

Public Document Pack

Peak District National Park Authority

Tel: 01629 816200

E-mail: customer.service@peakdistrict.gov.uk

Web: www.peakdistrict.gov.uk

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



Our Values: Care – Enjoy – Pioneer

Our Ref: A.1142/3377

Date: 23 February 2023



NOTICE OF MEETING

Meeting: **Planning Committee**

Date: **Friday 3 March 2023**

Time: **10.00 am**

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

PHILIP MULLIGAN
CHIEF EXECUTIVE

AGENDA

1. **Roll Call of Members Present, Apologies for Absence and Members Declarations of Interest**
2. **Minutes of previous meeting on 27 January 2023** *(Pages 5 - 14)*
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. **Prior Notification - GDO Notification - New Building for Mixed Agricultural use on land at Middle Hay, Long Lane, Cressbrook Dale (NP/GDO/0322/0431/ MN/ALN)** *(Pages 15 - 28)*
Site Plan
6. **Full Application - Consolidation of 2 Affordable Dwellings in to one Single Dwelling, Forget Me Not Cottage, Main Street, Chelmorton (NP/DDD/1122/1370, JS)** *(Pages 29 - 38)*
Site Plan
7. **Full Application - Erection of Local Needs Dwelling, Land to North of Sharplow Cottage, Tissington (NP/DDD/0722/0876 ALN)** *(Pages 39 - 50)*
Site Plan
8. **Full Application - Single Storey Extensions, internal alterations and replacement Garage at Greystones, High Street, Calver (NP/DDD/0821/0848/SW)** *(Pages 51 - 62)*
Site Plan
9. **Review of Old Minerals Permission (ROMP) Application - ROMP to facilitate the extraction of 33 million tonnes of mineral at Beelow/Doveholes Quarry (NP/HPK/0322/0437, RB)** *(Pages 63 - 86)*
Site Plan
10. **Full Application - For Installation of Solar Powered Car Park Machine and associated base, pedestrian area and signage - High Peak Trail Car Park, Friden (NP/DDD/1122/1453 DH)** *(Pages 87 - 94)*
Site Plan
11. **Full Application - For Installation of Solar Powered Car Park Machine and associated base, pedestrian area and signage - Minninglow Car Park, Mouldridge Lane, Pikehall (NP/DDD/1122/1455 DH)** *(Pages 95 - 102)*
Site Plan
12. **Full Application - Installation of Solar Powered Car Park Machine and associated base, pedestrian area and signage, Moor Lane Car Park, Youlgreave (NP/DDD/1122/1454 DH)** *(Pages 103 - 110)*
Site Plan

13. **Full Application - For Installation of Solar Powered Car Park Machine and associated base, pedestrian area and signage - Upper Burbage Car Park, Ringinglow Road, Stanage, Sheffield (NP/HPK/1222/1608 - EJ)** *(Pages 111 - 118)*
Site Plan
14. **Full Application - For Installation of Solar Powered Car Park Machine and associated base, pedestrian area and signage - Barber Booth Road, Edale (NP/HPK/1122/1452 - EJ)** *(Pages 119 - 126)*
Site Plan
15. **Full Application - For Installation of Solar Powered Car Park Machine and associated base, pedestrian area and signage - Hooks Car Park, Birley Lane, Hathersage, (NP/DDD/1122/1458 - EJ)** *(Pages 127 - 134)*
Site Plan
16. **Full Application - For Installation of Solar Powered Car Park Machine and associated base, pedestrian area and signage - Milldale Car Park, Millway Lane, Milldale (NP/SM/1122/1457, DH)** *(Pages 135 - 142)*
Site Plan
17. **Head of Law Report - Planning Appeals (A.1536/AMC)** *(Pages 143 - 144)*

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. 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

Constituent Authorities
Secretary of State for the Environment
Natural England

Peak District National Park Authority
Tel: 01629 816200
E-mail: customer.service@peakdistrict.gov.uk
Web: www.peakdistrict.gov.uk
Aldern House, Baslow Road, Bakewell, Derbyshire. DE45 1AE



MINUTES

Meeting: **Planning Committee**

Date: Friday 27 January 2023 at 10.00 am

Venue: Aldern House, Baslow Road, Bakewell

Chair: Cllr P Brady

Present: Mr K Smith, Cllr W Armitage, Cllr M Chaplin, Cllr D Chapman, Cllr A Hart, Cllr I Huddleston, Cllr Mrs K Potter, Cllr V Priestley, Cllr K Richardson and Cllr J Wharmby

Mr J W Berresford attended to observe and speak but not vote.

Apologies for absence: Ms A Harling, Cllr A McCloy and Cllr D Murphy.

1/23 ROLL CALL OF MEMBERS PRESENT, APOLOGIES FOR ABSENCE AND MEMBERS DECLARATIONS OF INTEREST

Item 6

All Members had received updates regarding the refurbishment from The Pomeroy Trust

Cllr Chapman declared a personal interest as a Derbyshire Dales District Councillor as they had made a one-off donation of funds to the Pomeroy Trust from the Local Projects Fund.

Item 9

All Members declared an interest as the site is owned by the Peak District National Park Authority.

Item 14

The Chair had received a letter from the Cressbrook Group, which he had circulated to all Members.

2/23 MINUTES OF PREVIOUS MEETING ON 9TH DECEMBER 2022

The minutes of the previous meeting of the Planning Committee held on the 9th December 2022 were approved as a correct record.

3/23 URGENT BUSINESS

There was no urgent business.

4/23 PUBLIC PARTICIPATION

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

5/23 PRIOR NOTIFICATION - GDO NOTIFICATION - NEW BUILDING FOR MIXED AGRICULTURAL USE ON LAND AT MIDDLE HAY, LONG LANE, CRESSBROOK DALE (NP/GDO/0322/0431/MN)

Some Members of the Committee had visited the site the previous day.

The Head of Planning introduced the report and informed Members that since the report had been published he had received a letter from the Agent on behalf of the applicant, which provided further arguments on some comments within the report as follows:

- A need for the building on the site is justified as the current building is no longer fit for purpose, and the new building would remove inefficiencies currently experienced.
- An alternative site assessment was undertaken for the proposed building, and it was concluded that the site was the only feasible and viable option.
- The Officer's report refers to containers being kept on site, but to clarify there will be no storage containers kept on site, but there maybe trailers which do not require planning permission.
- The Officer's report stated that there were 5 representations received from 4 different individuals, but in fact there were 5 different individuals who had written in support of the application.
- That the proposed landscaping in the key areas as set out in the drawings, would notably enhance the landscape of the site, and greatly assist in assimilating the building into the identified views and can be subject to a condition to secure their implementation/planting, in advance of the building works as necessary.

The Head of Planning informed Members of a correction to the report at paragraph 15 which should read "That the height of the building is reduced by a metre to 4m to the eaves and 5.5. to the ridge, not 6.5m to the ridge". The Head of Planning also reported that amended plans had been submitted, but Officers still felt that the proposal would still result in significant harm to the character of the landscape.

The following spoke under the public participation at meetings scheme:

- Mr C Howland, Natural England Volunteer and Supporter
- Cllr C Gamble, District Councillor, Supporter
- Ms R Hilton, Agent

Although Members respected the need for a building to be used for animal welfare and for the storage of equipment, there was some concern on the location, and the impact it would have on the open landscape, and even with a landscaping/planting scheme in place, it would take several years to have an impact due to the exposed conditions. Members queried if other sites had been considered. The Head of Planning confirmed that alternatives were identified but were advised that Natural England considered this site as the only viable option.

A motion to defer the application to allow a further report to enable Members to better understand the operational potential of the alternative sites as well as the size and design of the building, was proposed, seconded, put to the vote and carried.

RESOLVED:

That the application be DEFERRED to allow for further discussions to take place with the Officer and Applicant regarding alternative sites as well as the size and design of the agricultural building.

6/23 FULL APPLICATION - FOR THE ERECTION OF A NEW GARAGE AT DAINS MILL, ROACH ROAD, UPPER HULME (NP/SM/1022/1316, DH)

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

The Head of Planning introduced the report and reminded Members that this application had been refused by the Planning Committee in April 2022, and following advice from Officers a revised application was submitted, but was considered that this application was not sufficiently different to that refused previously, and Staffordshire County Council had reported that the garage was not needed to meet the parking standards as there were no highway issues.

The following spoke under the public participation at meetings scheme:

- Dr M Jones, Applicant

Members accepted the need for a new garage but felt that the design was not appropriate, and that a simpler structure would be better so as not to detract from the main building. A motion to defer the application was proposed and seconded to allow for further discussions to take place between the Applicant and Officers.

The motion to defer the application was voted on and carried.

RESOLVED:

That the application be DEFERRED to allow for further discussions between the Applicant and Officers to take place.

7/23 SECTION 73 APPLICATION - FOR THE VARIATION OF CONDITION 2 ON NP/SM/0321/0297 AT DAINS MILL, ROACH ROAD, UPPER HULME (NP/SM/1022/1315, DH)

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

The Head of Planning introduced the report, which was to vary the design condition on the previous application in 2022. A revised scheme had been submitted, which was smaller, but it was considered that the position, size and design of the balcony would still impact on the non-designated heritage asset.

The following spoke under the public participation at meetings scheme:

- Dr M Jones, Applicant

Members considered that the balcony would be an alien feature and would be inappropriate and be out of character with the mill building.

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

RESOLVED:

That the application be REFUSED for the following reason:

The balcony, by virtue of its position on the building, its size and its design, would cause harm to the significance of the non-designated heritage asset. The harm would not be outweighed by any public benefits. Consequently, the proposal is contrary to Core Strategy policies GSP3 and L3, Development Management policies DMC3, DMC5, DMC10, and DMH7, and advice in the Authority's Adopted Supplementary Planning Documents 'Conversion of Historic Buildings' and 'Alterations and Extensions'

8/23

FULL APPLICATION - REINSTATEMENT OF ENTRANCE CANOPY AND BARGEBOARDS, PROVISION OF NEW WINDOWS AND DOORS, RE-FORMING OF EXISTING EMERGENCY ESCAPE RAMP, INSTALLATION OF SEPTIC TANK, REMOVAL OF CHIMNEY STACK, AND INSTALLATION OF PV CELLS AT POMEROY MEMORIAL HALL, FLAGG (NP/DDD/0822/1062/ALN)

The Head of Planning introduced the report, and informed Members that although the Highways Authority had objected to the application, the Authority considered that there were insufficient grounds for refusal on safety grounds as it was felt that the alterations would not lead to an intensification of the building or the vehicular and pedestrian access.

The Officer informed Members that the Hall, which was well maintained, and was a Community Asset currently unused and that the Community were keen to bring it back into use.

Members asked for an additional condition for outside lighting to be added to the recommendation, which was agreed.

A motion to approve the application in accordance with the Officer recommendation and subject to an additional condition regarding outside lighting was moved, seconded, put to the vote and carried.

RESOLVED:

That the application be APPROVED subject to the following conditions:

- 1) 3 year implementation period**
- 2) Adopt amended plans**
- 3) Written Scheme of Investigation for a scheme of archaeological monitoring/watching brief to be submitted and implemented.**
- 4) Solar pv panels to be black and non-reflective, with no visible external framing**
- 5) Retaining walls to access ramp to match the existing stonework**

- 6) **Barge boards to be painted a recessive colour.**
- 7) **No hardsurfacing of paddock to the east of the building.**
8. **Outside lighting to be agreed.**

The Committee adjourned at 11.55 and reconvened at 12:00

9/23 FULL APPLICATION - CONVERSION AND CHANGE OF USE OF EXISTING BARN AND YARD INTO RESIDENTIAL USE C3 AT STANLEY LODGE, GREAT HUCKLOW (NP/DDD/0822/1079 WE)

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

The report was introduced by the Planning Area Manager who informed Members that this was a variation of the scheme that was approved in 2021 with the removal of the lean-to extension, and that whilst the design of the lean-to extension had been amended, the Officers were concerned on the impact on the non-designated heritage asset.

The following spoke under the public participation at meetings scheme:

- Ms C McIntyre, Agent

Members felt that the proposed lean-to extension did not conserve or enhance the original outbuildings.

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

RESOLVED:

That the application be REFUSED for the following reasons:

1. **The proposed conversion including the lean-to extension on the western elevation of the barn would harm the significance of the non-designated heritage asset by introducing a modern extension to the traditional barn which would erode the original form and character of the outbuilding. It would therefore detract from the significance of the non-designated heritage asset and would not therefore meet the required conservation and/or enhancement test within housing policy HC1C which enables the conversion of suitable 'valued vernacular' buildings to form new dwellings. The proposal is therefore contrary to policies GSP1, GSP3, L3, HC1C, DMC3, DMC5, DMC10, DMH8, the NPPF and the Conversion of Historic Buildings SPD.**
2. **By virtue of the proposed development's scale, it is considered that the proposal would not constitute an ancillary dwellinghouse. In the absence of a clear and robust justification for its size, it would not be subordinate to Stanley Lodge Farmhouse and would instead constitute a separate planning unit. It is therefore contrary to policy DMH5 and the Residential Annexes Supplementary Planning Document.**

10/23 FULL APPLICATION - CHANGE OF USE TO A HOLIDAY LET. REMOVAL OF BAY WINDOWS AND RESTORATION OF WINDOWS AND RAILINGS. REMOVAL OF AIR HANDLING UNITS AND DUCTWORK. ALTERATIONS AS DETAILED ON DRAWINGS. REPLACEMENT WINDOWS INCLUDING TOLL BAR COTTAGES, CASTLETON (NP/HPK/0822/1030, KW)

This item was brought forward on the agenda due to the registered speakers having arrived.

Item 12 was dealt with at the same time as Item 13, but the votes were taken separately.

Some Members of the Committee had visited the site the previous day.

The report was introduced by the Area Team Manager, who informed Members that it was brought before the Committee as the Parish Council had objected to the proposal stating that there was a need for more local affordable housing and not more holiday lets.

Whilst there was an argument that this property would not be suitable for local affordable housing, due to its size, and the cost of the enhancement works required, this in fact did not prejudice its use for a single person or couple if Members were minded to support affordable housing use instead then there was no need for a local occupancy clause, as our policies support conversion to market dwellings where necessary to achieve conservation and enhancement of a heritage asset, however Members would need to agree to delegate the decision to the Head of Planning as the description of the development would need to be amended to read "dwelling" rather than state specifically "holiday use" so that the applicant could then change the occupancy to residential at a later date if needed.

The Officers also confirmed that a condition to agree details of the new windows should be added to the recommendation, together with rewording of condition 4 concerning the recording of the potential buried archaeology when the ground excavations are carried out.

The following spoke under the public participation at meetings scheme:

- Cllr N Topping, Parish Councillor, Objector
- Mr S Gedye, Agent

RESOLVED:

A motion to refer the application back to Officers and to delegate approval of the application to the Chair and Vice Chair of the Planning Committee was moved, seconded, put to the vote and carried.

11/23 LISTED BUILDING CONSENT APPLICATION - CHANGE OF USE TO A HOLIDAY LET. REMOVAL OF BAY WINDOWS AND RESTORATION OF WINDOWS AND RAILINGS. REMOVAL OF AIR HANDLING UNITS AND DUCTWORK. ALTERATIONS AS DETAILED ON DRAWINGS. REPLACEMENT WINDOWS INCLUDING TOLL BAR COTTAGE, CASTLETON. (NP/DDD/0822/1031, KW)

This item was discussed by Members as part of agenda item 12. Please see full minute in detail in minute 10/23 above.

A motion to approve the application for the proposed works to a listed building in accordance with the Officer recommendation, was moved, seconded, put to the vote and carried.

RESOLVED:

That the application is APPROVED subject to the following conditions:

- 1) 3-year time limit
- 2) In accordance with the submitted plans
- 3) Submit for written approval the details and methodology of the insulation to the roof and first floor window soffit.
- 4) Submit for written approval further information on the construction of the first-floor partition wall and the impact of soundproofing on the fabric.
- 5) Submit for written approval full details of window and door finishes in accordance with conservation officer comments.
- 6) Submit for written approval samples of any new stonework used in the forecourt wall and ground floor windows.
- 7) Building recording condition including recording potential buried archaeology during excavations in the rear yard - via Written Scheme of Investigation in accordance details specified in conservation officer comments and approved in writing.

12/23 FULL APPLICATION - ERECTION OF STEEL PORTAL FRAMED AGRICULTURAL BUILDING TO HOUSE BEEF CATTLE. THE PROPOSED BUILDING IS A REPLACEMENT OF A TRADITIONAL 'COW SHED' BUILT IN THE 1950S AND EXTENDED IN THE 1970S THAT IS NOW BEYOND REASONABLE REPAIR. AT NEW ROAD FARM, NEW ROAD, LONGNOR (NP/SM/1022/1339 PM)

The Head of Planning introduced the report which was to seek permission to replace an existing agricultural building, which was now beyond reasonable repair, with a new steel portal framed agricultural building, which would sit on the footprint of the old one.

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

RESOLVED:

That the application be APPROVED subject to the following conditions:

1. 3 year implementation time limit.
2. Carry out in accordance with submitted plans
3. Timber boarding to be stained a dark recessive colour at time of erection and permanently so maintained.
4. Fibre cement roofing sheets to be factory colour-coated to BS 5252 Ref. No. 18B29 (Slate Blue) and permanently so maintained.
5. Not to be used for any other purpose than agriculture
6. Removal of building when no longer required for purposes of agriculture

13/23 FULL APPLICATION - FOR THE REMOVAL OR VARIATION OF CONDITION 6 OF NP/SM/0605/0614 AT LONGNOR WOOD HOLIDAY PARK, LONGNOR (NP/SM/1122/1390) MN

The Head of Planning introduced the report.

Members supported the proposal to remove the condition which currently prevents the owners siting touring caravans between January and February each calendar year. This would give more flexibility to the owners to run the site throughout the year.

Members also asked that the owners send in their "register of occupants" digitally for inspection by the National Park Authority when requested rather than bringing them in.

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

RESOLVED:

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 plan 14.503/HLDL2B (dated June 2005) and the additional landscaping plan submitted by the applicant under application NP/SM/0605/0614, subject to the following conditions or modifications.**
- 2. This consent relates solely to the layout of the caravans under Phase 2 as shown on the approved drawing numbered 14.503/HLDL2B**

The use of the Phase 2 area shall be limited solely to touring caravans,
- 3. The number of which shall not exceed 14 at anyone time.**
- 4. The permission, in relation to the 14 touring caravans hereby approved, relates solely to their use for short term 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.**

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

14/23 MONITORING & ENFORCEMENT QUARTERLY REVIEW - JANUARY 2023 (A.1533/AJC)

The Senior Monitoring and Enforcement Officer introduced the report which was a summary of the work carried out by the Monitoring and Enforcement Team during October - December 2022. The Officer informed Members of a correction to the report under "Breaches Resolved" concerning Roseway, Hope Road, Bamford, where the reference number should have read 22/0036 and not 20/0036.

The Officer then provided the updates on the following enforcement cases:

21/0038 – A formal notice has been served concerning a shipping container which was being used for storage on land at Woodhead Road, Tintwistle, and that the Officers were speaking with the owner on something more suitable.

17/0044 - Officers were considering further enforcement action regarding Woodseats Farm, Bradfield Dale, following the refusal of planning permission for the external and internal alterations and extension to the listed building.

06/0145 – The land at Manor Farm, Grindon, which was a long standing enforcement case had finally been cleared after 17 years.

18/0062 – Officers met with the new Estate Manager at Cartledge Flat recently and a further update on this will be provided to Members in due course.

22/0040 – A Temporary Stop Notice has been served regarding engineering works on land at Cressbrook Dale and a formal notice is now being considered. A Tree Preservation Order (TPO) has been confirmed in respect of trees in the woodland.

Members asked for an update regarding Swallow Holme Caravan Park at Bamford where a bungalow has been built and was being advertised on Right Move. The Senior Monitoring & Enforcement Officer reported that he would relay that back to the team to provide an update. Members also asked for updates regarding Bank House Hathersage and the track at Mickleden.

The Assistant Solicitor informed Members that a warrant of entry had been obtained from Chesterfield Magistrates Court during the reporting period, and had been executed so that Officers could inspect the site at Home Farm, Sheldon, and a further update on this will be provided by the Monitoring and Enforcement Team Manager.

Members were encouraged by the progress being made and thanked the Team for their work and the successes achieved, but noted that there were still a large number of cases that have not been complied with and that further monitoring reports would be presented to committee.

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

RESOLVED:

To note the report.

15/23 HEAD OF LAW REPORT - PLANNING APPEALS (A.1536/AMC)

RESOLVED:

The report was noted.

This page is intentionally left blank

5. PRIOR NOTIFICATION - GDO NOTIFICATION - NEW BUILDING FOR MIXED AGRICULTURAL USE ON LAND AT MIDDLE HAY, LONG LANE, CRESSBROOK DALE (NP/GDO/0322/0431/MN/ALN)

APPLICANT: NATURAL ENGLAND

Background

1. This application was considered at Planning Committee on 27 January 2023. The application was deferred with a request that more information be provided to members with regard to the suitability of alternative sites in the vicinity.
2. Since then the agent has provided an expanded 'Alternative Site Assessment', which gives a view on the landscape sensitivity of each site; its functional suitability and the viability of construction. This report provides an expanded assessment of the identified alternative sites at paras 73-83.
3. It should be noted that all of the alternative sites identified are outside of the red edged application site for the current proposals and would need to be considered separately through a fresh application.

Summary

4. The proposal is for a general purpose agricultural building to support the management of the Derbyshire Dales National Nature Reserve (NNR) by Natural England.
5. Whilst we welcome the effective management of the very important biodiversity on the National Nature Reserve in principle, the proposed building would occupy a very isolated and prominent position within the landscape, failing to relate acceptably to other buildings or landscape features. It would appear as a large, isolated, and incongruous addition to a largely unsettled landscape.
6. As a result we conclude that prior approval of the development should be refused on the grounds of the siting, design and external appearance of the building, because it runs contrary to policies GSP1, GSP2, GSP3, L1, DMC1, DMC3, and DME1 of the Authority's Local Plan, as well as to the provisions of the NPPF in so far as they relate to conserving the scenic beauty of National Parks.

Site and Surroundings

7. The application site is located in open countryside to the north of Cressbrook Dale, between Wardlow and Little Longstone. It is situated to the west of Long Lane and the B6465 and approximately 550m to the north of Cressbrook Mill.
8. The site sits within the Derbyshire Dales National Nature Reserve (NNR), which is managed by Natural England primarily for the purposes of maintaining, improving and protecting its biodiversity. The grassland within the NNR is managed partly by grazing a herd of belted Galloway cattle. The application site comprises an area of grassland that is currently partly used by Natural England for the informal storage of agricultural equipment and feed. There are a group of livestock pens and a fenced cattle corral to the north of the application site.
9. Areas of woodland to the north and west of the site (outside of the area edged red) fall within the Cressbrook Dale Site of Special Scientific Interest and Special Area of Conservation (SAC).

10. The site is designated as being within the Limestone Hills and Slopes landscape character type by the Authority's Landscape Strategy. (LCT). The Strategy describes this character type as a 'high pastoral landscape with a varied undulating topography and some steep slopes. This is a remote, sparsely populated landscape with a regular pattern of mostly medium to large walled fields, interspersed in places with extensive patches of rough ground and elsewhere by smaller regular fields. There are wide open views to distant skylines, especially around the edges of the White Peak.'
11. Access to site is gained off Long Lane and via a roughly surfaced track.

Proposal

12. The application as submitted was a prior notification for the erection of an agricultural building made under Class A, Part 6 of the Town and Country Planning Act General Permitted Development Order (GPDO) 2015, and sought a determination as to whether the Authority's prior approval of the development was required.
13. The building would measure 31.5m long by 10m wide. As submitted the height would be 5m to the eaves and 6.5m to the ridge. It would be clad in timber boarding above concrete panels on the west and south elevations and timber boarding above a natural stone plinth on the east elevation. On the north elevation, three of the bays would be open and four would have powder coated roller shutter doors in dark green. The roof would be clad in grey metal profiled sheeting with seven rooflights on each roofslope.
14. The building would be used for animal welfare facilities and for the storage of food, materials and agricultural equipment.
15. As submitted the plans showed a concrete hardstanding formed across the front (north) of the building and extended a further 15m to the east.
16. We are satisfied that the development meets the criteria set out within Class A Part 6 of the GPDO and that it therefore meets the tests for 'permitted development'. However Part 6 requires the developer to submit an application to establish whether prior approval is required for the siting, design and external appearance of the development.
17. We took the view that prior approval was required for the siting, design and external appearance of the building. The purpose of this report is to consider whether prior approval should be granted or refused.
18. Following concerns raised with regard to the landscape impact of the scheme, amended plans have been received during the course of the application. These show the area of hardstanding removed (as it is stated that the ground is bound and fit for purpose without the need for hard surfacing). The height of the building is reduced by a metre to 4m to the eaves and 5.5m to the ridge. Additional planting is also proposed.

RECOMMENDATION:

That Prior Approval be REFUSED for the following reasons:

The siting, design, and external appearance of the development would result in significant harm to the character of the landscape, by virtue of the building's isolated and prominent position within open countryside and in a largely unsettled landscape, contrary to policies GSP1, GSP2, GSP3, L1, DMC1, DMC3, and DME1 of the Authority's Local Plan, as well as to paragraph 176 of the NPPF.

Key Issues

19. The landscape impacts of the design, siting and external appearance of the building.

History

20. January 2020 – prior notification submitted for a similar development to that which is currently under consideration. (NP/GDO/0120/0076). The Authority determined that prior approval was required and raised significant concerns about the siting and design of the proposed building. A decision notice was issued on 13 Feb 2020 confirming that prior approval was required. The notice stated:
21. *‘The location of the building appears to be very isolated out in the open countryside and raises concern as it is likely to result in significant impact upon the immediate and wider landscape. The building does not relate to any other buildings or landscape features and any additional landscaping is unlikely to resolve these matters. Therefore, the proposed building is unlikely to be acceptable.’*
22. No further information was submitted as part of the prior approval application.

Consultations

23. Authority’s Landscape Architect – *‘The proposed building is in an exposed position in an open landscape and as such highly visible from numerous well used public viewpoints including adjacent access land and footpaths to the east. Although I have suggested several mitigation measures below it will be several years before they have an impact on integrating the building into the landscape. As such, due to its position and visual impact on the wider landscape I suggest refusal.’*
24. *I have looked at all the documentation associated with this application and I carried out a site visit on the afternoon of the 26/10/2022. I took the opportunity to view the site from several external points as indicated in their application, from the access land, as well as assessing the alternative sites.*
25. *The proposed site is in an exposed position with open, long distance views especially from the east from public/concessionary footpaths and close up from the surrounding access land. The building is therefore highly visible within the landscape. No detailed landscaping scheme either hard (walls) or soft (planting) have been provided to mitigate the effects of the building in the landscape. A simple habitat plan setting out the long term aims for the landscape, which covers a larger area has been provided but this is not a detailed mitigation plan for the building and does not give any indication of timescales. ‘*
26. The response also raised concerns about the standard of some of the information provided. Subsequently the applicant has provided more detailed landscaping plans. The Landscape Architect has been re-consulted and has confirmed that the proposed landscaping does not overcome his objections, advising that whilst the landscaping would reduce the impact on landscape setting in the longer term, in the shorter term the impacts of the building would be harmful in the landscape.

Representations

27. Five letters of support have been received. One person has written in twice, once as a private individual and again in their role as a District Councillor. The letters raise the following points:

- The current base for managing the land is in Bakewell – a lot of time, carbon and money are wasted transporting between base and site.
- Proposals would provide enhanced animal husbandry facilities.
- Building would provide a protective working environment for staff.
- Building would result in a less obtrusive yard space.
- Rainwater harvesting would be possible.
- Buildings of this type are a recognised part of the evolution of the National Park's landscape.
- Development would be well screened with a planting scheme that will also benefit biodiversity.
- The chosen site is the only practical one.
- There are other similar buildings in the vicinity which set a precedent.
- The building would not stand out in the landscape and views of it would be limited
- The building would be close to the existing pens and crush.

Main Policies

28. Relevant Core Strategy policies: GSP1, GSP2, GSP3, DS1, L1

29. Relevant Local Plan policies: DMC1, DMC3, DME1

National Planning Policy Framework

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

31. Paragraph 176 of the NPPF states that 'great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks and the Broads.

Core Strategy

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

the cost of socio-economic benefits). GPS1 also sets out the need for sustainable development and to avoid major development unless it is essential, and the need to mitigate localised harm where essential major development is allowed.

33. Core Strategy policy GSP2 states, amongst other things, that when development is permitted, a design will be sought that respects the character of the area.
34. Core Strategy policy GSP3 sets out development management principles and states that all development must respect, conserve and enhance all valued characteristics of the site and buildings, paying particular attention to, amongst other elements, impact on the character and setting of buildings, scale of the development appropriate to the character and appearance of the National Park, design in accordance with the National Park Authority Design Guide and impact on living conditions of communities.
35. DS1 Development Strategy and L1 Landscape character and valued characteristics, both support agricultural development in the open countryside, provided that development respects, conserves and enhances the valued characteristics of the site, paying particular attention to impact upon the character and setting of buildings and siting, landscaping and building materials.
36. Core Strategy policy CC1 states that development must make the most efficient and sustainable use of land, buildings and natural resources.

