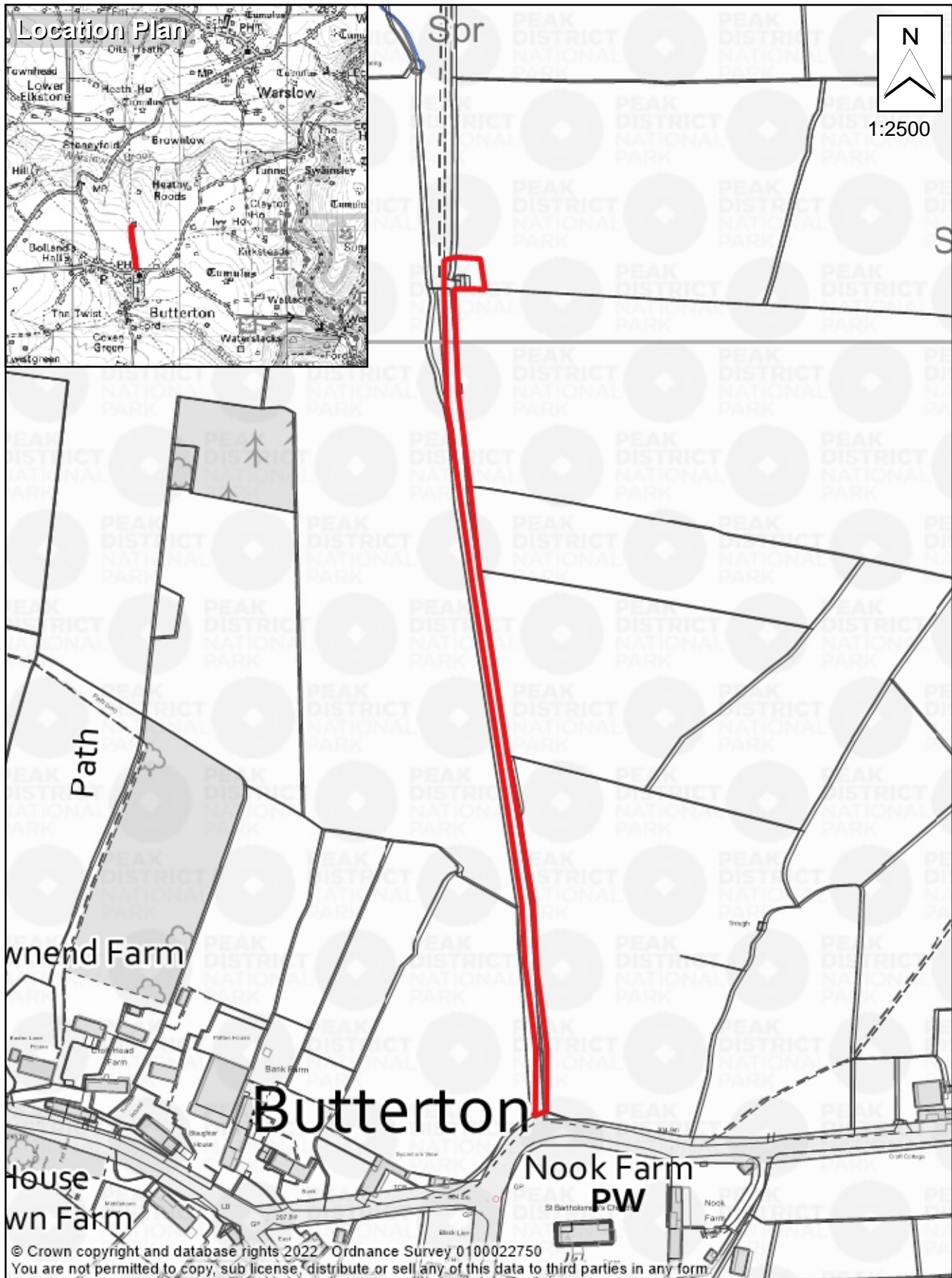
58. Any human rights issues have been considered and addressed in the preparation of this report.


List of Background Papers (not previously published)

59. Nil

60. Report author:
Mark Nuttall, Interim Area Team Manager, 1 December 2022

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Committee Date:	09/12/2022	Title: Holly Bank Barn, Butterson	 PEAK DISTRICT NATIONAL PARK
Item Number:	Item 6		
Application No:	NP/SM/0922/1144		
Grid Reference:	407548, 356855		

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7. FULL APPLICATION - CHANGE OF USE OF OUTBUILDINGS TO DWELLING AND FORMATION OF RESIDENTIAL CURTILAGE AND USE OF EXISTING FARMHOUSE. REPLACEMENT OF PORCH WITH GLAZED LINK FROM THE FARMHOUSE TO THE OUTBUILDINGS, EXTENSION AND ALTERATION OF THE OUTBUILDINGS INCLUDING REPLACEMENT OF THE NISSEN HUT TO FORM A FAMILY HOME. REPLACEMENT OF THE STABLES. AT WRIGHTS FARM, CLAYHOLES ROAD, KETTLESHULME (NP/CEC/0522/0645 SPW)

APPLICANT: MR MARK HEYES

Summary

1. The proposal would create a new dwelling via extending and altering the existing outbuildings on the site. This is contrary to the policies of the development plan because this would harm the character, appearance and significance of these heritage assets. The proposal is therefore contrary to the policies of the development plan which relate to heritage assets and those which relate to new housing. In addition the existing dwelling on the site is proposed to become a residential annexe ancillary to the proposed new dwelling. Having assessed the nature, scale and function of the proposed residential annexe it is concluded it would be an independent dwelling and therefore contrary to the policies of the development plan and the Supplementary Planning Document which deals with residential annexes. Also, it is harmful to the significance of the listed building for the existing dwelling to lose its rank and role on the site as the dominant farmhouse.
2. There are other issues with the proposal including that the proposed stable will harm the setting of the listed buildings, as would the proposed curtilage. The current proposed plans raise ambiguity over the accuracy of the drawings and have text which is illegible. They also lack detail on matters like what impact the pipework for the ground source heat pump would have and where the groundworks for the ground source heat pump would be located. None of these matters can be satisfactorily resolved through conditions

Site and Surroundings

3. Wrights Farm is a grade II Listed farmhouse located in the open countryside on rising ground some 690m to the south east of Kettleshulme village. Access is via an unmade steep drive off Clayholes Lane which lies some 60m to the east. The nearest dwelling is Needham Farm 100m to the south east on Clayholes Lane and Lords Clough Farm 130m to the south. This is a pastoral, gently undulating and open landscape, mostly improved or semi-improved permanent pasture with sheep and cattle grazing and some rough grazing. Settlement tends to consist of isolated gritstone farmsteads with stone slate roofs often dating from the time that the landscape was enclosed from the 18th century Drystone gritstone walls enclose most fields.
4. The farmstead has been sold recently and comprises the farmhouse, a range of traditional but dilapidated outbuildings which are curtilage listed and a modern mono-pitched roof shed/stable building with corrugated roof along with three adjoining fields totalling just under 7 acres. A further Grade II listed traditional stone barn, which lies immediately to the north of the outbuildings was formerly part of the farmstead grouping but was not sold to the current applicants. A new wall erected without planning permission now divides this from the applicant's land holding.
5. A public footpath runs north-south through the farmyard, another runs east-west immediately south of the applicant's landholding with a further footpath running east-west through the applicant's field to the west of the adjacent listed barn.

6. The site carries a Historic Buildings and Scheduled Monuments Record (HBSMR).
7. The house is built of natural gritstone and has a gritstone slate roof, with the walls appearing to have had their render removed recently. The former dairy is attached to the north gable of the house with no internal access through to the house. This was the old dairy and currently has no roof.
8. Most of a further lean-to porch extension over the original front door has been removed which has revealed an external view of the original front door and its attractive stone surrounds. Over the front door at first floor level is an unusual 3 light window with stone mullion.
9. Within the house there are features including the butter churning wheel and a cellar with a vaulted ceiling.
10. Most of the outbuildings are built of stone with a natural gritstone slate roof. They appear to be in a perilous state of repair. Much of the roof is missing and the stonework appears to have deteriorated significantly. The gable end facing the house appears to have no pointing left and has significant cracks potentially indicating structural issues. Much of the rear of another part of this group has fallen away.
11. Within the yard and opposite the main stone outbuildings there is also a brick built outbuilding with mono pitched roof. This is clearly of less significance than the other stone built outbuildings and not covered by the listing due to its apparent age (see our archaeologist's comments on the published file). It is relatively discreet when viewed from Clayholes Road as the level of the land behind the building is higher and therefore from Clayholes Road only the roof can be seen.
12. The range of stone built agricultural outbuildings are (repair issues aside) attractive and contribute positively to the character, appearance and setting of the farm house and the farmstead in general. Their scale, form and variation in depth and roofline are important characteristics of the group.
13. There is also a Nissen hut to the west of the outbuildings which detracts from the character of the group and is not covered by the listing (see our archaeologist's comments). The site is open to view in the landscape from close, medium and long distances.
14. To the west and down the hillside a short distance from the farmstead there are two ponds, the largest of which has undergone recent significant engineering operations. These lie outside the application site area and have been reported to our Monitoring and Enforcement team to investigate separately.
15. At present the applicants are living on site in a caravan whilst works are underway on the existing house.

Proposal

16. The development description is not clear. This is because it does not explicitly state what the existing house would be used for. Officers can use the plans and Design and Access Statement to better understand the proposal and although a single family home is mooted for the entire unit the plans clearly show that there would be in effect two distinct dwellings linked by a glazed link. Using the information about the proposal set out in the submitted Design and Access Statement and also taking into account the applicants aim to keep the site operating as a single family home, mean that in planning terms the proposal must therefore be for a new dwelling with ancillary residential annexe in the existing farmhouse (residential annexes are also known as ancillary dwellings).

17. The proposal includes a change of use to create a new dwelling and for the existing dwelling to become a residential annexe ancillary to the new dwelling. The new dwelling is formed by alteration and extension of the outbuildings to form living accommodation comprising living room, dining kitchen, master bedroom with en-suite and walk in wardrobe, 2 further bedrooms an entrance hall, pantry and bootroom with WC and Shower.
18. The proposal also includes alteration and extension to the farmhouse including removal of the remnants of the dilapidated porch and replacement with a glazed link to the outbuildings (the proposed new living accommodation). Reinstatement of a lime render is also proposed to the North, South and East elevations of the farmhouse.
19. A replacement stable building is also proposed. This would be on the same site as the existing monopitched building but would be wider and taller than the building it replaces and has a dual pitched roof made of corrugated metal with front and side walls in stone.
20. The access track is proposed to be widened to 5.5m, the 1:500 existing site plan is not easily able to be scaled off as there is no scale bar and the stated scale does not work. Based on the plans officers have, the width of the existing access appears to be approximately 4.2m, so the proposal would increase the width of the access track by approximately 1.3m. A new parking area was proposed off the top of the access track in the field close to Clayholes Lane, however the amended plans now omit the parking area replacing it with a bin store.
21. There are internal works also proposed to the house but these are covered by the corresponding application for Listed Building Consent.
22. As submitted the development description read as follows -. 'Renovation of the farmhouse, glass linking to change of use of the outbuildings and replacement of the Nissen hut to ensure protection of the heritage and the farms long term viability. Rebuilding of the stables in keeping materials at a standard size to better support the viability of the land'.
23. The amended description used in the title of this report is a compromise between one officers have suggested in an attempt to establish clarity and what the applicant has been willing to change the description to. This amended development description was agreed with the applicant on 26 September 2022.
24. The application is supported by a Heritage Statement (and supplements) and supplementary archaeological statement, a protected species report, a Design and Access Statement, a surveyor's appraisal of future farm options, a sustainability statement and a Structural Report for the conversion as well as the construction of the glazed link.
25. The applicants have also submitted a collection of comments from 9 properties in support of their proposal. These state there is no problem with the proposal and that it would be an improvement and sympathetic to the locality.

RECOMMENDATION:

26. That the application be **REFUSED** for the following reasons -

1. **The scale, massing and detailed design of the proposal is unacceptable and does not follow the advice of the SPD Design Guide or Conversion of Historic Buildings SPD. It significantly extends and alters the outbuildings, harming their form and character and would lose the positive contribution these buildings have as part of the group of listed buildings. The proposal is therefore not achieving the conservation or enhancement requirements of GSP2, HC1 or DMC10 to allow for market housing. The proposal would harm the character and appearance of these buildings and their immediate setting and therefore harm the significance of these heritage assets and the valued characteristics of the local landscape. The proposal is therefore contrary to Core Strategy Policies GSP2, GSP3, HC1, L1, L3 and Development Management Policies DMC3, DMC5, DMC7 and DMC10 and the NPPF.**
2. **The proposal by virtue of its scale, massing and detailed design would harm the character, appearance and significance of the heritage assets and their setting, by reducing the rank, role and historic function of the existing dwelling to a residential annexe ancillary to the proposed new dwelling. The glazed link would also fail to enhance the significance of the site and would have a negative impact on the character and appearance and significance of the dwelling and outbuildings. The proposed stables will also detract from the setting of the listed buildings. The proposed alterations at the top of the track and widening of the access would represent an unfortunate and unnecessary domestic intrusion into the landscape as would a new domestic curtilage to the west of the outbuildings. The proposal is therefore contrary to Core Strategy Policies GSP1, GSP3, L1, L3 and Development Management Policies DMC3, DMC5, DMC7, DMC10 and the NPPF.**
3. **Given the scale and nature of the proposed residential annexe (the existing farmhouse) and its relationship and arrangements with/ to the proposed new dwelling it would actually form a separate planning unit with a lawful use as an independent dwelling house. The proposal is therefore contrary to Development Management Policy DMH5 and the Authority's adopted Supplementary Planning Document 'Residential Annexes'.**
4. **Inadequate and inaccurate plans have been submitted to be certain of the extent of the proposal or be able to fully ascertain the impact on the listed buildings. The proposal is therefore contrary to Core Strategy Policy L3, and Development Management Policies DMC5, DMC7 and the NPPF.**

Key Issues

27. The key issues are:
28. Design, impact on the character and appearance of the buildings and their setting and also the impact on the significance of these heritage assets.
29. Is the proposal for conversion and extension of the outbuildings to form a new dwelling acceptable?
30. Is the existing dwelling suitable for use as proposed as a residential annexe ancillary to the proposed new dwelling? Does it meet the requirements of DMH5 and the Residential Annexes SPD?
31. Are the stables desirable or necessary in the interests of the setting of the listed building?