Development Management Policies

37. Development Management Policy DMC1 addresses conservation and enhancement of nationally significant landscapes. Amongst other things, it states that in countryside beyond the edge of settlements listed in Core Strategy policy DS1, any development proposal with a wide scale landscape impact must provide a landscape assessment with reference to the Landscape Strategy and Action Plan. It requires that assessment must be proportionate to the proposed development and clearly demonstrate how valued landscape character, including natural beauty, biodiversity, cultural heritage features and other valued characteristics will be conserved and, where possible, enhanced taking into account the respective overall strategy for the following Landscape Strategy and Action Plan character areas:

White Peak;
Dark Peak;
Dark Peak Western Fringe;
Dark Peak Yorkshire Fringe;
Derbyshire Peak Fringe;
Derwent Valley;
Eastern Moors;
South West Peak; and

(ii) any cumulative impact of existing or proposed development including outside the National Park boundary; and

(iii) the effect of the proposal on the landscape and, if necessary, the scope to modify it to ensure a positive contribution to landscape character.

38. 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.

39. Policy DMC3. B sets out various aspects that particular attention will be paid to including: siting, scale, form, mass, levels, height and orientation, settlement form and character, landscape, details, materials and finishes landscaping, access, utilities and parking, amenity, accessibility and the principles embedded in the design related SPD and the technical guide.
40. DME1 - Agricultural or forestry operational development. Allows for new agricultural buildings provided that they are functionally required, are close to the main group of buildings wherever possible and in all cases relates well to existing buildings and landscape features, respects the design of existing buildings and building traditions, makes use of the least obtrusive location and does not require obtrusive access tracks, roads or services
41. Supplementary Planning Guidance (SPG) is provided in the adopted guidance note 'Agricultural Developments in the Peak District National Park'.

Assessment

Background and Justification for Development

42. A justification statement has been submitted with the application which explains that the agricultural holding at Middle Hay comprises approximately 65.7 hectares (162 acres) of grassland and woodland. It states that a dedicated management team, based in Bakewell, undertake the management of the NNR. Management techniques include management of the cattle herd, mowing for hay, maintenance of fencing and other infrastructure and woodland and scrub management. It is stated that the herd of cattle is being built up to enable more flexible and targeted long term management of the important grassland on the reserve.
43. No specific explanation is given as to why the current arrangements of management from the base at Bakewell (Endcliffe) are no longer suitable, but it explains that there are no suitable agricultural buildings on the land at Middle Hay and that a building is required on site to continue the effective management of the land. Machinery and fodder is currently stored outdoors at the site. The proposed building would improve the welfare of livestock on the holding and give capacity for indoor calving and animal isolation. It is stated that the size of the building is dictated by animal welfare standards. It is argued that the site would be easily served by the existing farm track and is logical because of its close proximity to the existing cattle handling facilities located immediately to the north.
44. Our view is that there is an agricultural justification for a new farm building at the site (there is one existing building to the north of the application site, but this a small, dilapidated stone barn which would not be fit for modern farming practices). It is clear that the main driver behind the application for Natural England, is to provide for the effective management of the very important biodiversity on the National Nature Reserve and in principle these aims are supported and welcomed. However, as well as being rich in biodiversity, this area of the National Park is also of high landscape value and it is crucial that the impacts of the proposals on the landscape character of the area are given significant weight, in line with National Park purposes.
45. Agriculture and forestry are extensive land use activities with major landscape implications. Policies set out that development necessary for agriculture is permitted exceptionally in open countryside where it is well sited and designed in accordance within the Authority's Policies and Supplementary Planning Guidance and does not harm the valued characteristics of the area.

The landscape impacts of the design, siting and external appearance of the building

46. Middle Hay is located on a natural plateau in open countryside and comprises of pasture and limestone meadow. The majority of the plateau is publicly accessible (CROW) land. Public access is also provided via a permissive footpath which spurs off north-westwards from the site entrance gate, east of the site. There are also public rights of way to the east of the B6465. The site is clearly visible from stretches of the B6465 to the east.
47. A 'Landscape and Visual Commentary' document has been submitted during the course of the application, as required by policy DMC1, carried out by a firm of Chartered Landscape Architects. This describes the nature of the site and surrounding landscape and assesses its value and then considers the visual impacts of the proposed development. The detailed report is available to view on the application file. It is not repeated in detail here, but its contents have been carefully considered in reaching a recommendation on the application, and are referred to below as relevant.
48. The report identifies four visual receptor groups in the vicinity and then identifies a number of individual viewpoints within each group. The four groups are:
49. People walking a public footpath to the east and across Longstone Moor. The report states that the views experienced in this area would be at a distance of 700 m to 1.25km and that from these viewpoints the building would not break the skyline.
50. People walking the footpath that links the B6465 Casltegate Lane to other paths to the south east. Views are at distances of between 900, to 1km and the building would not break the skyline.
51. Views from the public access (CROW) land on Middle Hay, that surrounds the application site. Short range view would be possible from a number of viewpoints on all sides of the application site. More distant views would be available from the upper parts of Wardlow Hay Cop and particularly from the trig point marker on the summit of the Cop. The building would not break the skyline.
52. Road users of the B6465. Predominantly when travelling south. The building would not break the skyline. It is stated that the quality of views from road users is lower.
53. In referring to the value of these views to the people using the public rights of way and open access land, the document states that:
54. *"In all cases, the value of the views for those identified visual receptors that are using public rights of way is considered to be high, given that they will be exploring the unique landscape (recreation) in a National Park, the generally expansive nature of the views and the value of the particular landscape as a resource."* We agree with this assessment.
55. We cannot however, agree with the conclusions that the report proceeds to draw regarding the impacts of the development upon these characteristics and experiences.
56. The report recognises that the site is visible in close range views from the surrounding open access land, as well as in numerous views from footpaths and other rights of way, predominantly east of the site and at distances varying between 700m and 1.2km.
57. In assessing impacts in close range views, the report states that *"[when viewed from] ...public access land, [users] will experience a subtle change in their view with the appearance of the proposed agricultural storage building. Nonetheless, the building would form a very small part in an expansive view and does not break the skyline from*

any viewpoint location along the footpath route or within the CROW public access land. The proposals would introduce robust built form where there currently is none. However, the site is currently visually discernible due to the compound area and associated series of holding pens, fencing, walls, temporary storage units, machinery and parts and (at certain times) open storage of feed or similar material. Hence, one is fundamentally aware that there is agricultural activity upon the site at Middle Hay”.

58. Whilst we do not question that it is currently apparent that agricultural activity is taking place at the site, there is a significant difference between how the landscape is appreciated by those walking it now and how they would experience it if the development was taken forward. We do not agree that those users would experience a ‘subtle change’ in their experience of the landscape. The building would appear as a substantial and imposing structure that is dominant and at odds with the immediately surrounding land, with no comparable manmade features or mitigating topography within its immediate setting, or surrounding landscape.
59. The report makes reference to impacts in the other (longer distance) views from the east too, generally concluding them to be at such distance or (in the case of the B4546) subject to traffic types that the impact of the building would be negligible, and that it would be illegible in some views. Whilst having less impact on the public experience of the landscape in these views due to forming only one part of the landscape view they would be experiencing, the building would remain visible, and as an incongruous addition within the landscape that is not otherwise reflective of the character detailed above. Consequently, it would detract from the landscape and experience of it in the views from the east.
60. The report makes reference to the Authority’s Landscape Strategy, and discusses how the land management carried out by Natural England at Upper Hay accords with the overall strategy for the White Peak Character Area; we find no reason to disagree with that assessment.
61. In further reference to the Landscape Strategy however, the report concludes that *“siting a proposed agricultural building in the location identified would not be at odds with the characteristics identified within the Limestone Hills & Slopes Landscape Character Type”*. In our view, however, this statement gives insufficient consideration to the unsettled character of this landscape that the Strategy identifies both in its description “this is a remote sparsely populated landscape” and in the ‘Settlement and buildings’ section; “This is a sparsely settled landscape with only occasional, large, isolated stone farmsteads, many of which were first established in the 18th or 19th centuries.”
62. The site currently reflects this unsettled character; the land is not subject to a plethora of modern farm buildings. In fact none are visible within the immediately surrounding landscape when the site is viewed from the B6465 to the east.
63. As a result, the introduction of the building would (contrary to the assertion of the submitted report) be at odds with the landscape character as it exists at this location, contrary to its conservation.
64. We also do not accept the argument put forward within the report that the historic and significantly more modest stone barn set some 170m north of the proposed building grounds or assimilates the proposed building in to the landscape to an extent that would notably reduce its apparent isolation or impact.
65. The submitted document also places significant weight on the fact that the building would not break the skyline. Whilst this is something that we would typically seek to avoid in new farm developments, the absence of such positioning does not in itself

achieve acceptable siting. The building would remain prominent by virtue of its scale and isolation in open countryside.

66. The report also references the impacts of the machinery, holding pens, storage containers, and fencing currently in use at the site, and implies that the proposed development would be mitigated to an extent by accommodating some of these, removing them from the landscape. It is a common argument pursued in applications for such buildings. In this particular case, we do not agree with that conclusion. In addition to being significantly smaller and dispersed, all of these existing items are all transient or temporary. By contrast the proposed building would be of significant massing, with much greater prominence in the landscape, and would be a long-term addition to the landscape. Further, its presence at the site would not guarantee the removal of these items from the site.
67. Overall, the report concludes the impacts of the development to be ‘negligible’ in the short term. Our view, for the reasons set out in the assessment above, is that the development would result in significant harm to the identified landscape character of the area for a number of years, a view reflected in the objection of the Authority’s Landscape Architect.
68. In the longer term, the planting proposed within the application site would serve to reduce this impact, although it is difficult to predict the full extent of mitigation it would achieve, or over what timeframe.
69. Overall, for the reasons set out above, the building would cause significant harm to the largely unsettled character of the landscape, contrary to policies GSP1, GSP2, GSP3, L1 DMC1, DMC3, and DME1 of the Authority’s Local Plan, as well as to the provisions of the NPPF in so far as they relate to conserving the scenic beauty of National Parks.
70. In conflict with these policies, we can only conclude that the siting, design and appearance of the development are unacceptable.

Alternative Sites

71. An ‘Alternative Sites Assessment’ has been submitted. As well as the application site (Site 4), the assessment looks at 3 other possible sites:
- Site 1 – to the east of the proposed location and to the south of the access track.
 - Site 2 – to the east of the proposed location and to the north of the access track.
 - Site 3 – the site of a derelict stone barn to the north.
72. The assessment is available to read in full on the application file. It gives a view on the landscape sensitivity of each site; its functional suitability and the viability of construction. It does not however, provide any drawn up draft alternative schemes on these sites, that might better assist us to determine whether an alternative scheme would be feasible.
73. Notwithstanding that, we agree with the report’s assessment that site 3 (the site of the derelict stone barn to the north) would not be a suitable alternative because a new access track would be required and the site is at a higher elevation and therefore even more prominent in the landscape than the application site.
74. Sites 1 and 2, which sit either side of the access track on lower land to the east of the proposed location, are those which we consider have the most potential to accommodate a proposed building or buildings.

Site 1 to the east of the proposed location and to the south of the access track

75. This is the site of a former quarry that has been infilled. There are limestone outcrops running roughly parallel to the access track, on the southern side of the backfilled area. These sit around 25m back from the access track. There is an available length within the backfilled area of around 60m. The land sits at a slightly lower level than the adjacent access track.
76. The submitted assessment document states that indications are that to make ground conditions suitable would require the removal of 11,000 tonnes of made up ground. This would need to be banked up on site which would cause landscape harm. However no engineering survey or drawn up scheme has been submitted to support this statement. Clearly some groundworks would be required but we are not wholly convinced that such large scale ground stabilisation would be required in order to make the area suitable for a simple portal framed shed. However without this technical information it is not possible to reach any firm conclusions. The report also states that the outcrop conditions present limitations for landscaping to the south of the building. Our view is that the outcrop itself would provide some screening of the lower sections of the building and that there is no obvious reason why additional planting could not be provided to the south above the outcrop if necessary (this area is already proposed to be planted up as woodland anyway as part of the longer term management of the area).
77. The report states that the area is limited in physical size because the outcrop limits the extent of its usable area, and that therefore it would need not meet the holding's requirements for cattle housing and storage of machinery, equipment and fodder. As stated above the dimensions of the area appear to be around 25m by 60m, which should be more than large enough to accommodate a building.
78. The report further states that close interrelationship and intervisibility between the proposed building and the existing cattle coral is essential for operational purposes and that Belted Galloway are a stubborn breed that can be difficult to manoeuvre. The report states that moving the cattle coral to be close to site 1 would be impractical. Whilst we appreciate that retaining the coral in its existing position would be the optimal set up from a practical point of view, we have not been convinced that a coral could not be relocated further east, in a way that whilst not optimal, is still operationally viable.
79. We accept the point in the report that Site 1 would be closer to the public road, but not that it would have 'similar' landscape and visual effects as the chosen site 4. A building here would be set at a lower topographical level within the landscape and would be enclosed to some extent by the existing quarry face, having lower visibility from much of the surrounding open access land. It would also be physically related to the access track, appearing less isolated in this regard. Consequently our view remains (without prejudice) that there is potential for a scheme on this site to be brought forward, that may be less harmful than the site currently proposed.

Site 2 – to the east of the proposed location and to the north of the access track

80. Site 2 is located opposite and adjacent to site 1, on the northern side of the access track. The land here slopes upwards away from the access track to the north and the site area is smaller than site 1. Again there are rock outcrops set back from the track and running north-west to south east.
81. The limitations and constraints outlined in the submitted assessment are almost identical to those for site 1 and so are not repeated again here.
82. Our views about suitability also mirror those set out above for site 1.

83. We would also add that the report does not consider whether the two sites (1 and 2) could be used together in combination to serve the needs of the holding.

Alternative site summary

84. For the reasons set out above, we remain unconvinced that Sites 1 and/or 2 do not on their own or in combination provide a viable alternative for development to the site currently proposed for development.
85. Further, and notwithstanding this, the lack of a firmly identified and agreed alternative site is not sound grounds to accept the current proposals, which must be assessed on their own merits and (as explained above) would cause harm to the landscape character and scenic beauty of this part of the National Park.

Additional proposed landscaping/planting

86. The 'Landscape and Visual Commentary' document concludes that the proposals would 'notably enhance' the landscape of the site once the landscaping has been carried out and established in the longer term.
87. This serves to somewhat confuse the scope of development applied for, and brings in to question what exactly has been assessed in reaching the conclusions set out in this submitted document. Whilst the planting immediately around the building and within the application site could reasonably be secured by condition to mitigate its impacts in the longer-term (and that is all it could be said to achieve in our view) the remainder of the landscape planting over the wider landholding is not part of this development and is a separate endeavour.
88. Whilst we welcome the effective management of the nature reserve, these planting proposals cannot be afforded any significant weight in the determination of the current application.

Highway impacts

89. The site is already in agricultural use and it is not anticipated that the development would result in intensification of use of the access. It is possible that a reduction could occur, should the development reduce reliance on bringing equipment from Bakewell to the site.
90. There are therefore no objections to the proposed siting of the proposals on highway safety grounds.

Amenity impacts

91. Due to the isolated position of the building it would not impact on the residential amenity of any residential property, and as such there are no objections to the proposed siting of the building on these grounds.

Conclusion

92. The proposed building fails to relate acceptably to other buildings or landscape features. It would appear as a large, isolated, and incongruous addition to a largely unsettled landscape.
93. As a result we conclude that prior approval of the development should be refused on the grounds of the siting, design and external appearance of the building, because it

runs contrary to policies GSP1, GSP2, GSP3, L1, DMC1, DMC3, and DME1 of the Authority's Local Plan, as well as to the provisions of the NPPF in so far as they relate to conserving the scenic beauty of National Parks.

Human Rights

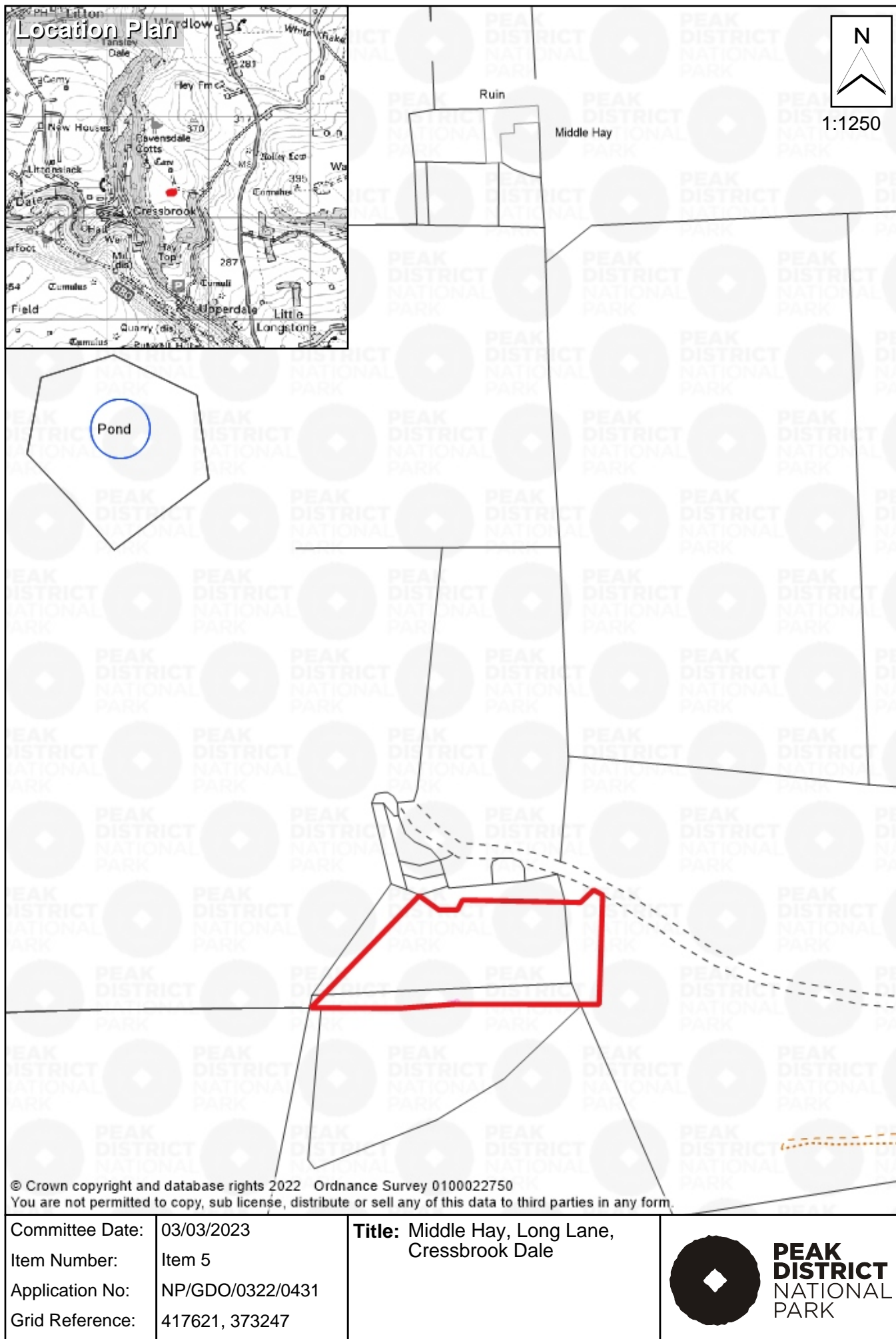
Any human rights issues have been considered and addressed in preparing this report.

List of Background Papers (not previously published)

Nil

Report Author and Job Title

Mark Nuttall– Interim Area Team Manager – South
Andrea Needham – Senior Planner - South



This page is intentionally left blank

6. FULL APPLICATION – CONSOLIDATION OF 2 AFFORDABLE DWELLINGS IN TO ONE SINGLE DWELLING, FORGET ME NOT COTTAGE, MAIN STREET, CHELMORTON (NP/DDD/1122/1370, JS)

APPLICANTS: TOM MYCOCK & CAROLINE ARDERN

Summary

1. The application is for the consolidation of two existing affordable local needs dwellings into a single larger dwelling.
2. This report concludes that this would be fundamentally contrary to the Authority's strategy and Development Plan policies which seek to increase the stock of affordable local needs dwellings and that the applicants' personal circumstances do not justify a departure from this policy.

Site and Surroundings

3. The application relates to a pair of dwellings now known as Forget Me Not Cottage and Acorn Cottage. These were built following an approval in 2009. The Section 106 agreement for the houses named Richard Ardern and Caroline Ardern as first occupiers. Forget me not Cottage is now owned by Caroline Ardern and Acorn Cottage is owned by Tom and Caroline jointly.
4. The site was originally part of a field fronting onto the western side of Main Street, in the centre of the village. The site is within the Chelmorton Conservation area.
5. The houses are faced with natural limestone with blue slate roofs and are built in a traditional form and style.

Proposal

6. The application is for the consolidation of two local needs houses into a single dwelling.
7. The site is occupied by two local needs houses for which planning permission was granted in 2009. A subsequent application, submitted prior to building the houses, extended one of the houses. Each house now has three bedrooms and both have floor areas of 75 square metres, so the resultant dwelling would be 150 square metres.
8. No external alterations are proposed in this application, other than a door being changed to a window. Any replacement windows would be uPVC. Internally, the downstairs room configurations would remain unchanged other than the provision of an internal door. Upstairs there would be two bathrooms and four bedrooms, together with a playroom which will be used as part of Mrs Ardern's occupation as a registered childminder. (the playroom is shown as a fifth bedroom on the plans)

RECOMMENDATION:

That the application be REFUSED for the following reasons

1. **The proposed dwelling would be significantly larger than the maximum size permitted for affordable local needs dwellings in the Authority's adopted policies and would result in the loss of two affordable local needs dwellings, contrary to Core Strategy policy HC1 and to Development Management policies DMH1 and DMH2.**

Key Issues

9. Whether there is justification for the proposed development and whether the proposed house is in accordance with policies HC1, DMH1 and DMH2.

History

10. NP/DDD/0908/0836 - Erection of two local needs dwellings: Approved 2009, subject to a section 106 agreement. The S.106 agreement for the houses named Richard Arden and Caroline Arden as first occupiers. Forget me not Cottage is now owned by Caroline Arden and Acorn Cottage is owned by Tom and Caroline jointly.
11. NP/DDD/0811/0795 - Variation of condition 2 on application NP/DDD/0908/0836. This proposed an extension to one of the dwellings approved in 2009.

Consultations

12. Parish Council – *“Chelmorton Parish Council supports this application as allowing a local family to continue to run their smallholding. Whilst it notes this loses small affordable stock, the units were created for different family generations to live on the same site and the needs of the current generation now require one larger space. It notes the proposals appear reversible if a future multi generation division became desirable and is still a local need.”*
13. Highway Authority – No objections subject to the retaining of at least 3 car parking spaces and on-site turning and manoeuvring area.
14. District Council – No response to date.
15. PDNPA Policy Team:

“The application proposes to combine two 3-bed affordable dwellings (75sqm each) to create a 5-bed property (plus additional first floor bathroom) as per plan [FIMY-02B](#)

It is important to consider the policy justification for the original permission. Due to the great weight (NPPF para 176) afforded to conserving and enhancing landscape and scenic beauty, new-build housing is only permitted for homes that remain affordable, in response to an identified need in the local area. Individuals may meet their own needs (subject to harm to special qualities) if they can demonstrate a local connection, cannot meet their own need on the open market and the property is restricted in size as means of ensuring its affordability in perpetuity. These were the exceptional circumstances accepted to justify this development within the national park.

As per Core Strategy policy HC1, provision for housing in the Peak District National Park is not made solely to meet open market demand. Exceptionally, new housing (whether newly built or from re-use of an existing building) can be accepted where it addresses eligible local needs, and the homes remain affordable with occupation restricted to local people in perpetuity. The new planning unit would exceed the applicant's needs and by virtue of its size would not remain affordable. Therefore it is contrary to policy HC1.

DMP policy DMH1 outlines size thresholds for new affordable dwellings. For a five person family (as per this application) the maximum gross internal floorspace is set at 97sqm. Anything over and above this size would need to be justified. It is noted that the application refers to home working requirements, however, this is not a justification to go over the size threshold. Size thresholds respond to an identified need that relates to the number of people living in the dwelling, not for the purposes of running a business from the

property. The proposal will therefore result in a property of a size (approx. 150sqm) greater than the applicant's identified need. This would be contrary to policy DMH1, which restricts the size of affordable dwellings to ensure housing built for local people is of a suitable size and affordability.

Considering the proposal as a new planning unit, the proposal is contrary to Core Strategy policy GSP3 B as the resulting scale of development would not be appropriate to the character and appearance of the National Park. It is also not within the spirit of Core Strategy policy GSP1 in securing national park purposes and duty, in that the proposal would result in the loss of two affordable houses in the local area, to the detriment of the socio-economic wellbeing of the community.

For information, I note that the planning statement uses DMP para 6.52 in support of the application, but this is referring to households over 5 persons and is therefore not relevant to the assessment of this application."

Representations

16. We have received one representation. This states:

"As next-door neighbours to these two properties (that are proposed to be made into one dwelling), we have noted from the application that there are no plans to reposition or add any further external features such as windows, or doors to the existing buildings. Given the family situation, the option proposed in the planning application seems entirely sensible and we would support it".

Main Policies

17. Relevant Core Strategy policies: GSP1, GSP2, GSP3, GSP4, DS1, CC1, and HC1

18. Relevant Development Management policies: DMC3, DMH1, DMH2, DMH3, DMH11.

National Planning Policy Framework

19. The National Planning Policy Framework (NPPF) should be considered as a material consideration and carry particular weight where a development plan is absent, silent or relevant policies are out of date. In the National Park the development plan comprises our Core Strategy 2011 and the Development Management Policies 2019. Policies in the development plan provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. There is no significant conflict between prevailing policies in the development plan and the NPPF and our policies should be given full weight in the determination of this application.

20. Paragraph 176 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."*

21. Paragraph 78 states that in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs.

Peak District National Park Core Strategy

22. Policy DS1 sets out the Development Strategy for the National Park. Part D says that in named settlements such as Chelmorton there is additional scope to maintain and improve the sustainability and vitality of communities. In or on the edge of these settlements amongst other things new building development for affordable housing is acceptable in principle.
23. Policy HC1 says that exceptionally, new housing can be accepted where the proposals would address eligible local needs and would be for homes that remain affordable with occupation restricted to local people in perpetuity. The provisions of HC1 are supported by policy DH1, DH2 and DH3 of the Development Management Policies, which gives more detailed criteria to assess applications for affordable housing to meet local need.
24. Policy GSP1 sets out the broad strategy for achieving the National Park's objectives having regard to the Sandford Principle, (that is, where there are conflicting desired outcomes in achieving national park purposes, greater priority must be given to the conservation of the natural beauty, wildlife and cultural heritage of the area, even at the cost of socio-economic benefits). GSP1 also sets out the need for sustainable development and to avoid major development unless it is essential, and the need to mitigate localised harm where essential major development is allowed.
25. 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.
26. Policy GSP4 says that to aid the achievement of its spatial outcomes, the National Park Authority will consider the contribution that a development can make directly and/or to its setting, including, where consistent with government guidance, using planning conditions and planning obligations.
27. Policy CC1 states that development must make the most efficient and sustainable use of land, buildings and natural resources, taking into account the energy hierarchy and achieving the highest possible standards of carbon reductions and water efficiency.

Development Management Policies

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

29. Policy DMH1 *New Affordable Housing* states:

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

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

Number of bed spaces and Maximum Gross Internal Floor Area (m²)

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

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

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

30. Policy 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 dependants) who has a minimum period of 10 years permanent residence in the Parish or an adjoining Parish inside the National Park and is currently living in accommodation which is overcrowded or otherwise unsatisfactory; or
- (ii) a person (and his or her dependants) not now resident in the Parish but having lived for at least 10 years out of the last 20 years in the Parish or an adjoining Parish inside the National Park, and is currently living in accommodation which is overcrowded or otherwise unsatisfactory; or
- (iii) a person who has an essential need to live close to another person who has a minimum of 10 years residence in a Parish inside the National Park, the essential need arising from infirmity.

31. DMH3 sets out the policy on “*Second and subsequent occupation of affordable housing (The occupancy cascade)*”. This is not considered to be relevant in this case.

Assessment

32. The Authority’s adopted policies do not allow new build housing in the National Park unless there are exceptional circumstances. One circumstance where housing can be permitted is under policy HC1 A where development would meet eligible local need for affordable housing.

33. The application relates to a pair of semi-detached dwellings that were approved specifically to meet the applicants’ need for affordable housing at that time. The houses were built in accordance with the Authority’s policies and SPG on affordable housing at that time. As required by policy, the houses were of a size and type that fell within our maximum size thresholds and the applicants satisfied the adopted eligibility criteria. The Local Plan set out maximum sizes for affordable local needs houses based on the family size and need, with a maximum of 87 square metres (the approved houses were 75

square metres each). The approval was subject to the Authority's standard section 106 agreement, which named two applicants as first occupiers. The original applicants still own and occupy the properties.

34. Following the adoption of the Development Management Plan in 2019, the relevant policies are now DMH1 and DMH2, which are set out above. These include slightly revised floor area criteria, with a maximum size of 97 square metres.
35. The application proposes the consolidation or merging of the two houses to create a single larger dwelling. There are no significant changes to the properties, other than creating a door between them and changing a door to a window. The result would be a 150 square metre dwelling, with four or five bedrooms (the fifth would serve as a play room for the applicant's child-minding business).
36. The circumstances supporting the proposal are set out in the Design and Access Statement and can be summarised as follows. The applicants have lived in Chelmorton for 35 years and 10 years respectively and have resided in these two semi-detached local needs houses for 7 years. They have a strong local connection, which clearly meets the Authority's policy in this regard. The household currently consist of Tom and Caroline and their three children. They are currently having to live across the two houses in an arrangement which is considered to be wholly unsatisfactory, but which is the only solution available given the overcrowding that would be experienced if the household lived in one of the 75 square metre houses. The Design and Access statement says that the family requires a four bedroomed house with space for home-working for Caroline as a registered childminder. It says that there are no such houses currently available within Chelmorton or the immediate area, particularly in the National Park. Therefore, the most viable solution is to alter the interior of their current dwelling to form one four bedroomed house, with an additional room for the business.
37. The Design and Access Statement says that in order to protect the provision of affordable homes in perpetuity a Section 106 agreement can be entered into which provides for the conversion of the property back into two 75 square metre homes should they ever leave the ownership of the current applicants.
38. The Statement also suggests that DMH1 limitation of a maximum floor space of 97sqm for a five-person house does not apply in this case as the application is not for anew-build dwelling. It also suggests that the DMP also notes, at 6.52, that where evidence supports the need for a bigger house, applicants should explore with the authority the scope for a larger property which through design could operate as two smaller sized affordable houses, within the policy limits, in perpetuity.
39. In both these cases, officers do not agree that this would allow the merging of two existing affordable local needs dwellings to create a significantly larger dwelling.
40. Officers consider that the proposal is open to a fundamental objection as it would result in the loss of two affordable local needs dwelling for an undefined period of time. The purpose of defining size thresholds based on the identified housing need in policy DMH1 is to create a range of stock types to address the varied needs of the National Park's communities, and to allow a range of affordability of properties; accepting the merging of two such dwellings to create a significantly larger dwelling well above the maximum threshold would entirely defeat these objectives, and would reduce the stock of affordable local needs dwelling available to those in housing need. There have in fact been recent applications in Chelmorton and neighbouring parishes in recent years for precisely this form of housing. The availability of such houses is particularly important to those seeking to get on to the first rung of the property ladder. Whilst the desire of the applicants to remain in their existing houses and to combine them into a larger house

suited to their current needs is understandable, this is clearly contrary to the purpose and spirit of the exceptions policy and to Government policy on affordable homes.

41. Therefore, whilst the applicants can demonstrate that they have a local qualification and that their current needs would be met by the proposed merging of two houses, it is clear that the resulting dwelling would be well in excess of the size that would be affordable to those in housing need and it would reduce the stock of affordable houses available to others who are currently in need.
42. The particular circumstances of the applicants are not, in themselves, unusual as many young couples will find it difficult to move onto the next rung of the housing ladder. The fact that they live in and own two attached houses is somewhat unusual, but if the current application is approved based on the applicant's case, it would undermine the Authority's efforts to increase the stock of affordable housing in the National Park. The case for this is set out in the response from the Authority's Policy Team, above.
43. The applicants' agent has suggested that an approval could be subject to a section 106 agreement that secures the subdivision of the house once the family circumstances change. However, this could be difficult to achieve as the "trigger point" for the subdivision may be difficult to identify and enforce. Further, there is no indication or proposal for when that point would be reached.

Impact upon amenity

44. The nearest residential property is 'Primitive Manse' to the south of the application site. Given that the application proposes the combination of two houses into one, with no significant external changes, there are no issues concerning privacy and amenity.

Access and Parking

45. The development has adequate off-street parking and turning space so the development would not harm highway safety in accordance with policies DMT3 and DMT8.

Climate Change measures

46. The application states that any replacement doors and windows would be more thermally efficient uPVC. As the application is for a merging of two existing houses the requirements of Policy CC1 are less significant than they would be for a new-build development.

Conclusion

47. Having taken into account all material considerations and issues raised in representations we conclude that the proposed development is contrary to the development plan as it would result in a dwelling significantly larger than the maximum size permitted in the relevant policy and would result in the loss of two affordable local needs dwellings. Other material considerations do not indicate that planning permission should be granted. Therefore, the application is recommended for refusal.

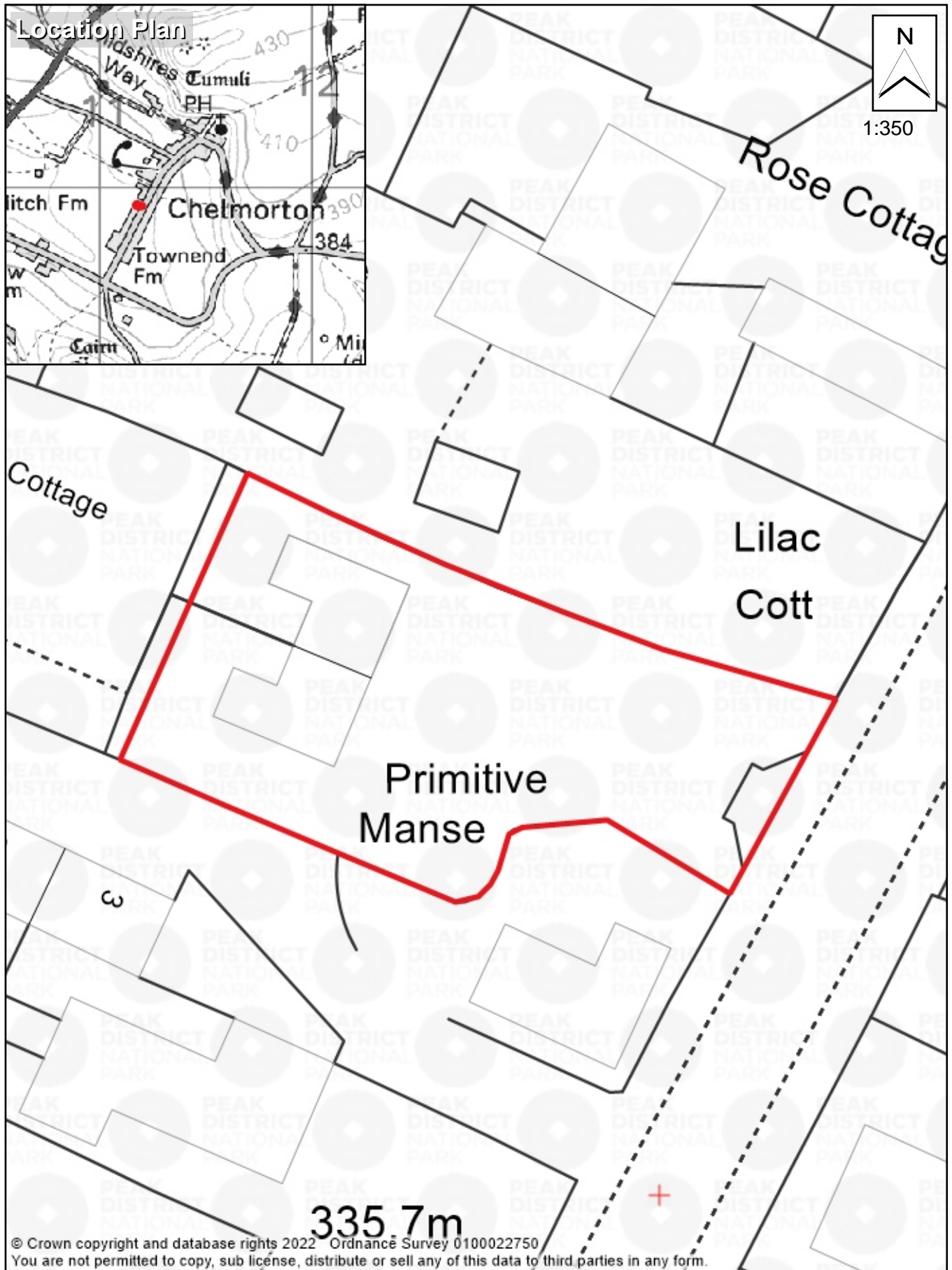
Human Rights

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

List of Background Papers (not previously published)

49. Nil

50. Report Author: John Scott



Committee Date: 3rd March 2023
Item Number: Item 6
Application No: NP/DDD/1122/1370
Grid Reference: 411181, 369914

Title: Forget Me Not Cottage,
Main Street, Chelmorton



**PEAK
DISTRICT
NATIONAL
PARK**

This page is intentionally left blank

7. FULL APPLICATION – ERECTION OF LOCAL NEEDS DWELLING ON LAND TO THE NORTH WEST OF SHARLOW COTTAGES, TISSINGTON (NP/DDD/0722/0876/ALN)

APPLICANTS: MR STEPHEN CARR

Summary

1. The proposal is to construct a single dwellinghouse to meet an identified local need.
2. Whilst the application establishes that a housing need for a single person exists, the proposed dwellinghouse is larger than is supported by policy for a two-person dwelling and consequently the application is recommended for refusal.
3. As amended the siting and design of the dwelling would conserve the character of the area and the setting of the Tissington Conservation Area and any minor harm to the setting of listed buildings would be outweighed by the public benefits of providing an affordable dwelling.
4. There would be no adverse impacts on residential amenity and all other considerations could be dealt with by means of appropriately worded conditions, had the size of the dwelling reflected that required by adopted policy.

Site and Surroundings

5. The application site is on agricultural land located just beyond the north western edge of Tissington village. It abuts the northern side of Rakes Lane. It consists of a rectangular shaped area on the southern edge of a larger field parcel that extends to the north east and south east. The land is currently laid to pasture and it slopes upwards away from the road to the north east.
6. A pair of semi-detached properties known as Sharlow Cottages sit on the roadside directly to the south east of the site. The site is outside of the Tissington Conservation Area but abuts its north western boundary.
7. A public right of way runs west to east across the fields on the opposite side of Rakes Lane, just to the south of the application site.

Proposal

8. Planning permission is sought for the erection of a detached two-storey dwelling to meet a local need.
9. The dwelling would be positioned towards the south eastern end of the site and would be set close behind the existing drystone roadside wall. Its principle elevation would face south west towards Rakes Lane. It would have an L-shaped plan form with a two-storey projection off the rear. It is stated that the walls would be constructed in 'local stone' and the roof clad with clay tiles. The property would have three bedrooms.
10. A new vehicular access would be created onto Rakes Lane and a parking area would be provided to the north west of the property. A lawned garden would be situated to the north east.

RECOMMENDATION:

11. That the application be REFUSED for the following reason:

- **The proposed dwellinghouse is larger than the size justified by the identified housing need, and as a result the proposals are contrary to Core Strategy policy HC1, Development Management policy DMH1 and the Authority's DMH1 Practice Note.**

Key Issues

- Principle of affordable dwelling.
- Whether there is an identified need for an affordable local needs dwelling
- Whether the dwelling is of a size and type that would remain affordable in perpetuity.
- Landscape, Design Considerations, and Impacts on Conservation Area.
- Highways and parking
- Impact on residential amenity
- Archaeology
- Climate change mitigation

History

12. NP/DDD/0122/0104 March 2022 – planning permission refused for an affordable dwelling on the grounds that:

- 1) Contrary to policies HC1, DMH1 and DMH2, it has not been demonstrated that there is a proven need for a new affordable house or that the proposed dwelling is of a size and type that would meet an identified housing need.*
- 2) By virtue of its siting, elevation, massing and detailing, the dwelling would cause harm to the established character of the area and the setting of the Tissington Conservation Area contrary to policies GSP3, L1, L3, DMC3 and DMC5.*
- 3) Insufficient information has been received to establish whether the development would impact on any archaeological significance of the site, contrary to policy L3.*

Consultations

- 13. Highway Authority –** *The application site is located on Rakes Lane which is an unclassified road subject to the national speed limit, however, due to the nature of the road in the vicinity of the site vehicle speeds are likely far below the legal limit. Therefore, it is considered the emerging visibility sightlines demonstrated on the Proposed Site Plan from the proposed vehicular access off Rakes Lane are acceptable. Whilst typically off-street parking should be demonstrated by dimensions (2.4m x 5.5m) the area of hardstanding within the site as shown on the Proposed Site Plan is of sufficient dimensions to accommodate off-street parking provision for a 3no bedroom dwelling. No objections subject to conditions.*
- 14. District Council Housing Strategy Officer –** *The applicant would be eligible to join the housing register, with a local connection and assessed as in housing need due to sharing facilities.*

15. **Parish Council** – *‘After careful consideration of the new application and the comments received from residents the Parish Council resolved to support the application. The Parish Council had received many favourable comments from residents in support of the development, it was felt that the new application which had moved the proposed development to nearer the road was more in keeping with the village. Residents felt strongly that a young family should have the opportunity to stay in the village as there was a lack of family sized homes available and the demographics of the village needed to be more balanced, there was a desperate need for young families in the village.’*
16. **Authority’s Archaeologist** - *‘The Desk-based Assessment (DBA) has summarised the known archaeology on the site. The DBA summarise the history of the village and points out that the proposed development site is on the edge of the village located just outside the conservation area. The proposed house has been moved since the last application to be better located, it is now next to the cottages and lower in height, and is thus less dominant in the landscape. The cottages shield the view of the new house from the village and the listed buildings in the village better. The significance of the heritage assets, listed buildings and no-designated buildings and HBSMR features, in Tissington and its Conservation Area is moderate to high. The impact of the proposed house on these features is negligible to low. For most designated heritage assets there will be no visual impact but the listed Town Head Farmhouse will be impacted by the development. The visual impact will be low as the new house will mostly be hidden by Sharplow cottages. There will be an impact by the new house on the setting and approach to the village as it will change the approach to the village along Rakes Lane the main northern access to the village. This impact will be low for the village as a whole.’*
17. *The Lidar data we have shows that the field immediately north, of the field they wish to build on, and the field across the road, both contain ridge and furrow. The impact of the proposed development on buried archaeology will probably be restricted to a small corner of the ridge and furrow and can be considered a low impact, although this impact will be negative. If the northern end of the proposed development could be cut back more this could reduce the impact of the proposed development on the ridge and furrow to negligible. The ridge and furrow as an agricultural earthwork feature has limited potential for further investigation as it is the physical remains of the feature that are of heritage interest. As a non-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).’*
18. **Authority’s Policy Team** – *‘I note that the applicants are a couple, proposing a 97m² house with the intention that in the future this may be a family home. However, as per PDNP policy DMH1 agreed advice note, the maximum floorspace outlined for couples is up to 70m².’*

Representations

19. Thirteen letters of support have been received from local residents on the following grounds (in summary):
- It is important for young people to remain in their local communities.
 - The dwelling would be in close keeping with its surroundings.
 - There are few family homes in the village.
 - The applicants contribute to village life and traditions (eg wells dressings), which are important and attract visitors.
 - The dwelling would not be isolated and would appear as an extension to the village.

Main Policies

- 20. Relevant Core Strategy policies: GSP1, GSP2, GSP3, DS1, HC1, L1, L3, CC1
- 21. Relevant Development Management Plan policies: DMC3, DMC5, DMC8, DMH1, DMH2, DMT3, DMT8

National Planning Policy Framework

- 22. The National Planning Policy Framework (NPPF) was published on 27 March 2012 and replaced a significant proportion of central government planning policy with immediate effect. The latest revised NPPF was published on 20 July 2021. The Government's intention is that the document should be considered as a material consideration and carry particular weight where a development plan is absent, silent or relevant policies are out of date. In the National Park the development plan comprises the Authority's Core Strategy 2011 and Development Management Policies (adopted May 2019) in the Development Plan provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. It is considered that in this case there is no significant conflict between prevailing policies in the Development Plan and more recent Government guidance in the NPPF.
- 23. Paragraph 176 of the NPPF states that 'great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks and the Broads.

Core Strategy

- 24. Core Strategy policy GSP1 sets out the broad strategy for achieving the National Park's objectives having regard to the Sandford Principle, (that is, where there are conflicting desired outcomes in achieving national park purposes, greater priority must be given to the conservation of the natural beauty, wildlife and cultural heritage of the area, even at the cost of socio-economic benefits). GPS1 also sets out the need for sustainable development and to avoid major development unless it is essential, and the need to mitigate localised harm where essential major development is allowed.
- 25. Core Strategy policy GSP2 states, amongst other things, that when development is permitted, a design will be sought that respects the character of the area.
- 26. Core Strategy policy GSP3 sets out development management principles and states that all development must respect, conserve and enhance all valued characteristics of the site and buildings, paying particular attention to, amongst other elements, impact on the character and setting of buildings, scale of the development appropriate to the character and appearance of the National Park, design in accordance with the National Park Authority Design Guide and impact on living conditions of communities.
- 27. Core Strategy policy L1 addresses 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.
- 28. Core Strategy policy L3 requires that development must conserve and where appropriate enhance or reveal significance of archaeological, artistic or historic assets and their setting, including statutory designation and other heritage assets of international, national, regional or local importance or special interest.

29. Policy HC1 says that exceptionally, new housing can be accepted where the proposals would address eligible local needs and would be for homes that remain affordable with occupation restricted to local people in perpetuity. The provisions of HC1 are supported by policy DMH1, DMH2 and DMH3 of the Development Management Policies, which gives more detailed criteria to assess applications for affordable housing to meet local need.
30. Core Strategy policy CC1 states that development must make the most efficient and sustainable use of land, buildings and natural resources.

Development Management Policies

31. DMH1 states that affordable housing will be permitted in or on the edge of named settlement, either by new build or by conversion provided that there is a proven need for the dwelling; and they are within set size thresholds as follows:

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

32. DMH2 sets criteria for the first occupation of new affordable housing.
33. 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.
34. Policy DMC3. B sets out various aspects that particular attention will be paid to including: siting, scale, form, mass, levels, height and orientation, settlement form and character, landscape, details, materials and finishes landscaping, access, utilities and parking, amenity, accessibility and the principles embedded in the design related SPD and the technical guide.
35. Policy DMC4. A says that planning applications should provide sufficient information to allow proper consideration of the relationship between a proposed development and the settlement's historic pattern of development including the relationship of the settlement to local landscape character. The siting of the development should complement and not harm the character of these settlements.
36. Development Management Policy DMC5 provides detailed advice relating to proposals affecting heritage assets and their settings, requiring new development to demonstrate how valued features will be conserved, as well as detailing the types and levels of information required to support such proposals. It also requires development to avoid harm to the significance, character, and appearance of heritage assets and details the exceptional circumstances in which development resulting in such harm may be supported.
37. Policy DMT3 states that development which includes a new or improved access will only be permitted where a safe access can be provided.

38. Development Management Practice Note policy DMH1: New Affordable Housing (Feb 2022). The practice note clarifies the circumstances in which flexibility in floorspace restrictions will be employed. This states at para 3.3 that: Couples or two people forming a household together can apply for homes up to 70 sqm.

Assessment

Principle of Affordable Housing

39. Adopted policies do not allow new build housing in the National Park unless there are exceptional circumstances. One circumstance where housing can be permitted is under policy HC1. A, where development would meet eligible local need for affordable housing (in or on the edge of named settlements).
40. As a settlement named by policy DS1, Tissington is an acceptable location for new affordable housing in principle. In this case, we consider that no.1 Sharplow Cottages forms the northern boundary of the named settlement of Tissington and the consequently the application site, which abuts the northern boundary of this property is 'on the edge' of the settlement in accordance with policy.

Whether the applicants have an eligible local need

41. In terms of determining whether there is a local need, para 6.24 of the Authority's Development Plan sets out that it will require the same information as the local housing authority's Home Options scheme in order to establish whether there is a genuine housing need.
42. In this case, a Home Options Assessment was not carried out, but instead a Parish Needs Survey Form contained within the Authority's Development Management Plan was submitted. This explains that the applicant and his partner currently live with the applicant's parents in the village and that he has lived in the village all his life. He wishes to set up a household for the first time. We have consulted Derbyshire Dales District Council Housing Strategy Officer, who has confirmed that the applicants would be eligible to join the housing register as they have a local connection and are assessed as in housing need due to shared facilities. We are therefore satisfied that the named first occupants would meet the criteria under the first part of policy DMH2 (i).
43. The supporting text of the affordable housing policies also states that the Authority will need to be persuaded that applicants have no alternatives available to them on the open market or through social housing that can meet their need.
44. The submitted Planning and Heritage Statement details a search for local housing. The only properties for sale within the parish or adjacent parishes were valued at over £500,000 and therefore outside of the applicant's means. Based on this we are satisfied that the applicant has a housing need that cannot be met on the open market.

Would the dwelling be affordable by size and type.

45. The applicants are a couple and the proposals are for a dwelling with a floorspace of **97sqm**, which is the maximum threshold for a five person dwelling. Adopted Development Management policy DMH1 sets a maximum gross internal floor area for two people at **58sqm**.
46. Restrictions on floorspace are the strongest tool that the Authority has as local planning Authority to control value and to ensure houses can continue to serve a land use purpose for the people for whom they are intended (i.e those in housing need). The identified needs of the area include a range from single persons through to family homes and it is

considered important to seek to achieve the intent of a more varied and affordable stock. Consequently the policy limits the size of the house to the current identified need rather than on the future aspirations or preferences of the applicant. Accepting every new affordable home at any size proposed up the maximum threshold would entirely defeat these objectives, and would ultimately deliver only a stock of larger dwellings that remained unaffordable and oversized for many of those with identified housing needs; particularly those seeking to get on to the first rung of the property ladder. This approach has been supported by Inspectors at appeal on a number of occasions.

47. Nonetheless Members have, in 2021, approved a Practice Note which provides some flexibility to the upper floor area limits as set out in policy DMH1. This allow couples or two people forming a household together to apply for homes up to **70 sqm**.
48. At 97sq m, the proposed dwelling is above that upper threshold and equates to a five person dwelling under the figures in DMH1. Consequently the proposals are contrary to DMH1 and to the advice in the Practice Note.

Landscape, Design Considerations, and Impacts on Conservation Area

49. At present, on the north eastern side of Rakes Lane, there is a distinct and defined north western edge to the village, demarked by the stone boundary walls and small outbuilding that form the northern boundary of the garden to no.1 Sharplow Cottage. The application site is open farmland that has a different and open agricultural character.
50. The orientation of the property, facing towards the road would be in keeping with the pattern of development in the conservation area to the south east.
51. The application that was submitted in early 2022 showed the proposed dwelling in the centre of the field parcel (taken north-west to south-east) which meant there would be a significant gap of around 22m between the dwelling and the built edge of the village (i.e. 1 Sharplow Cottage). Our view was in that position the dwelling would appear visually detached and not well related to the built edge of the village. This revised scheme shows the dwelling shifted to the south eastern corner of the field, adjacent to the boundary of 1 Sharplow Cottage. In this position the dwelling would better respect the 'clustered' character of the development in this part of the village as set out in the Conservation Area Appraisal.
52. As submitted we were concerned that the dwelling would appear visually perched and elevated when viewed from Rakes Lane and from nearby public rights of way. Following negotiations, amended plans have now been received showing the dwelling dug further into the ground so that it would appear only marginally higher than Sharplow Cottages. As a result it would sit more comfortably within its surroundings.
53. The overall massing of the dwelling is traditional and not out of keeping generally with the prevailing character its surroundings. Conditions could be appended to ensure that the stonework, roofing and other materials are in keeping with the predominant palette of the area.
54. A grade II listed building known as Town Head farmhouse sits around 70m to the south west of the application site. The proposed dwelling would feature in distant view towards Town Head farmhouse, mainly when approaching along Rakes Lane from the north-west. In this context the new dwelling would appear as a traditional cottage in keeping with others in the vicinity and would not stand out or cause harm to the setting of the listed building. The impact would therefore be low.
55. In summary the dwelling would conserve the character of the area and the setting of the Tissington Conservation Area in accordance with policies GSP3, L3, DMC3 and DMC5.

Impact on Residential Amenity

56. The nearest neighbouring property would be no.1 Sharplow Cottage, approximately 10m to the south west. This dwelling and the new property would sit 'side by side', each with its principle elevation facing south-west towards Rakes Rd. There would be no windows on the south east facing gable end of the new dwelling and on the rear wing only a ground floor patio door would face towards the existing house. There is an existing intervening single storey outbuilding within the garden of no. 1 Sharplow Cottages which would effectively block and prevent views towards no.1, from the patio door of the new dwelling. Consequently the development would not cause harm to residential amenity through overlooking.
57. As amended and further dug in, the dwelling would not unacceptably overshadow or be otherwise overbearing to 1 Sharplow Cottage.

Archaeological considerations

58. An archaeological desk based assessment has been submitted with the application. It summarises that the impact of the development on the various heritage assets including listed buildings and no-designated buildings and HBSMR features, in Tissington and its Conservation Area is negligible to low and the Authority's Archaeologist concurs with this view.
59. Lidar data held by the Authority shows that the field immediately north of the application site contains ridge and furrow. The impact of the proposed development on buried archaeology is likely be restricted to a small corner of the ridge and furrow and can be considered a low impact, although this impact will be negative.
60. The Authority's archaeologist has suggested that if the northern end of the proposed development could be cut back more this could reduce the impact of the proposed development on the ridge and furrow to negligible. The proposed area of residential curtilage shown on the submitted block plans as 'lawn' could be omitted by condition. This would not only help to conserve the ridge and furrow, but would also mean that the shape and size of the residential plot would be more in keeping with those on the adjacent Sharplow Cottages. There would still be adequate space remaining around the dwelling to create a proportionate garden.
61. Subject to such a condition we are satisfied that the development would conserve below ground archaeology in accordance with Core Strategy policy L3.

Highways and Parking

62. The Highway Authority has confirmed the emerging visibility sightlines from the proposed vehicular access are acceptable and that the hardstanding area is of sufficient dimensions to accommodate 2 off street parking spaces (sufficient to serve a three bedroomed dwelling). Consequently the development would be served by a safe and suitable access and adequate off-street parking provision in accordance with adopted policies.

Climate Change Mitigation

63. A Sustainability Statement has been submitted with the application. The statement lists a number of measures that would be introduced to mitigate against climate change including (but not limited to) insulation, low energy lighting, smart meter, wood burner, permeable paving, water meter. These measures are welcomed. However, it is

considered that there may be opportunities to incorporate more renewable energy technologies.

64. The statement does mention that there is the potential for solar panels on the front (south facing) elevation of the property, although no details have been provided. Our view is that solar pv panels on this prominent roofslope at the entrance to the village would not be appropriate. There may, however, be scope to incorporate them on the more hidden south west facing roofslope on the rear offshot and/or for other technologies such as a ground or air source heat pump to be considered. Had the development been acceptable in all other respects officers would have discussed this with the agent in more detail.

Conclusion

65. Whilst the need for an affordable dwelling has been identified, the proposed dwellinghouse is larger than the size justified by the identified housing need, and as a result the proposals are contrary to policy DMH1. Accordingly the application is recommended for refusal.

Human Rights

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

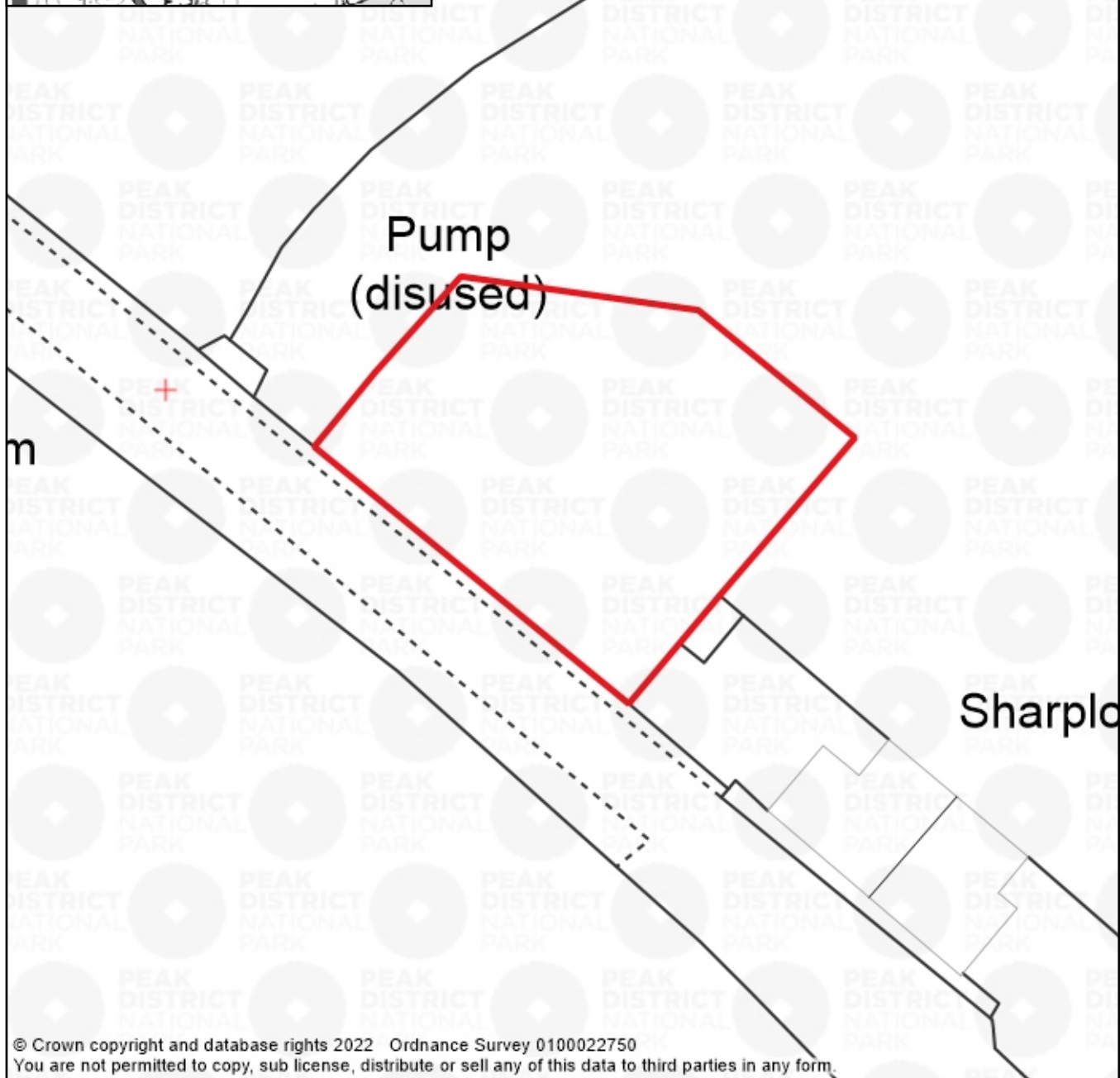
List of Background Papers (not previously published)

Nil


Report Author and Job Title

Andrea Needham – Senior Planner - South

This page is intentionally left blank



© Crown copyright and database rights 2022 Ordnance Survey 0100022750
 You are not permitted to copy, sub license, distribute or sell any of this data to third parties in any form.