History

32. 2019 - Enforcement 19/0176 Informal enforcement enquiry in relation to unauthorised satellite dish, replacement door and windows, and possibly other works.
33. 2020 - Many enquiries in relation to the site as it was for sale. Enquiry 38221 (2020) advised a potential purchaser that a new dwelling to replace the Nissen hut would not be acceptable. The applicants were advised in enquiry 40827 that the then proposed alterations and extensions to the northwest outbuildings would have a considerable detrimental impact on these outbuildings, the principal listed building and the farmstead.
34. 2021 - Enquiry 42473 – Advised that impact on significance is key and careful design advice given in relation to the glazed link and that any replacement for the Nissen hut should be subservient and in matching materials.

Consultations

35. Cheshire East Council - Highways – No objections but concerned that the position of the proposed access track gates in relation to the new car parking spaces may result in vehicles being reversed into Clayholes Road if the gates are closed. The position of the car parking gates would also make access and egress difficult. A revised layout should be provided with the access track gates positioned at least 5.0m further down the track from the nearest car parking space.
36. Cheshire East Council – Rights of Way Team - The property is adjacent to public footpath Kettleshulme No. 9 as recorded on the Definitive Map held at this office (working copy extract enclosed). It appears unlikely that the proposal would affect the public right of way, although the PROW Unit would expect the planning department to add an advice note to any planning consent to ensure that developers are aware of their obligations as follows:
 - No building materials must be stored on the right of way
 - Vehicle movements must be arranged so as not to interfere with the public's use of the way
 - The safety of members of the public using the right of way must be ensured at all times
 - No additional barriers (e.g. gates) are to be placed across the right of way
 - There must be no diminution in the width of the right of way available for use by members of the public
 - No damage or alteration must be caused to the surface of the right of way
 - Wildlife mitigation fencing must not be placed across the right of way

Please note the Definitive Map is a minimum record of public rights of way and consequently does not preclude the possibility that public rights of way exist which have not been recorded, and of which we are not aware. There is also a possibility that higher rights than those recorded may exist over routes shown as public footpaths and bridleways.

37. Natural England – No response to date.
38. PDNPA – Ecology – No objections subject to conditions
Carry out mitigation works to protect bats under licence from Natural England.
Creation of three permanent bat roost features in the fabric of the renovated buildings.
Check the Brick Range / Stables for bat roost potential and nesting birds.
39. PDNPA – Built Environment – detailed comments are available on the electronic file.

40. Essentially there is insufficient information to be able to fully assess the impact of the proposals and some elements particularly the alterations and extensions to the outbuildings are harmful therefore the impact can not be mitigated.
41. The existing outbuildings have a varied roof profile that is part of their character and appearance. The roofline over the proposed pantry and glazed entrance link should be reconsidered to retain the varying rooflines, and therefore the character and appearance. The proposed roofline has a negative impact on the significance of the outbuildings. And a structural survey is also needed to establish the buildings suitability for conversion and identify any strengthening and rebuild that could impact the significance of the outbuildings.
42. The rebuild of an early 20th century part of the outbuildings is based on conjecture. Also the replacement for the Nissen hut needs to be subservient, but instead is large, particularly when considered against the size of the small outbuildings, the roofline is not much lower than the outbuildings and therefore for these reasons it has a negative impact on the outbuildings. Its openings to the west are large and glazed with timber sliding doors, appearing large and dominant to the elevation.
43. Additional comments have been received from our conservation officers following receipt of amended plans and supporting information. These set out the following – Some of the points have been addressed with the plans dated 21/09/22, however some remain unaddressed. This should be read in addition to the previous comments submitted. A number of the new plans for the current proposals are blurred. Clear, in focus versions should be submitted to provide full clarification for the application and decision.
44. Glazed link - Additional information has been provided on the glazed link with structural calculations prepared, however the details required have not been provided. Epoxy Resin has been identified within the structural calculations document, however it has not been defined how this will be used and clearly identified on the drawings required.
45. *An example of the type of drawings and fittings for a glazed link can be found on the proposed details drawings for approved application NP/DDD/1221/1349. These fixings have limited impact on the historic fabric, therefore limiting the impact the link has, they can also be removed with only limited repair required.*
46. Windows - *The drawings have been resubmitted, but are blurred. It appears that they are now with the horns removed, the designs of the windows are therefore acceptable. As above a clear version should be submitted to provide full clarification for the application and decision.*
47. Internal Works - *New drawings have been submitted to show how the re-use of cupboard from the Living Room has been provided. These are to be located either side of the chimney breast on the Landing, this appears to impact on the visibility of the butter churn wheel shown on the proposed first floor plan. If the cupboard does obscure the butter churn wheel then this is a negative harm to a historic feature of the listed building and the cupboard location would be unsuitable. A clear drawing showing the cupboard and its relationship to the butter wheel would be required for an informed decision to be made. The drawing also notes proposed additional work to insert a fireplace within the chimney breast, also to widen the chimney breast to accommodate the new fireplace. This would need drawings of the fireplace to be reinstated, this could be conditioned.*
48. *The drawings of the partition and replacement doors are acceptable.*
49. *The proposal to remove the ceilings in the Bathroom and Bedroom have been assessed by the Heritage Consultants as appropriate to the building, this is acceptable.*

50. *There is only a note on the plan to describe the route of the SVP, and this appears to affect a historic feature i.e. through the stone flag in front of the fireplace. This would not be appropriate as it would damage the historic fireplace. Drawings as requested should be provided and the route should not affect historic features.*
51. External Works -*Historic rainwater goods should be traditional material, and for this property Cast Iron, modern alternatives are not suitable for listed buildings. This is standard policy for the National Park Authority to use the traditional materials for rainwater goods on listed buildings, not materials that give an impression of a traditional material.*
52. Conversion - *A structural survey has been provided that identifies the likelihood of some rebuilding of the length of the rear walls of the outbuildings. The full extent would not be known until works commence. If this fits within the planning policies then the extent and method for rebuild should be conditioned to ensure the historic fabric is retained in-situ as far as possible.*
53. *The timber door in the glazed link in front of the means the pantry remains partially obscured and my previous comments regarding this remain.*
54. *The drawing showing the roof insulation is acceptable and therefore not required as a condition.*
55. *The internal joinery has been confirmed as only the doors and therefore I am not concerned about inappropriate joinery. The floor slab scaled drawings will be required and can be conditioned, the proposed ground floor plan now also notes the use of underfloor heating.*
56. *The windows remain as top openers so my previous comments remain.*
57. Early C20th Rebuild - *The additional information from Jessops considers the contribution the reinstatement of the building would make to the overall farmstead, assessed as an enhancement. This addresses the question on the quality and contribution the building made to the farmstead however having now seen building 5 is shown prior to demolition (plate 1.19) this is questionable as the building would not have made that much of a contribution to the farmstead.*
58. New build on site of nissen hut - *The scale of the building and roofline remains the same so previous comments on the subservience remain. There have been some amendments regarding the open timber doors so the dominance of these with the large openings have been slightly reduced.*
59. Heating proposals
60. *A small note has been made on the proposed ground floor drawing to say that a ground source heat pump is to be used and the plant required is to be located in the pantry, the most historic part of the outbuildings. Plans would be required to show the route of the pipework around the building and into the building, this could be through the historic fabric. Is the pantry then most appropriate part of the building for the plant to be located? Also where is the ground source heat pump to be located?*
61. Site Plan
- On the site plan a patio is marked below the nissen hut rebuild, this appears to encroach into the field. This will domesticate the area, rather than retain the agricultural nature of the farmstead.*

62. PDNPA Archaeology – It is not currently possible to make a recommendation on the impact of the proposal on the buried archaeology. Additional information on the potential for buried archaeology via a map regression and consideration of the proposed works should enable this to be considered. The impact of the proposed development on the upstanding heritage should consider comments from a conservation officer.

63. As a designated heritage asset a balanced planning decision needs to be made that has regard to the significance of the heritage asset and the scale of any harm or loss to its significance (NPPF para.203). It is not currently possible to assess the impact of the development and it should not be approved at this stage. Updated comments were received from the applicant's archaeological consultants in relation to buried archaeology and PDNPA archaeologists have responded explaining that if the scheme were approved then a written scheme of investigation for the buried archaeology would be needed.

64. Kettleshulme Parish Council – No objections

Representations

65. No representations have been received.

Main Policies

66. Relevant Core Strategy policies: DS1, GSP1, GSP2, GSP3, GSP4, HC1, L1, L2, L3, CC1, CC2.

67. Relevant Development Management policies: DMC3, DMC4, DMC5, DMC7, DMC10, DMC11, DMC12, DMH5, DMH11, DMR4.

National Planning Policy Framework

68. The National Planning Policy Framework (NPPF) was revised in 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 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.

69. Para 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.'

70. Para 194 In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

71. Para 197 In determining applications, local planning authorities should take account of:
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - c) the desirability of new development making a positive contribution to local character and distinctiveness.
72. Para 199 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.
73. Para 201 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 or loss, or all of the following apply: a) the nature of the heritage asset prevents all reasonable uses of the site; and b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use.
74. Para 202 Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
75. Para 180 When determining planning applications, local planning authorities should apply the following principles:
- a. if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
 - b. development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.

Core Strategy

76. 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.

77. Policy GSP2 says that opportunities for enhancing the valued characteristics of the National Park will be identified and acted upon, and opportunities will be taken to enhance the National Park by the treatment or removal of undesirable features or buildings.
78. 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.
79. 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.
80. L3 deals with heritage assets including Conservation Areas, the setting of listed buildings and Scheduled Monuments and requires that development must conserve and where appropriate enhance or reveal the significance of the heritage assets and their settings. Other than in exceptional circumstances development is not permitted that is likely harm the significance of a heritage asset.
81. HC1 deals with new housing and has provision for conversion of listed buildings to open market dwellings as an exception where it is required for the building's conservation or enhancement.

Development management policies

82. DMC3 Siting, design, layout and landscaping-
 - A. Where development is acceptable in principle, it will be permitted provided that its detailed treatment is of a high standard that respects, protects and where possible enhances the natural beauty, quality and visual amenity of the landscape, including the wildlife and cultural heritage that contribute to the distinctive sense of place.
 - B. Particular attention will be paid to:
 - (i) siting, scale, form, mass, levels, height and orientation in relation to existing buildings, settlement form and character, including impact on open spaces, landscape features and the wider landscape setting which contribute to the valued character and appearance of the area; and
 - (ii) the degree to which buildings and their design, details, materials and finishes reflect or complement the style and traditions of the locality as well as other valued characteristics of the area such as the character of the historic landscape and varied biodiversity assets; and
 - (iii) the use and maintenance of landscaping to enhance new development, and the degree to which this makes use of local features, colours, and boundary treatments and an appropriate mix of species suited to both the landscape and biodiversity interests of the locality; and
 - (iv) access, utility services, vehicle parking, siting of services, refuse bins and cycle storage; and
 - (v) flood risk, water conservation and sustainable drainage; and
 - (vi) the detailed design of existing buildings, where ancillary buildings, extensions or alterations are proposed; and
 - (vii) amenity, privacy and security of the development and other properties that the development affects; and

- (viii) the accessibility or the impact on accessibility of the development; and
- (ix) visual context provided by the Landscape Strategy and Action Plan, strategic, local and other specific views including skylines; and
- (x) the principles embedded in the design related Supplementary Planning Documents and related technical guides.

83. DMC5 Assessing the impact of development on designated and non-designated heritage assets and their settings.

A.Planning applications for development affecting a heritage asset, including its setting must clearly demonstrate: (i) its significance including how any identified features of value will be conserved and where possible enhanced; and (ii) why the proposed development and related works are desirable or necessary.

B.The supporting evidence must be proportionate to the significance of the asset. It may be included as part of a Heritage Statement or Design and Access Statement where relevant.

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

D.Non-designated heritage assets of archaeological interest demonstrably of equivalent significance to Scheduled Monuments will be considered in accordance with policies for designated heritage assets.

E.If applicants fail to provide adequate or accurate detailed information to show the effect of the development on the significance, character and appearance of the heritage asset and its setting, the application will be refused.

F.Development of a designated or non-designated heritage asset will not be permitted if it would result in any harm to, or loss of, the significance, character and appearance of a heritage asset (from its alteration or destruction, or from development within its setting), unless:
(i) for designated heritage assets, clear and convincing justification is provided, to the satisfaction of the Authority, that the:
a) substantial harm or loss of significance is necessary to achieve substantial public benefits that outweigh that harm or loss; or
b) in the case of less than substantial harm to its significance, the harm is weighed against the public benefits of the proposal, including securing its optimum viable use.
(ii) for non-designated heritage assets, the development is considered by the Authority to be acceptable following a balanced judgement that takes into account the significance of the heritage asset.

84. DMC7 Listed Buildings

A.Planning applications for development affecting a Listed Building and/or its setting should be determined in accordance with policy DMC5 and clearly demonstrate:

- (i) how their significance will be preserved; and
- (ii) why the proposed development and related works are desirable or necessary.

B. Development will not be permitted if applicants fail to provide adequate or accurate detailed information to show the effect on the significance and architectural and historic interest of the Listed Building and its setting and any curtilage listed features.

C. Development will not be permitted if it would:

- (i) adversely affect the character, scale, proportion, design, detailing of, or materials used in the Listed Building; or
- (ii) result in the loss of or irrevocable change to original features or other features of importance or interest.

D. In particular, development will not be permitted if it would directly, indirectly or cumulatively lead to:

- (i) removal of original walls, stairs, or entrances, or subdivision of large interior spaces;
- (ii) removal, alteration or unnecessary replacement of structural elements including walls, roof structures, beams and floors;
- (iii) the unnecessary removal, alteration or replacement of features such as windows, doors, fireplaces and plasterwork;
- (iv) the loss of curtilage features which complement the character and appearance of the Listed Building (e.g. boundary walls, railings or gates);
- (v) repairs or alterations involving materials, techniques and detailing inappropriate to a Listed Building;
- (vi) the replacement of traditional features other than with like for like, authentic or original materials and using appropriate techniques;
- (vii) extensions to the front of Listed Buildings;
- (viii) extensions of more than one storey to the rear of listed small houses or terraced properties;
- (ix) inappropriate impact on the setting of the Listed Building.

Unless justified to the satisfaction of the Authority, that the proposed changes, loss or irreversible damage, and/or addition of new features to the Listed Building and its setting are:

- a) less than substantial in terms of impact on the character and significance of the Listed Building and its setting; and
- b) off-set by the public benefit from making the changes, including enabling optimum viable use, and net enhancement to the Listed Building and its setting.