Committee Date:	03/03/2023	Title: Land to the North of Sharplo Cottage, Tissington	 PEAK DISTRICT NATIONAL PARK
Item Number:	Item 7		
Application No:	NP/DDD/0722/0876		
Grid Reference:	417296, 352592		

This page is intentionally left blank

8. FULL APPLICATION - SINGLE STOREY EXTENSIONS, INTERNAL ALTERATIONS AND REPLACEMENT GARAGE AT GREYSTONES, HIGH STREET, CALVER (NP/DDD/0821/0848/SW)

APPLICANT: MR RICHARD CRONIN

Summary

1. Proposed are significant extensions to the front, side and rear of this bungalow along with a double garage with store above to replace an existing smaller flat roofed garage.
2. There are no concerns about the garage whose scale, design and materials represent an enhancement over the existing.
3. The large extensions and alterations proposed to the front and side of the bungalow are not subservient or of a high standard of design. They would result in a frontage elevation that is over-long together with a dominating front extension that is wholly unacceptable in terms of its location, scale and over-glazed fenestration which would harm the character and appearance of the building, its setting, and the setting of the adjacent Calver Conservation Area.
4. The application is therefore recommended for refusal as the proposals do not represent a high standard of design and use of materials necessary to meet our adopted conservation and housing policies and accord with our adopted Design Guides including the specific Alterations and Extensions Design Guidance.

Site and Surroundings

5. Greystones is a detached bungalow located on High Street at the southern edge of the settlement of Calver. The site adjoins the Conservation Area. The dwelling is situated in a generous plot with ample amenity space. Within the curtilage, immediately to the west of the dwelling there appears to be exposed bedrock. To the rear of the dwelling is a flat roofed garage.
6. The site is a sloping site sloping down to the east.
7. The dwelling is constructed of a mix of artificial limestone and white render and has a 'Hardrow' concrete tiled roof.
8. There is feature timber cladding to the front around the front door, currently painted grey.
9. The dwelling next door to the east is 'Old Stones' is an attractive vernacular dwelling situated within the Conservation Area.

Proposal

10. The proposal includes extensions to the front, side and rear of the house and a replacement garage, which is a double garage with accommodation over for a home office or storage.
11. The proposal includes replacing the artificial stone walls to the south-east and south-west of the dwelling with natural limestone; the walls to the north-east and northwest would be rendered. The windows would be white uPVC to match the existing with the exception of the bifold doors to the north east of the dwelling which would be aluminium. The roof of the extensions would be 'Hardrow' concrete tiles to match the dwelling.

12. The proposed double garage has external steps up to a home office.
13. The garage walls would be constructed of natural limestone and the roof would be 'Hardrow' to match the bungalow.
14. There is also a new retaining wall shown to the rear.
15. The application has been amended since submission and this report and recommendation are based on those amended plans received on the 16th September 2022

RECOMMENDATION:

16. **That the application be REFUSED for the following reason -**

The proposal is not in accordance with our SPD design guides, and would exacerbate the impact of an existing bungalow by making it more prominent, due to its length, extension off the front elevation and large area of glazing. The proposal is therefore not considered to be designed to a high standard and because it adjoins the conservation area it would also harm the setting of the Conservation Area and views into and out of the Conservation Area. Therefore, the proposal is contrary to the policies of the development plan including Development Management Policies DMC3, DMC5, DMC8, DMH7 and Core Strategy Policy GSP3, L3.

Key Issues

17. Design, amenity, impact on the character and appearance of the dwelling and impact the adjoining Conservation Area.
18. **History**
19. None relevant on file

Consultations

20. Highway Authority - No highway safety comments.
21. District Council – No response to date.
22. Calver Parish Council – No objections.

Representations

23. 6 representations have been received all in support of the proposal. They raise the following grounds;
 - The plans show a design that would enhance the area and ensure the property is in keeping with the local area and other premises nearby and not overdeveloped.
 - The plans will not result in any loss of privacy for neighbours, loss of light or overshadowing.
 - Parking and highway safety will be maintained.

- Greystones sits just beyond the Calver Conservation Area, the existing dwelling does nothing to enhance or contribute towards the character or visual amenity of the village in its current form. Arguably it detracts. The limestone proposed for the SE & SW elevations, combined with the more sympathetic window profiles will create a significant visual benefit outweighing any impact caused by the proposed extensions.
- The replacement garage is a significant enhancement/improvement.
- Ultimately the proposals create a good family dwelling on the edge of the village.

Main Policies

24. Relevant Core Strategy policies: DS1, GSP1, GSP2, GSP3, GSP4, L1, L3.
25. Relevant Development Management policies: DMC3, DMC4, DMC8, DMH7, DMH8, DMT8.

National Planning Policy Framework

26. The Government's intention is that the National Planning Policy Framework (NPPF) document should be considered to be a material consideration and carry particular weight where a development plan is absent, silent or relevant policies are out of date. In the National Park the development plan comprises the 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 more recent Government guidance in the NPPF with regard to the issues that are raised.'
27. 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.

Peak District National Park Core Strategy

28. 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.
29. Policy GSP3 sets out development management principles and states that all development must respect, conserve and enhance all valued characteristics of the site and buildings, paying particular attention to, amongst other elements, impact on the character and setting of buildings, scale of the development appropriate to the character and appearance of the National Park, design in accordance with the National Park Authority Design Guide and impact on living conditions of communities.
30. Policy 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.

Peak District National Park Development Management Policies

31. DMC3 Siting, design, layout and landscaping

- i. 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.
- ii. Particular attention will be paid to:
 - 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.

DMH7 Extensions and alterations

32. Extensions and alterations to dwellings will be permitted provided that the proposal does not:

1. detract from the character, appearance or amenity of the original building, its setting or neighbouring buildings; or
 - (ii) dominate the original dwelling particularly where it is a designated or non-designated cultural heritage asset;
- or
- (iii) amount to the creation of a separate independent dwelling; or
 - (iv) create an adverse effect on, or lead to undesirable changes to, the landscape or any other valued characteristic; or
 - (v) in the case of houses permitted under policy DMH1, exceed 10% of the floorspace or take the floorspace of the house above 97m².

B. Proposals for house extensions involving the conversion of adjoining buildings and by the provision of new ancillary buildings must also satisfy policy DMH5.

C. Where an extension provides ancillary accommodation and it is not possible to secure its ancillary status in perpetuity by planning conditions it will be tied to the main dwelling by way of a Section 106 Agreement.

33. DMH8 -New outbuildings and alterations and extensions to existing outbuildings in the curtilage of dwelling houses

A. New outbuildings will be permitted provided the scale, mass, form, and design of the new building conserves or enhances the immediate dwelling and curtilage, any valued characteristics of the adjacent built environment and/or the landscape, including Listed Building status and setting, Conservation Area character, important open space, valued landscape character.

B. Alterations and extensions to existing outbuildings will be permitted provided changes to the mass, form, and appearance of the existing building conserves or enhances the immediate dwelling and curtilage, any valued characteristics of the adjacent built environment and/or the landscape, including Listed Building status and setting, Conservation Area character, important open space, valued landscape character.

C. The use of the building(s) will be restricted through conditions, where necessary.

34. DMC8 – Conservation Areas

35. Applications for development in a Conservation Area, or for development that affects its setting or important views into, out of, across or through the area, should assess and clearly demonstrate how the character or appearance and significance of the Conservation Area will be preserved or enhanced.

The application should be determined in accordance with policy DMC5 and the following matters should be taken into account:

A

- (i) form and layout of the area including views and vistas into and out of it and the shape and character of spaces contributing to the character of the historic environment including important open spaces as identified on the Policies Map;
- (ii) street patterns, historical or traditional street furniture, traditional surfaces, uses, natural or man-made features, trees and landscapes;
- (iii) scale, height, form and massing of the development and existing buildings to which it relates;
- (iv) locally distinctive design details including traditional frontage patterns and vertical or horizontal emphasis;
- (v) the nature and quality of materials.

B. Development will not be permitted if applicants fail to provide adequate or accurate detailed information to show the effect of their proposals on the character, appearance and significance of the component parts of the Conservation Area and its setting. Where an outline application is submitted the Authority reserves the right to request additional information before determining the application.

C. Proposals for or involving demolition of existing buildings, walls or other structures which make a positive contribution to the character or appearance or historic interest of the Conservation Area will not be permitted unless there is clear and convincing evidence that:

- (i) the condition of the building (provided that this is not a result of deliberate neglect) and the cost of repairing and maintaining it in relation to its significance and to the value derived from its continued use, is such that repair is not practical; or
- (ii) the demolition is to remove an unsightly or otherwise inappropriate modern addition to the building where its removal would better reveal buildings, walls or structures that make a positive contribution to the character or appearance or historic interest of the Conservation Area.

D. Where development is acceptable, a record of the current site, building or structure and its context will be required, prior to or during development or demolition.

E. Plans for re-use of an area where demolition is proposed must be agreed and a contract for redevelopment signed before the demolition is carried out.

F. Felling, lopping or topping of trees in a Conservation Area will not be permitted without prior agreement. This may require their replacement, and provision for their future maintenance.

Supplementary planning documents – The Design Guide and the Detailed Design guide for alterations and extensions

36. As noted above, GSP3 of the Core Strategy and DMC3 of the Development Management Policies requires the design of new development to be in accordance with the National Park Authority's adopted design guidance. The Authority's 'Design Guide' and 'Detailed Design Guide for Alterations and Extensions' have been adopted as SPDs following public consultation and the 'Building Design Guide' is retained until it is replaced with the forthcoming technical appendices.
37. The Design Guide identifies local building traditions and materials and explains how to achieve a high standard of design which is in harmony with its surroundings.
38. Paragraph 7.2 explains that alterations need to be undertaken with care, insensitive changes can easily spoil a building. The key to a sensitive approach is to take note of what is there already before preparing the design and to work with and not against the buildings character.
39. Para 7.7 discusses improvements to Non-Traditional houses explaining that the post-war boom resulted in houses being built which were neither of traditional or good modern design. If alterations or extensions are being considered then this is a chance to improve their appearance and enhance the area. Even something as simple as painting a prominent fascia or barge board in a dark, neutral colour will be a considerable enhancement.
40. The design guide explains that all extensions should harmonise with the character of the original building respecting the dominance of the original building and be subordinate in terms of its size and massing, setting back the new section from the building line and keeping the eaves and ridge lower than the parent will help (Paragraph 7.8). Paragraph 7.10 explains the smaller the parent building, the fewer the options for extension. "A two-storey rear extension to a small cottage is unlikely to be acceptable, even on the rear....".
41. Para 7.12 The Authority's policies accept extensions provided they do not harm the character of the building or amenity of the area. Extensions limited to less than 25% of the original building are more likely to be approved.
42. 10.05 the traditional materials used in window construction are timber; cast metal or lead. In sustainability terms, timber is today by far the best material to use. uPVC by contrast is inappropriate on sustainability and aesthetic grounds. 10.6 The design of replacement or new windows needs to relate to the age and style of the property in question as well as to the local context.

43. The Detailed Design Guide for Alterations and Extensions at para 3.4 when discussing Location explains the following 'The obvious location for an extension is to the side or rear of a property. Extending to the front - the important façade architecturally - is seldom appropriate or acceptable.' It also has specific advice in relation to side extensions explaining the following at para 3.5 These should take their cue from the front elevation alongside. Slightly setting back the extension is a way of reinforcing the dominance of the original building.

44. **Assessment**

45. **Principle of the Development**

46. In general house extensions and outbuildings within the curtilage such as a garage are acceptable in principle subject to a high standard of design which is in accordance with the design SPD's and which will not harm the character, appearance or amenity of the original dwelling or its setting.

Design

47. Amended plans have been submitted with a covering letter provided by the agent and a subsequent email from the applicant explaining the amended plans and any other alterations they would be willing to incorporate into the scheme. These plans were received 16/09/2022.

House extension

48. A large amount of extension is proposed to the dwelling, almost doubling its footprint, this is significantly in excess of the suggested 25% our design guides advocate as being more likely to be acceptable. Although exceeding 25% alone is not reason for refusal it is an indication that it is less likely to achieve an extension which is subordinate in character and which harmonizes with the character of the original dwelling.

49. As proposed in the amended scheme the main area of extension is off the gable end and which also projects beyond the front walls of the house contrary to adopted design advice.

50. The existing dwelling is already long at approximately 13m. The length of the frontage as proposed would be approximately 18m and have an extension projecting forward of, and dominating the front elevation.

51. The proposed extensions could not be regarded as subservient to the host dwelling, and this also includes an element which steps forward of the existing front.

52. Furthermore, this forward projecting extension has a fully glazed wall which further draws attention to the buildings non-traditional nature and its dominance over the current dwelling and its frontage.

53. Such extensions to the front are usually difficult to achieve unless small or an entrance porch and our design guidance normally advises against.

54. The resultant form of the proposed extensions is poor as they would exacerbate an already long dwelling and extend off the front elevation with. Our design guides explain that extensions which are subordinate in character are necessary, and which leave the original building appearing dominant is one the guiding principles for extensions and that extensions to the front elevation are usually unacceptable.

55. The resultant building would be much more dominant on the site than the existing which is in all respects a relatively discreet bungalow which is of its time and therefore does not stand out.
56. The proposed extensions would result in a building which would appear excessively long and this combined with the extension dominating the front elevation would result in a scale of development which would significantly increase the presence of the building on its setting. And this is exacerbated by the large amount of glazing that will face down the road.
57. The Authority's SPD - the detailed design guide for alterations and extensions makes it clear that alterations to non-traditional building stock should aim to bring the building back towards the local building traditions so it is in sympathy with the local building traditions and explains that gables should generally be left blank and that the local building tradition is for a high solid to void ratio.
58. Notwithstanding the aforementioned issues there are some positive aspects of this proposal. This proposal works towards these principles by replacing the materials on the front elevation (south east elevation) and most of the south west elevation, with natural limestone and rendering with stone colored render elsewhere (particularly the rear and north east elevation). The natural limestone will provide some enhancement and the render will cover up the otherwise remaining artificial limestone. That said the existing artificial limestone whilst of its time is not detracting from the character or appearance of the dwelling or the area, but natural limestone is clearly preferable.
59. Where render is shown on the plans a traditional wet dash or limestone dashed render would be a greater enhancement to match the local building tradition, but has not been proposed. To date the applicants have resisted using the appropriate limestone dashed render detail opting for a modern one-coat stone colored render instead. No detail has been submitted of the actual colour, and whilst we could ensure that it is a muted grey limestone colour by condition if the application were approved, our design guidance would more appropriately suggest a condition requesting a traditional local render finish would be more appropriate.
60. In summary, the extensions proposed are not in accordance with our SPD design guides, and would exacerbate the impact of an existing bungalow by making it more prominent, due to its length, with a dominant extension off the front elevation with large area of glazing. The proposal is therefore not considered to be designed to a high standard and is therefore not in accordance with Development Management Policies DMC3, DMH7 and Core Strategy Policy GSP3.

Garage

61. There are no concerns about the garage design which is generally of standard design, albeit 1 ½ storeys high with external steps up to the home office accommodation over. This would all be constructed in natural stone. If permitted, planning conditions would be required to ensure the garage spaces are maintained for parking of cars.

Landscape Impacts

62. There is some impact on the local setting as the prominence of bungalow would be exacerbated for the reasons set out above in this report, however the main concern is the impact upon the Conservation Area assessed below.

Heritage

63. The proposal is next to the Calver Conservation Area. The increase in length of the building and the extension off the front will make the building significantly more prominent and intrusive and whilst there are some enhancements proposed to materials this in itself is not nearly enough to overcome the strong design objections. As the proposal adjoins the Conservation Area the increased prominence of the building and its poor design features would result in harm to the setting of the Conservation Area including views into and out of the Conservation Area. The proposal therefore also contrary to Development Management Policies DMC5, DMC8 and Core Strategy policy L3.

Amenity Impacts

64. The dwelling sits within a large plot and the extensions pose no amenity issues. The garage is going to be bulkier than the existing and have roof lights. However, given its positioning on the plot and its relationship to the neighbours it is not considered that it would be overbearing, or overlook the property or significantly overshadow the neighboring property given that it is north west of 'Old Stones'. It is also noted that the neighbours have written in to support the proposal.

Highways Impacts

65. A planning condition will be required in any approval to ensure the parking spaces provided in the garage remain available for parking.

Conclusion

66. The extensions and alteration will change the character of the property making it a more prominent and dominant building on the site and its immediate surroundings. The design is contrary to our design guides and not considered to be of a high standard. Whilst there is some enhancement offered in the use of materials this does not overcome the issues with the design, scale, massing and location of extension. Because of the design issues and the prominence of the site the proposal would also harm the setting of the Conservation Area. The proposal is therefore contrary to the policies of the development plan and there are no material considerations which outweigh this conflict, the proposal should therefore be refused.

67. Human Rights

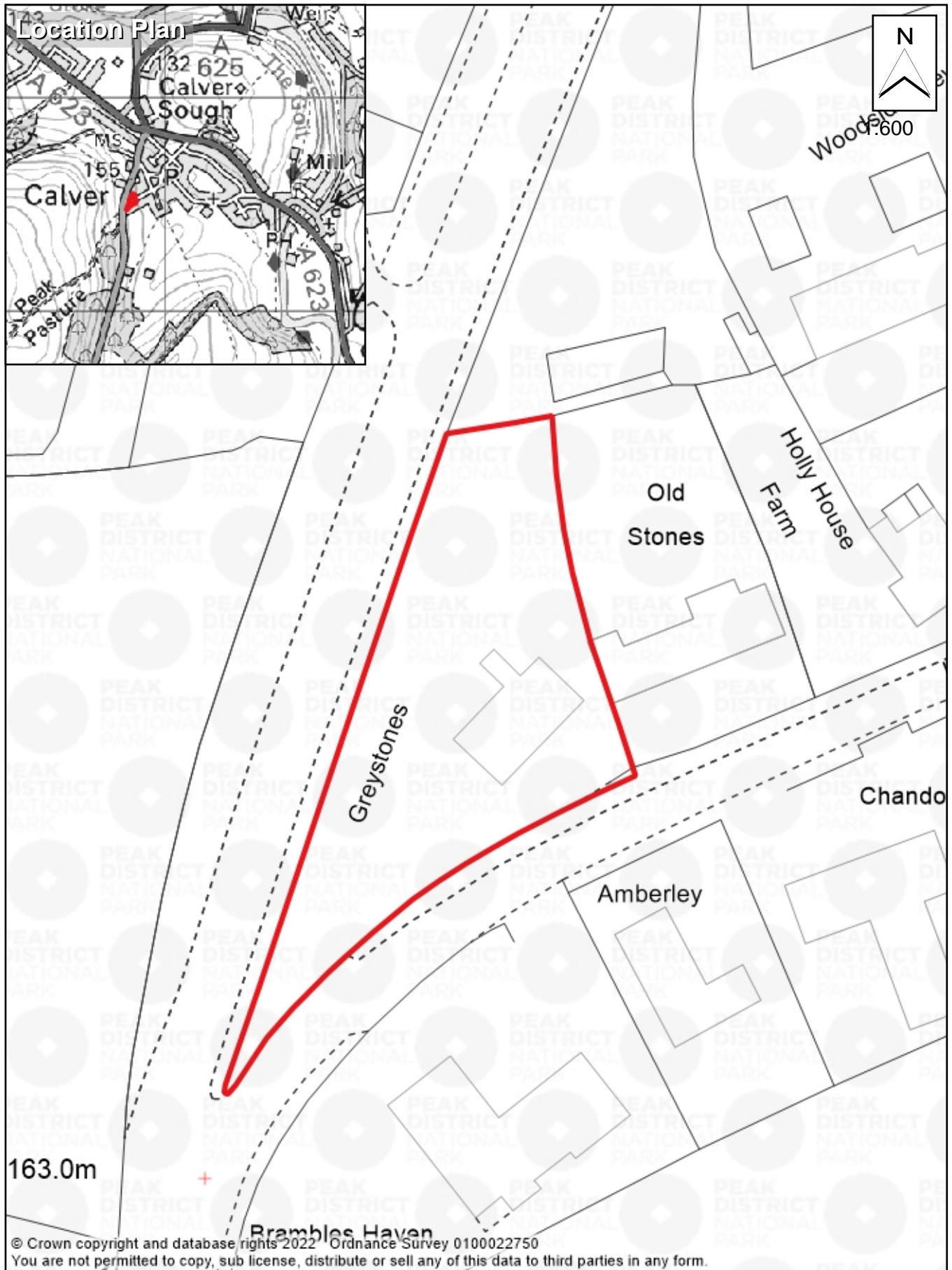
68. Any human rights issues have been considered and addressed in the preparation of this report.

69. List of Background Papers (not previously published)

70. Nil

71. Report Author – Steven Wigglesworth

This page is intentionally left blank



Committee Date: 03/03/2023
Item Number: Item 8
Application No: NP/DDD/0821/0848
Grid Reference: 423837, 374514

Title: Greystones, High Street, Calver



**PEAK
DISTRICT
NATIONAL
PARK**

This page is intentionally left blank

9. REVIEW OF OLD MINERALS PERMISSION (ROMP) APPLICATION – ROMP TO FACILITATE THE EXTRACTION OF 33 MILLION TONNES OF MINERAL AT BEELow/DOVEHOLES QUARRY (NP/HPK/0422/0437, RB)

Applicant: MR MARK KELLY ON BEHALF OF CEMEX

Summary

1. Beelow/Doveholes Quarry has a historic planning permission for the extraction of 33 million tonnes (mt) of limestone from 8ha of land within the National Park. The application site covers a parcel of land immediately adjacent to the existing operation, which comprises the quarry and cement plant, which are of significant scale and represents a substantial percentage of national production capacity.
2. The ROMP process has been designed to allow historic planning permissions to be updated with modern conditions to ensure extraction operations take place in line with current environmental standards.
3. The initial ROMP was agreed with only one condition, which was that no extraction can take place in the National Park until a full schedule of conditions had been agreed by the Authority.
4. The purpose of this application is to establish a schedule of conditions which will apply to the portion of the permitted reserves at Beelow/Doveholes Quarry which lies within the National Park.
5. The key issues for the Authority to decide is whether the proposed schedule of conditions is acceptable in regard to: National Park purposes; environmental impact; impact on amenity; impact on transport; impact on cultural heritage; impact on the landscape.
6. A ROMP is not a typical planning application, the premise of the development is not up for determination and the Authority cannot refuse the ROMP. The legislation governing the ROMP process is clear that the Authority cannot apply conditions that would restrict the economic viability or asset value of the site. The proposed schedule of conditions has been provisionally agreed with the operator (subject to determination of the application) and is considered to offer a modern standard of environmental protection without impacting the economic value of the site.
7. The Authority's Standing Orders require the committee to consider the principle of the ROMP. This is a streamlined report that covers the overarching themes and objectives of the schedule of conditions that has been provisionally agreed between the applicant and the Authority. A full assessment of the substantial volume of technical information that was provided through the Environmental Statement (ES) submitted with the application has taken place in the preparation of this report.

Proposal

8. The proposals are for the schedule of conditions put forward in this report to be agreed by the Authority which will, in turn, govern the operation of the area of the quarry that lies within the National Park. An initial schedule of conditions was submitted by the applicant, which has been amended through the course of the determination process. Any amendments to the conditions have been provisionally agreed with the operator.
9. This application will facilitate the extraction of 33mt of limestone and the phased restoration of the site. This application does not deal with the principle of the permitted reserves, which already have permission, but is intended to agree an updated and modernised schedule of conditions. This process is required to ensure the operational practices within the quarry, mitigation of environmental pollution and the restoration scheme are all of an acceptable standard.
10. Phasing and restoration plans have been submitted with this application which detail the proposed depth, width and overall form of the proposed quarry void. The proposed size, depth and form of the extraction site is consistent with the plans submitted to the PDNPA and approved as part of the initial review application in 1997, which in turn are consistent with the original 1948 permission.
11. A concurrent application for the diversion of the unclassified road known as Beelow Lane to avoid the application site has been submitted alongside this application and is currently awaiting determination.
12. Phasing plans have been submitted as part of the application which have been dated with indicative time scales. The timescales are indicative due to the variable nature of the operational extraction, fluctuations in demand and the unpredictable timescales associated with the planning process.
13. A draft schedule of conditions, which have been amended through the course of the application process, relate to the following matters:
 - Proposed phasing of the extraction and restoration of the site;
 - Final restoration of the site and the subsequent aftercare requirements;
 - Vibration management;
 - Noise management;
 - Air quality control;
 - Surface and ground water protection;
 - Archaeological requirements;
 - Ecological protection strategy and Biodiversity Net Gain;
 - Geological protection strategy.
14. These conditions have been provisionally agreed between the Authority and the applicant, pending the committee's decision. Importantly, these conditions have been designed to achieve the highest standard of environmental protection possible without impacting or restricting the applicants working rights. Should the Authority impose conditions that restrict those working rights for the permitted reserves, the Authority may be liable for payment of compensation, which in this instance could be up to the value of 33mt of limestone.

Site and Surrounding

15. The application site subject to this Periodic Review of Old Minerals Permission is a parcel of land located at the northern end of Beelow Quarry. The application site is located within the National Park and as such it is the Peak District National Park Authority (PDNPA) that is the Minerals Planning Authority (MPA) for this element of the quarry, with the rest of the existing quarry being located within Derbyshire County Council MPA jurisdiction.
16. Beelow Lane Quarry has grown overtime from a collection of smaller quarrying operations into one very large operational unit. The quarry and the associated plant are approximately 2.5km long (north to south), and approximately 1.2km wide (east to west) at its widest point. The lowest part of the quarry sits at 245AOD. The application site for this ROMP extends from the northern faces of the existing quarry and encapsulates a parcel of agricultural land to the north and north-east. The application sites highest point is currently 410AOD and slopes down eastward to the lowest point at 382AOD.
17. The site subject to this review is approximately 8.3ha of undeveloped agricultural land which is comprised of semi-improved grass paddocks bounded by drystone walls. The land slopes generally downward to the north and east. There are some partly exposed limestone escarpments within the application site boundary, along with a strip of young trees at the northern edge of the application site. The expanse of the existing Beelow Quarry is situated to the south of the application site. The existing safety bunding obscures the view of the quarry from most of the application site, but there are portions of the Beelow Lane that offer restricted vantage points into the site.
18. There are several residential/agricultural holdings which sit within close proximity of the application site which includes: Freshfields Donkey Village/Lodesbarn Farm; Higher Barmoor Farm, Middle Barmoor Farm; Barmoor Farm; Lower Barmoor Farm; Harratt Grange and Devonshire Farm. There are a significant number of residential properties that sit in close proximity to the existing quarry, including: All of the hamlet of Smalldale; the village of Peak Dale; the majority of the properties in Doveholes; and several isolated farmsteads.
19. The site is part of the “White Peak – Limestone plateau pastures” landscape character area. The Landscape character assessment describes the landform of the area as gently rolling hills, with a mostly open character. The plateau is a pastoral landscape with small to medium sized rectangular field boundaries. Tree cover is restricted to discrete groups, with some larger coverts and occasional belts of trees which provide a strong sense of enclosure.
20. There is an unclassified road which runs between the application site and the existing quarry, known as Beelow Lane. The lane joins the A6, approximately 400m north of the settlement of Doveholes, and runs 3.5km in a generally eastward direction to a junction with the unclassified road that connects Peak Forest with the hamlet of Smalldale. There are earth bunds and safety fencing between the lane and the quarry faces. The unclassified road comprises of a mostly unbound surface, although there is a portion of the track that has a bound surface which provides vehicular access to the Lodesbarn holding, east of the application site.
21. The unclassified road is currently located within the ROMP application site but is the subject of a parallel planning application for its divergence to facilitate the extraction of the permitted mineral reserves within the National Park.

22. Part of the existing quarry is classified as a Regionally Important Geological Site (RIGS). The classification of the Bee Low Quarry RIGS was undertaken when the wider site was still comprised of several smaller quarrying operations. The RIGS has been incorporated into the quarry as a whole. The RIGS designation sits outside of the PDNPA and will not be directly affected by the expansion of the quarry following the determination of this ROMP application.
23. There are several SSSI's in the locality of the existing quarry and the application site. The nearest to the site is Duchy Quarry which is located approximately 400m south-west of Smalldale. The Monk Dale SSSI is situated approximately 2.5km to the east of the quarry at its nearest point. The Castleton SSSI is approximately 2.2km north of the existing quarry at its nearest point, with the Lower Peaslow Farm SSSI located 1.8km to the north-west.
24. The quarry is accessed by all traffic from the Dale Road entrance. The vehicular access has good visibility splays in both directions and provides HGV's leaving the site with a quick connection to the A6 and subsequent major arterial highway network. The rail terminus is only accessed from within the site.

RECOMMENDATION

That the Committee agree in principle the following scheme of conditions and grant officers delegated authority to reach final agreement with the applicant.