E. Where change to a Listed Building is acceptable, an appropriate record of the building will be required to a methodology approved in writing by the Authority prior to any works commencing.

85. DMC10 Conversion of a heritage asset

A. Conversion of a heritage asset will be permitted provided that:

- (i) it can accommodate the new use without changes that adversely affect its character (such changes include enlargement, subdivision or other alterations to form and mass, inappropriate new window openings or doorways and major rebuilding); and
- (ii) the building is capable of conversion, the extent of which would not compromise the significance and character of the building; and
- (iii) the changes brought about by the new use, and any associated infrastructure (such as access and services), conserves or enhances the heritage significance of the asset, its setting (in accordance with policy DMC5), any valued landscape character, and any valued built environment; and
- (iv) the new use of the building or any curtilage created would not be visually intrusive in its landscape or have an adverse impact on tranquility, dark skies or other valued characteristics.

B. Proposals under Core Strategy policy HC1CI will only be permitted where:

- (i) the building is a designated heritage asset; or
- (ii) based on the evidence, the National Park Authority has identified the building as a nondesignated heritage asset; and
- (iii) it can be demonstrated that conversion to a market dwelling is required in order to achieve the conservation and, where appropriate, the enhancement of the significance of the heritage asset and the contribution of its setting.

C. 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 including:

- (i) the supply of utility and infrastructure services, including electricity, water and waste disposal to support residential use;
- (ii) the provision of safe vehicular access;
- (iii) the provision of adequate amenity space and parking;
- (iv) the introduction of a domestic curtilage;
- (v) the alteration of agricultural land and field walls;
- (vi) any other engineering operation associated with the development

86. DMH5 - Ancillary dwellings in the curtilages of existing dwellings by conversion or new build

87. A. The conversion of an outbuilding close to a dwelling, to ancillary dwelling use will be permitted provided that:

- (i) it would not result in an over-intensive use of the property, an inadequate standard of accommodation or amenity space, or create a planning need for over intensive development of the property at a later date through demand for further outbuildings; and
- (ii) the site can meet the parking and access requirements of the proposed development; and
- (iii) the new accommodation provided would remain within the curtilage of the main house, accessed via the same access route, sharing services and utilities, and remain under the control of the occupier of the main dwelling.

B. Where no buildings are suitable for conversion, a new build ancillary dwelling unit will be permitted provided that it:

- (i) is within the existing building group; and
- (ii) is subsidiary in physical size to the main house; and
- (iii) is of an appropriate design and materials that complement the existing building group; and
- (iv) is able to be located in such a way that any heritage significance of the existing building group is conserved or enhanced by the new building; and
- (v) is able to be located in such a way that the wider landscape setting of the building group is conserved or enhanced by the new building; and
- (vi) does not require new access points and tracks from highway to building or new services and utilities infrastructure; and
- (vii) can be contained within a single planning unit by condition.

C. For proposals under A or B, where it is not possible to secure its ancillary status in perpetuity by planning condition, the ancillary accommodation will be tied to the main dwelling by way of a Section 106 Agreement

88. DMH11 Section 106 Agreements

Section 106 Agreements will be applied to housing developments as follows-

Ancillary accommodation

F. Where planning conditions cannot achieve the desired outcome of tying properties together, the ancillary accommodation, whether achieved by extension, conversion, or new build will be tied to the main property by legal agreement.

G. Variation to the requirements of a Section 106 Agreement may be permitted if it can be demonstrated that the proposed new use of the ancillary accommodation is in accordance with other policies of this Plan relating for example to holiday accommodation use or essential worker use.

H. Removal of a Section 106 Agreement to remove the ancillary status of accommodation will not normally be permitted.

89. In summary the development management policies require a high standard of design (DMC3), they require a heritage assets significance to be identified and conserved or enhanced (DMC5), Conversion to a dwelling to be necessary for the conservation and enhancement of a listed building and development that harmed the significance of a listed building or its setting would not be permitted (DMC7).
90. The Supplementary Planning Documents (SPD's) the 'Design Guide' and 'Conversion of Historic Buildings' are both relevant.
91. Para 8.3 of the Design Guide states - The building in question should be of sufficient historic or architectural merit to warrant its conversion. Planning permission is needed for a change of use. Factors such as location, size and character of the building and its means of access will all be assessed. The guiding principle behind the design of any conversion should be that the character of the original building and its setting should be respected and retained. This means that in most cases the barn or the mill or the chapel should afterwards look like a converted barn, mill or chapel, and not like a new house or a new block of flats. When converting traditional buildings, new uses should not require the construction of extensions or ancillary buildings
92. Our SPD 'Residential Annexes' is also relevant to this proposal.

Assessment

93. As submitted the proposal was unclear and has caused some significant concerns with the quality of the application. The lack of clarity about the proposal comes from a development description and a design and access statement which did not state clearly what the proposed change of use was to.
94. Officers have to consider a specific proposal and the one which is the best fit to their reported desires for the property is to create a new dwelling in the proposed conversion and extension of the outbuildings and for the listed farmhouse to become a residential annexe ancillary to the new dwelling. So the most relevant policy for the proposed principle of the new dwelling is Core Strategy Policy HC1 and Development Management Policy DMC10 and for the ancillary residential annexe its policy DMH5.
95. An amended development description has been agreed with the applicant, which is not as suggested by the Authority but is instead a compromise. This has required the report to provide further explanation in the proposal section to understand the proposal in planning terms.

The proposed new dwelling via conversion and extension of the outbuildings including demolition of the Nissen hut.

96. The outbuildings which the proposal seeks to convert to a dwelling are of great character and contribute positively to the character and appearance and significance of the listed building and its setting. In their existing form the buildings are worthy of conversion. The outbuildings are also widely open to public view from the local footpaths and highways in both immediate and distant vantage points and are a key aspect of the group of buildings comprising the farmhouse and its attractive outbuildings. The internal floorspace of the buildings which are worthy of conversion is approximately 57m² (which for comparison purposes would equate to a 2 bedroom affordable dwelling under our policies) .

97. The outbuildings are protected by the listing of the farm house as 'curtilage listed buildings'. Therefore HC1C(i) is relevant and does have provision for conversion to a dwelling where in accordance with GSP2, it is required for the building's conservation and enhancement. Policy DMC10 amongst other things, also allows for the conversion provided it can accommodate the new use without changes that adversely affect its character (such changes include enlargement, subdivision or other alterations to form and mass, inappropriate new window openings, doorways and major rebuilding) and the building is capable of conversion. DMC10 would only permit conversion to a dwelling where it can be demonstrated that conversion to a market dwelling is required in order to achieve the conservation and, where appropriate, the enhancement of the significance of the heritage asset and the contribution of its setting.
98. The state of repair of the outbuildings appears perilous. The roof has collapsed in parts and the rear walls have come away in parts. Also the gable end facing the house has cracks and other structural signs of concern. Officers therefore asked the applicant for a conservation led structural survey/report to establish what extent of rebuilding will be required. Essentially this is required to establish if the buildings are capable of conversion and to clearly show on the plans which parts of the historic fabric of the buildings would be retained.
99. This has now been provided and it shows that the rear wall of the outbuildings will need some extent of rebuilding but that extent is not known until works are underway. Our conservation officers have advised that a planning condition would be needed to agree the exact method and extent of rebuilding with the objective being to retain as much historic fabric in-situ as possible. Despite the building's perilous appearance, the structural survey has proven that the buildings can be converted without entirely rebuilding them and a planning condition would also be able to ensure that there is no rebuilding other than shown on plan 22-112-3.
100. The application proposes that the new dwelling would be formed via the alteration and significant extension of the outbuildings following the removal of the Nissen hut. The resultant building would lose the character and attractive appearance of the existing traditional buildings. In particular their existing scale, form and massing and variations in roof line and depth of frontage would be lost and there would be many large shuttered openings to replace the existing. The package of alterations would change the appearance of the buildings significantly, and as a result their character, charm and the positive contribution they make to the character and significance of the heritage asset would be lost. This is corroborated by our Conservation officer's consultation response.
101. In the heritage justification an argument for allowing the extension to the northern end of the range of traditional outbuildings is promoted on the basis of it replacing a previously demolished building. The demolished building is referred to as building 5, and it states no remains of building 5 survive. Whilst the heritage report identifies the proposal to extend the outbuildings on the footprint of building 5 as an enhancement, officers disagree strongly and find the proposed extension to be harmful to the character, appearance and significance of the existing outbuildings as set out in the above paragraph.
102. The heritage justification for this extension is considered to be tenuous. This is because the absent building 5 is 20th century (was built between the productions of the 1924 and 1948 OS maps) and has been identified of no heritage value in itself, low quality, with corrugated roof, open front and timber frame and sides. The photograph of the building at appendix 1.19 of the Heritage Statement shows that it detracted from the character appearance and setting of the listed buildings. In the heritage statement some value has been given to its rear (western) wall which was built of stone, because it may have incorporated some historic fabric from a boundary wall which provided enclosure to the yard. The value the heritage statement gives to the proposed extension is that it serves to provide similar enclosure. Officers argue that this has long gone and could be achieved

by other more authentic means, such as by simply reinstating a boundary wall. Officers therefore do not find this justification for the extension compelling and more importantly that it does not overcome the harm to the character and appearance of the existing outbuilding that officers have already identified.

103. Whilst removal of the Nissen hut is positive, its replacement is not. It will essentially double the scale of the outbuildings and in addition to their unacceptable extended form will also present large openings to the open countryside. The Nissen hut has come to the end of its useful life and is clearly no longer required for its original agricultural purpose. Our policies do not support the retention of such buildings for non agricultural uses and as a building which detracts from the site and the landscape setting the normal presumption is that they be removed to enhance the site and landscape by returning the site to its former condition. In this case that would open up views of the traditional outbuildings and enhanced their legibility in the role they play in the layout of this historic farmstead, their relationship to the listed house and their setting within the local landscape. Therefore at the pre-application stage officers had envisaged the Nissen hut being removed and if it were to be replaced then this would need to be by something that was truly subordinate to the existing outbuilding. However this proposal is far from that vision.
104. To add some context to the scale of change; the outbuildings of heritage value which are worthy of conversion in terms of their character and appearance are approximately 57m² and the proposed dwelling is approximately 270m². There is a significant amount of extension and alterations being proposed and for the reasons described earlier alongside the objections over the scale, its design is also considered to be poor. As a result of this it is insensitive and harmful to character and appearance of the listed buildings.
105. The pre-application advice has resulted in a design that has shown some sensitivity to retaining historic fabric internally and used glazing to leave the oldest part of the outbuilding legible. Our conservation officers have recognised this, but it is not enough to conserve the valued characteristics of these outbuildings and their significance as part of the group and its relationship to the farmhouse. The proposal is not successful in conserving or enhancing the building due to the aforementioned issues. Therefore the proposal by virtue of its design is found to harm the character appearance and significance of the heritage assets and therefore the proposal is contrary to Core Strategy Policies GSP2, GSP3, HC1 and DMC3, DMC5, DMC7, DMC10.
106. The glazed link, between the house and the outbuildings (proposed for conversion to dwelling) does have a negative impact on the significance of the principal and curtilage listed buildings. This affects the plan form of the buildings and the legibility of the site as a small farmstead, as well as the character and appearance of the farmhouse. It also loses an opportunity to achieve significant enhancement to the appearance and significance of the farmhouse by revealing the original front door and its attractive full surround which highlights its importance and status as the principal entrance into the listed farmhouse. Specifically, the size/form of the link provides a room by covering the whole courtyard and then has a glazed corridor off that to link to the outbuildings. Officers consider any link needs to avoid this harm to the main entrance, be more discreet and minimal rather than forming the additional room as proposed.
107. A structural report has been submitted which provides calculations for the glazed link and explains it will be fixed to the stonework using an epoxy resin. Our Conservation Officers have not been able to support this method, as it has not been defined how it will be used nor is it clearly identified on the drawings.
108. As submitted there was nothing in the application which showed clearly where the extent of the domestic curtilage would be for the proposed dwelling.

109. The extension to the rear of the outbuildings, which replaces the Nissen hut, has openings from the living room and master bedroom from the west elevation which provide access via patio doors out onto the fields to the west. Officers have now received an amended plan which shows the curtilage being extended to the west with a patio area, it does not have any details of the proposed boundary treatments. Despite our advice that it would be harmful to the character, appearance and setting of the listed buildings and the local landscape to extend or provide domestic curtilage west of the buildings, this is now what is clearly proposed in the amended plans, and it would result in the aforementioned harm.
110. During the application process officers have received amended plans to show the extension to the north of the outbuildings forming a bedroom rather than a garage. This includes alterations to its front elevation to the proposed openings and to the rear as a frameless glass lean to extends to its rear.
111. These amendments have not been submitted at the Authority's request and just serve to exacerbate the adverse impact of the proposal would have, in either form, in diminishing the dominance and rank of the original dwelling, demoting its function to an ancillary dwelling. This is considered to be harmful to the listed buildings significance and therefore contrary to LC3, DMC7, DMC10 and HC1.
112. Officers have also received a set of amended plans from the replacement planning agent. These include alterations to the fenestration on the west facing elevation of the new dwelling. The alteration shows a hit and miss timber detailing to openings using oak. This idea came from a meeting with the applicant in September 2022 but their interpretation of this detail is not as officers described. Essentially any hit and miss detail to openings should be recessed within the opening itself and not used as an external cladding which over-sails the opening itself. Whilst officers had advised that a hit and miss detail could improve one detailed design aspect of the scheme, it wouldn't make the development acceptable.
113. The quality of the current set of amended plans is also poor. Officers have received drawings upon which text is illegible, including on the elevations and detailed window drawings. Officers also have no confidence that the plans are to scale as the length of the outbuildings differs between the original submission and the current set by as much as 1.33m. The plans are therefore inadequate and inaccurate, would likely cause difficulties if enforcement were necessary, and this inaccuracy is wholly unacceptable when considering the proposal relates to listed buildings.
114. It is also noted that if it were claimed that the proposed conversion and extension of the outbuildings is for an ancillary dwelling, its size (269m²) is such that it is tantamount to a new independent dwelling and must be treated as such under the relevant housing and design policies (as stated at para 5.5 of the SPD (PDNPA, Residential Annexes SPD, 2021).
115. Considering the above as the proposal would harm the character, appearance and significance of the listed buildings in which it would be created the principle is unacceptable and Contrary to HC1 and DMC10.
116. The proposal to convert the existing dwelling into a residential annexe which is ancillary to the proposed new dwelling
117. The proposed switch in roles would ensure that there would remain a single unrestricted open market dwelling on the site with the existing farmhouse becoming a residential annexe ancillary to the existing dwelling. It could overcome any amenity issues having two dwellings on the site could otherwise have, due to shared parking and amenity spaces and the close relationship of the two buildings. Planning conditions and a legal agreement would be necessary to secure the status of each part, to ensure they are not sold

separately, to retain shared services and phasing to ensure the works to improve the primary listed farmhouse are completed prior to occupation of the new dwelling.

118. Officers have asked for details of the functional dependence the intended occupants would have on the occupants of the parent dwelling. As set out in the Residential Annexes SPD, it is important to establish if the occupation of the annexe would be compatible with a residential annexe, having the necessary dependence on the main dwelling and essentially the two functioning/forming a single C3 dwelling house. The applicants have been sent a link to our SPD which explains in detail what information officers need when considering a residential annexe.
119. So far officers have what is stated in the design and access statement which references accommodation for the applicant's parents for ease of child care and for caring for these parents in the future as they age. It's been explained to the applicants that ease of child care is not considered to be a functional dependence on the main household, and future planning for parents in case they become infirm is not a current dependence. There has since been an email from the applicants but it doesn't add any further detail about functional dependence. So, both of these justifications are not considered to be capable of supporting any lawful occupation of a residential annexe. In all respects it appears the occupants would be an independent household rather than having a functional dependence on the main house.
120. The size of the residential annexe also needs to be considered. The proposed residential annex in this case is to be formed in the original historic farm house and would have on the ground floor, cloakroom, large hall, large snug (lounge), and kitchen with access to cellar and on the first floor a bedroom and a large landing capable of providing a bedroom, and a bathroom. It's a fairly large property albeit with a layout which presents some challenges to utilising the space efficiently. Whilst the applicants describe it as being one bedroomed this is misleading in terms of its actual size. The accommodation it would provide is approximately 131m² without the glazed link and 154m² with the glazed link. To give this some context our local needs housing thresholds for a 5-person house is 97m². The proposal significantly exceeds this figure so in that context it is a relatively large house, exceeding what may normally be considered a residential annexe ancillary to a dwelling.
121. It is also necessary to look at the severability of the proposed residential annexe. The existing dwelling has gardens to the rear and side and use of the farmyard for parking as well as a drive to its side. There was even some additional parking proposed at the top of the drive next to the access onto the highway, but this has since been removed on an amended plan 613/8D. The amended plans also show that the proposed new dwelling has openings out onto the adjoining land to the west, with a patio area in front, so new curtilage areas are being proposed for that new dwelling. It's therefore shown that there would be separate amenity spaces for the new dwelling and the proposed residential annexe. There is the glazed link, but this has been designed to be reversible in the interests of the listed building but also as explained in the design and access statement if the properties were to operate separately. It is not known if the unit would share services and utilities with the main house. Given the other issues raised over size, nature and potential severability it is considered that the existing farmhouse would be operating as an independent dwelling rather than as a residential annexe and could easily be severed from the parent dwelling with only minimal works.
122. An annexe will become a single dwellinghouse where it is self-contained with all the necessary living facilities and has resulted in the creation of a separate planning unit. But, as, for example, with "granny flats" used in connection with the parent dwelling, this would not necessarily amount to a "material change of use". Ancillary accommodation cannot exist without a parent dwelling.

123. In all respects the nature and scale of the proposal would create two separate planning units and while there may be a family connection between the occupants of the residential annexe and the proposed new dwelling officers consider that the dwelling proposed in the existing farmhouse, because of its scale and occupancy of this nature, is not capable of being ancillary. The proposed residential annexe is therefore contrary to the provisions of Development Management Policy DMH5 and our adopted Residential Annexes SPD.
124. A point to bear in mind is that, if the new dwelling and existing farmhouse form and are used as “a building used as a single dwelling house” planning permission will be required for any future use as two (or more) dwellings as this would comprise a material change in the use of the building and of each part of it which is so used. So, to that extent the Planning Authority can exercise control over the creation of separate dwellings. But, this falls away if what is proposed amounts to two separate planning units/dwellings in the first place.
125. If all other Planning Considerations were acceptable then this would need to be managed by a tightly drawn planning agreement
126. The principle of the new dwelling, for the reasons set out in the previous section, has not been accepted as it would harm the character and significance of the listed buildings, their setting and relationship with the principal listed building. It is therefore material to note that a residential annexe cannot exist without a parent dwelling.
127. The impetus of allowing two open market dwellings to exist on the site has not been proven to be necessary for the conservation and enhancement of the listed buildings. In fact, as proposed, the scheme as a whole has been found to harm the character, appearance, significance and functional role of the heritage assets.
128. Essentially given the scale and nature of the proposed accommodation its relationship to the proposed new dwelling would not be ancillary and would form a separate planning unit as an independent residential dwelling house. The proposal is therefore contrary to Development Management Policy DMH5 and the Authority's adopted supplementary planning document 'Residential Annexes'. The development is not required to achieve the conservation or enhancement of a heritage asset and therefore is contrary to DS1, HC1 and Development Management Policy DMC10 and the National Planning Policy Framework.
129. The proposed stables
130. There is an existing outbuilding across the yard from the traditional outbuildings. This has red brick front and sides with a part stone flag roof and part corrugated metal. The archaeology report refers to it as 'Building 7' a 'brick range to east of yard' and explains it was built between the 1948 and 1968 OS maps. Their form means they are relatively discreet. Their shallow (near flat) mono pitched roof is only slightly higher than the land abutting its rear wall. Therefore when viewed from the higher ground on Clayholes Road their low form allows views over to the rest of the site, particularly to the attractive outbuildings behind, without being obstructed by the brick range.
131. The proposal is to replace these brick buildings with a building which is designed as a stable. It would have stone front and sides and the roof would be a corrugated metal sheet coloured green. It would have a dual pitched roof. The building would provide 3 stables and a tack room. The building is similar in length but wider and taller than the building it replaces.
132. The applicants do not suggest they have a need for stables but just try to justify it on the basis that there is already a stable on the site. DMC7 Listed Buildings, explains that planning permission for development that affects the setting of a listed building must

amongst other things clearly demonstrate why the proposed development is desirable or necessary. In this case the stables present an issue as they would be wider, taller and therefore much more obtrusive than the existing buildings which are discreet. Furthermore the use of materials includes a corrugated metal sheet finished in green. Given the high quality environment of this buildings setting, particularly being within the setting of the listed buildings and in front of the existing attractive outbuildings, the issues raised above present a significant scale and design objection.

133. The design would make the building more obtrusive and use materials which in this setting are not acceptable. The proposal is not presented in a way which explains why it is desirable or necessary in the interests of the listed building and its setting. DMR4 also requires that such buildings are constructed to a scale and design which is appropriate to the function of the building. As this is a speculative stable it has no known function for which to justify its size. Just being a replacement is not enough to justify the building which being larger and using inappropriate materials for its roof would not provide an enhancement but instead detract from the character and appearance of the site and the setting of the listed buildings.

134. Heritage

135. It has already been demonstrated in the sections above that the proposal would harm the significance of the listed buildings and there are no public benefits in this proposal to weigh against the harm. More fundamentally the proposal will harm the existing attractive character and appearance of the outbuildings and how they relate to the farmhouse whose dominance in form and proposed function would be diminished harming its significance.
136. In addition, the replacement stable will also harm the setting of the listed buildings. For the reasons stated in the sections above the proposal is contrary to the policies of the development plan and the NPPF insofar as they seek to protect the character, appearance and significance of heritage asset and their setting.

137. Highway Considerations

138. The Highway Authority have raised issues in their consultation response which relate to highway safety. In particular the relationship of the proposed new parking spaces in the submitted plans to the proposed new gate would likely lead to reversing of vehicles onto Clayholes Lane and would make access and egress from the site difficult. They have suggested this could be resolved by a revised layout to move the gate 5m further down the track. In the event of an approval this could be achieved by planning condition so highway safety will not form a reason for refusal.
139. As mentioned earlier in the report the landscape impact of the new parking spaces adjacent the access is considered to be an unnecessary domestic intrusion into the open countryside, and harmful to the setting of the listed building. Similarly, the widening of the access appears to be unnecessary and this will exacerbate the impact on the character and appearance of the area.
140. Amended plan 613/08D has been received which omits the new parking spaces but retains the bin store and the widening of the access. Both of these elements are still considered to detract from the character and appearance of the area and the setting of the Listed Building and therefore also reason for refusal.

141. Protected Species

142. Evidence of Bats was found in the house. Our ecologists have scrutinised the submitted ecology reports and recommended that subject to conditions, protected species will not be

harmed. They also consider that some enhancements for bat habitat on the site over what the ecology reports suggests is necessary in relation to compensation for the loss of bat roost potential. They propose that this should be enhanced from just bat boxes to also include bat roost features into the fabric of the renovated buildings. The recommendation is for two roof tile bat roosts in the main house and one in the outbuildings. If the scheme were approved this could be ensured by way of planning conditions, so its absence in the submission is not considered to be reason for refusal. Planning conditions would also need to secure the proposed mitigation. The proposal does include putting up owl and swallow boxes and this is welcomed by our ecologists.

143. A note on the amended plans raises additional ecological issues related to the impact of the Slinkies (coiled piping) for the ground source heat pump being located in the pond. This would need to be fully assessed in terms of its impact on the general aquatic environment of the pond and could potentially impact on great crested newts. This element of the wider development is however not within the application site area or application description and hence not considered to form part of this proposal.

144. Archaeology

145. The submission has been scrutinised by our archaeologists and further information received in addition to the submitted heritage statement as requested in relation to buried archaeology. Our Archaeologists have responded explaining the following and recommending if approved a condition requiring a Written Scheme of investigation would be necessary –

146. *The Supplementary Heritage Impact Assessment: Buried Archaeology has reviewed the potential nature of buried archaeology on the site and identified that the highest potential relates to the earlier history of the farm and buildings and structures that have been lost from earlier periods. The primary structure relate to the former building demolished after 1849 at the east end of the farmhouse, the role and function of this building is unknown. It is not proposed that this area is built on in the current proposals but there could be other structures that were not recorded on maps. Such structures are likely to be of low significance but they could aid in understanding the use and development of the farm.*

147. *In addition, the assessment has identified that there is the potential for waste to have been buried around the farm, prior to modern rubbish collections starting, and this material could provide evidence relating to past consumption of brought in goods (ceramics, glass and metal) on the farm and the consumption of food (animal bones).*

148. *The possible buried remains on the site are likely of local significance but the impact of the proposed works on them will potentially be significant if an earlier structure or midden is impacted.*

149. *The recommendation that a programme of archaeological recording will be required on any groundworks associated with the proposed works is reasonable.*

150. Therefore if the scheme were approved a planning condition could be used to secure a WSI as suggested by PDNPA Archaeology, to ensure the proposal impact on the buried archaeology of the site is acceptable and in accordance with the policies of the development plan and the NPPF.

151. A note on the amended plan states that the Slinkies for the ground source heat pump would be located in the field and the pond. The groundworks for the field would likely need archaeological investigation via a WSI however as no details of the proposal are included in this application it is not considered to form part of this application and would need to be considered via a separate planning application.

152. Energy Saving Measures

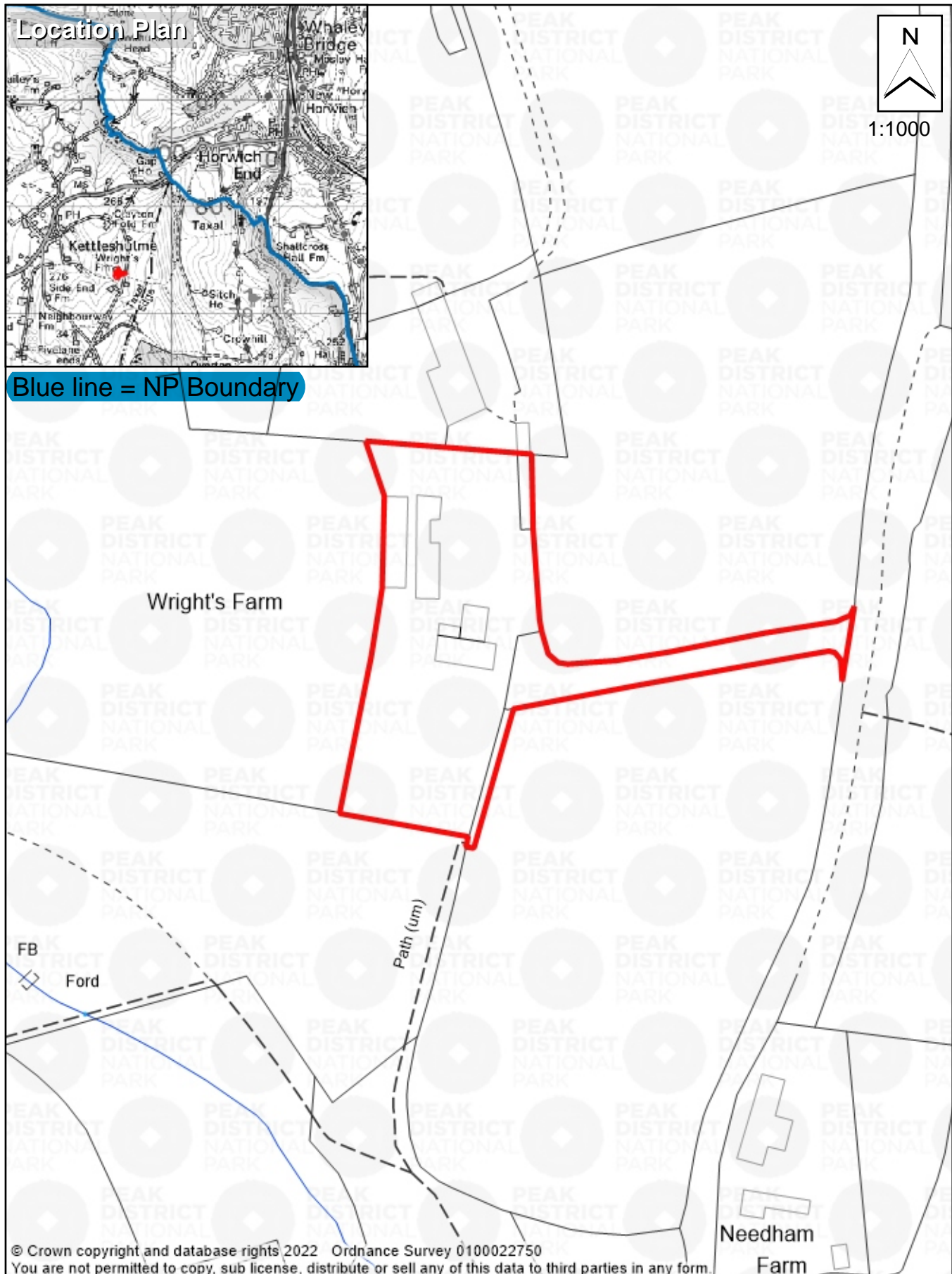
153. A ground source heat pump is now described as the means of heating the property, however officers have no details on the plans of where the groundworks for this would be located nor how any historic fabric of the listed building may be affected by the proposal, for example where the pipework would enter the building. The note on the plan states the slinkies for the ground source heat pump would be in the field and the pond. As there are no details of the groundworks for the heat pump these can not form part of this application and given the revised site area its unlikely that such groundworks would fall within the site area. The intention to use a ground source heat pump is positive and in accordance with Core Strategy Policy CC1 and our sustainable building and renewable energy SPD. However the groundworks need to be considered properly as well as the impact on the listed buildings. Given the setting it could require Archaeological works and potentially an ecological survey as installing the slinkies in the pond could affect the ecology of the pond by the development itself or potentially from the change in temperatures as the heat is extracted from the pond. These issues need considering via a separate planning application.