1. **The development hereby permitted shall be carried out and completed in all respects strictly in accordance with the terms of this permission.**
2. **A copy of the decision notice with the approved plans and any subsequently approved documents shall be kept at the Doveholes site office at all times and the terms and contents of them shall be made known to the supervising staff on site. These documents shall be made available to the Mineral Planning Authority on request during normal working hours**
3. **These conditions shall apply to the whole area of the site outlined in red on plan drawing reference numbers 21-07/P4/DOV/1 to which former planning permission ref 1986/9/16 and HPK0697092 relates and shall supersede the sole planning condition contained in that consent.**
4. **For the purpose of Condition 3, the approved documents for this planning consent shall comprise:**
 - **Planning Statement ROMP 24.03.22 FINAL as updated;**
 - **140107_002.018_DH019b_Gutted Quarry-Final Restoration Masterplan;**
 - **dov_mod1021_pw-2500_a0;**
 - **21-4-0951 Geological Summary Report;**
 - **220309_002.018_DH048_Beelow Diversion_Restoration Techniques;**
 - **220309_002_018_Beelow Lane diversion RoMP_Explanation of Restoration Tech;**
 - **CEMEX Dove Holes SCI Mar 22;**
 - **dov_mod1021_pw_1250_b;**
 - **21-07-P4-DOV-4 Aerial Site Plan;**
 - **21-07-P4-DOV-3- Aerial - Location Plan;**

- 21-07-P4-DOV-2A Site Plan;
 - 21-07-P4-DOV-1- Location;
 - 21-4-0951_BELOW_CURRENT REV4;
 - 220309_002.018_DH046_Below Diversion_Section A-A';
 - 21-4-0951_BEELOW_END 2025 REV4;
 - 21-4-0951_BEELOW_END 2022 REV4;
 - 21-4-0951_BEELOW_END 2022 REV4;
 - 21-4-0951_BEELOW_END 2030 REV4;
 - 21-4-0951_BEELOW_END 2040 REV4;
 - 220309_002.018_DH044_Doveholes Quarry_Final Restoration Masterplan;
 - ES - Chapter 9 Air Quality FINAL;
 - ES Vibration chapter 10 - Final - 07.03.22;
 - TP - Dove Holes Peak Park RoMP HIA - Chapter 6.
5. The applicant shall notify the Mineral Planning Authority in writing within seven working days of the commencement of the development
6. Extraction of minerals and the deposit of any mineral waste on the site shall cease by 22 February 2042. On or before that date, all mineral extraction operations shall have ceased and the quarry shall be restored in accordance with the conditions contained in this consent.
7. Except in emergencies to maintain safe site operations which shall be notified to the Mineral Planning Authority as soon as practicable, no lights shall be illuminated (other than security lighting) nor shall any operations or activities authorised or required by this permission be carried out except between the following times:
- 1. Site Development and Surface Restoration:
 - a. This includes site preparation, plant and services installation, soil stripping, bund formation and removal, surface restoration works, site clearance and access removal:
0700hrs – 1900hrs Monday to Friday

0700hrs – 1300hrs Saturday
 - b. Drilling
0700hrs – 1900hrs Monday to Friday

0700hrs – 1900hrs Saturday
 - c. Blasting
1000hrs – 1800hrs Monday to Friday
 - d. Limestone extraction, loading of materials and their transportation
0500hrs – 2000hrs on any day

8. **Notwithstanding the provisions of the Town and Country Planning (General Permitted Development (England) Order 2015 or any subsequent revisions, modifications, revocation or re-enactment, no buildings, plant or machinery, structures or erections required for the winning, working, treatment, preparation for sale, consumption or utilisation of mineral under this consent shall be erected on the site without the prior written approval of the Mineral Planning Authority.**
9. **During the life of this permission the site shall be securely fenced and gated in order to prevent unauthorised access. Such fencing and gate(s) shall be maintained to the satisfaction of the Mineral Planning Authority throughout the life of the planning permission.**
10. **At such time as they are no longer required for the approved development, all plant and structures, other installations, tanks, machinery and temporary buildings shall be dismantled and permanently removed from the site.**
11. **The sole means of vehicular access to and egress from the site shall be through the adjoining Doveholes site and via the existing access road off Dale Road, Doveholes, Brixton.**
12. **In the event that mineral operations are temporarily suspended for a period exceeding 2 years, then within 24 months from the suspension of mineral extraction an interim restoration scheme for the site and timetable for its completion shall be submitted for approval to the Mineral Planning Authority and implemented thereafter.**
13. **In the event that mineral operations permanently cease prior to the full implementation of the approved scheme, a revised scheme to include details of restoration, aftercare and the timescale for the completion of the restoration works, shall be submitted for approval to the Mineral Planning Authority within 12 months of the permanent cessation of working.**
14. **Prior to soil stripping operations and the formation of storage mounds a scheme for grass seeding and management shall be submitted for the written approval of the Mineral Planning Authority. The seeding and management of the storage mounds shall be carried out in accordance with the approved details.**
15. **Topsoil, subsoil and overburden shall be stored separately. The position of these storage mounds to be agreed in writing with the Mineral Planning Authority before any soil stripping operations commence. Where such materials are not to be used directly for restoration purposes, they shall be placed in separate storage mounds.**
16. **The stripping and movement of soils shall be restricted to occasions when the soil is in a suitably dry and friable condition and the ground is suitably dry to allow the passage of heavy vehicles.**
17. **No plant or heavy vehicles (with the exception of agricultural vehicles) shall traverse over any areas of unstripped topsoil except for the purpose of stripping operations.**

18. All stored topsoil, subsoil and overburden shall be seeded during the first available season with an appropriate seed mix to be agreed in writing with the Mineral Planning Authority before soil stripping operations commence.
19. All soil and overburden shall be retained on site for use in its reclamation.
20. The site shall be kept clear of noxious and invasive weeds during extraction and restoration works to be satisfaction of the Planning Authority. These species are:

American skunk cabbage; Chilean rhubarb; Curly waterweed; Floating pennywort; Giant hogweed; Himalayan balsam; Nuttall's waterweed; Parrot's feather; Alligator weed; Asiatic tearthumb; Balloon vine; Broomsedge bluestem; Chinese bushclover; Chinese tallow; Common milkweed; Crimson fountaingrass; Eastern baccharis; Fanwort; Floating primrose-willow; Golden wreath wattle; Japanese hop; Japanese stiltgrass; Kudzu vine; Mesquite; Perennial veldt grass; Persian hogweed; Purple pampas grass; Salvinia moss; Senegal tea plant; Sosnowsky's hogweed; Tree of Heaven; Vine-like fern; Water hyacinth; Water-primrose; Whitetop weed.
21. All operations for the winning and working of minerals, restoration works and ancillary operations and development shall be carried out in such a manner as to minimise the generation of dust, and suitable dust prevention and control measures shall be implemented and maintained at all times during the carrying out of the approved development. At such times as any operation gives rise to unacceptable levels of dust leaving the site, that operation shall be temporarily suspended until such time as conditions improve or the operation can be effectively controlled.
22. From the date that these conditions come into effect, the dust mitigation and monitoring procedures set out in the Air Quality chapter (9) of the Environmental Statement submitted alongside the ROMP application shall be fully implemented and thereafter complied with at all times for the remainder of the development.
23. Dust from the site shall be monitored in accordance with a scheme that has received the written approval of the Mineral Planning Authority. The scheme, which shall be submitted no later than 3 months prior to the commencement of mineral operations shall be implemented as approved by the Mineral Planning Authority, shall include details on the following:
 - a) Measures to be used to reduce dust
 - b) Monitoring Objectives
 - c) Location, number and type of dust gauge monitors
 - d) Duration and frequency of monitoring
 - e) Proposed analysis of contents
 - f) Provision for results to be made available to the Mineral Planning Authority
 - g) Trigger levels and an action plan in the event of levels being exceeded
 - h) Mitigation measures if required
 - i) Proposals for implementing, reviewing and updating the schemeA programme of implementation.

24. Subject to paragraph (a) to this Condition, the received noise levels as measured at each of the potentially noise sensitive properties as identified in column 1 of the table below and on Figure 1 of the Noise Assessment Appendices (submitted with the ES) shall not exceed the corresponding noise level limits expressed in dB LAeq, 1hr (free field) set out in columns 2 – 4 of the table as a result of the continuation of the development permitted by the relevant permissions.

- (a) During noisy short term activities at the site, the received noise level limits, as measured at each of the noise sensitive properties identified in column 1 of the table below, may exceed the limits set out in columns 2 to 4 of the table below during the daytime only for periods not exceeding a total of 8 weeks in any period of 12 months during the remainder of the development. During these periods, the received noise levels shall not exceed 70dB (A) LAeq, 1 hour free field. For the purposes of this condition, noisy short term activities are considered to be such activities as ‘soil-stripping, the construction and removal of baffle mounds, soil storage mounds and spoil heaps, construction of new permanent landforms and aspects of site road construction and maintenance’ as referred to in the National Planning Practice Guidance or any successor document.

Noise Sensitive Receptor	Daytime (0700 – 1900) Maximum Noise Limit (dB LAeq, 1H)	Evening (1900 – 2200) Maximum Noise Limit (dB LAeq, 1H)	Night time (2200 – 0700) Maximum Noise Limit (dB LAeq, 1H)	Temporary Works Maximum Noise Limit (dB LAeq, 1H)
Lower Barnmoor Farm	50	49		
Ridgeclose Farm	50	45		
Lodesbarn Farm	55	42	42	70
The Meadows	52	52		
Oak House Farm	50	49	47	

25. From the date that these conditions come into effect, a Noise Action Plan shall be submitted for the prior approval of the Planning Authority. The noise mitigation and monitoring procedures set out in a Noise Action Plan shall be fully implemented and thereafter shall be complied with at all times for the remainder of the development.
26. All vehicles, plant and machinery operated at the site shall be maintained in accordance with the manufacturers specifications at all times and shall be fitted with effective silencers. No such plant shall be operated with all its covers open or removed.

- 27. Ground Vibration as a result of blasting operations shall not exceed a peak particle velocity of 6 mm/sec in 95% of all blasts measured over any period of 6 months and no individual blast shall exceed a peak particle velocity of 12mm/sec as measured at the site boundary to the nearest potentially vibration sensitive buildings (as illustrated by Figure 2 in the Vibration Appendices to the Vibration Chapter 10 contained in the accompanying ES to the application) which are:**

Lower Barnmoor Farm;

Ridgeclose Farm;

Lodesbarn Farm;

The Meadows;

Oak House Farm;

The measurement shall be the maximum of three mutually perpendicular directions taken at the ground surface. Data from vibration monitoring will be made available to the Authority annually, or at any time upon request.

- 28. No secondary blasting, including face dressing, shall be carried out without the prior written approval of the Mineral Planning Authority.**
- 29. Prior to the commencement of mineral extraction operations, a Vibration Action Plan shall be submitted and approved by the Mineral Planning Authority. This plan shall include the necessary the measurement shall be the maximum of three mutually perpendicular directions taken at the ground surface. Data from vibration monitoring will be made available to the Authority annually, or at any time upon request.**
- 30. Details of the location, height, design, sensors and luminance of external lighting (which shall be designed to minimise the potential nuisance of light spillage on adjoining properties, highways and pollution of the sky) shall be submitted to and approved in writing by the County Planning Authority before any external lighting is used on site. Any scheme that is approved shall be implemented for the duration of the development and no development shall take place other than in accordance with the approved scheme.**
- 31. There shall be no clearance of trees, scrub, hedgerows or grassland during the bird nesting season (i.e March to August inclusive) in any year unless otherwise approved in writing by the Mineral Planning Authority.**
- 32. During operational periods of quarry development that take place within the bird nesting season, a cliff nesting bird survey of the site shall be conducted to determine the presence, location, and breeding status of any peregrine falcon, raven or other cliff nesting birds within the site, in particular, where nest site(s) are identified, a 100m buffer area shall be implemented until such time an ecologist has confirmed nesting has ended.**

33. An eDNA test for Great Crested Newts will be carried out in ponds P2 and P4 (as defined by Figure 1 of the Pond Assessment submitted with the Environmental Statement) prior to the commencement of soil stripping operations. Should the test return a positive result a full population survey for Great Crested Newts will be conducted and the results submitted to the Authority. Where GCN's are found to be present a mitigation and working strategy will be submitted to the Authority, for the written approval of the Authority before any soil stripping operations commence. A scheme of restoration and enhancement will be submitted for ponds P2 and P3 will be submitted to the Authority for approval within 12 months of the result of the eDNA tests becoming available.
34. Prior to commencement of soil stripping operations in association with mineral extraction a Construction Environmental Management Plan (CEMP) shall be submitted for the approval of the Mineral Planning Authority. The CEMP shall include provision for:
- (i) A Method Statement describing how construction impacts to nesting birds will be avoided
 - (ii) A Method Statement describing how impacts on brown hare shall be limited
 - (iii) Method Statement for the creation and establishment of new habitats such as calcareous grasslands, conservation grassland and pond restoration
 - (iv) Badger updates surveys and licence for sett closure and disturbance
 - (v) A scheme of mitigation for bats reflecting those set out in Technical Appendix 7.5 of the submitted ES (with particular regard for lighting design and foraging).
35. Prior to the commencement of soil stripping operations in association with mineral extraction a Landscape and Ecology Management Plan (LEMP) shall be submitted for the approval of the Mineral Planning Authority. The LEMP shall include provision for:
- a. Monitoring of badgers and nesting birds and badgers;
 - b. Updates to the Habitat Management Plan and Twite Conservation Management Plan (the LEMP should integrate the Twite Conservation Plan);
 - c. Monitoring of habitats and key species;
 - d. The LEMP should include provision for the creation of grasslands including those which will specifically benefit Skylarks;
 - e. The LEMP should integrate the Twite conservation plan;
 - f. Integration of the final restoration scheme into the above documents.
36. Within 12 months of the date that these conditions come into effect a Twite Conservation Management Plan shall be submitted for the approval of the Mineral Planning Authority setting out details of further survey work, details of a five yearly review, and proposed mitigation measures to support the species.

37. Within 12 months of the date that these conditions come into effect, a comprehensive Habitat Management Plan shall be submitted to the Mineral Planning Authority for its approval. The scheme shall have regard to the mitigation measures set out in Chapter 12 Ecology and Biodiversity of the accompanying ES to the application and the comments of the PDNPA on the submission relating to ecology.
38. The phased restoration of the site and the off-site compensation habitat creation will take place in accordance with the details and timescales specified in “Figure 12-3 – Compensation Proposals – CEME02-5 CC 020322” “Beelow Quarry ROMP Extension_BNG Statement_Dec22” and “ROMPext_Biodiveristy Metric 3.1”, which seek to achieve a 17.36% increase in the number of habitat units over the life of the development. A Biodiversity Net Gain calculation shall be submitted to the MPA for consideration prior to the completion of restoration works in each phase and prior to the commencement of soil stripping operations in the next phase. The restoration of any phase will be agreed only upon written confirmation of the MPA. If a minimum of 10% increase in habitat units is not achieved over the course of the phased restoration then an additional Habitat Creation Plan shall be submitted to the MPA to be agreed in writing.
39. Should a Habitat Creation Plan be required, it shall be implemented in full accordance with the approved details and timescales set out within it. Final restoration of the site is required to be confirmed in writing by the MPA.
40. Within 12 months of these conditions coming into effect, a Geology Action Plan shall be submitted to the Mineral Planning Authority for its written approval and shall include the following:
 - a) A survey of the Beelow Quarry Regionally Important Geological site (RIGS);
 - b) A report identifying the key features of the Beelow Quarry RIGS and proposals to ensure the permanent inclusion of stretches of exposed face within the restoration of the quarry, and;
 - c) A programme of implementation
41. Throughout the period of working and restoration, provision shall be made as necessary for the collection, treatment and disposal of all water entering or arising from the site.
42. There should be no interruption to the surface water and field drainage systems of field drainage supplies surrounding the site except for any necessary diversion or rearrangement of them as part of the proposed development.
43. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious based and surrounded by impervious bund walls. The volume of the bunded compound shall be at least equivalent to the capacity of the tank plus 10%. All filling points, vents and gauges must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, and or underground strata. Associated pipe-work shall be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets shall be detailed to discharge downwards into the bund.

44. Within 12 months of the date of these conditions coming into effect a Water Management Scheme which should include provision for monitoring should be submitted for the approval of the Mineral Planning Authority.
45. No development shall take place until a detailed design and associated management and maintenance plan of the surface water drainage for the site, in accordance with the principles outlined within:
- a. Cemex. (July 2021). Dove Holes Quarry Flood Risk Assessment, CMP 07/04/2022 and drawing Cemex. (July 2021). Schematic Water Management, 21-07/M/DOV/3, including any subsequent amendments or updates to those documents as approved by the Flood Risk Management Team;
 - b. And DEFRA's Non-statutory technical standards for sustainable drainage systems (March 2015);

Have been submitted to and approved in writing by the Authority.

46. a) No development shall take place until the Applicant has submitted a Written Scheme of Investigation for a phased programme of archaeological work covering both field evaluation and mitigation has been submitted to and approved by the National Park Authority in writing, and until any pre-start element of the approved scheme has been completed to the written satisfaction of the National Park Authority. The WSI may require updating prior to the commencement of any mitigation works. The scheme shall include an assessment of significance and research questions and:
- i. The programme and methodology of site investigation and recording;
 - ii. The programme for post investigation assessment;
 - iii. Provision to be made for analysis of the site investigation and recording;
 - iv. Provision to be made for publication and dissemination of the analysis and records of the site investigation;
 - v. Provision to be made for archive deposition of the analysis and records of the site investigation;
 - vi. Nomination of a competent person or persons/organization to undertake the works set out within the Written Scheme of Investigation
- b) No development shall take place other than in accordance with the archaeological Written Scheme of Investigation approved under condition (a).
- c) The development shall not commence until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the archaeological Written Scheme of Investigation approved under condition (a) and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.
47. Any items of archaeological or scientific interest discovered during the course of excavations should be prepared to the Mineral Planning Authority within 48 hours of being discovered. Subject to giving 24 hours prior notice, safe access shall be afforded to the County Archaeologist, or other such archaeologist as

may be nominated by the County Archaeologist, at reasonable times to observe soil stripping and excavation operations and record finds of archaeological interest.

48. The development shall be restored in accordance with the approved Restoration Plan Reference 140107_002.018_DH019b_Gutted Quarry-Final Restoration Masterplan, 21-4-0951_BEELOW_END 2022 REV4; 21-4-0951_BEELOW_END 2025 REV4; 21-4-0951_BEELOW_END 2030 REV4; 21-4-0951_BEELOW_END 2035 REV4; 21-4-0951_BEELOW_END 2040 REV4). The restoration works shall be implemented in accordance with the principles set out in the Restoration Techniques document found at Appendix 8 of the Planning Statement.
49. Before the commencement of soil stripping operations in each phase of the extraction operation, a detailed restoration plan/scheme for the that phase will be submitted to the MPA to be agreed in writing. No soil stripping operations shall commence until the operator receives the written approval of the detailed restoration plan/scheme from the MPA. The restoration plan will include surface treatments, soil application, species mix for planting and habitat creation. The restoration of the site will then take place in strict accordance with the approved plans and timescales. The operator will give the MPA written notice within 7 days of the commencement of operations in each phase.
50. A scheme of aftercare to be agreed with the Mineral Planning Authority detailing the steps that are necessary to bring the land to the required standard shall be implemented for a period of 5 years following completion of restoration works. The scheme should include:
 - a) The designated areas of the intended afteruses of the whole site
 - b) The timing and pattern of vegetation establishment including species to be planted, grass seeding mixtures and application rates, stock types and size, spacing, method and position of planting
 - c) Boundary/dry stone wall construction
 - d) Fertiliser, lime application and weed control based on soil analysis as necessary including chemical analysis
 - e) Drainage proposals including timing of installation work, maintenance works or temporary drainage measures including ponds and wetlands
 - f) Grassland management including timing of grazing stock, livestock, stocking density and mowing practices
 - g) Watering facilities and provision of supplies as necessary including watercourses field ditch systems and piped field under-drainage as necessary
 - h) The assessment of the introduction of areas to be restored to amenity/nature conservation and its application to local biodiversity objectives
 - i) The creation, management and maintenance of any paths, tracks or roads
 - j) Any other agricultural, silvicultural or conservation treatment particularly relevant to the site

- k) To provide annually a formal review to consider the restoration and aftercare operations which have taken place on land during the previous year, and the programme of management for the following year. The review shall include a meeting or series of meetings as necessary which shall include the operator, the owners of the land and the Mineral Planning Authority; and**
- l) At least four weeks before the date of each annual review the Operator shall provide the Mineral Planning Authority with a record of the management and operations carried out on the land during the period covered by the review.**
- 51. On the first day of and every February and October, unless otherwise agreed in writing by the Mineral Planning Authority, after these planning conditions take effect until the cessation of the development, an aftercare meeting shall be convened between the site operator and representatives of the Mineral Planning Authority to review the progress of the development of the site and in particular any restoration and/or aftercare proposed to commence or be completed that year.**
- 52. Any trees or plants which within a period of 5 years from the completion of the restoration die, are removed, or become seriously damaged or diseased, shall be replaced with another of a similar size and species during the next available planting season.**

Key Issues

25. Are the committee satisfied that the proposed schedule of conditions will provide for the operation of the quarry in accordance with modern environmental standards, providing suitable restoration and mitigation where appropriate.
26. Does the proposed schedule of conditions accord with National Park purposes, as far as is possible without restricting the pre-existing working rights of the operator.

History

27. The operational unit of Beelow Quarry, as it exists today, was once three smaller individual quarries named Bee Low Quarry, Peak Quarry and Holderness Quarry. The original consent for the extraction of mineral and deposition of waste was granted by the Minister for Housing and Local Government in 1948. This original permission related to a piece of land that spanned both Derbyshire County Council (DCC) and the 8.3ha within the Peak District National Park Authority to which this application relates.
28. Planning applications submitted in DCC include:
- R1/0697/2 – A Review of Old Minerals Permission under Schedule 13 of the Environment Act 1995. A schedule of conditions were approved 19th March 1998.
 - CM1/1201/113 – Construction of road to replace the existing Bee Low Lane (non-classified highway) so as to be able to divert the lane and continue winning of limestone in accordance with the approved working scheme for Doveholes Quarry – Granted conditionally. 12th April 2002.

- CM1/0212/164 – Diversion of Beelow Lane to allow the continued implementation of Planning Permission R1/0697/2 at Doveholes Quarry – Granted Conditionally. 1st September 2014.
- R1/03313/26 – Periodic Review of Minerals Permission which established the current schedule of conditions to which the DCC element of the operation is governed. A schedule of conditions were approved 2014.

29. Applications within the PDNPA include:

- HPK0697092 – Application for determination of conditions. Granted conditionally. 30th September 1997. The decision notice had a single condition attached, which was that: “No winning or working of mineral could take place within the National Park until a scheme of conditions, which provides full details of proposed workings, landscaping and restoration for the entirety of the site is submitted and approved by the PDNPA”.
- HPK0697092 had been jointly submitted with R1/0697/2 (Review of Old Mineral Permission application) in DCC. This corresponding application updated the historic permissions across the three quarries into one operational site with one corresponding permission. These applications did not include any phasing or restoration plans for the area of the site that falls within the park, so for that reason the consent only had one condition attached. There have been several deferrals made to the 15-year review date of HPK0697092. A 3-month extension of time to the 31st December 2021 deadline was granted by the Authority following a request by the applicant in October 2021.

Consultation

PDNPA Archaeological Officer

30. No Objection but recommended that a programme of works is developed and a WSI produced for the said works. This should be a two stage process with: A) evaluation undertaken before the quarrying works in the PDNP start; B) mitigation should be undertaken in conjunction with the stripping of topsoil and overburden with agreed phased timetable.

Chapel-en-le-Frith Parish Council

31. No objection

PDNPA Footpath Officer

32. The proposal will require a diversion order for the UCR shown to facilitate these works to take place, until such an order is confirmed the public has a right of access to this route across its whole width at all times.
33. The client is being advised by Minerals Planners of the due process required to divert the route. Due process is open to objection by the public and the client is advised to commence consultations with the order making authority (in this case the Department of Transport) as soon as practicable.

34. Works shall not take place on any part of this route until (and if) the diversion process has been concluded.

PDNPA Landscape Officer

35. No objection.

Environmental Health

36. No objections, but highlighted the fact that the background levels of noise and the levels of noise generated when the site was operating were outside of the PPG guidance range.

Local Flood Authority

37. No objection but proposed an additional condition be added to the schedule regarding the submission of a surface water drainage strategy.

DDC Highways

38. No objection.

Wormhill Parish Council

39. No objection.

PDNPA Ecological Office

40. No objection but recommended a new condition regarding the re-surveying of the site for Great Crested Newts and some minor amendments to the other ecological conditions.

PDNPA Landscape Officer

41. No objection

Historic England

42. No objection

PDNPA Conservation Officer

43. No objection

Environment Agency

44. No objection and agreed with the proposed conditions 40 and 41 as being appropriate for the protection of controlled ground-waters

Natural England

45. No objection

Representations

46. There have been no representations received from members of the public.

Main Policies

47. The objective of Review of Old Minerals Permission (ROMP) application is to agree an updated schedule of conditions which will govern the operation of the site in line with modern working practices and environmental mitigation strategies. The statutory framework for the determination of a ROMP application is set out in Schedule 14 of the Environment Act 1995 (the Act). Paragraph 13 of Schedule 14 of the Act explains that the Authority cannot impose new or amended conditions that restrict working rights of the original permission which includes: Size of the site; depth of the extraction; height of any mineral deposit; extraction rates; the final cessation date of the permission; total quantity of mineral to be extracted.
48. The principle of the extraction operation does not form part of the review process as it has already been established. Therefore, not all policies of the Development Plan are applicable to the determination of this application, particularly those governing the premise of new and/or extended minerals extraction. However, some policies have been listed as the proposals demonstrate compliance with them without restricting working rights.

Relevant Core Strategy Policies:

49. GSP2 - Opportunities for enhancing the valued characteristics of the National Park will be identified and acted upon. When development is permitted, a design will be sought that respects the character of the area, and where appropriate, landscaping and planting schemes will be sought that are consistent with local landscape characteristics and their setting, complementing the locality and helping to achieve biodiversity objectives. Opportunities will be taken to enhance the National Park by the treatment or removal of undesirable features or buildings. Work must be undertaken in a manner which conserves the valued characteristics of the site and its surroundings.
50. GSP4 - To aid the achievement of its spatial outcomes, the National Park Authority will consider the contribution that a development can make directly and/or to its setting, including, where consistent with government guidance, using planning conditions and planning obligations.
51. DS1 - To promote a sustainable distribution and level of growth and support the effective conservation and enhancement of the National Park, the following principles will be applied to determine proposals for new development. These principles must be considered in relation to the specific core policies in this plan and the subsequent Development Management Policies.
52. L2 - Development must conserve and enhance any sites, features or species of biodiversity importance and where appropriate their setting. Other than in exceptional circumstances development will not be permitted where it is likely to have an adverse impact on any sites, features or species of biodiversity importance or their setting that have statutory designation or are of international or national importance for their biodiversity.
53. L3 - Development must conserve and where appropriate enhance or reveal the significance of archaeological, architectural, artistic or historic assets and their settings, including statutory designations and other heritage assets of international, national, regional or local importance or special interest.

54. CC5 - Development proposals which may have a harmful impact upon the functionality of floodwater storage, or surface water conveyance corridors, or which would otherwise unacceptably increase flood risk, will not be permitted unless net benefits can be secured for increased floodwater storage and surface water management from compensatory measures.
55. T4 - Freight facilities should be related to the needs of National Park-based businesses and should be located to avoid harm to the valued characteristics of the National Park or compromise to the routes which are subject to weight restriction orders. Infrastructure developments that enable the transfer of road freight, including minerals, to rail will be supported where appropriate. Developments requiring access by Large Goods Vehicles must be located on and or readily accessible to the Strategic or Secondary Road Network. Weight restriction orders will be sought where necessary to influence the routeing of Large Goods Vehicles to avoid negative environmental impacts.

Relevant Local Plan Policies:

56. DM1 - When considering development proposals, the National Park Authority will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (2012). Planning applications that accord with the policies in the Development Plan will be approved without unnecessary delay, unless material considerations indicate otherwise.
57. DMC1 - In countryside beyond the edge of settlements listed in Core Strategy policy DS1, any development proposal with a wide scale landscape impact must provide a landscape assessment with reference to the Landscape Strategy and Action Plan. The assessment must be proportionate to the proposed development and clearly demonstrate how valued landscape character, including natural beauty, biodiversity, cultural heritage features and other valued characteristics will be conserved. Where a development has potential to have significant adverse impact on the purposes for which the area has been designated (e.g. by reason of its nature, scale and setting) the Authority will consider the proposal in accordance with major development tests set out in national policy.
58. DMC3 - 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.

Nation Planning Policy Framework:

59. The National Planning Policy Framework (NPPF) current iteration was published in July 2021, setting the over-arching and strategic framework within which LPA's must operate when producing plans and determining applications. The Development Plan, which consists of the Core Strategy (2011) and the Development Management Policies (2019), is considered to be broadly consistent with the goals and objectives of the NPPF.
60. Policies in the Development Plan provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. It is considered that in this case there is no significant conflict between prevailing policies in the Development Plan and more recent Government guidance in the NPPF with regard to the issues that are raised.

61. Paragraph 209 - It is essential that there is a sufficient supply of minerals to provide the infrastructure, buildings, energy and goods that the country needs. Since minerals are a finite natural resource, and can only be worked where they are found, best use needs to be made of them to secure their long-term conservation.
62. Paragraph 211 - When determining planning applications, great weight should be given to the benefits of mineral extraction, including to the economy. In considering proposals for mineral extraction, minerals planning authorities should:
- a. As far as is practical, provide for the maintenance of landbanks of non-energy minerals from outside National Parks, the Broads, Areas of Outstanding Natural Beauty and World Heritage Sites, scheduled monuments and conservation areas;
 - b. Ensure that there are no unacceptable adverse impacts on the natural and historic environment, human health or aviation safety, and take into account the cumulative effect of multiple impacts from individual sites and/or from a number of sites in a locality;
 - c. Ensure that any unavoidable noise, dust and particle emissions and any blasting vibrations are controlled, mitigated or removed at source, and establish appropriate noise limits for extraction in proximity to noise sensitive properties;...
 - d. Provide for restoration and aftercare at the earliest opportunity, to be carried out to high environmental standards, through the application of appropriate conditions. Bonds or other financial guarantees to underpin planning conditions should only be sought in exceptional circumstances.

Assessment

Principle of Development

63. The ROMP is designed to ensure that historic mineral permissions are updated with a schedule of conditions that reflect modern standards of environmental protection, safety, mitigations and best practices. The principle of the development, in this case the premise of extracting 33mt of limestone from the area of the site within the National Park, is already established.
64. Policy MIN1 states that the proposed extensions to existing mineral operations will not be permitted except in exceptional circumstance. Policy GSP1 states that the National Park is not an appropriate place for major development to take place except for in exceptional circumstance. The application site already has an extant consent granted in 1948. An initial review was approved with the single condition that no development took place until a full scheme of conditions has been agreed with the Authority. The statutory framework of the Environment Act 1995 means that Policy MIN1 and Policy GSP1 are not relevant to the determination of this application as consent already exists for the extraction of the mineral.
65. The overarching Environmental Statement (ES) assesses the impacts of the likely effects of the development on the environment. The assessment is made by quantifying the sensitivity of any sensitive receptors of those impacts and the likely magnitude of the development's environmental effects.
66. The proposed schedule of conditions has been amended through discussion with the applicant, in light of the data and findings presented in the ES, to mitigate any harmful impacts of the development, enhance its potential benefits and ensure the site is restored in a comprehensive and sensitive fashion.

Impact on Highway/Transport

67. Whilst there are no proposed conditions that are specifically related to transport and highways matters, the result of this review process would serve to extend the life of the quarry, which in turn will extend the lifespan of quarry traffic using the surrounding highways.
68. Through the assessment of the data submitted to the Authority through the ES, it has been concluded that the proposed schedule of conditions, and associated extension of the quarry, will not have an undue negative impact on the safe and effective operation of the highway network.

Impact on Ecology

69. The ES included a comprehensive set of ecological surveys. The Authority's ecological officer has requested additional surveys to be carried out on some of the ponds that have shown possible signs of great Crested Newts. The conditions reflect this and require the surveys, and any subsequent mitigation strategy, to be carried out prior to commencement of the extraction operation.
70. The proposed schedule of conditions is considered to adequately mitigate the direct impact of the quarrying operation on local wildlife, while also securing the long-term restoration of the site and the Biodiversity Net Gain of 17%.

Impact on the Landscape

71. The extraction of 33mt of limestone will have a material impact on the landscape. However, this application does not deal with the premise of the already permitted reserves and the Authority has no mechanism available to refuse or amend the proposal on these grounds.
72. The submitted phasing plans give an initial outline of how the quarry will be worked which includes a phased restoration. The restoration techniques outlined in the planning statement demonstrate a considered and targeted approach at addressing the most visible aspects of the quarry as a priority.
73. A condition has been included in the proposed schedule that will require the submission of detailed restoration plans for each phase so the Authority can ensure that work is carried out to acceptable standards, delivers the appropriate ecological benefits and gives a foundation from which to ensure the restoration is carried out in an acceptable manner.
74. The proposed conditions are considered to protect the valued characteristics of the protected landscape sufficiently and are therefore acceptable in landscape terms.

Impact on Amenity and Environmental Health

75. The data and assessments submitted with the ES is considered to be reliable and accurate as there is already a very large quarrying operation taking place immediately adjacent to the application site. This means that the assessments made for environmental impacts such as noise, dust and vibration have accurately recorded data at the sensitive receptors, which in turn has guided the requirements set out in the conditions.

76. The proposed conditions have been assessed as minimising the potential impacts on the surrounding sensitive receptors, whilst not restricting the working rights of the operator.

Impact on Cultural Heritage

77. There will be no negative impact on the setting or significance of the National Parks heritage assets as a result of the implementation of the ROMP. The standard archaeological conditions have been included in the schedule of conditions which will take place before soil stripping operations commence. The proposed conditions are therefore acceptable from a heritage perspective.

Impact on the Hydrological Environment

78. Given the geology of the site and the sensitivity of the surrounding hydrological environment there is enhanced risk from pollution entering the ground and/or surface water systems. The proposed conditions require the operation to be carried out in such a way that minimises the risk of pollutants entering the hydrological environment.
79. The ES data demonstrated that there will be no negative impact on flood risk or on the water table as a result of the extraction operation.
80. Therefore, the proposed conditions are considered to be acceptable in relation to the hydrological environment.

Cumulative Impacts

81. Schedule 4 of the EIA Regulations 2017 requires an ES to offer an assessment of the cumulative effects of the proposals alongside any existing uses within an appropriate distance.
82. The ES concludes, and the Authority agrees, that given the relative isolation of the ROMP application site and the fact there are no major proposed developments within close proximity of the site that there are not likely to be any temporary or residual cumulative landscape, visual, environmental or amenity impacts as a cumulative impact.
83. The agreement of the revised scheme of conditions would have the effect of extending the existing Doveholes quarry creating a greater void. This would constitute a cumulative effect on the landscape and the environment. However, the impacts have been fully assessed as part of the ROMP process and it has been concluded that any effects can be suitably mitigated by the proposed scheme of conditions.

Vulnerability to Accident and Disaster

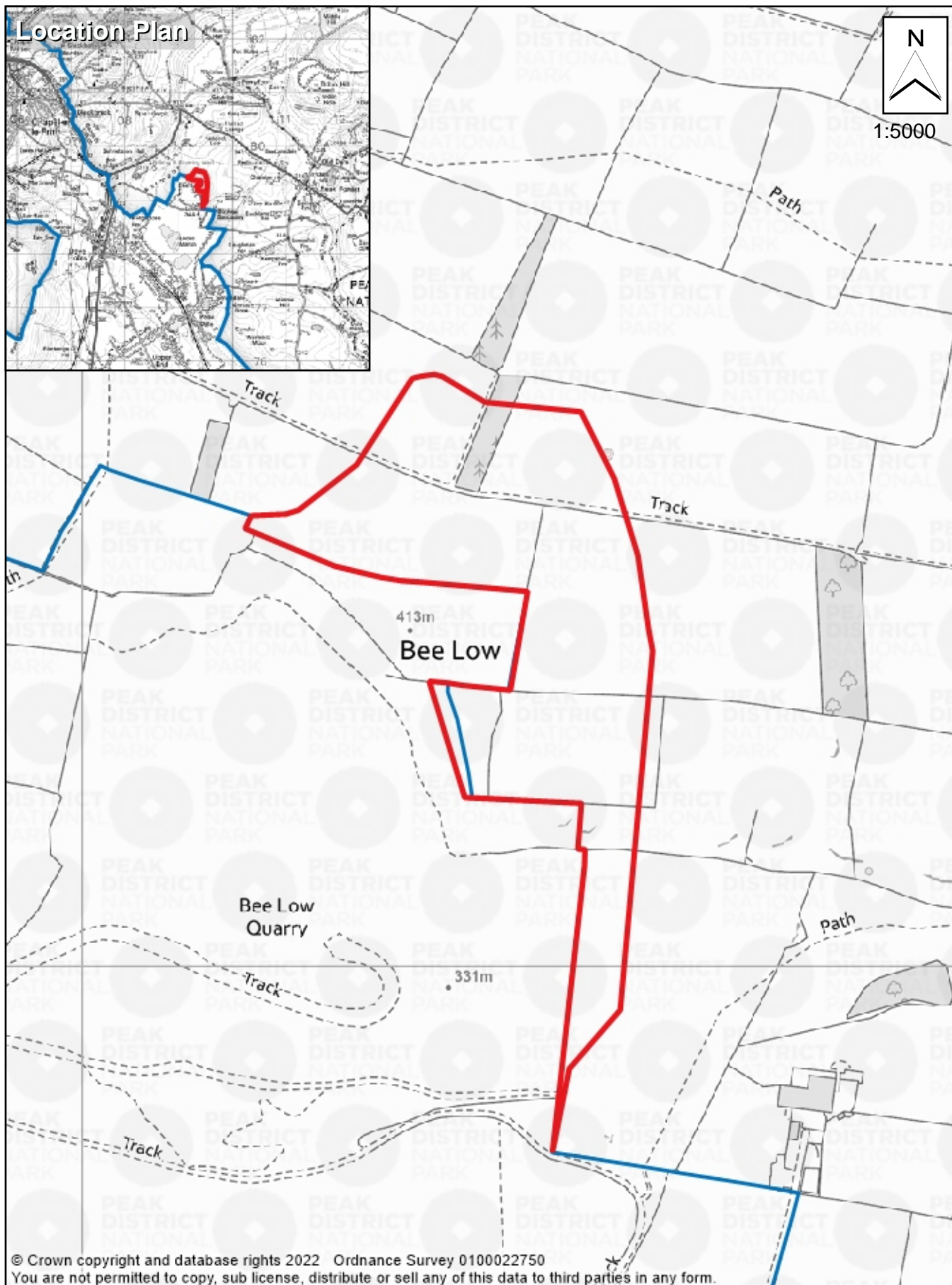
84. The site is located in an open, rural location and the quarry is, by its nature, covered in inflammable materials. Therefore, the risk of a fire breaking out in the quarry and/or the quarry being affected by a fire that originated elsewhere is low. High winds have the capability to damage plant and machinery and can dislodge loose materials which can then pose a threat to health and safety of staff on site and members of the public walking close by. There is also a risk that the extraction process causes a landslide or other failure of the rock faults and strata. The operator states that their strict accordance with quarrying regulations minimises the risk of either of this risk occurring. The ES demonstrates with sufficient clarity that the site is not at substantial risk of


flooding and the operation will not cause an increased flood risk elsewhere. Therefore, no additional conditions are required to mitigate against the risk of accident or disaster.

Conclusion

85. The ROMP process is designed to ensure MPA's are able to agree a schedule of conditions with operators to ensure historic permissions are carried out in accordance with modern environmental standards. The issue of this ROMP will allow the operator to start extracting within the PDNPA protected landscape. There is a higher standard of environmental protection required by the statutory purposes of the National Park Authority, with the Development Plan stating the Park is not a suitable place for major development to occur without exceptional circumstance. The permitted mineral reserves in the Park already have planning consent and so the Authority's objective in the determination of this application is to secure the highest standards of mitigation and restoration.
86. An Environmental Statement has been submitted to the Authority. The individual chapters have been produced by professional and accredited teams. The ES has informed the proposed schedule of conditions that accompanied the submission.
87. Through the consultation process some wording of the conditions was altered, although the overarching objectives were broadly agreeable. Some new conditions have been added to the schedule following the response from consultees with the agreement of the operator.
88. The conditions closely mirror the existing conditions that are in place for the current operations taking place in DCC MPA jurisdiction. The quarry has been operated continuously for many years with the impact on the environment, landscape and residential amenity being managed proactively.
89. The amended scheme of conditions is considered to broadly accord with the objectives and criteria of the Development Plan and the NPPF. They give sufficient clarity to the metrics that will be used to measure the environmental impact of the operation which take into account the likely receptors for any environmental pollution or nuisance. The wording of the conditions requires the submission of management plans and mitigation strategies for the approval of the Authority which gives a level of assurance as to the environmental standards the development will be carried out in accordance with.
90. The amended conditions require the operator to submit revised restoration plans should the operation temporarily or permanently cease. The restoration scheme submitted with this application makes use of well-established restoration techniques that have been tailored to give site-specific visual and environmental benefits.
91. Although not yet a statutory requirement for developments to provide a minimum 10% biodiversity net gain. The Authority has secured, with the agreement of the operator, a biodiversity net gain in excess of this figure upon the final restoration of the site.
92. In conclusion officers consider that the scheme of conditions as set out can be agreed in principle and that delegated authority should be granted to officers to reach final agreement with the applicant.

Report Author: Rory Bradford, Minerals Planner



Committee Date:	03/03/2023	Title: Beelow/Doveholes Quarry	 PEAK DISTRICT NATIONAL PARK
Item Number:	Item 9		
Application No:	NP/HPK/0322/0437		
Grid Reference:	409404, 379318		

This page is intentionally left blank

10. FULL APPLICATION - FOR THE INSTALLATION OF A SOLAR POWERED CAR PARK MACHINE AND ASSOCIATED BASE, PEDESTRIAN AREA AND SIGNAGE AT HIGH PEAK TRAIL CAR PARK, FRIDEN (NP/DDD/1122/1453, DH)

APPLICANT: PEAK DISTRICT NATIONAL PARK AUTHORITY

Summary

1. The application is for the installation of a solar powered car park machine and associated base, pedestrian area and signage at the existing car park alongside the High Peak Trail at Friden.
2. The site is an existing operational car park within the Peak District National Park owned and operated by the National Park Authority, which currently is free to use by members of the public.
3. The National Parks and Access to the Countryside Act 1949 (Section 12) gives the Authority powers to provide and operate parking places, and may for the purposes of such arrangements erect such buildings and carry out such work as may appear to them to be necessary or expedient.
4. The development within the existing car park is considered necessary to support the upkeep of the parking facility alongside the High Peak Trail which is also maintained by the Authority.
5. The existing use and character of the site is not altered, and the harm to the wider landscape setting of the car park is minimal.
6. The application is recommended for approval.

Site and Surroundings

7. The application site is located to the south side of the High Peak Trail at Friden, approximately 755m north-east of the Newhaven junction of the A515, neither of which are named settlements in policy DS1.
8. The nearest named settlement is Middleton-by-Youlgrave, approximately 3.2km to the north-east. The site does not lie within a designated conservation area.
9. The site comprises a hardsurfaced car park which is accessed off the south-east side of the road opposite one of the accesses to DSF Refactories, just south of the bridge.
10. There are trees all around the car park, therefore the site is well screened.
11. The nearest residential neighbouring properties are on the opposite side of the road, Station House, which is listed, is just over 100m from the site, Friden Cottages, are 175m to the north.

Proposal

12. The proposal is for the erection of a solar powered car park machine along with associated signage and two posts in front of the machine to create a safe area for people using it.

RECOMMENDATION:

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

- **Statutory time limit**
- **The development to be in accordance with the submitted specifications received 18/11/2022, and the amended site plan received 14/12/2022**

Key Issues

14. The key issues are:

- Whether the proposals would have a detrimental effect on the character and appearance of the site and its setting, or the wider landscape setting within which it sits; and
- Public safety; and
- Whether the proposals would harm the amenities of nearby neighbouring properties.

History

15. None.

Consultations

16. Derbyshire County Council (Highway Authority) – No highways comments.

17. Derbyshire Dales District Council – No response to date.

18. Hartington Nether Quarter Parish Council - Supports the proposals.

19. Health and Safety Executive - No response to date.

20. PDNPA Archaeologist: No archaeological concerns.

Representations

21. During the publicity period the Authority has not received any formal representations regarding the proposal.

Main Policies

22. Relevant Core Strategy policies: GSP1, GSP2, GSP3, CC1, CC2, DS1, L1, T1, T3, T6 & T7

23. Relevant Local Plan policies: DM1 & DMC3

24. National Planning Policy Framework

Wider Policy Context

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

- Conserve and enhance the natural beauty, wildlife and cultural heritage
- Promote opportunities for the understanding and enjoyment of the special qualities of national parks by the public
- When national parks carry out these purposes they also have the duty to:
- Seek to foster the economic and social well-being of local communities within the national parks.

National Planning Policy Framework

26. The National Planning Policy Framework (NPPF) replaced a significant proportion of central government planning policy with immediate effect. A revised NPPF was published in July 2021. The Government's intention is that the document should be considered as a material consideration and carry particular weight where a development plan is absent, silent or relevant policies are out of date. In the National Park the development plan comprises the Authority's Core Strategy 2011 and policies in the Peak District National Park Development Management Policies document 2019. Policies in the Development Plan provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. It is considered that in this case there is no significant conflict between prevailing policies in the Development Plan and more recent Government guidance in the NPPF.

27. Paragraph 176 of the NPPF states that *'great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in all these areas, and should be given great weight in National Parks and the Broads.'*

Peak District National Park Core Strategy

28. GSP1 & GSP2 - *Securing National Park Purposes and sustainable development & Enhancing the National Park.* These policies set out the broad strategy for achieving the National Park's objectives, and 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

29. GSP3 - *Development Management Principles.* GSP3 states that all development must respect, conserve and enhance all valued characteristics of the site and buildings, paying particular attention to, amongst other elements, impact on the character and setting of buildings, scale of the development appropriate to the character and appearance of the National Park, design in accordance with the National Park Authority Design Guide and impact on living conditions of communities.

30. CC1 – *Climate change mitigation and adaptation.* CC1 requires all development to make the most efficient and sustainable use of land, buildings and natural resources to achieve the highest possible standards of carbon reductions.

31. CC2 - *Low carbon and renewable energy development.* CC2 states that proposals for low carbon and renewable energy development will be encouraged provided they can be

accommodated without adversely affecting the landscape character, cultural heritage assets, other valued characteristics, or other established uses of the area.

32. DS1 - *Development Strategy*. This sets out what forms of development are acceptable in principle within the National Park.
33. L1 - *Landscape character and valued characteristics*. L1 states that all development must conserve and enhance valued landscape character and valued characteristics, and other than in exceptional circumstances, proposals in the Natural Zone will not be permitted.
34. T1 – *Reducing the general need to travel and encouraging sustainable transport*. T1 (E) says that sustainable access for the quiet enjoyment of the National Park, that does not cause harm to the valued characteristics, will be promoted.
35. T3 – *Design of transport infrastructure*. T3 (B) requires particular attention to be given to using the minimum infrastructure necessary.
36. T6 – *Routes for walking, cycling and horse riding, and waterways*. T6 (B) says that the Manifold, Tissington and High Peak Trails will be protected from development that conflicts with their purpose.
37. T7 – *Minimising the adverse impact of vehicles and managing the demand for car and coach parks*. T7 (C) refers to the management of non-residential parking.

Local Plan Development Management Policies

38. DM1 – *The presumption of sustainable development in the context of National Park purposes*. These being (i) to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park; and (ii) to promote opportunities for the understanding and enjoyment of the valued characteristics of the National Park.
39. DMC3 - *Siting, Design, layout and landscaping*. DMC3 states that where development is acceptable in principle, it will be permitted provided that its detailed treatment is of a high standard that respects, protects and where possible enhances the natural beauty, quality and visual amenity of the landscape, including the wildlife and cultural heritage that contribute to the distinctive sense of place.

Assessment

Principle of the development

40. The proposal contributes to the Authority's statutory purposes and is acceptable in principle.
41. The provision of car parking ticket machines could help to encourage car sharing, thereby reducing travel, which policy T1 seeks to promote.
42. Policy DS1 states that renewable energy infrastructure is acceptable in principle provided that they can be accommodated without adverse visual impact and do not raise any amenity issues.

Visual Impacts

43. The siting for the proposed car park ticketing machine and the associated tariff signage is to the north-west corner of the car park, and would be seen against the backdrop of the existing trees on the land between the car park and the road.

44. In terms of the wider visual impact the development would not be readily visible from outside the car park itself, due to its positioning and the existing screening to the car park.
45. The proposed machine is a functional structure comprising a solar panel measuring 475mm by 378mm, on top of a pedestal whose dimensions are 290mm by 274mm. The overall height of the machine is 1.714m. The machine has a black finish, which is a recessive colour.
46. The machine is on a concrete pad with a small tarmac standing area and two posts are provided to ensure the safety of the area when members of the public are using the machine.
47. The tariff sign measures 850mm across, by 1.2m in depth. It is mounted on poles with its highest edge at 1.5m. The sign has a dark green background with lettering and symbols in Peak District National Park colours. The smaller advisory signs, measuring 290mm by 425mm (approximately A4 size), are also green.
48. Although the design of the proposed infrastructure does not reflect or harmonise with the natural environment or local building traditions, the development is a modest scale, recessive colour. The siting, which utilises existing features and screening makes the impact negligible. Within the existing car park it is screened from wider viewpoints, and in the context of the car park, is not incongruous and does not have a detrimental impact on the site.
49. The proposals are considered to have a minimal impact on the character and appearance of the existing site and a negligible impact on the wider setting of the car park.
50. Therefore, it is concluded that the proposal is compliant with policies GSP3, L1, and DMC3 and also in line with policies CC1, CC2, T3 and T7.

Amenity Impacts

51. Due to the location of the site in relation to neighbouring properties, it will have will not have an adverse effect upon any neighbouring properties.
52. As noted above, the proposed installations will not have a detrimental effect on the character and appearance of the site, or the wider landscape setting.
53. The Highway Authority have no safety concerns, and the proposed posts to keep the immediate area to the front of the machine protected means there are no public safety issues.
54. In terms of amenity issues the proposal is in line with the Authority's policies and national planning policy.

Sustainability

55. Policy CC1 requires all development to make the most efficient and sustainable use of land, buildings and natural resources to achieve the highest possible standards of carbon reductions. The solar powered infrastructure is inherently sustainable and therefore complies with the requirements of CC1.

Conclusion

56. The proposed development does not have an adverse impact on the character and appearance of the existing site.

57. As such, it is concluded that the proposal is compliant with policies GSP3, L1, CC1, CC2, T3, T7, DMC3, and national planning policy.

Human Rights

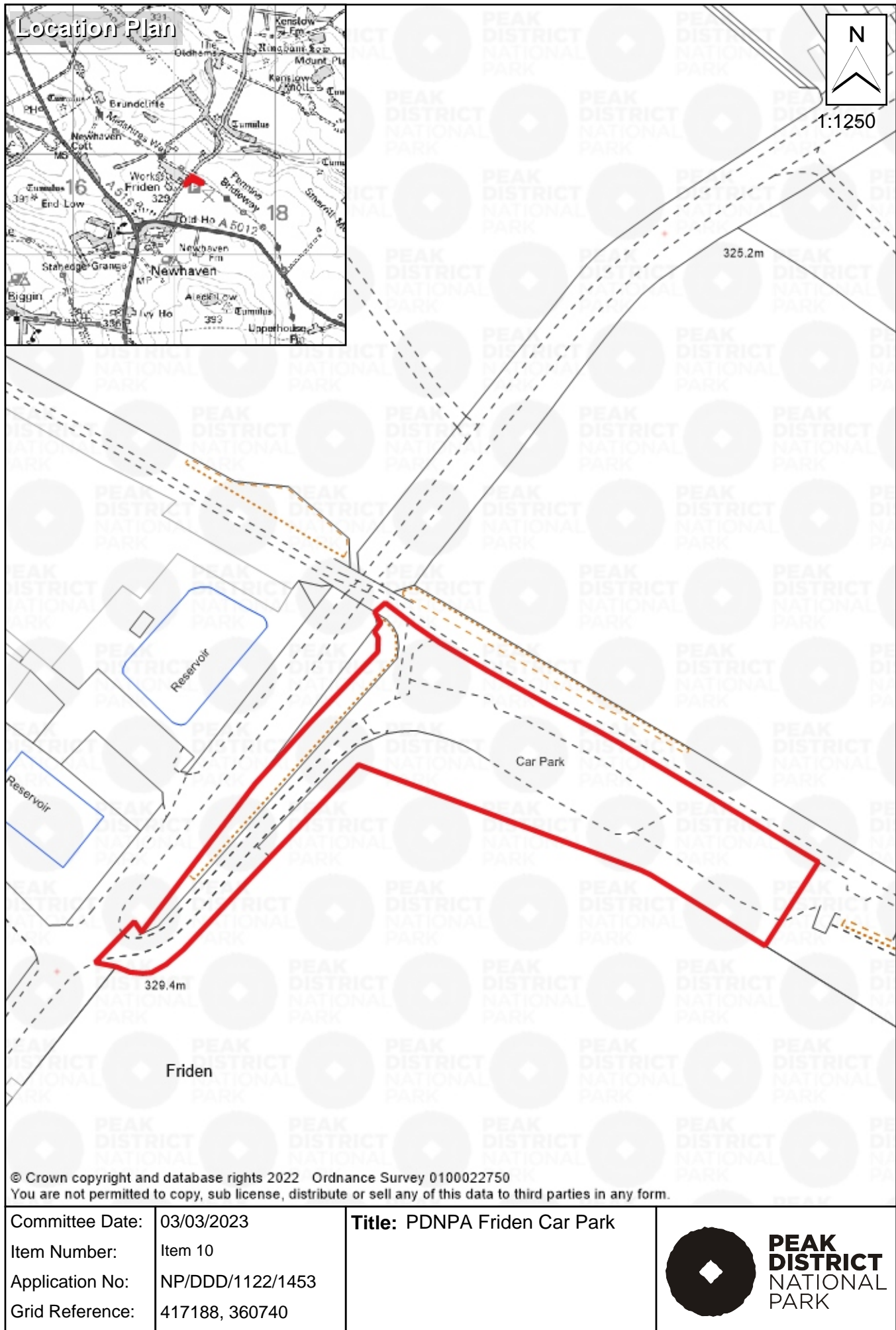
Any human rights issues have been considered and addressed in the preparation of this report.

List of Background Papers (not previously published)

Nil

Report Author and Job Title

Denise Hunt – Planner – South Area



This page is intentionally left blank

11. FULL APPLICATION - FOR THE INSTALLATION OF A SOLAR POWERED CAR PARK MACHINE AND ASSOCIATED BASE, PEDESTRIAN AREA AND SIGNAGE AT MINNINGLOW CAR PARK, MOULDRIDGE LANE, PIKEHALL (NP/DDD/1122/1455, DH)

APPLICANT: PEAK DISTRICT NATIONAL PARK AUTHORITY

Summary

1. The application is for the installation of a solar powered car park ticket machine and associated base, pedestrian area and signage at Minninglow Car Park.
2. The site is an existing operational car park within the Peak District National Park owned and operated by the National Park Authority, which currently is free to use by members of the public.
3. The National Parks and Access to the Countryside Act 1949 (Section 12) gives the Authority powers to provide and operate parking places, and may for the purposes of such arrangements erect such buildings and carry out such work as may appear to them to be necessary or expedient.
4. The development within the existing car park is considered necessary to support the upkeep of the parking facility alongside the High Peak Trail which is also maintained by the Authority.
5. The existing use and character of the site is not altered, and the harm to the wider landscape setting of the car park is minimal.
6. The application is recommended for approval.

Site and Surroundings

7. The application site is located in open countryside approximately 950m to the south of Pikehall, which is not a named settlement in policy DS1.
8. The site comprises a hardsurfaced parking area between Mouldridge Lane to the south and the High Peak Trail to the north. The vehicular access is from the south off the north side of Mouldridge Lane, and there is a bund to either side of the access which runs along the southern side of the parking area.
9. The High Peak Trail in this area has trees along either side. The bund between the road and the car park is also populated with trees, therefore the site is well screened.
10. The site does not lie within the designated conservation area, and there are no listed buildings in the vicinity.

Proposal

11. The proposal is for the erection of a solar powered car park machine along with associated signage and two posts in front of the installation to create a safe area for people using the machine.

RECOMMENDATION:

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

- **Statutory time limit**
- **The development to be in accordance with the submitted specifications received 18/11/2022, and the amended site plan received 14/12/2022**

Key Issues

13. The key issues are:

- Whether the proposals would have a detrimental effect on the character and appearance of the site and its setting, or the wider landscape setting within which it sits; and
- Public safety; and
- Whether the proposals would harm the amenities of nearby neighbouring properties.

History

14. None.

Consultations

15. Derbyshire County Council (Highway Authority) – No highways comments.

16. Derbyshire Dales District Council – No response to date.

17. Ballidon and Bradbourne Parish Council - No response to date.

18. PDNPA Archaeologist - No archaeological concerns.

Representations

19. During the publicity period the Authority received 3 representations, one of which is a general comment regarding the provision of waste bins, one states no objection provided the public rights of way are not impacted, and one objects to the proposal for the following reasons:

- *Charging for parking in remote areas at this time of unprecedented living costs will prevent or reduce regular access to the Countryside for many users.*
- *At this time of economic pressures access to the Countryside is particularly important to maintain good health and well-being for all.*
- *Given fuel costs these areas are expensive enough to travel to let alone pay for parking.*
- *This area does not have additional facilities, i.e. toilets, cafe and cycle hire, therefore do not warrant these charges which are a cynical means of raising funds.*
- *The machine will be out of character with the rural nature and aesthetics of the car park environment and will represent over development more akin to an urban area.*
- *Due to the remote locale the machines will be vulnerable to vandalism which will not represent a good use of public investment.*
- *The implementation of car parking charges in this area will increase on road parking detrimentally affecting the country lane verges.*
- *Persons parking on the nearby country lanes will be at risk of accidents from other road users, particularly large agricultural vehicles usual in this area.*

Main Policies

20. Relevant Core Strategy policies: GSP1, GSP2, GSP3, CC1, CC2, DS1, L1, T1, T3, T6 & T7
21. Relevant Local Plan policies: DM1 & DMC3
22. National Planning Policy Framework

Wider Policy Context

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

National Planning Policy Framework

24. The National Planning Policy Framework (NPPF) replaced a significant proportion of central government planning policy with immediate effect. A revised NPPF was published in July 2021. The Government's intention is that the document should be considered as a material consideration and carry particular weight where a development plan is absent, silent or relevant policies are out of date. In the National Park the development plan comprises the Authority's Core Strategy 2011 and policies in the Peak District National Park Development Management Policies document 2019. Policies in the Development Plan provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. It is considered that in this case there is no significant conflict between prevailing policies in the Development Plan and more recent Government guidance in the NPPF.
25. Paragraph 176 of the NPPF states that '*great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in all these areas, and should be given great weight in National Parks and the Broads.*'

Peak District National Park Core Strategy

26. GSP1 & GSP2 - *Securing National Park Purposes and sustainable development & Enhancing the National Park.* These policies set out the broad strategy for achieving the National Park's objectives, and 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
27. GSP3 - *Development Management Principles.* GSP3 states that all development must respect, conserve and enhance all valued characteristics of the site and buildings, paying particular attention to, amongst other elements, impact on the character and setting of buildings, scale of the development appropriate to the character and appearance of the

National Park, design in accordance with the National Park Authority Design Guide and impact on living conditions of communities.