154. Conclusion

155. The traditional stone outbuildings benefit from the protection of the listing. They are currently attractive and contribute positively to the character and appearance of the site and the significance of the group of buildings comprising the listed farmhouse and these outbuildings. These heritage assets are widely open to public view from immediate and more distant vantage points. The proposal, by extending and altering the outbuildings would harm the character and appearance of the outbuildings and their setting along with their aesthetic and functional relationship with the farmhouse. The proposal is therefore contrary to the policies of the development plan and the NPPF insofar as they deal with design and heritage assets.
156. The new dwelling that would be formed in the outbuildings is not acceptable in principle, and the proposed residential annexe in scale and nature would not be capable of being ancillary, so is also contrary to the policies of the development plan and our SPD on residential annexes.
157. The alterations to the width of the access track, bin store and replacement stable are also considered to have a negative impact on the character, appearance and setting of the Listed buildings and the landscape of the National Park.
158. The proposal is therefore contrary to the policies of the development plan and the NPPF and in the absence of any other material considerations to warrant a different decision, it is recommended that the proposal be refused for the reasons set out above.

159. Human Rights

160. Any human rights issues have been considered and addressed in the preparation of this report.
161. List of Background Papers (not previously published) - Nil
162. Planning Officer – Steven Wigglesworth, Planner, 1st December 2022



Committee Date:	09/12/2022	Title: Wrights Farm, Clayholes Road, Kettleshulme	 PEAK DISTRICT NATIONAL PARK
Item Number:	Item 7		
Application No:	NP/CEC/0522/0645		
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8. LISTED BUILDING CONSENT APPLICATION - RENOVATION OF THE FARMHOUSE LINKING TO CHANGE OF USE OF THE OUTBUILDINGS AND REPLACEMENT OF THE NISSEN HUT TO ENSURE PROTECTION OF THE HERITAGE AND THE FARM'S LONG TERM VIABILITY. REBUILDING OF THE STABLES IN KEEPING MATERIALS AT A STANDARD SIZE TO BETTER SUPPORT THE VIABILITY OF THE LAND. AT WRIGHTS FARM, CLAYHOLES ROAD, KETTLESHULME (NP/CEC/1221/1304 SPW)

APPLICANT: MR MARK HEYES

Summary

1. The proposal is for the works to create a new dwelling via extending and altering the existing outbuildings on the site. This is contrary to the policies of the development plan because this would harm the character, appearance and significance of these heritage assets. In addition the existing dwelling on the site is proposed to be a residential annexe ancillary to the proposed new dwelling. For the existing dwelling to lose its rank and role on the site as the dominant farmhouse is harmful to the significance of the listed building. The proposal also includes works to renovate the farmhouse which are mostly positive with a few exceptions and a glazed link between the farm house and the outbuildings (which are proposed to be converted and extended into the new dwelling) which also harms the character, appearance and significance of the listed buildings.
2. There are other issues with the proposal including that the proposed stable will harm the setting of the listed buildings and the current proposed plans raise questions over the accuracy of the drawings and have text which is illegible and lack detail.

Site and Surroundings

3. Wrights Farm is a grade II Listed farmhouse located in the open countryside on rising ground some 690m to the south east of Kettleshulme village. Access is via an unmade steep drive off Clayholes Lane which lies some 60m to the east. The nearest dwelling is Needham Farm 100m to the south east on Clayholes Lane and Lords Clough Farm 130m to the south.
4. The farmstead has been sold recently and comprises the farmhouse, a range of traditional but dilapidated outbuildings which are curtilage listed and a modern mono-pitched roof shed/stable building with corrugated roof. A further Grade II listed traditional stone barn, which lies immediately to the north of the outbuildings was formerly part of the farmstead grouping but was not sold to the current applicants and a new wall erected without planning permission now divides this from the applicant's land holding.
5. A public footpath runs north-south through the farmyard, another runs east-west immediately south of the applicant's landholding with a further footpath running east-west through the applicant's field to the west of the adjacent listed barn.
6. The site carries a Historic Buildings and Scheduled Monuments Record (HBSMR).
7. Most of the outbuildings are built of stone with a natural gritstone slate roof. They appear to be in a perilous state of repair. Much of the roof is missing and the stonework appears to have deteriorated significantly. The gable end facing the house appears to have no pointing left and has significant cracks potentially indicating structural issues. Much of the rear of another part of this group has fallen away.
8. The house is built of natural gritstone with gritstone slate roof, with the walls appearing to have had their render removed recently. There is a lean-to extension adjoining the house with no internal access through to the house which was the old dairy and currently has no roof.

9. Most of a further lean-to extension up to the original front door has been removed which has revealed an external view of the original front door and its attractive stone surrounds. Over the front door at first floor level is an unusual 3 light window with stone mullion.
10. Within the house there are features including a butter churning wheel and the cellar has a vaulted ceiling.
11. There is also a brick built outbuilding with mono pitched roof sited opposite the main outbuildings. This is clearly of less significance than the other stone built outbuildings and not covered by the listing due to its apparent age (see our archaeologist's comments on the file). It is relatively discreet when viewed from Clayholes Road as the level of the land behind the building is higher and therefore from Clayholes Road only the roof can be seen.
12. The range of stone built agricultural outbuildings are attractive and contribute positively to the character, appearance and setting of the farm house. Their scale, form and variation in depth and roofline are important characteristics of the group.
13. There is also a Nissen hut adjoining the outbuildings to the west which detracts from the character of the group and is not covered by the listing (see our archaeologist's comments). The site is open to view in the landscape from close, medium and long distances.
14. To the west and down the hillside a short distance from the farmstead there are two ponds, the largest of which has undergone recent engineering operations which have been reported to our Monitoring and Enforcement team to investigate.
15. At present the applicants are living on site in a caravan whilst works are underway on the house.

Proposal

16. The proposal is an application for listed building consent to repair Wrights farmhouse, the principal listed building, including repointing, render repairs, plaster repairs and other internal repairs, replacement of the windows and RWGs. Works to Wrights farmhouse include a comprehensive scheme of repair to address some of the modern inappropriate materials and the condition of the building. The proposal also includes relocating a cupboard from downstairs to the upstairs landing.
17. The proposal is also for the works to convert the farm outbuildings to create a new dwelling, extend and alter them including demolition of the Nissen hut and replacing this with further extension and to provide a glazed link between the converted outbuildings to the principle listed building. The works to the outbuildings would form living accommodation comprising living room, dining kitchen, master bedroom with en suite and walk in wardrobe, 2 further bedrooms an entrance hall, pantry and Bootroom with WC and Shower.
18. A replacement stable building is also proposed. This is wider and taller than the building it replaces and has a dual pitched roof made of corrugated metal with front and side walls in stone.
19. A new parking area was also proposed off the top of the access track in the field close to Clayholes Lane. The track is proposed to be widened and amended plans omit the parking area replacing it with a bin store.

20. There is a corresponding planning application NP/CEC/0522/0645 which deals with the proposed development including the proposed change of use. The development description of the corresponding planning application has been amended to the following – *‘Change of use of outbuildings to dwelling and formation of residential curtilage and use of existing farmhouse. Replacement of porch with glazed link from the farmhouse to the outbuildings, extension and alteration of the outbuildings including replacement of the Nissan Hut to form a family home. Replacement of the stables.’*
21. The application is supported by a Heritage Statement (and supplements) and supplementary archaeological statement, protected species report, a Design and Access statement, a surveyor’s appraisal of future farm options, a sustainability statement and a Structural Report for the conversion as well as the construction of the glazed link.

RECOMMENDATION:

22. That the application be **REFUSED** for the following reasons -

1. **The proposal by virtue of its design would harm the character, appearance and significance of the heritage assets and their setting, this is because the works required to create the new residential accommodation significantly extend and alter the outbuildings, harming their form and character and would lose the positive contribution these buildings have as part of the group of listed buildings. It would also reduce the rank, role and historic function of the existing dwelling to a residential annexe ancillary to the proposed new dwelling. The glazed link would also fail to enhance the significance of the site and would have a negative impact on the character and appearance and significance of the dwelling and outbuildings. The proposed stables will also detract from the setting of the listed buildings and the proposed alterations at the top of the track and widening of the access would represent an unfortunate and unnecessary domestic intrusion into the landscape as would the new domestic curtilage to the west of the outbuildings. The proposal would also potentially harm the butter churning wheel by obscuring it from view due to the position of the relocated cupboards and the proposal would also cut through a historic stone flag, part of a fireplace, unnecessarily harming this historic feature. The proposal is therefore contrary to Core Strategy Policies GSP1, GSP2, GSP3, L1, L3 and Development Management Policies DMC3, DMC5, DMC7, DMC10 and the NPPF.**
- 2 **Inadequate and inaccurate plans and justifications have been submitted to be able to fully ascertain the impact on the listed buildings and to be able to be certain of the extent and details of the proposal. The proposal is therefore contrary to Core Strategy Policy L3, and Development Management Policies DMC5, DMC7 and the NPPF.**

Key Issues

23. The key issues are:
24. Design and impact on the character and appearance of the buildings and their setting and the impact on the significance of these heritage assets.
25. Are the stables desirable or necessary in the interests of the setting of the listed building?

History

26. 2019 - Informal enforcement enquiry 19/0176 in relation to unauthorised satellite dish, replacement door and windows, and possibly other works.
27. 2020 Many enquiries in relation to the site as it was for sale. Enquiry 38221 (2020) advised a potential purchaser that a new dwelling to replace the Nissen hut would not be acceptable. The applicants were advised in enquiry 40827 that the then proposed alterations and extensions to the northwest outbuildings would have a considerable detrimental impact on these outbuildings, the principle listed building and the farmstead.
28. 2021 Enquiry 42473 – Advised that impact on significance is key and careful design advice given in relation to the glazed link and that any replacement for the Nissen hut should be subservient and in matching materials.

Consultations

29. Historic England – On the basis of the information available to date, Historic England do not wish to offer any comments. Historic England suggest that you seek the views of your specialist conservation adviser.
30. Cheshire East Council (Highways) – 14 06 2022 Concerned that the position of the proposed access track gates in relation to the new car parking spaces, may result in vehicles being reversed into Clayholes Road if the gates are closed. The position of the car parking gates would also make access and egress difficult. A revised layout should be provided with the access track gates positioned at least 5.0m further down the track from the nearest car parking space.
31. Cheshire East Borough Council – The footpath team commented however this is not a Listed Building matter and is therefore only covered in the preceding report for the planning application.
32. Natural England – No response to date.
33. PDNPA– Ecology – No objections subject to conditions
 - Carry out mitigation works to protect bats under licence from Natural England
 - Creation of three permanent bat roost features in the fabric of the renovated buildings.
 - Check the Brick Range / Stables for bat roost potential and nesting birds.
34. PDNPA – Built Environment – detailed comments are available on the electronic file. The application is supported by a comprehensive Heritage Statement, and additional assessments have been submitted in support of the proposals developed. The Heritage Statement assesses the principle of the proposals, including the glazed link.

Further drawings and details of the proposals are required for the Listed Building application, some are possible to condition. Others around the glazed link that will impact on the significance of the listed building would be required to make a fully informed decision. Some of the information is described within the submission documents, but appropriately scaled drawings would be required to be clear on what is being proposed, some to inform the decision, and some that could be conditioned.

It is important that all works that are on a like for like basis are clearly identified on drawings so it is clear what any consent is for. Some like for like repairs e.g. the rendering

and repointing require LBC (and therefore form part of this application) because the extent will impact on the character and appearance.

35. Essentially there is insufficient information to be able to fully assess the impact of the proposals and some elements particularly the alterations and extensions to the outbuildings are harmful therefore the impact can not be mitigated. The existing outbuildings have a varied roof profile that is part of their character and appearance. The roofline over the proposed pantry and glazed entrance link should be reconsidered to retain the varying rooflines, and therefore the character and appearance. The proposed roofline has a negative impact on the significance of the outbuildings. And a structural survey is also needed to establish the buildings suitability for conversion and identify any strengthening and rebuild that could impact the significance of the outbuildings. The rebuild of an early 20th century part of the outbuildings is based on conjecture. Also the replacement for the Nissen hut needs to be subservient, but instead is large, particularly when considered against the size of the small outbuildings, the roofline is not much lower than the outbuildings and therefore for these reasons it has a negative impact on the outbuildings. Its openings to the west are large and glazed with timber sliding doors, appearing large and dominant to the elevation. Additional comments have been received from our conservation officers following receipt of amended plans and supporting information. These set out the following – *I've had a look at the additional information that has been provided following my comments, some of the points have been addressed with the plans dated 21/09/22, however some remain unaddressed. This should be read in addition to the previous comments submitted. A number of the new plans for the current proposals are blurred. Clear, in focus versions should be submitted to provide full clarification for the application and decision.*
36. Glazed link - *Additional information has been provided on the glazed link with structural calculations prepared, however the details required have not been provided. Epoxy Resin has been identified within the structural calculations document, however it has not been defined how this will be used and clearly identified on the drawings required.*
37. *An example of the type of drawings and fittings for a glazed link can be found on the proposed details drawings for approved application NP/DDD/1221/1349. These fixings have limited impact on the historic fabric, therefore limiting the impact the link has, they can also be removed with only limited repair required.*
38. Windows - *The drawings have been resubmitted, but are blurred. It appears that they are now with the horns removed, the designs of the windows are therefore acceptable. As above a clear version should be submitted to provide full clarification for the application and decision.*
39. Internal Works - *New drawings have been submitted to how the re-use of cupboard from the Living Room has been provided. These are to be located either side of the chimney breast on the Landing, this appears to impact on the visibility of the butter churn wheel shown on the proposed first floor plan. If the cupboard does obscure the butter churn wheel then this is a negative harm to a historic feature of the listed building and the cupboard location would be unsuitable. A clear drawing showing the cupboard and its relationship to the butter wheel would be required for an informed decision to be made. The drawing also notes proposed additional work to insert a fireplace within the chimney breast, also to widen the chimney breast to accommodate the new fireplace. This would need drawings of the fireplace to be reinstated, this could be conditioned.*
40. *The drawings of the partition and replacement doors are acceptable.*
41. *The proposal to remove the ceilings in the Bathroom and Bedroom have been assessed by the Heritage Consultants as appropriate to the building, this is acceptable.*

42. *There is only a note on the plan to describe the route of the SVP, and this appears to affect a historic feature i.e. through the stone flag in front of the fireplace. This would not be appropriate as it would damage the historic fireplace. Drawings as requested should be provided and the route should not affect historic features.*
43. External Works - *Historic rainwater goods should be traditional material, and for this property Cast Iron, modern alternatives are not suitable for listed buildings. This is standard policy for the National Park Authority to use the traditional materials for rainwater goods on listed buildings, not materials that give an impression of a traditional material.*
44. Conversion - *A structural survey has been provided that identifies the likelihood of some rebuilding of the length of the rear walls of the outbuildings. The full extent would not be known until works commence. If this fits within the planning policies then the extent and method for rebuild should be conditioned to ensure the historic fabric is retained in situ as far as possible.*
45. *For the glazed links, additional information has been provided on the glazed link with structural calculations prepared, however the details required have not been provided. Epoxy Resin has been identified within the structural calculations document, however it has not been defined how this will be used and clearly identified on the drawings required.*
46. *An example of the type of drawings and fittings for a glazed link can be found on the proposed details drawings for approved application NP/DDD/1221/1349. These fixings have limited impact on the historic fabric, therefore limiting the impact the link has, they can also be removed with only limited repair required.*
47. *The timber door in the glazed link in front of the means the pantry remains partially obscured and my previous comments regarding this remain.*
48. *The drawing showing the roof insulation is acceptable and therefore not required as a condition.*
49. *The internal joinery has been confirmed as only the doors and therefore I am not concerned about inappropriate joinery. The floor slab scaled drawings will be required and can be conditioned, the proposed ground floor plan now also notes the use of underfloor heating.*
50. *The windows remain as top openers so my previous comments remain.*
51. Early C20th Rebuild - *The additional information from Jessops considers the contribution the reinstatement of the building would make to the overall farmstead, assessed as an enhancement. This addresses the question on the quality and contribution the building made to the farmstead however having now seen building 5 is shown prior to demolition (plate 1.19) this is questionable as the building would not have made that much of a contribution to the farmstead.*
52. New build on site of nissen hut - *The scale of the building and roofline remains the same so previous comments on the subservience remain. There have been some amendments regarding the open timber doors so the dominance of these with the large openings have been slightly reduced.*
53. *For the glazed links, additional information has been provided on the glazed link with structural calculations prepared, however the details required have not been provided. Epoxy Resin has been identified within the structural calculations document,*

however it has not been defined how this will be used and clearly identified on the drawings required.

54. An example of the type of drawings and fittings for a glazed link can be found on the proposed details drawings for approved application NP/DDD/1221/1349. These fixings have limited impact on the historic fabric, therefore limiting the impact the link has, they can also be removed with only limited repair required.

55. Heating proposals

56. A small note has been made on the proposed ground floor drawing to say that a ground source heat pump is to be used and the plant required is to be located in the pantry, the most historic part of the outbuildings. Plans would be required to show the route of the pipework around the building and into the building, this could be through the historic fabric. Is the pantry then most appropriate part of the building for the plant to be located? Also where is the ground source heat pump to be located?

57. Site Plan

58. I also noticed on the site plan that a patio is marked on the site plan below the nissen hut rebuild, this appears to encroach into the field. This will domesticate the area, rather than retain the agricultural nature of the farmstead.

59. PDNPA Archaeology – It is not currently possible to make a recommendation on the impact of the proposal on the buried archaeology. Additional information on the potential for buried archaeology via a map regression and consideration of the proposed works should enable this to be considered. The impact of the proposed development on the upstanding heritage should consider comments from a conservation officer. As a designated heritage asset a balanced planning decision needs to be made that has regard to the significance of the heritage asset and the scale of any harm or loss to its significance (NPPF para.203). It is not currently possible to assess the impact of the development and it should not be approved at this stage. Updated comments were received from the applicant's archaeological consultants in relation to buried archaeology and PDNPA archaeologists have responded explaining that if the scheme were approved then a written scheme of investigation for the buried archaeology would be needed.

60. Kettleshulme Parish Council – No objections

Representations

61. 7 number of representations have been received. 6 are in support, but only 3 offer the support based on planning grounds, 1 is in objection. These raise the following considerations –

62. Support

- Sympathetic restoration and conversion of outbuildings
- In need of renovation
- Protects listed farm house
- Will maintain a modern viable farm that reflects its historical origins.

63. Objection

- Glass covered walkway would be out of character with the property

Main Policies

64. Relevant Core Strategy policies: DS1, GSP1, GSP2, GSP3, GSP4, L2, L3.

65. Relevant Development Management policies: DMC3, DMC4, DMC5, DMC7, DMC10, DMC11, DMC12.

National Planning Policy Framework

66. The National Planning Policy Framework (NPPF) was revised in 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 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.

67. Para 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.'

68. Para 194 In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

69. Para 197 In determining applications, local planning authorities should take account of:
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - c) the desirability of new development making a positive contribution to local character and distinctiveness.
70. Para 199 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.
71. Para 201 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 or loss, or all of the following apply: a) the nature of the heritage asset prevents all reasonable uses of the site; and b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use.
72. Para 202 Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
73. Para 180 When determining planning applications, local planning authorities should apply the following principles:
- a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
 - b) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.

Core Strategy

74. 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.
75. Policy GSP2 says that opportunities for enhancing the valued characteristics of the National Park will be identified and acted upon, and opportunities will be taken to enhance the National Park by the treatment or removal of undesirable features or buildings.

76. 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.
77. 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.
78. L3 deals with heritage assets including Conservation Areas, the setting of listed buildings and Scheduled Monuments and requires that development must conserve and where appropriate enhance or reveal the significance of the heritage assets and their settings. Other than in exceptional circumstances development is not permitted that is likely harm the significance of a heritage asset.

Development Management Policies

79. DMC3 Siting, design, layout and landscaping-
80. A. Where development is acceptable in principle, it will be permitted provided that its detailed treatment is of a high standard that respects, protects and where possible enhances the natural beauty, quality and visual amenity of the landscape, including the wildlife and cultural heritage that contribute to the distinctive sense of place.
81. B. Particular attention will be paid to:
- (i) siting, scale, form, mass, levels, height and orientation in relation to existing buildings, settlement form and character, including impact on open spaces, landscape features and the wider landscape setting which contribute to the valued character and appearance of the area; and
 - 82. (ii) the degree to which buildings and their design, details, materials and finishes reflect or complement the style and traditions of the locality as well as other valued characteristics of the area such as the character of the historic landscape and varied biodiversity assets; and
 - (iii) the use and maintenance of landscaping to enhance new development, and the degree to which this makes use of local features, colours, and boundary treatments and an appropriate mix of species suited to both the landscape and biodiversity interests of the locality; and
 - 83. (iv) access, utility services, vehicle parking, siting of services, refuse bins and cycle storage; and
 - 84. (v) flood risk, water conservation and sustainable drainage; and
 - (vi) the detailed design of existing buildings, where ancillary buildings, extensions or alterations are proposed; and
 - 85. (vii) amenity, privacy and security of the development and other properties that the development affects; and
 - 86. (viii) the accessibility or the impact on accessibility of the development; and
 - (ix) visual context provided by the Landscape Strategy and Action Plan, strategic, local and other specific views including skylines; and
 - 87. (x) the principles embedded in the design related Supplementary Planning Documents and related technical guides.
88. DMC5 Assessing the impact of development on designated and non-designated heritage assets and their settings.

89. A.Planning applications for development affecting a heritage asset, including its setting must clearly demonstrate: (i) its significance including how any identified features of value will be conserved and where possible enhanced; and (ii) why the proposed development and related works are desirable or necessary.
90. B.The supporting evidence must be proportionate to the significance of the asset. It may be included as part of a Heritage Statement or Design and Access Statement where relevant.
91. C.Proposals likely to affect heritage assets with archaeological and potential archaeological interest should be supported by appropriate information that identifies the impacts or a programme of archaeological works to a methodology approved by the Authority.
92. D.Non-designated heritage assets of archaeological interest demonstrably of equivalent significance to Scheduled Monuments will be considered in accordance with policies for designated heritage assets.
93. E.If applicants fail to provide adequate or accurate detailed information to show the effect of the development on the significance, character and appearance of the heritage asset and its setting, the application will be refused.
94. F.Development of a designated or non-designated heritage asset will not be permitted if it would result in any harm to, or loss of, the significance, character and appearance of a heritage asset (from its alteration or destruction, or from development within its setting), unless:
(i) for designated heritage assets, clear and convincing justification is provided, to the satisfaction of the Authority, that the:
a) substantial harm or loss of significance is necessary to achieve substantial public benefits that outweigh that harm or loss; or
b) in the case of less than substantial harm to its significance, the harm is weighed against the public benefits of the proposal, including securing its optimum viable use.
95. (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.
96. DMC7 Listed Buildings
97. A.Planning applications for development affecting a Listed Building and/or its setting should be determined in accordance with policy DMC5 and clearly demonstrate:
(i) how their significance will be preserved; and
(ii) why the proposed development and related works are desirable or necessary.
B. Development will not be permitted if applicants fail to provide adequate or accurate detailed information to show the effect on the significance and architectural and historic interest of the Listed Building and its setting and any curtilage listed features.
C. Development will not be permitted if it would:
(i) adversely affect the character, scale, proportion, design, detailing of, or materials used in the Listed Building; or
98. (ii) result in the loss of or irrevocable change to original features or other features of importance or interest.
99. D. In particular, development will not be permitted if it would directly, indirectly or cumulatively lead to:
(i) removal of original walls, stairs, or entrances, or subdivision of large interior spaces;
(ii) removal, alteration or unnecessary replacement of structural elements including walls, roof structures, beams and floors;
(iii) the unnecessary removal, alteration or replacement of features such as windows, doors, fireplaces and plasterwork;
(iv) the loss of curtilage features which complement the character and appearance of the Listed Building (e.g. boundary walls, railings or gates);
(v) repairs or alterations involving materials, techniques and detailing inappropriate to a Listed Building;
(vi) the replacement of traditional features other than with like for like, authentic or original

materials and using appropriate techniques;
(vii) extensions to the front of Listed Buildings;
(viii) extensions of more than one storey to the rear of listed small houses or terraced properties;

(ix) inappropriate impact on the setting of the Listed Building, unless justified to the satisfaction of the Authority, that the proposed changes, loss or irreversible damage, and/or addition of new features to the Listed Building and its setting are:

a) less than substantial in terms of impact on the character and significance of the Listed Building and its setting; and

b) off-set by the public benefit from making the changes, including enabling optimum viable use, and net enhancement to the Listed Building and its setting.

100. E. Where change to a Listed Building is acceptable, an appropriate record of the building will be required to a methodology approved in writing by the Authority prior to any works commencing.

101. DMC10 Conversion of a heritage asset

102. A. Conversion of a heritage asset will be permitted provided that:

(i) it can accommodate the new use without changes that adversely affect its character (such changes include enlargement, subdivision or other alterations to form and mass, inappropriate new window openings or doorways and major rebuilding); and

(ii) the building is capable of conversion, the extent of which would not compromise the significance and character of the building; and

(iii) the changes brought about by the new use, and any associated infrastructure (such as access and services), conserves or enhances the heritage significance of the asset, its setting (in accordance with policy DMC5), any valued landscape character, and any valued built environment; and

103. (iv) the new use of the building or any curtilage created would not be visually intrusive in its landscape or have an adverse impact on tranquility, dark skies or other valued characteristics.

104. B. Proposals under Core Strategy policy HC1CI will only be permitted where:

(i) the building is a designated heritage asset; or
(ii) based on the evidence, the National Park Authority has identified the building as a non designated heritage asset; and

(ii) it can be demonstrated that conversion to a market dwelling is required in order to achieve the conservation and, where appropriate, the enhancement of the significance of the heritage asset and the contribution of its setting.

105. C. 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 including:

(i) the supply of utility and infrastructure services, including electricity, water and waste disposal to support residential use;

(ii) the provision of safe vehicular access;

(iii) the provision of adequate amenity space and parking;

(iv) the introduction of a domestic curtilage;

(v) the alteration of agricultural land and field walls;

(vi) any other engineering operation associated with the development

106. In summary the development management policies require a high standard of design (DMC3), they require a heritage assets significance to be identified and conserved or enhanced (DMC5), Conversion to a dwelling to be necessary for the conservation and enhancement of a listed building (DMC10) and development that harmed the significance of a listed building or its setting would not be permitted (DMC7).