28. CC1 – *Climate change mitigation and adaptation*. CC1 requires all development to make the most efficient and sustainable use of land, buildings and natural resources to achieve the highest possible standards of carbon reductions
29. CC2 - *Low carbon and renewable energy development*. CC2 states that proposals for low carbon and renewable energy development will be encouraged provided they can be accommodated without adversely affecting the landscape character, cultural heritage assets, other valued characteristics, or other reestablished uses of the area.
30. DS1 - *Development Strategy*. This sets out what forms of development are acceptable in principle within the National Park.
31. L1 - *Landscape character and valued characteristics*. L1 states that all 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.
32. T1 – *Reducing the general need to travel and encouraging sustainable transport*. T1 (E) says that sustainable access for the quiet enjoyment of the National Park, that does not cause harm to the valued characteristics, will be promoted.
33. T3 – *Design of transport infrastructure*. T3 (B) requires particular attention to be given to using the minimum infrastructure necessary.
34. T6 – *Routes for walking, cycling and horse riding, and waterways*. T6 (B) says that the Manifold, Tissington and High Peak Trails will be protected from development that conflicts with their purpose.
35. T7 – *Minimising the adverse impact of vehicles and managing the demand for car and coach parks*. T7 (C) refers to the management of non-residential parking.

Local Plan Development Management Policies

36. DM1 – *The presumption of sustainable development in the context of National Park purposes*. These being (i) to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park; and (ii) to promote opportunities for the understanding and enjoyment of the valued characteristics of the National Park.
37. DMC3 - *Siting, Design, layout and landscaping*. DMC3 states that where development is acceptable in principle, it will be permitted provided that its detailed treatment is of a high standard that respects, protects and where possible enhances the natural beauty, quality and visual amenity of the landscape, including the wildlife and cultural heritage that contribute to the distinctive sense of place.

Assessment

Principle of the development

38. The proposal contributes to the Authority's statutory purposes and is acceptable in principle.
39. The provision of car parking ticket machines could help to encourage car sharing, thereby reducing travel, which policy T1 seeks to promote.

40. Policy DS1 states that renewable energy infrastructure is acceptable in principle provided that they can be accommodated without adverse visual impact and do not raise any amenity issues.

Visual Impacts

41. The siting for the proposed car park ticketing machine and the associated tariff signage is to the south-east corner of the car park. From within the car park the machine and sign would be seen against the backdrop of the earth bund which separates the car park from the road.
42. In terms of the wider visual impact the development would not be readily visible from outside the car park itself, due to its positioning and the existing screening to the car park. The only view would be on a very short section of the Mouldridge Lane.
43. The proposed machine is a functional structure comprising a solar panel measuring 475mm by 378mm, on top of a pedestal whose dimensions are 290mm by 274mm. The overall height of the machine is 1.714m. The machine has a black finish, which is a recessive colour.
44. The tariff sign measures 850mm across, by 1.2m in depth. It is mounted on poles with its highest edge at 1.5m. The sign has a dark green background with lettering and symbols in Peak District National Park colours.
45. The machine is on a concrete pad with a small tarmac standing area and two posts are provided to ensure the safety of the area when members of the public are using the machine.
46. The smaller advisory signs, measuring 290mm by 425mm (approximately A4 size), are also green.
47. Although the design of the proposed infrastructure does not reflect or harmonise with the natural environment or local building traditions, the development is a modest scale, recessive colour. The siting, which utilises existing features and screening makes the impact negligible. Within the existing car park it is screened from wider viewpoints, and in the context of the car park, is not incongruous and does not have a detrimental impact on the site.
48. The proposals are considered to have a minimal impact on the character and appearance of the existing site and a negligible impact on the wider setting of the car park.
49. As such, it is concluded that the proposal is compliant with policies GSP3, L1, and DMC3 and also in line with policies CC1, CC2, T3 and T7.

Amenity Impacts

50. Due to the location of the site in relation to any residential properties, it will have will not have an adverse effect upon any neighbouring properties.
51. As noted above, the proposed installations will not have a detrimental effect on the character and appearance of the site, or the wider landscape setting.
52. The Highway Authority have no safety concerns, and the proposed posts to keep the immediate area to the front of the machine protected means there are no public safety issues.

53. In terms of amenity issues the proposal is in line with the Authority's policies and national planning policy.

Sustainability

54. Policy CC1 requires all development to make the most efficient and sustainable use of land, buildings and natural resources to achieve the highest possible standards of carbon reductions. The solar powered infrastructure is inherently sustainable and therefore complies with the requirements of CC1.

Conclusion

55. The proposed development does not have an adverse impact on the character and appearance of the existing site.
56. As such, it is concluded that the proposal is compliant with policies GSP3, L1, CC1, CC2, T3, T7, DMC3, and national planning policy.

Human Rights

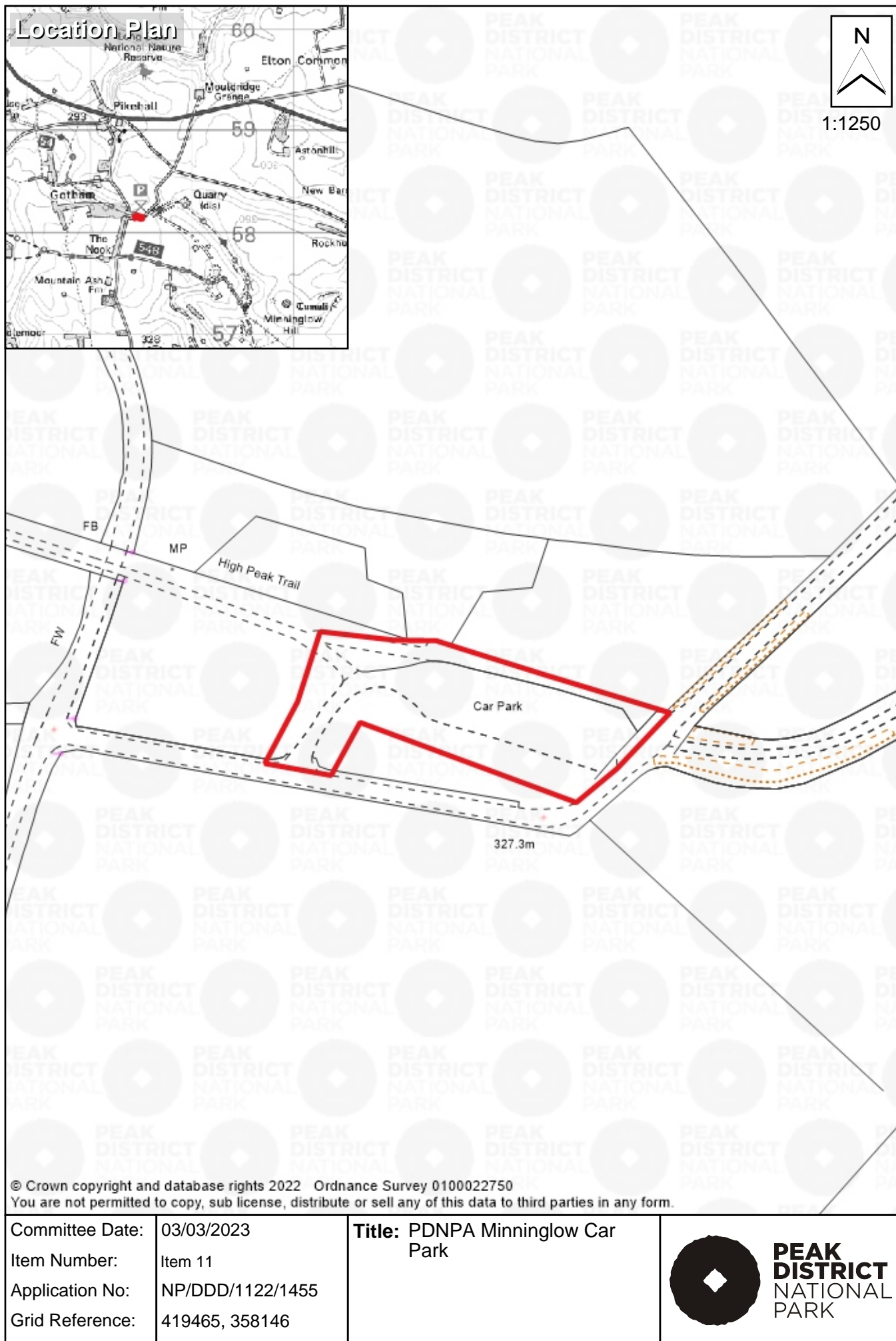
Any human rights issues have been considered and addressed in the preparation of this report.

List of Background Papers (not previously published)

Nil

Report Author and Job Title

Denise Hunt – Planner – South Area



This page is intentionally left blank

12. FULL APPLICATION - FOR THE INSTALLATION OF A SOLAR POWERED CAR PARK MACHINE AND ASSOCIATED BASE, PEDESTRIAN AREA AND SIGNAGE AT MOOR LANE CAR PARK, YOULGRAVE (NP/DDD/1122/1454, DH)

APPLICANT: PEAK DISTRICT NATIONAL PARK AUTHORITY

Summary

1. The application is for the installation of a solar powered car park machine and associated base, pedestrian area and signage.
2. The National Parks and Access to the Countryside Act 1949 (Section 12) gives the Authority powers to provide and operate parking places, and may for the purposes of such arrangements erect such buildings and carry out such work as may appear to them to be necessary or expedient.
3. The site is an existing operational car park within the Peak District National Park owned and operated by the National Park Authority, which currently is free to use by members of the public.
4. The existing use and character of the site is not altered, and the harm to the wider landscape setting of the car park is minimal.
5. The application is recommended for approval.

Site and Surroundings

6. The application site is located in open countryside approximately 1.4km to the north-west of Youlgrave.
7. The site comprises a hardsurfaced parking area off the south of Moor Lane, approximately 150m east of the junction with Long Rake. The boundary of the car park is demarcated by a drystone wall.
8. There is woodland to the north, south and west of the car park, therefore the site is screened except for along a section of Moor Lane from the east.
9. The site does not lie within the designated conservation area, and there are no listed buildings in the vicinity.
10. A public right of way runs in a southerly direction along the track which borders the east side of the car park.

Proposal

11. The proposal is for the erection of a solar powered car park machine along with associated signage and two posts in front of the installation to create a safe area for people using the machine.

RECOMMENDATION:

12. That the application be APPROVED subject to the following conditions:

- **Statutory time limit**
- **The development to be in accordance with the submitted specifications received 18/11/2022, and the amended site plan received 21/12/2022**

Key Issues

13. The key issues are:

- Whether the proposals would have a detrimental effect on the character and appearance of the site and its setting, or the wider landscape setting within which it sits; and
- Public safety; and
- Whether the proposals would harm the amenities of nearby neighbouring properties.

History

14. None.

Consultations

15. Derbyshire County Council (Highway Authority) – No objections.

16. Derbyshire Dales District Council – No response to date.

17. Youlgrave Parish Council – Support. The PC comments that, *“this as essential for the upkeep of the National Park noting that this car park does not impact the village due to its distance.”*

18. PDNPA Archaeologist - No archaeological concerns. *“While the proposed meter and sign are close to features of heritage interest, they do not impact upon them, and any harm to their setting is negligible. I am content that there is no harm to heritage significance.”*

Representations

19. During the publicity period the Authority received one representation, which is a general comment regarding the concern that people will instead park on the verges.

Main Policies

20. Relevant Core Strategy policies: GSP1, GSP2, GSP3, CC1, CC2, DS1, L1, T1, T3 & T7

21. Relevant Local Plan policies: DM1 & DMC3

22. National Planning Policy Framework

Wider Policy Context

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

- Conserve and enhance the natural beauty, wildlife and cultural heritage
- Promote opportunities for the understanding and enjoyment of the special qualities of national parks by the public
- When national parks carry out these purposes they also have the duty to:
- Seek to foster the economic and social well-being of local communities within the national parks.

National Planning Policy Framework

24. The National Planning Policy Framework (NPPF) replaced a significant proportion of central government planning policy with immediate effect. A revised NPPF was published in July 2021. The Government's intention is that the document should be considered as a material consideration and carry particular weight where a development plan is absent, silent or relevant policies are out of date. In the National Park the development plan comprises the Authority's Core Strategy 2011 and policies in the Peak District National Park Development Management Policies document 2019. Policies in the Development Plan provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. It is considered that in this case there is no significant conflict between prevailing policies in the Development Plan and more recent Government guidance in the NPPF.

25. Paragraph 176 of the NPPF states that *'great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in all these areas, and should be given great weight in National Parks and the Broads.'*

Peak District National Park Core Strategy

26. GSP1 & GSP2 - *Securing National Park Purposes and sustainable development & Enhancing the National Park.* These policies set out the broad strategy for achieving the National Park's objectives, and jointly seek to secure national park legal purposes and duties through the conservation and enhancement of the National Park's landscape and its natural and heritage

27. GSP3 - *Development Management Principles.* GSP3 states that all development must respect, conserve and enhance all valued characteristics of the site and buildings, paying particular attention to, amongst other elements, impact on the character and setting of buildings, scale of the development appropriate to the character and appearance of the National Park, design in accordance with the National Park Authority Design Guide and impact on living conditions of communities.

28. CC1 – *Climate change mitigation and adaptation.* CC1 requires all development to make the most efficient and sustainable use of land, buildings and natural resources to achieve the highest possible standards of carbon reductions

29. CC2 – *Low carbon and renewable energy development.* Policy CC2 is supportive of proposals for low carbon and renewable energy development provided it can be accommodated without adversely affecting landscape character, cultural heritage assets, other valued characteristics or other established uses of the area.

- 30. DS1 - *Development Strategy*. This sets out what forms of development are acceptable in principle within the National Park.
- 31. L1 - *Landscape character and valued characteristics*. L1 states that all 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.
- 32. T1 – *Reducing the general need to travel and encouraging sustainable transport*. T1 (E) says that sustainable access for the quiet enjoyment of the National Park, that does not cause harm to the valued characteristics, will be promoted.
- 33. T3 – *Design of transport infrastructure*. T3 (B) requires particular attention to be given to using the minimum infrastructure necessary.
- 34. T7 – *Minimising the adverse impact of vehicles and managing the demand for car and coach parks*. T7 (C) refers to the management of non-residential parking.

Local Plan Development Management Policies

- 35. DM1 – *The presumption of sustainable development in the context of National Park purposes*. These being (i) to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park; and (ii) to promote opportunities for the understanding and enjoyment of the valued characteristics of the National Park.
- 36. DMC3 - *Siting, Design, layout and landscaping*. DMC3 states that where development is acceptable in principle, it will be permitted provided that its detailed treatment is of a high standard that respects, protects and where possible enhances the natural beauty, quality and visual amenity of the landscape, including the wildlife and cultural heritage that contribute to the distinctive sense of place.

Assessment

Principle of the development

- 37 The proposal contributes to the Authority's statutory purposes and is acceptable in principle.
- 38 The provision of car parking ticket machines could help to encourage car sharing, thereby reducing travel, which policy T1 seeks to promote.
- 39 Policy DS1 states that renewable energy infrastructure is acceptable in principle provided that they can be accommodated without adverse visual impact and do not raise any amenity issues.

Visual Impacts

- 40 The siting for the proposed car park ticketing machine is to the west side of the car park entrance, behind the existing boundary wall; it would be seen against the backdrop of the wooded area to the west. The tariff sign is alongside it.
- 41 In terms of the wider visual impact, due to the positioning and the existing screening to the car park. The only view would be on a very short section of the Moor Lane from the east and the top section of the lane to the east.

- 42 The proposed machine is a functional structure comprising a solar panel measuring 475mm by 378mm, on top of a pedestal whose dimensions are 290mm by 274mm. The overall height of the machine is 1.714m. The machine has a black finish, which is a recessive colour.
- 43 The machine is on a concrete pad with a small tarmac standing area and two posts are provided to ensure the safety of the area when members of the public are using the machine.
- 44 The tariff sign measures 850mm across, by 1.2m in depth. It is mounted on poles with its highest edge at 1.5m. The sign has a dark green background with lettering and symbols in Peak District National Park colours. The smaller advisory signs, measuring 290mm by 425mm (approximately A4 size), are also green.
- 45 Although the design of the proposed infrastructure does not reflect or harmonise with the natural environment or local building traditions, the development is a modest scale, recessive colour. The siting, which utilises existing features and screening makes the impact negligible. Within the existing car park it is screened from wider viewpoints, and in the context of the car park, is not incongruous and does not have a detrimental impact on the site.
- 46 The proposals are considered to have a minimal impact on the character and appearance of the existing site and a negligible impact on the wider setting of the car park.
- 47 It is therefore concluded that the proposal is compliant with policies GSP3, L1, and DMC3 and also in line with policies CC1, CC2, T3 and T7.

Amenity Impacts

- 48 Due to the site being an existing car park whose use will not change, it will have will not have an adverse effect upon any neighbouring properties.
- 49 As noted above, the proposed installations will not have a detrimental effect on the character and appearance of the site, or the wider landscape setting.
- 50 The Highway Authority have no safety concerns, and the proposed posts to keep the immediate area to the front of the machine protected means there are no public safety issues.
- 51 In terms of amenity issues the proposal is in line with the Authority's policies and national planning policy.

Sustainability

- 52 Policy CC1 requires all development to make the most efficient and sustainable use of land, buildings and natural resources to achieve the highest possible standards of carbon reductions. The solar powered infrastructure is inherently sustainable and therefore complies with the requirements of CC1.

Conclusion

- 53 The proposed development does not have an adverse impact on the character and appearance of the existing site.

54 As such, it is concluded that the proposal is compliant with policies GSP3, L1, CC1, CC2, T3, T7, DMC3, and national planning policy.

Human Rights

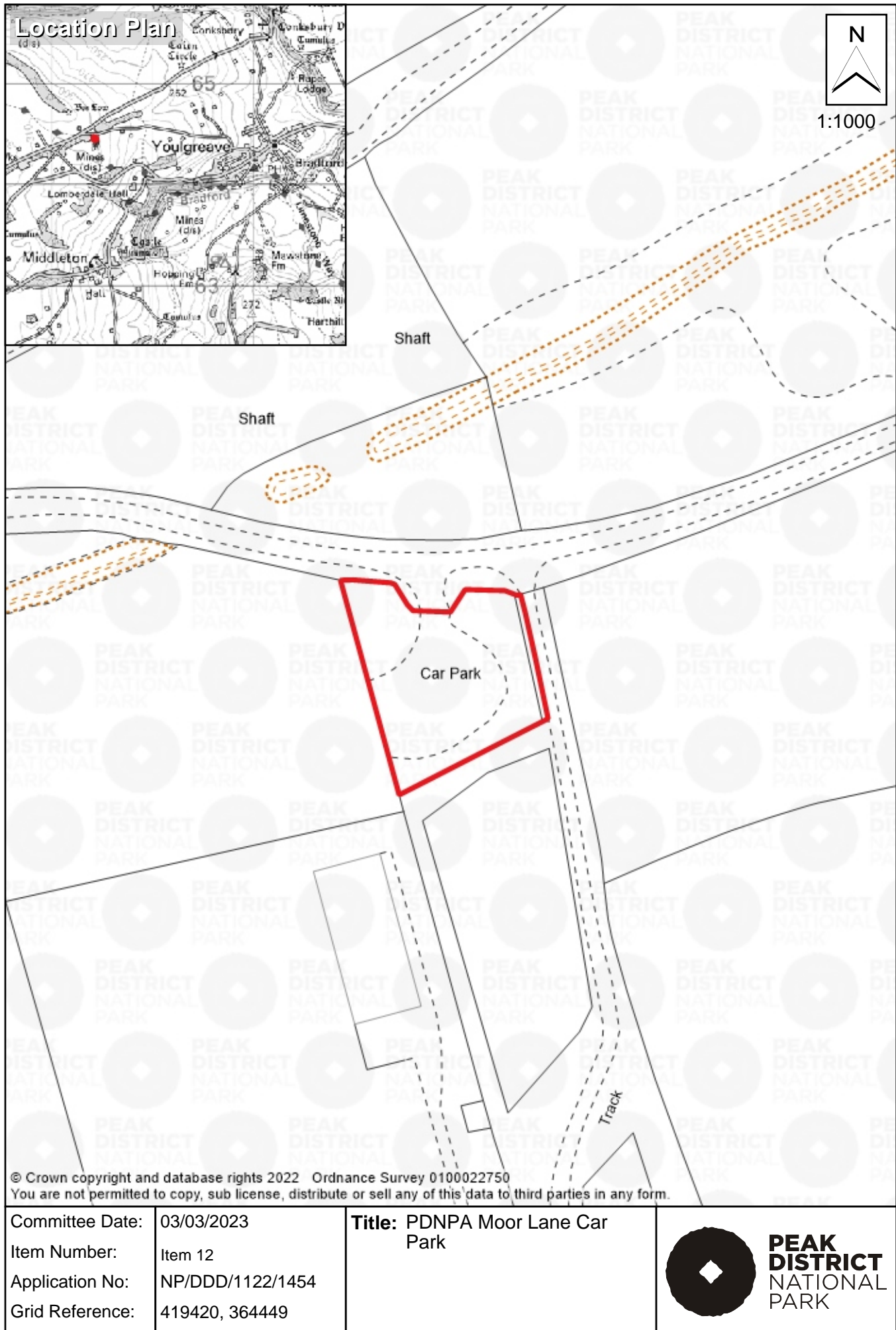
Any human rights issues have been considered and addressed in the preparation of this report.

List of Background Papers (not previously published)

Nil

Report Author and Job Title

Denise Hunt – Planner – South Area



This page is intentionally left blank

13. FULL APPLICATION - FOR INSTALLATION OF SOLAR POWERED CAR PARK MACHINE AND ASSOCIATED BASE, PEDESTRIAN AREA AND SIGNAGE –UPPER BURBAGE CAR PARK RINGINGLOW ROAD STANAGE SHEFFIELD S32 1DA - NP/HPK/1222/1608- EJ

APPLICANT: PEAK DISTRICT NATIONAL PARK AUTHORITY

Summary

1. The application is to install a single solar powered car park pay and display ticket machine, with associated base and protection posts at this existing free car park.
2. Although the description includes signage, advertisements are controlled under separate legislation and therefore where express consent is required it would be subject to a separate application for Advertisement Consent.
3. The application forms part of a wider scale implementation of Pay & Display ticket machine installations by the applicant at its car parks across the National Park.
4. The development is small scale, dark coloured, appropriate to the current use as carpark and would have minimal landscape impact.
5. The proposal therefore accords with adopted policies and is recommended for approval.

6. Site and Surroundings

7. The Upper Burbage Bridge car park is located in the open countryside off the Hathersage to Ringinglow road. It lies in a dip in the wider open moorland landscape. The car park is currently free to use and is a popular destination for visitors to the Upper Burbage/Stanage area, with strong pressures for parking on the roadside verge and nearby lay-bys
8. The site lies within the Landscape Designation - Moorland slopes & cloughs.
9. An underground oil or gas pipeline runs under the application site and close to the proposed installation point.

10. Proposal

11. The installation of solar powered pay and display ticket machine.
12. The machine would be located to the West side of the carpark with associated concrete & tarmac base and 2x 1m x 200mm protective timber posts.
13. The Pay & Display machine has a max width of 47.5cm, max depth of 37.8cm and a height of 173.4cm. This would be solar powered and black in colour.
14. For information in this application, the proposed tariff board would be 850mm high and the regulations board 350mm high.

15. RECOMMENDATION:

That the application be APPROVED subject to the following conditions:

- 1. Commence development within 3 years.**

2. **Carry out in accordance with specified amended plans which relocate the ticket machine east-wards to within the verge beside the footpath gate into the adjacent moorland to avoid the underground pipeline easement.**

16. **Key Issues**

- The impact upon the character and appearance of the landscape
- Impact upon buried infrastructure – in this case a government oil pipeline
- Any impact to highways and public safety

17. **History**

18. 1999 – NP/S/1299/029 – Approval for construction public car park
19. 2001 – NP/S/ 0201/004 – Approval for siting of mobile refreshment concession.

20. **Consultations**

21. Highway Authority: No response to date
22. Parish Council – No response to date
23. Surveyors acting on behalf of the owners of the nearby underground pipeline – Objection – comments as follows: -.

“It appears from the plans submitted by the applicant that their proposed development is to be constructed within close proximity to Exolum apparatus. Such works would require consent from Exolum and, in this instance, consent would not be granted as the proposed development would restrict access to the pipeline, both for routine maintenance and in an emergency situation. We must therefore object to the planning application”

24. **Representations**

25. There has been 1 local objection raising the following point: -
26. *Leave the car park free for all and keep the Peak that tiny bit more accessible for people.*

27. **National Planning Policy Framework (NPPF)**

28. 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.
29. The National Planning Policy Framework (NPPF) has been revised (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 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.

30. National policy on the importance of biodiversity, cultural heritage and natural beauty is set out in sections 2; 15; and 16 of the NPPF (2021), amended from PPS7: Sustainable Development in Rural Areas (2012).
31. The Government continues to regard national park designation as conferring the highest status of protection as far as landscape and natural beauty is concerned. It also states that national parks make an important contribution to the cultural and natural heritage of the nation.
32. 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.

33. Main Development Plan Policies

34. Core Strategy (2011)

35. CC1 – *Climate change mitigation and adaptation*. This policy aims to build in resilience to, and mitigate the causes of climate change. In order to achieve this the policy sets out that development must be efficient and sustainable in its use of land, buildings and natural resources.
 - a. Particular reference given to CC1 (A): *Make the most efficient and sustainable use of land, buildings and natural resources*; and (B): *Take account of the energy hierarchy*.
36. L1 – *Landscape character and valued characteristics*. This 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.
37. T3 – *Design of transport infrastructure*. In Particular, T3 (A) concerning signage and furniture. Requires that transport infrastructure, including roads, bridges, lighting, signing, other street furniture and public transport infrastructure, will be carefully designed and maintained to take full account of the valued characteristics of the National Park.

38. Development Management (2019)

39. DMC3 – Siting, design, layout and landscaping. This policy states that where development is acceptable in principle, its detailed treatment will be of a high standard that respects, protects and enhances the area's natural beauty, quality and visual amenity of the landscape, including the wildlife and cultural heritage whilst contributing to the distinctive sense of place.
 - a. In particular, DMC3 (B (IV)): *access, utility services, vehicle parking, siting of services, refuse bins and cycle storage*.

40. Assessment

41. Design and landscape Impact

42. The design and appearance of the machine is compliant to Core Strategy Policy T3 concerning the design of transport infrastructure. The machine is modest in scale being dark coloured also accords with Development Management Policy DMC3.

43. The overall design of the payment machine incorporates the use of solar power, putting its impact low on the energy hierarchy with minimal maintenance and energy required for its operation to meet CC1.
44. The submitted plans sited the machine near the western edge of the car park. Unfortunately, this is within the easement of a buried strategic energy pipeline which has raised a strong objection from agents acting on behalf of the operator. Relocation of the parking charge machine a few metres to the east outside of this area is both practical and would raise no additional landscape issues. It would also be closer to the access point into the wider footpath network for a number of users. Consequently, amended plans from the applicant have been agreed in principle and will be available in time for the meeting. It is also hoped re-consultation can be completed in time also to result in the withdrawal of the pipeline consultees objection.
45. Therefore, within the setting of the car park, the visual impact of the meter upon the character and appearance of the landscape is considered to be minor and acceptable.

46. Highway Impact

47. The machine and associated signage will be set well back at an appropriate distance away from the highway and users of the car park. It would not therefore cause any obstruction to users in the car park or of drivers in the highway.
48. There are other existing and informal car parks/lay-bys along Ringinglow Road which are regularly in use and remain free of charge.
49. Therefore, it is not considered the development will cause harm to public safety on the highway or the carpark.
50. As with the other sites, the applicants recognises the impact of charging to result in displaced parking to avoid fees and makes the following statement in response which is considered to represent an appropriate and proportionate response and approach to the issue;
51. *“A number of the sites already experience on road parking, or are on roads too narrow and with unsuitable verges for on road parking. To mitigate for any additional on road parking it is proposed to undertake additional communication at the sites to highlight how parking fees are spent and the negative impact of verge parking. Previously targeted engagement and PR led to an increase of 29% in parking fees at the Hollin Bank Car Park. In addition, on road parking will be surveyed prior to charges being implemented and afterwards to assess the impact, if significant change is identified then further targeted PR will be undertaken, with other actions reviewed. Charging for currently free car parks has a risk as visitors may choose not to use the car parks and use road side spaces instead. This is not a safe possibility at some locations. This is also a risk with increasing the tariff. This was highlighted as a risk during the 2016 car park review but those concerns were not borne out. As part of the implementation of these changes a communications plan will be devised to encourage responsible behaviour and highlight the important role that car park income has in enabling the Authority to carry out its work and provide essential facilities for visitors.”*

52. Conclusion

53. The car parking machine in the amended location is considered to have a minor and acceptable impacts upon the National Park landscape taking into account its setting within an established car park.

54. The amended proposal is compliant with adopted policy and is therefore recommended for approval, subject to the withdrawal of the pipeline easement objection and completion in accordance with amended plans.