107. The Supplementary Planning Documents (SPD's) the 'Design Guide' and 'Conversion of Historic Buildings' are both relevant.
108. Para 8.3 of the Design Guide states - The building in question should be of sufficient historic or architectural merit to warrant its conversion. Planning permission is needed for a change of use. Factors such as location, size and character of the building and its means of access will all be assessed. The guiding principle behind the design of any conversion should be that the character of the original building and its setting should be respected and retained. This means that in most cases the barn or the mill or the chapel should afterwards look like a converted barn, mill or chapel, and not like a new house or a new block of flats. When converting traditional buildings, new uses should not require the construction of extensions or ancillary buildings
109. **Assessment**
110. The works to create the proposed new dwelling via conversion and extension of the outbuildings including demolition of the Nissen hut.
111. The outbuildings which the proposal seeks to convert to a dwelling are of great character and contribute positively to the character and appearance and significance of the listed building and its setting. In character in their existing form the buildings are worthy of conversion. The site including the outbuildings are also widely open to public view from the local footpaths and highways in both immediate and distant vantage points. And are a key aspect of the group of buildings comprising the farmhouse and its attractive outbuildings. The internal floorspace of the buildings which are worthy of conversion is approximately 57m².
112. The outbuildings are protected by the listing of the farm house as 'curtilage listed buildings'. DMC10 amongst other things allows the conversion provided it can accommodate the new use without changes that adversely affect its character (such changes include enlargement, subdivision or other alterations to form and mass, inappropriate new window openings, doorways and major rebuilding) and the building is capable of conversion. DMC10 would only permit conversion to a dwelling where it can be demonstrated that conversion to a market dwelling is required in order to achieve the conservation and, where appropriate, the enhancement of the significance of the heritage asset and the contribution of its setting.
113. The state of repair of the outbuildings appears perilous. The roof has collapsed in parts and the rear walls have come away in parts. Also the gable end facing the house has cracks and other structural signs of concern. Officers therefore asked the applicant for a conservation led structural survey/report to establish what extent of rebuilding will be required. Essentially this is required to establish if the buildings are capable of conversion and to clearly show on the plans which parts of the historic fabric of the buildings would be retained. This has now been provided and it shows that the rear wall of the outbuildings will need some extent of rebuilding but that extent is not known until works are underway. Our conservation officers have advised that a planning condition would be needed to agree the exact method and extent of rebuilding with the objective being to retain as much historic fabric in situ as possible. Despite the building's perilous appearance, the structural survey has proven that the buildings can be converted without entirely rebuilding them and a planning condition would also be able to ensure that there is no rebuilding other than shown on plan 22-112-3.
114. The proposed new dwelling that would be formed would require the alteration and extension of the outbuildings including an extension to replace the Nissen Hut. The resultant building would lose the character and attractive appearance of the existing traditional buildings. In particular their existing scale, form and massing and variations in

roof line and depth of plan form and frontage would be lost and there would be many large shuttered openings to replace the existing. The package of alterations would change the character of the buildings significantly, and their character, charm and the positive contribution to the character and significance of the heritage asset would be lost. This is corroborated by our Conservation officer's consultation response.

115. In the heritage justification an argument for allowing the extension to the north is promoted on the basis of it replacing a previously demolished building. The demolished building is referred to as building 5, and it states no remains of building 5 survive. Whilst their heritage report identifies the proposal to extend the outbuildings on the footprint of building 5 as an enhancement, officers disagree strongly and find the proposed extension to be harmful to the character, appearance and significance of the existing outbuildings as set out in the above paragraph.
116. The heritage justification for this extension is considered to be tenuous. This is because the absent building 5 was 20th century (was built between the productions of the 1924 and 1948 OS maps) and has been identified of no heritage value in itself, low quality, with corrugated roof, open front and timber frame and sides. The photograph of the building at appendix 1.19 of the Heritage Statement shows that it detracted from the character appearance and setting of the listed buildings. In the heritage statement some value has been given to its rear (western) wall which was built of stone, because it may have incorporated some historic fabric from a boundary wall which provided enclosure to the yard. The value the heritage statement gives to the proposed extension is that it serves to provide similar enclosure. Officers would argue that this has long gone and could be achieved by other more authentic means, simply by reinstating a boundary wall. Officers therefore do not find this justification for the extension compelling and more importantly that it does not overcome the harm to the character and appearance of the existing outbuilding that officers have already identified.
117. Whilst removal of the Nissen hut is positive, its replacement is not. It will essentially double the form of the outbuildings in their proposed unacceptable extended form and will present large openings to the open countryside. At the pre-application stage officers had envisaged the Nissen hut being replaced by something that was truly subordinate to the existing outbuilding, but this proposal is far from that vision.
118. To add some context to the scale of change the outbuildings of heritage value which are worthy of conversion in terms of their character and appearance are approximately 57m² and the proposed new dwelling is approximately 270m². There is a significant amount of extension and alterations being undertaken and for the reasons described earlier its design is considered to be poor and as a result of this it is insensitive and harmful to character and appearance of the listed buildings.
119. The pre-application advice has resulted in a design that has shown some sensitivity to retaining historic fabric internally and used glazing to leave the oldest part of the outbuilding legible. Our conservation officers have recognised this, but it is not enough to conserve the valued characteristics of these outbuildings and their significance as part of the group and its relationship to the farmhouse. The proposal is not successful in conserving or enhancing the building due to the aforementioned issues. Therefore the proposal by virtue of its design is found to harm the character appearance and significance of the heritage assets and there are no public benefits to weigh against this harm therefore the proposal is contrary to Core Strategy Policies GSP2, GSP3, and DMC3, DMC5, DMC7, DMC10 and the NPPF.
120. Officers are also concerned that the role and dominance of the farm house is diminished by this proposal to an ancillary dwelling and the impact of that on the building's significance. To give some way to measure the dominance of the new dwelling in comparison to the farm house the two floor spaces can be compared. As proposed the

farm house would have approximately 131m² without the glazed link and 154m² with the glazed link. The proposed new dwelling is approximately double the size, at approximately 270m². With the new dwelling being single storey its plan form is much larger than the farm house and the openings proposed are much larger than the house or outbuildings have at present. The new dwelling would be dominant in form, character and function even though it is single storey.

121. During the application process officers have received amended plans to show the extension to the north of the outbuildings as a bedroom rather than a garage, this includes alterations to its front elevation to the proposed openings and to the rear as a frameless glass lean to extends to its rear.
122. This amendment has not been submitted at the Authority's request and just serves to exacerbate the adverse impact of proposal on the function and rank of the original dwelling as the proposal in either form would diminish the dominance and rank of the original dwelling demoting its function to an ancillary dwelling. This is considered to be harmful to the listed buildings significance and therefore contrary to LC3, DMC7 and DMC10.
123. Officers have also received a set of amended plans from the replacement planning agent. These include alterations to the fenestration on the west facing elevation of the new dwelling. The alteration shows a hit and miss detail using oak. This idea came from a meeting with the applicant in September 2022 but their interpretation of this detail is not as officers described. Essentially the hit and miss details ought to be recessed within the opening not used as an external cladding which over sails the opening itself. Officers also advised that a hit and miss detail could improve the scheme, but wouldn't make the development acceptable.
124. The quality of the current set of amended plans is also poor, officers have received drawings in the which text has become illegible, including the elevations and detailed window drawings. And officers have no confidence that the plans are to scale as the length of the outbuildings differs between the original submission and the current set by as much as 1.33m, there is no scale bar to confirm accuracy. The plans are therefore inadequate and inaccurate, would likely cause difficulties if enforcement officers re necessary, and this inaccuracy is exacerbated when considering this proposal relates to listed buildings.
125. The amended plans still show the converted buildings with top openers, and side opening casements subdivided with glazing bars, these are modern and domestic details, so not appropriate for an agricultural conversion. These should reflect the agricultural nature of the building or as an alternative be a simple glazed unit without subdivision. So these design concerns over windows remain even on the current set of amended plans.
126. The amended plans also now have a note explaining the plant for the ground source heat pump would be located in the pantry. This is the most historic part of the outbuildings and raises the unanswered question of whether this is the most appropriate place to locate the plant. On the face of it, its unlikely to be, and would further erode the character and significance of the building.

Works to Wrights Farmhouse

127. There are many internal and external works proposed to the house and the glazed link between the farmhouse and the proposed accommodation in the outbuildings. These works have been scrutinised in detail by our conservation officers and their comments are set out in full in their consultation response. Prior to their then final comments our conservation officers have proactively provided detailed comments which led to some

further details being submitted however even with those additional details there is still much further details required and new questions arising as explained below, further amended plans have been received but these also require further details, amendments and raise further questions. A pattern which keeps reoccurring with this application.

Glazed Link

128. The principle of the glazed link from the farmhouse to the outbuildings has been explored through site visits and the preparation of a comprehensive Heritage Statement that has been supplemented with additional information. The farmhouse has a modern extension that detracts from the building as it is of poor design and material (being a brick built lean-to), and which is not sympathetic to the principle listed building.
129. Removal of the extension will be an enhancement to the principle listed building, the applicant still requires the space for internal use and desires a link with the outbuildings to be converted. The space is a small stone flag yard, and historic photographs show there has previously been higher walls around the yard, giving a greater sense of enclosure to the small yard.
130. The glazed link, between the house and the outbuildings (proposed for conversion to dwelling) does have a negative impact on the significance of the principal and curtilage listed buildings. This affects the plan form of the buildings and the legibility of the site as a small farmstead, as well as the character and appearance of the farmhouse. It also loses an opportunity to achieve significant enhancement to the appearance and significance of the farmhouse by revealing the original front door.
131. Our conservation officers have advised that the careful design of a glazed link as part of the overall proposals would mitigate some of the negative impact that linking the farmhouse and outbuildings would have to the significance of the principle listed building. More detail including the meeting points of the glazed link, meeting points with the buildings, fixings etc would be required to fully assess the impact, as the fixing method has the potential to damage the historic fabric.
132. More fundamentally officers do not consider that the glazed link proposed is carefully designed enough. Specifically its size/form provides a room by covering the whole courtyard and then links off that to the outbuildings. Officers consider it needs to be more discreet and minimal link rather than the additional room that is proposed.
133. Our conservation officers have explained that in addition to the details shown on the drawings the following would need to be confirmed.
- have simple fixings to the building, using mortar joints where at all possible
 - be clear on its use as a walk through rather than an additional room, reducing the likelihood of domestic “clutter” in the historic yard area and external to the outbuildings
 - retain/repair the yard stone flags as the flooring indicating its historic use
 - be fully reversible
 - retain the external walls to the farmhouse, yard walls and outbuildings i.e. no plaster or other covering including paint, sealant etc to be applied. It is recognised that repointing with a lime mortar is likely to be required
134. A structural report has since been submitted which provides calculations for the glazed link and explains it will be fixed to the stonework using an epoxy resin. Our Conservation Officers have not been able to support this method, as it has not been defined how it will be used nor is it clearly identified on the drawings.

135. The principle of the glazed link as a lightweight structure appears a suitable proposal, but the proposed scheme exacerbates the impact of the alterations and extensions proposed and therefore adds significantly to the harm. Without any public benefits to weigh against this harm the proposal is contrary to the policies of the development plan including Core Strategy policies GSP1, GSP2, L3, and Development Management Policies DMC3, DMC5, DMC7, DMC10 and the NPPF.

Window replacements

136. The principle of replacing the windows appears acceptable provided the openings themselves are not amended. There are some windows that are modern and others that, whilst not contemporary to the building are sympathetic historic alterations.
137. The proposed replacements have been developed to reflect the earlier style of the building and therefore the replacements proposed appear acceptable. As submitted the drawings show horns on the proposed sash windows, these were not a detail on multi-paned sash windows, but were introduced for strength when larger paned sashes were developed by the Victorians. The horns should be omitted from any proposals, and have been on the latest set of amended plans, which are likely to be acceptable however these plans are blurred and a clear version needs to be reissued (this has been requested but to date has not been received).

Internal Works

138. Internally the works include the reinstatement of the inglenook fireplace within the snug. There is a historic fireplace in existence but the inglenook would be more appropriate to the age of the property, the heritage statement has identified its replacement as causing some harm to the character of the room by removing historic fabric, and suggested this could be mitigated by reusing the cupboards elsewhere in the property. The amended plans provided by the new agent do show where the cupboards would be relocated to, and this will be either side of a fireplace on the first floor landing. However this is shown only on the plans and raises further questions as it appears to obscure the butter churn wheel, and this therefore would result in harm to a historic feature, the proposed location is unlikely to be suitable.
139. Also on the First floor landing a note on the plans proposes additional work to insert a fireplace within the chimney breast and to widen the chimney breast. Officers would need details of the new fireplace this element would be able to be conditioned.
140. A partition is proposed between the cellar stairs and the kitchenette, this is proposed to be mainly glazed with timber frames and a timber door in keeping with the historic examples. The submission included a sketch drawing which gives an idea, and there is no objection in principle, however properly scaled and labelled drawings have been required before an informed decision could be made. Adequate drawings of this have now been provided and are acceptable.
141. Internal repairs to the plasterwork with an appropriate lime plaster is welcomed.
142. An occasional internal door is proposed for replacement to match the other existing doors, based on the sketch drawings there has been no objection in principle, however properly scaled and labelled drawings have been required before an informed decision could be made. This has been provided now and is acceptable.
143. Our conservation officers advised that details of how the extractors and SVPs will access the redundant chimney for ventilation and details on how the ventilation will access the chimney will need to be submitted on a drawing and must limit the loss of historic fabric and impact on any traditional features such as fireplaces. Any venting

through the roof space must use slate vents, modern tower (chimney) SVPs are not appropriate. Such details would need to be conditioned in the event of an approval.

144. On the current set of amended plans there is a note on the plan to describe the route of the SVP and it appears to affect a historic feature as it is described as going through a stone flag in the front of the fireplace. This would not be appropriate as it would damage the historic fireplace and therefore also harm the listed buildings significance.
145. When officers visited the site in May, the applicants discussed the removal of a ceiling in one of the first floor rooms (the proposed bathroom). On scrutinising the plans whilst there was some reference to alterations to open up previously vaulted ceilings on the application forms there has been no reference of this on any of the submitted plans. Full details, shown on the plans and sections to show the proposal in full have been requested and the heritage statement would need to include consideration of its impact on the significance of the heritage asset. The current set of amended plans show where the ceilings would be removed, and this is assessed in a supplementary heritage statement, both of these have been scrutinised by our conservation officers and removing the ceiling in the rooms shown has been accepted.

External Works

146. It is proposed to reinstate the historic door into the dairy, off the yard, this is welcomed. The current doorway will be retained and a glazed panel will be used, a boarded door will be fixed open our conservation officers find this acceptable.
147. The dairy has had the roof removed that was modern corrugated sheet, it is proposed to replace with stone slate to match the rest of the building, this would be an enhancement. Samples of the slate would need to be conditioned.
148. Cast aluminium rain water goods are proposed. However it should be an appropriate traditional material for a listed building such as cast iron. The details and materials would need to be conditioned. To date the applicants have been resistant of using cast iron. However as this is a listed building, it needs to be an authentic traditional material rather than simply giving the impression of a traditional material.
149. Repairs to damaged stonework are to be undertaken, this is welcomed. Significant amounts of repointing and some rendering is proposed for the buildings, this is to be done with a lime mortar which will be an enhancement to the building. The mortar mixes and sample panels should be submitted for approval, this should be conditioned.

The proposed stables

150. There is an existing outbuilding across the yard from the traditional outbuildings. This has red brick front and sides, with part stone flag roof and part corrugated metal. The archaeology report refers to it as 'Building 7' a 'brick range to east of yard' and explains it was built between the 1948 and 1968 OS maps. Officers note therefore that listed building consent is not required for its demolition. As only buildings that pre date 1948 within the curtilage of a listed building benefit from the same protection as the listed building.
151. Their form means they are relatively discreet. Their shallow (near flat) mono pitched roof is only slightly higher than the land abutting its rear wall. Therefore when viewed from the higher ground on Clayholes Road their low form allows views over to the rest of the site, particularly to the attractive outbuildings behind, without being obstructed by the brick range.

152. The proposal is to replace these brick buildings with a building which is designed as a stable. It would have stone front and sides and the roof would be a corrugated metal sheet coloured green. It would have a dual pitched roof. The building would provide 3 stables and a tack room. The building is similar in length but wider and taller than the building it replaces.
153. The applicants do not suggest they have a need for stables but just try to justify it on the basis that there is already a stable on the site. DMC7 Listed Buildings, explains that permission for development that affects the setting of a listed building must amongst other things clearly demonstrate why the proposed development is desirable or necessary. In this case the stables present an issue as they would be wider, and taller and therefore much more obtrusive than the existing buildings which are discreet. Furthermore the use of materials includes a corrugated metal sheet finished in green. Given the high quality environment of this buildings setting, particularly being within the setting of the listed buildings and in front of the existing attractive outbuildings, the issues raised above present a significant design issue.
154. The design would make the building more obtrusive and use materials which in this setting are not acceptable. The proposal is not presented in a way which explains why it is desirable or necessary in the interests of the listed building and its setting. Just being a replacement is not enough to justify the building which being larger and using inappropriate materials for its roof would not provide an enhancement but instead detract from the character and appearance of the site and the setting of the listed buildings. The proposed stables are therefore unacceptable, contrary to the policies of the development plan and the NPPF.

Highways

155. The Highway Authority have raised issues in their consultation response which relate to highway safety. In particular due to the relationship of the proposed new parking spaces to the proposed new gate would likely lead to reversing of vehicles onto Clayholes Lane and would make access and egress from the site difficult. They have suggested this could be resolved by a revised layout to move the gate 5m further down the track. In the event of an approval this could be achieved by planning condition so highway safety will not form a reason for refusal.
156. As mentioned earlier in the report the landscape impact of the new parking spaces adjacent the access is considered to be an unnecessary domestic intrusion into the open countryside, and harmful to the setting of the listed building. Similarly the widening of the access appears to be unnecessary and this will exacerbate the impact on the character and appearance of the area.
157. Amended plan 613/08D has been received which omits the new parking spaces but retains the bin store and the widening of the access. Both of these elements are still considered to detract from the character and appearance of the area and the setting of the Listed Building and therefore also reason for refusal.

Protected Species

158. Evidence of Bats was found in the house. Our ecologists have scrutinised the submitted ecology reports and recommended that subject to conditions, protected species will not be harmed. They also consider that some enhancements for bat habitat on the site over what the ecology reports suggests is necessary in relation to compensation for the loss of bat roost potential. They propose that this should be enhanced from just bat boxes to also include bat roost features into the fabric of the renovated buildings. The recommendation is for two roof tile bat roosts in the main house and one in the outbuildings. If the scheme were approved this could be ensured by way

of planning conditions, so its absence in the submission is not considered to be reason for refusal. Planning conditions would also need to secure the proposed mitigation. The proposal does include putting up owl and swallow boxes and this is welcomed by our ecologists.

Archaeology

159. The submission has been scrutinised by our archaeologists and further information received in addition to the submitted heritage statement as requested in relation to buried archaeology. Our Archaeologists have responded explaining the following and recommending if approved a condition requiring a Written Scheme of investigation would be necessary –

- a. *The Supplementary Heritage Impact Assessment: Buried Archaeology has reviewed the potential nature of buried archaeology on the site and identified that the highest potential relates to the earlier history of the farm and buildings and structures that have been lost from earlier periods. The primary structure relate to the former building demolished after 1849 at the east end of the farmhouse, the role and function of this building is unknown. It is not proposed that this area is built on in the current proposals but there could be other structures that were not recorded on maps. Such structures are likely to be of low significance but they could aid in understanding the use and development of the farm.*
- b. *In addition, the assessment has identified that there is the potential for waste to have been buried around the farm, prior to modern rubbish collections starting, and this material could provide evidence relating to past consumption of brought in goods (ceramics, glass and metal) on the farm and the consumption of food (animal bones).*
- c. *The possible buried remains on the site are likely of local significance but the impact of the proposed works on them will potentially be significant if an earlier structure or midden is impacted.*
- d. *The recommendation that a programme of archaeological recording will be required on any groundworks associated with the proposed works is reasonable.*

160. Therefore if the scheme officers re approved a planning condition could be used to secure a WSI as suggested by PDNPA Archaeology, to ensure the proposals impact on the buried archaeology of the site is acceptable and in accordance with the policies of the development plan and the NPPF.

Conclusion

161. As demonstrated in this report the proposal would harm the significance of the listed buildings and while positive elements have been acknowledged there are no public benefits of this proposal sufficient to weigh against the harm.

162. The outbuildings (with the exception of the Nissen hut and the stables) benefit from the protection of the listing and are currently attractive and contribute positively to the character and appearance of the site and the significance of the group of buildings comprising the listed farmhouse and these outbuildings. These heritage assets are widely open to public view from immediate and more distant vantage points. The proposal, by extending and altering the outbuildings would harm the character and appearance of the outbuildings and their setting along with their aesthetic and functional relationship with the farmhouse. The proposal is therefore contrary to the policies of the development plan and the NPPF insofar as they deal with design and heritage assets. The alterations at the top of the access and to the width of the access track and creation

of a bin store, replacement stable, glazed link, negative internal alterations are also considered to have a negative impact on the character, appearance and setting of the Listed Buildings and the National Park. Some of the plans also appear inaccurate and illegible. The proposal is therefore contrary to the policies of the development plan and the NPPF and having considered other material considerations the proposal should be refused.

Human Rights

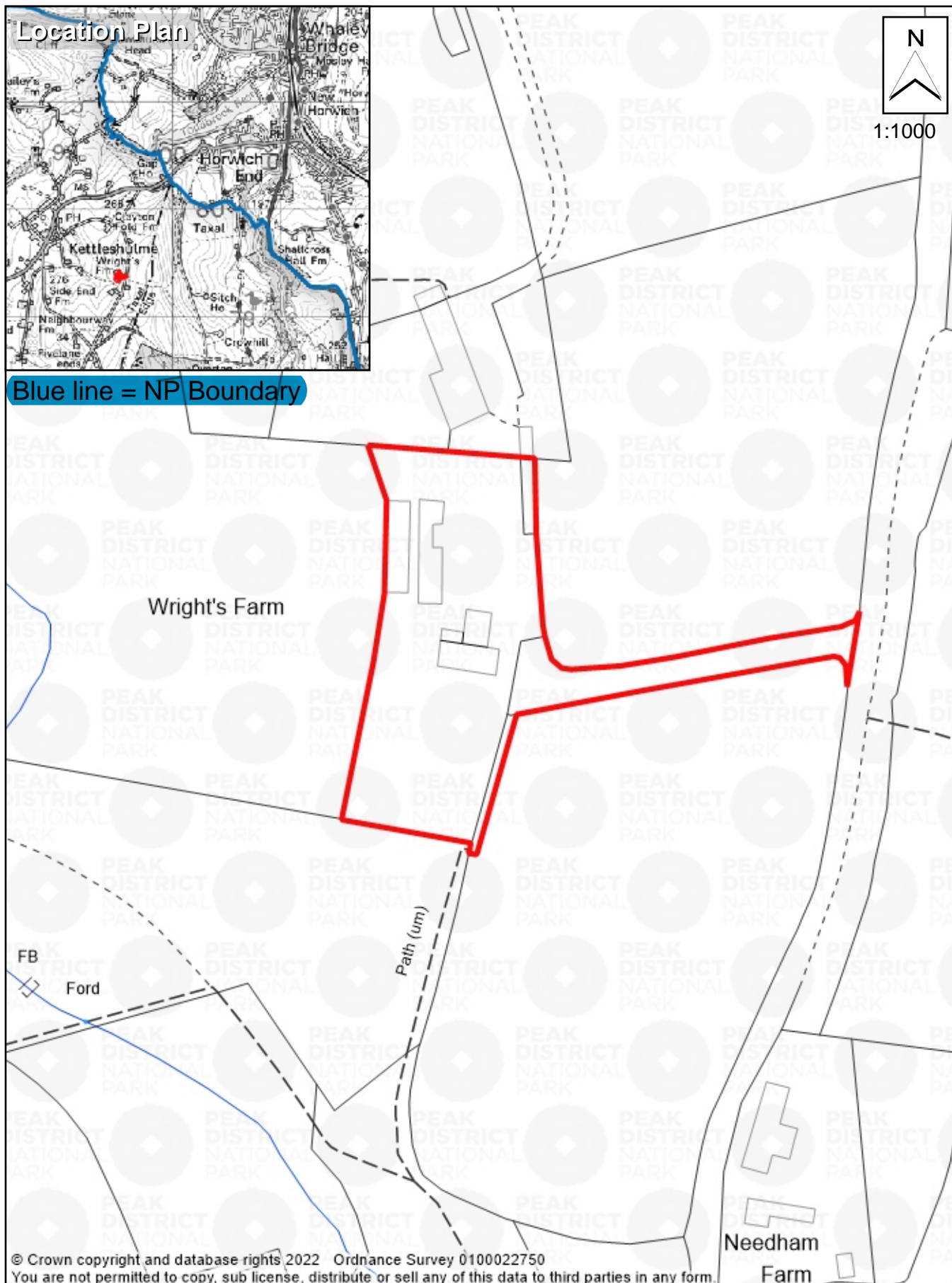
163. Any human rights issues have been considered and addressed in the preparation of this report.

List of Background Papers (not previously published)

Nil

Planning Officer – Steven Wigglesworth, Planner

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Committee Date: 09/12/2022
Item Number: Item 8
Application No: NP/CEC/1221/1304
Grid Reference: 399426, 379413

Title: Wrights Farm, Clayholes Road, Kettleshulme



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PARK**

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

1. **APPEALS LODGED**

The following appeals have been lodged during this month.

<u>Reference</u>	<u>Details</u>	<u>Method of Appeal</u>	<u>Committee/ Delegated</u>
NP/DDD/0721/0738 3302880	Conversion of existing ancillary building into an ancillary dwelling with a rear extension at Green House Cottage, Hathersage	Written Representations	Delegated
NP/DDD/0422/0532 3300766	Erection of farm manager's house at Broad Roods Farm, Ashford in the Water	Written Representations	Non-Determination
NP/HPK/0321/0372 3297533	Retention of existing building for use as an ancillary recreation/forestry building and removal of existing two timber buildings at Once Acre Wood, Little Hayfield	Written Representations	Delegated
NP/DDD/0921/1014 3299856	Replacement dwelling at River View, Tedgness Road, Nether Padley, Grindleford	Written Representations	Non-Determination
ENF 19/0113 3307456	Unauthorised timber cabin and associated infrastructure currently used as holiday accommodation at The Hut, Wilshaw Bottom, Hollinsclough	Informal Hearing	Delegated
NP/HPK/0222/0276 3305522	Proposed single storey extension to dwelling at 4 Steward Gate, Bamford	Householder	Delegated
NP/DDD/0422/0472 3303155	S.73 application for the removal of Condition 5 on NP/DDD/1200/506 at The Old Barn, Main Road, Flagg	Written Representations	Delegated
NP/K/0921/0943 3302822 NP/DDD/0921/0945 3303535	Removal of condition on holiday let to form dwelling and partial conversion of barn to integrate into dwelling at 1 Meal Hill Farm, Holme, Holmfirth	Written Representations	Delegated
NP/DDD/1221/1306 3304095	Proposed conversion of part of agricultural building to home gym and self-catering holiday accommodation at Long Roods Farm, Ashford Lane, Bakewell	Written Representations	Delegated

2. **APPEALS WITHDRAWN**

The following appeal was withdrawn during this month.

NP/SM/0621/0659 3292518	Erection of replacement dwelling house, demolition of existing, formation of farm track and installation of package sewage treatment plant at The Hollies, Blackshaw Road, Blackshaw Moor, Leek	Written Representations	Delegated
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3. APPEALS DECIDED

The following appeal was decided during this month.

<u>Reference</u>	<u>Details</u>	<u>Method of Appeal</u>	<u>Decision</u>	<u>Committee/ Delegated</u>
NP/HPK/0122/0021 3296102	Erection of single storey extension at Losehill Farm, Castleton	Written Representations	Allowed	Delegated
The Inspector considered that the proposal would not have a harmful effect on the character and appearance of the building, and its significance as a non-designated heritage asset, nor would it appear conspicuous in the wider landscape. The appeal was allowed.				
NP/DDD/0921/1010 3295105	Redevelopment and enhancement of yard with one open market dwelling and workshop at Land south of Church Lane, Chelmorton	Written Representations	Dismissed	Delegated
The Inspector considered that owing to the height and massing, the proposed building would become highly dominant within the street scene, and would be a detriment to the Conservation Area. The appeal was dismissed.				
NP/DDD/0521/0574 3298693	Installation of two 6.2m diameter yurts in the rear beer garden at The Moon, Stoney Middleton	Written Representations	Dismissed	Delegated
The Inspector considered that the proposal would represent an incongruous form of development and would be at odds with the prevailing character and would adversely affect the setting of a non-designated heritage asset. The proposal would also fail to preserve or enhance the conservation area. The appeal was dismissed.				
NP/DDD/0721/0738 3302880	Conversion of an existing ancillary building into an ancillary dwelling with a rear extension at Green House Cottage, Out Lane, Hathersgae	Written Representations	Allowed	Delegated
The Inspector considered that the proposal would accord with the Development Management Policy DMH5 and the Residential Annexes Supplementary Planning Document 2021, so was satisfied that the appeal building was capable of occupation by ancillary purpose to the main dwelling. The appeal was allowed.				

4. RECOMMENDATION:

To note the report.