55. Human Rights

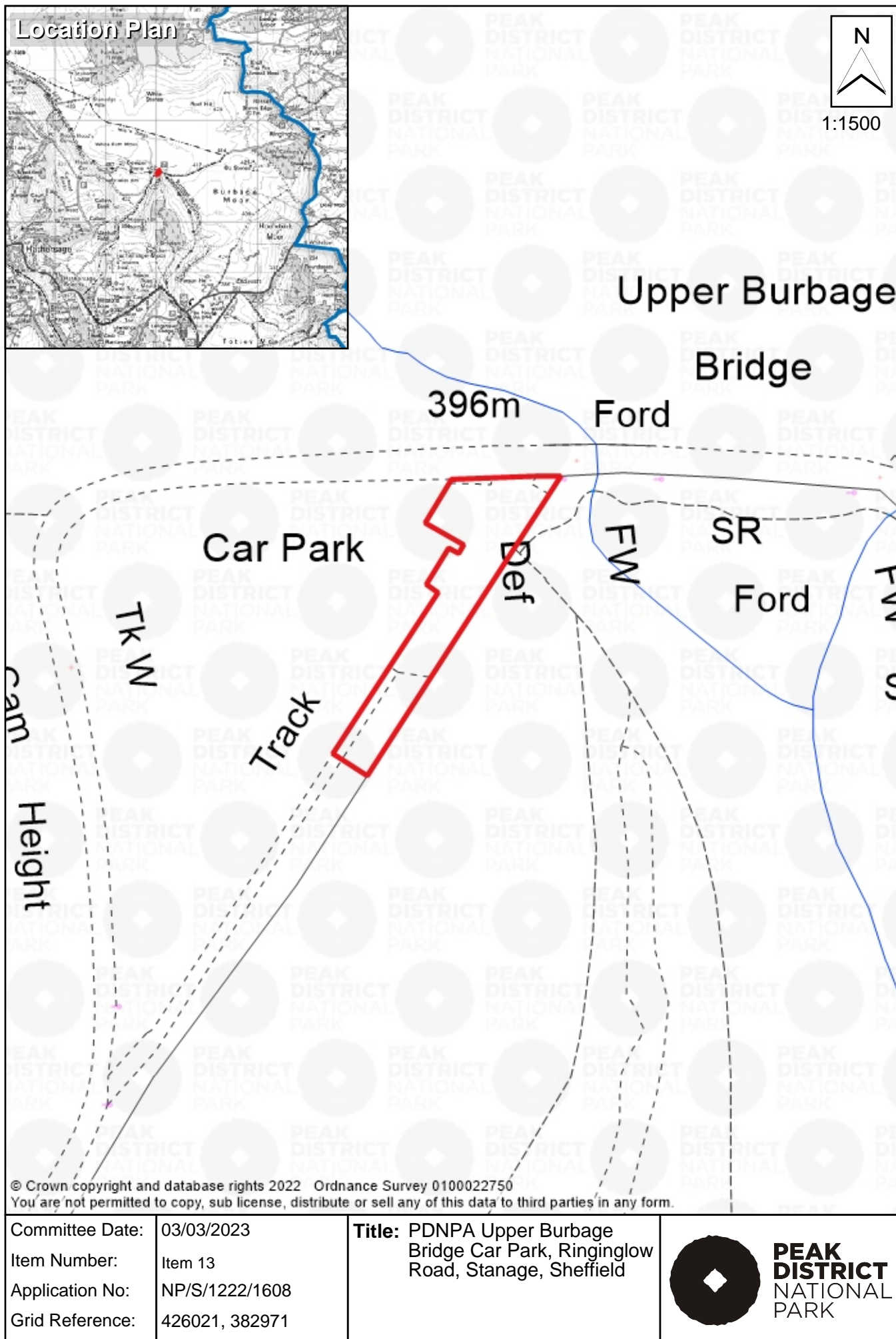
56. Any human rights issues have been considered and addressed in the preparation of this report.

57. List of Background Papers (not previously published)

58. Nil

59. Report author: Ellie Johnson, Assistant Planner

This page is intentionally left blank



This page is intentionally left blank

14. FULL APPLICATION - FOR INSTALLATION OF SOLAR POWERED CAR PARK MACHINE AND ASSOCIATED BASE, PEDESTRIAN AREA AND SIGNAGE –BARBER BOOTH ROAD, EDALE (NP/HPK/1122/1452 – EJ)

APPLICANT: PEAK DISTRICT NATIONAL PARK AUTHORITY

(Note: Any reference in the following report to 'Authority' will refer to the Authority as the local planning authority and not as the applicant for the avoidance of any doubt).

Summary

1. The existing car park at Barber Booth Road, Edale is a free car park owned and operated by the National Park Authority.
2. Permission is sought to install a single solar powered car park ticket machine in the corner of the car park. It would be sited on a concrete pad with a small tarmac pedestrian hardstanding in front protected by two timber posts.
3. The application is one of 13 applications submitted by the applicant as part of a wider scheme to implement more charging in its car parks.
4. Although the description includes signage, advertisements are controlled under separate legislation and therefore where express consent is required it would be subject to a separate application for Advertisement Consent.
5. The site is within the Edale Conservation Area.
6. The proposed machine is small in scale, dark coloured and appropriately sited and related to the current use as a visitor car park. It is of a suitable high standard of design which would cause no harm to the character and appearance of the car park, the local landscape or the setting and significance of the Conservation Area.
7. In the context of this setting the proposal therefore represents an acceptable form of small-scale transport related infrastructure which accords with policies in the development plan.
8. The application is therefore recommended for approval.

Site and Surroundings

9. This small visitor car park is located adjacent the south side of the lane up to Upper Booth from the small hamlet of Barber Booth.
10. It lies within the Edale Conservation Area, and with the Landscape Designation - Upper Valley Pastures.
11. The site has benefitted from tree planting to the north and south which screens the car park from all but very close views.

Proposal

12. The installation of solar powered car park machine, and associated base and pedestrian area.
13. Submitted plans show red line application site boundary around the whole of car park, however the size of the machine base is 2sqm.

14. The machine will be located to the South-East of the car park with associated concrete & tarmac base and 2x timber protection posts. The Pay & Display machine be solar powered and black in colour and would have the following dimensions - width 47.5cm, depth 37.8cm and a height of 173.4cm.
15. The colour and siting of the machine will help it to be visible to users of the car parks but to have a limited visual impact in the local and wider landscape.
16. New/replacement signage is also mentioned but as noted above advertisements are covered by a separate set of regulations and application process. Just for information purposes therefore, to the North of the proposed machine there is an existing car park sign. Two further signs are proposed, one to the central North of the site and one to the East. The signs are 850mm wide, the main tariff board would be 850mm high and the regulations are 350mm high.

RECOMMENDATION:

That the application be APPROVED subject to the following conditions:

- 1. Statutory time limit**
- 2. In accordance with submitted amended plans**

Key Issues

- The impact on the character and appearance of the car park and its landscape setting including the Edale Conservation Area.
- Any highway safety or amenity impacts

History

1998 – NP/HPK/0798/109 Application for refurbishment of filter bed and car park.

Consultations

Highways Authority: No Highway's comments

Edale Parish Council: Unanimous support for the application

Representations

17. During the consultation period, the Authority has not received any representations regarding the proposal.

National Planning Policy Framework (NPPF)

18. 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.

19. The National Planning Policy Framework (NPPF) has been revised (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 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.
20. National policy on the importance of biodiversity, cultural heritage and natural beauty is set out in sections 2; 15; and 16 of the NPPF (2021), amended from PPS7: Sustainable Development in Rural Areas (2012).
21. The Government continues to regard national park designation as conferring the highest status of protection as far as landscape and natural beauty is concerned. It also states that national parks make an important contribution to the cultural and natural heritage of the nation.
22. 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 (2011)

23. 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.
24. 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.
In particular GSP3 (K): adapting to and mitigating the impact of climate change, particularly in respect of carbon emissions, energy and water demand.
25. CC1 – *Climate change mitigation and adaptation*. This policy aims to build in resilience to, and mitigate the causes of climate change. In order to achieve this the policy sets out that development must be efficient and sustainable in its use of land, buildings and natural resources. Particular reference given to CC1 (A): *Make the most efficient and sustainable use of land, buildings and natural resources*; and (B): *Take account of the energy hierarchy*.
26. L1 – *Landscape character and valued characteristics*. This 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.

27. L3 - *Cultural heritage assets of archaeological, architectural, artistic or historic significance.* This policy relates to cultural heritage assets and their settings. Both policies L1 and L3 say that development must conserve or enhance the landscape and cultural heritage of the National Park and other than in exceptional circumstances development that has a harmful impact will not be permitted.
28. T3 – *Design of transport infrastructure.* In Particular, T3 (A) concerning signage and furniture. Requires that transport infrastructure, including roads, bridges, lighting, signing, other street furniture and public transport infrastructure, will be carefully designed and maintained to take full account of the valued characteristics of the National Park.

Development Management (2019)

29. DMC3 – *Siting, design, layout and landscaping.* This policy states that where development is acceptable in principle, its detailed treatment will be of a high standard that respects, protects and enhances the area's natural beauty, quality and visual amenity of the landscape, including the wildlife and cultural heritage whilst contributing to the distinctive sense of place.
In particular, DMC3 (B (IV)): *access, utility services, vehicle parking, siting of services, refuse bins and cycle storage.*
30. DMC8 - *Conservation areas.* Relevant for development affecting heritage assets (and specifically conservation areas). These policies require applications to be supported by heritage assessments and for development to be of a high standard of design that conserves the significance of heritage assets and their setting. We have an adopted conservation area appraisal for the area and this is a material consideration in the determination of the application.

Assessment

31. Transport emissions are one of the major contributors to climate change in the Peak District National Park and a barrier to achieving net zero targets. Over 80% of visitors currently arrive by car and there can be negative impacts on both the National Park landscape and resident communities.
32. The provision of the solar powered parking ticket machine will enable the applicant to start charging for parking which is currently free. This would likely help toward reducing excess car use, encourage car sharing and thereby contribute to the overall strategy to mitigate the impacts of climate change and the impacts of visitor parking on the landscape and communities across the National Park.

Design and Appearance

33. The design and appearance of the machine and signage is compliant to Core Strategy Policy T3 concerning the design of transport infrastructure. The machine is small scale and in a recessive colour, with the associated base works being appropriate and necessary to protect the machine and users.
34. The overall design of the payment machine incorporates the use of solar power, putting its impact low on the energy hierarchy with minimal maintenance and energy required for its operation. The proposal is therefore considered to be of a high standard of design to meet policies DMC3 and CC1.

Landscape Impact

35. The machine would be located to the south-east edge of the car park, away from the parking bays and set back from the road. It would be viewed in the context of the car park and against the backdrop of the tree planting surrounding the car park. Given the dark colour it would have minimal visual impact and cause no harm to the valued character and appearance of the surrounding landscape.
36. The development would be located within the Edale Conservation Area. It is considered that given its small scale and dark colouring the meter machine would have only a minimal, very localised visual impact given the context within the car park setting. This would either be a neutral or very slight negative impact on the significance of the Conservation Area which in any case would be substantially outweighed by the public benefits from charging in terms of helping to fund the conservation and management of the special landscape of the Park and helping to discourage car use thereby reducing carbon emissions and mitigate the impacts of climate change.
37. The proposal would therefore be compliant with policies GSP1-3, L1, L3, and DMC8 of the Development Plan.

Highway Impact

38. The Highways Authority has been consulted and raised no objections.
39. The machines and associated signage are an appropriate distance away from the highway, and unlikely to cause any obstruction to users in the car park or of drivers.
40. Any charging regime is likely to result in some displacement parking to avoid charges. However, in this immediate locality roadside parking is not an option or extremely limited as the single-track access lane provides no opportunity for unauthorised parking.
41. Therefore, it is not considered the development will cause any impact to public or highway safety at or in the immediate vicinity of the car park.

Conclusion

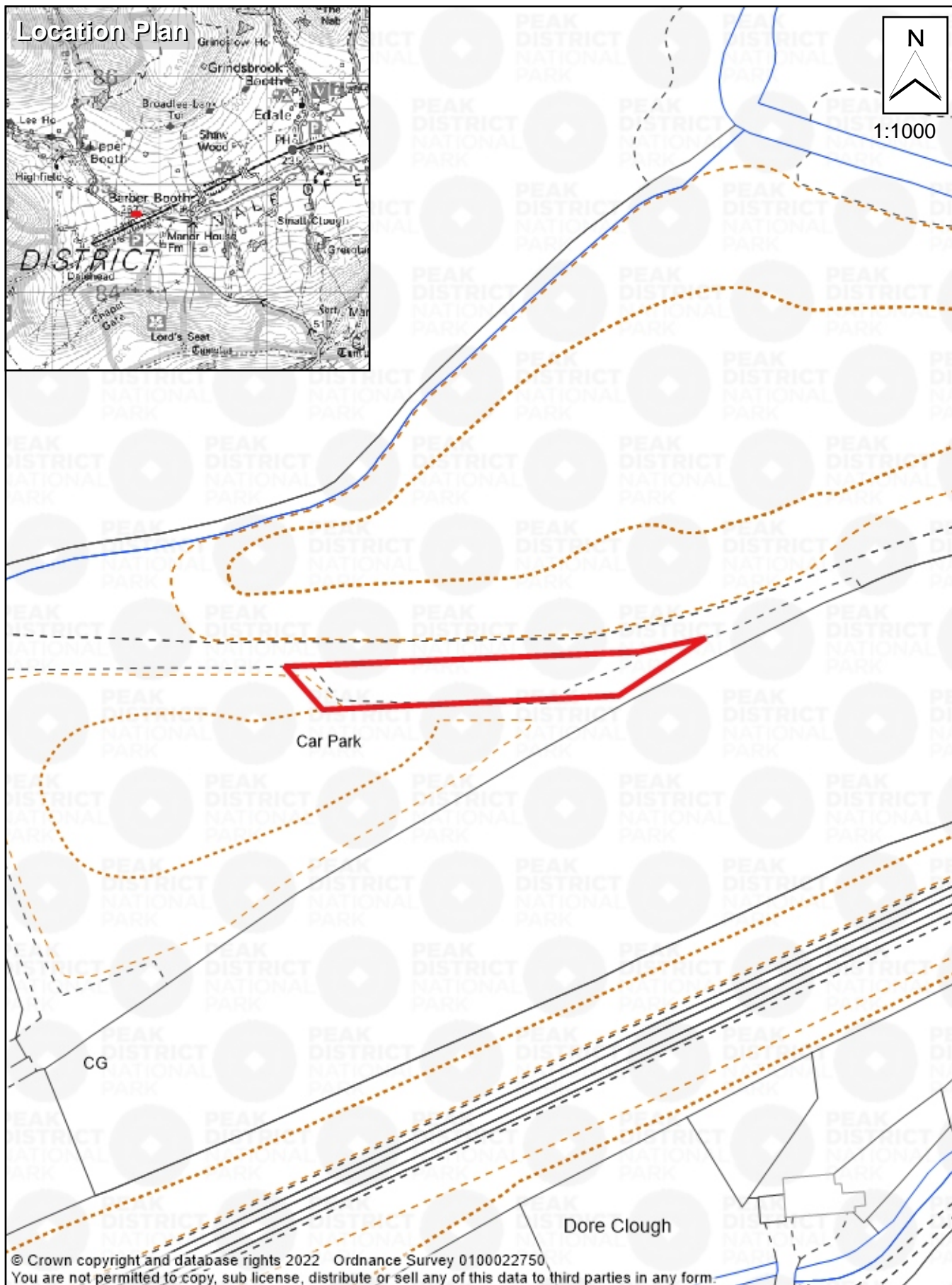
42. The car parking machine and associated signage, with pedestrian base, is not considered to have adverse impacts within the National park.
43. The proposal is therefore recommended for approval, subject to completion in accordance with submitted plans.

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

Report author: Ellie Johnson – Assistant Planner

This page is intentionally left blank



Committee Date: 03/03/2023
Item Number: Item 14
Application No: NP/HPK/1122/1452
Grid Reference: 410776, 384726

Title: PDNPA Barber Booth Road
Car Park, Edale



**PEAK
DISTRICT
NATIONAL
PARK**

This page is intentionally left blank

15. FULL APPLICATION - FOR INSTALLATION OF SOLAR POWERED CAR PARK MACHINE AND ASSOCIATED BASE, PEDESTRIAN AREA AND SIGNAGE – HOOKS CARR CAR PARK, BIRLEY LANE, HATHERSAGE - NP/DDD/1122/1458 - EJ

APPLICANT: PEAK DISTRICT NATIONAL PARK AUTHORITY

Summary

1. The existing car park at Hooks Carr is a free car park owned and operated by the Peak District National Park Authority on its North Lees Estate.
2. This application is one of 13 submitted by the applicant as part of a wider scale implementation of charging in its car parks.
3. The proposal is to install a single solar powered ticket machine, with associated base and pedestrian standing area protected by two timber posts.
4. Although the description includes signage, advertisements are controlled under separate legislation and therefore where express consent is required it would be subject to a separate application for Advertisement Consent.
5. The machine is small in scale, dark coloured and appropriately sited and related to the current use as car park. There would be no harm to the landscape and therefore the proposal accords with Development Plan policy and is recommended for approval.

6. Site and Surroundings

7. Hooks Carr Car Park is located in the open countryside to the north-east of Hathersage on Birley Lane close to its junction with The Dale. The car park has around 60 spaces laid out in a long thin extended lay-bay, large enough for parking 1 car depth off the road. This car park is currently free to the public, and is popular with visitors to Stanage Edge which lies immediately NE of the car park.
8. The nearest dwelling is the Grade II Listed Farmhouse at Overstones Farm, some 400m to the east.
9. The site is designated Natural Zone lying within the Peak District Moors Special Protection Area, the south Pennine Moors Special Area of Conservation and the Eastern Peak District Moors Site of Special Scientific Interest, CROW access land the Natural Zone: Section 3 Moorland, with a Landscape Designation as Open Moorlands.

10. Proposal

11. The proposal seeks full Planning Permission, for the installation of solar powered car park pay and display ticket machine, and associated base and pedestrian area.
12. The machine would be located to the centre, North-east of the car park with associated concrete and tarmac base with 2 timber posts (1m high 200mm wide) protecting the machine and pedestrian platform.
13. The would have a width of 47.5cm, depth of 37.8cm and a height of 173.4cm. This would be solar powered and black in colour.
14. New signage is also mentioned but as noted above advertisements are covered by a separate set of regulations and application process. Just for information purposes

therefore the proposed tariff board would be 850mm high and the sign setting out the regulations would be 350mm high.

15. RECOMMENDATION:

16. That the application be APPROVED subject to the following conditions:

- 1. Commence development within 3 years.**
- 2. Carry out in accordance with amended plans showing the meter relocated and elevation plans detailed to show precise installation and mitigation to screen/colour concrete base.**

17. Key Issues

- Development in the Natural Zone.
- Landscape Impact
- Any impact to highways, and public safety.

18. History

19. 1998 – NP/DDD/1098/501 - Approval for extension to layby parking area from 25 to 60 spaces. Plans also showed creation of passing places between the site and road junction to the north west.

20. Consultations

21. Highway Authority: No Highway safety objections.

22. Hathersage Parish Council – Commented as follows;

(i) applying car park charges to the Stanage area would result in more drivers parking their cars on grass verges to avoid paying and this will have an adverse impact on the environment.

(ii) the design and appearance of the development ought to be in keeping with the natural environment and requested that the machine base is concealed within a natural stone plinth and grassed around the base to avoid the visual appearance of any concrete

23. Representations

24. During the consultation period, the Authority has not received any representations regarding the proposals.

25. National Planning Policy Framework (NPPF)

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

27. The National Planning Policy Framework (NPPF) has been revised (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 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.
28. National policy on the importance of biodiversity, cultural heritage and natural beauty is set out in sections 2; 15; and 16 of the NPPF (2021), amended from PPS7: Sustainable Development in Rural Areas (2012).
29. The Government continues to regard national park designation as conferring the highest status of protection as far as landscape and natural beauty is concerned. It also states that national parks make an important contribution to the cultural and natural heritage of the nation.
30. 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.

31. Main Development Plan Policies

32. Core Strategy (2011)

33. 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.
34. 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. In particular GSP3 (K): *adapting to and mitigating the impact of climate change, particularly in respect of carbon emissions, energy and water demand*.
35. CC1 – Climate change mitigation and adaptation. This policy aims to build in resilience to, and mitigate the causes of climate change. In order to achieve this the policy sets out that development must be efficient and sustainable in its use of land, buildings and natural resources. Particular reference given to CC1 (A): Make the most efficient and sustainable use of land, buildings and natural resources; and (B): Take account of the energy hierarchy.
36. L1– Landscape character and valued characteristics. This 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.
37. L3 - Cultural heritage assets of archaeological, architectural, artistic or historic significance. This policy relates to cultural heritage assets and their settings.
38. Both policies L1 and L3 say that development must conserve or enhance the landscape and cultural heritage of the National Park and other than in exceptional circumstances development that has a harmful impact will not be permitted.

39. T3 – *Design of transport infrastructure*. In Particular, T3 (A) concerning signage and furniture. Requires that transport infrastructure, including roads, bridges, lighting, signing, other street furniture and public transport infrastructure, will be carefully designed and maintained to take full account of the valued characteristics of the National Park.

40. Development Management (2019)

41. DMC2 A. Protecting and managing the Natural Zone sets out the exceptional circumstances in which development is permissible in the Natural Zone are those in which a suitable, more acceptable location cannot be found elsewhere and the development is essential:

(i) for the management of the Natural Zone;

or

42. (ii) for the conservation and/or enhancement of the National Park's valued characteristics.

43. DMC3 – Siting, design, layout and landscaping. This policy states that where development is acceptable in principle, its detailed treatment will be of a high standard that respects, protects and enhances the area's natural beauty, quality and visual amenity of the landscape, including the wildlife and cultural heritage whilst contributing to the distinctive sense of place.

44. In particular, DMC3 (B (IV)): access, utility services, vehicle parking, siting of services, refuse bins and cycle storage.

45. Assessment

46. Principle of development in the Natural Zone.

47. The site lies within designated Natural Zone where there is a strong presumption against development, other than in exceptional circumstances if a suitable more acceptable location cannot be found elsewhere. The exceptional circumstances are for development that is either essential for the management of the Natural Zone or for the conservation and/or enhancement of the National Park's valued characteristics.

48. In this case although technically within these designated areas the application site is now a formal car park which was extended significantly in the late 1990's. It has therefore not exhibited the features justifying the formal designation of the adjacent land as SSSI moorland, SPA and SAC for some considerable time. Consequently, in these circumstances it is considered that little weight attached to policy DMC2 and does not prevent the principle of development of the ticket machine. The main issue is therefore whether it can be accommodated without harm to the valued character and appearance of the local landscape.

49. Design and Appearance

50. The design and appearance of the machine and signage is compliant to Core Strategy Policy T3 concerning the design of transport infrastructure. The machine is small scale and in a recessive colour, with the associated hard surfacing and timber posts being equally minor and acceptable in appearance terms.

51. The payment machine incorporates the use of solar power, putting its impact low on the energy hierarchy with minimal maintenance and energy required for its operation.

52. The machine and associated signage as submitted would be located centrally within the car park close to the rear wall which being low will mean the machine at 1.7m tall would be an isolated and more obvious feature which would intrude upon the open landscape views up the iconic Stanage Edge especially at quiet times when the car park is not full.
53. Relocating the meter to the south eastern end adjacent other car park infrastructure of cycle parking hoops, other signage and adjacent road traffic signage close to the junction with The Dale road would minimise this landscape impact. Given this setting and location within the Natural Zone this is considered to be both reasonable and necessary in planning terms to make the development acceptable. The applicant has agreed to provide amended plans in time for the meeting which can be conditioned.
54. Subject to the above amendment location the proposed machine and its siting is considered acceptable in landscape impact terms.

55. Highway Impact

56. The Highways Authority has no objections to the proposal.
57. The machine would be away from the highway and not impact upon or cause any obstruction to users in the car park or the main road.
58. There are other car parks within the area, but are a significant distance from Hooks Carr car park.
59. Charging inevitably results in displacement parking to avoid charges. The applicant acknowledges this problem and to help mitigate this have set out the following measures;
60. "To mitigate for any additional on road parking it is proposed to undertake additional communication at the sites to highlight how parking fees are spent and the negative impact of verge parking. Previously targeted engagement and PR led to an increase of 29% in parking fees at the Hollin Bank Car Park. In addition on road parking will be surveyed prior to charges being implemented and afterwards to assess the impact, if significant change is identified then further targeted PR will be undertaken, with other actions reviewed.
61. Charging for currently free car parks has a risk as visitors may choose not to use the car parks and use road side spaces instead. This is not a safe possibility at some locations. This is also a risk with increasing the tariff. This was highlighted as a risk during the 2016 car park review but those concerns were not borne out. As part of the implementation of these changes a communications plan will be devised to encourage responsible behaviour and highlight the important role that car park income has in enabling the Authority to carry out its work and provide essential facilities for visitors."
62. The above measures are considered to be a reasonable and proportionate response by the applicant to manage any displaced parking concerns.

63. Conclusion

64. The car parking machine and associated signage, with pedestrian base, is not considered to have adverse impacts on the landscape provided it is relocated as set out above to minimise landscape impact.
65. The proposal is therefore recommended for approval, subject to completion in accordance with amended plans

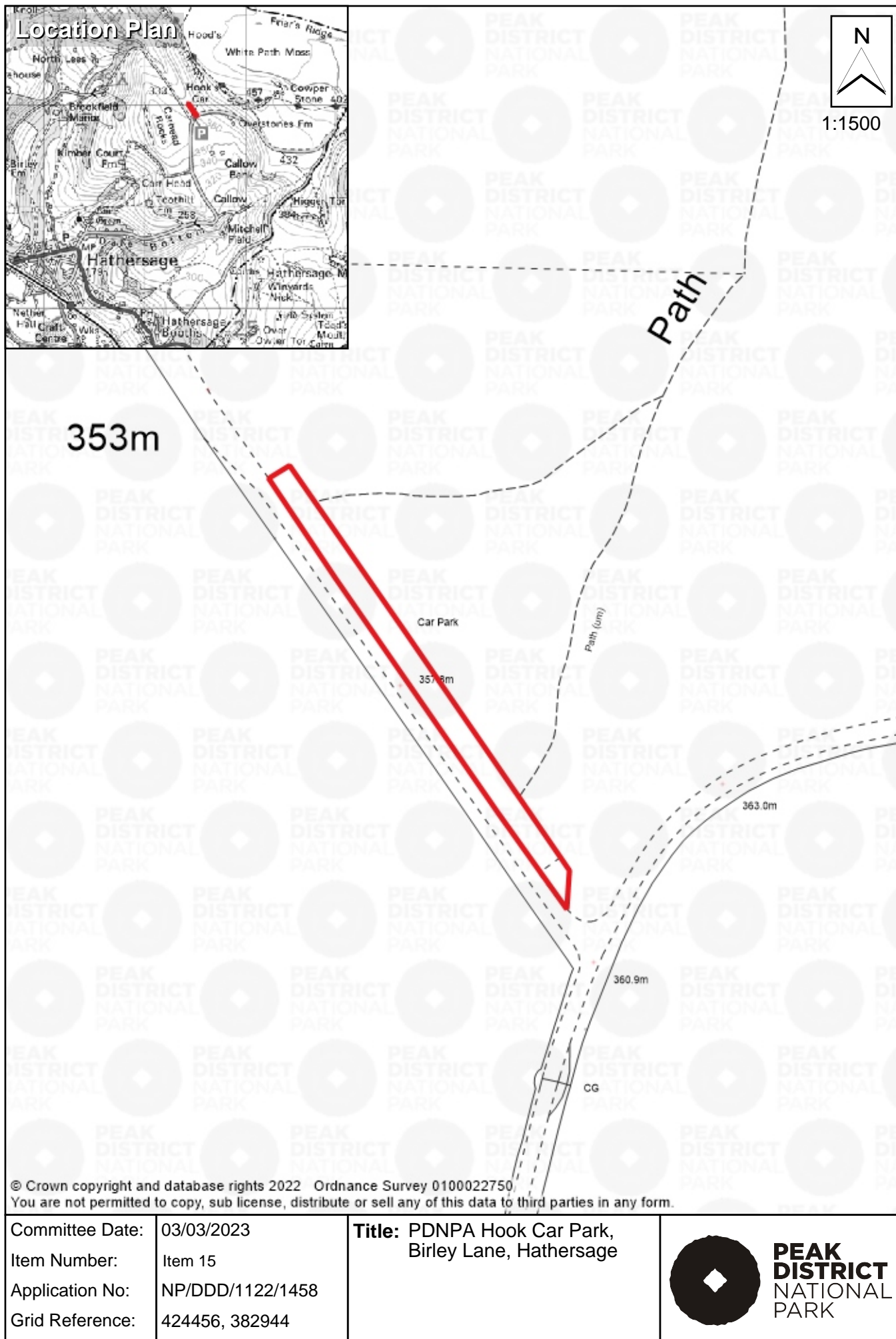
66. Human Rights

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

68. List of Background Papers (not previously published)

69. Nil

70. Report author: Ellie Johnson, Assistant Planner



This page is intentionally left blank

16. FULL APPLICATION - FOR THE INSTALLATION OF A SOLAR POWERED CAR PARK MACHINE AND ASSOCIATED BASE, PEDESTRIAN AREA AND SIGNAGE - MILLDALE CAR PARK, MILLWAY LANE, MILLDALE (NP/SM/1122/1457, DH)

APPLICANT: PEAK DISTRICT NATIONAL PARK AUTHORITY

Summary

1. The application is for the installation of a solar powered car park machine and associated base, pedestrian area and signage.
2. The National Parks and Access to the Countryside Act 1949 (Section 12) gives the Authority powers to provide and operate parking places, and may for the purposes of such arrangements erect such buildings and carry out such work as may appear to them to be necessary or expedient.
3. The site is an existing operational car park within the Peak District National Park owned and operated by the National Park Authority, which currently is free to use by members of the public.
4. The existing use and character of the site is not altered, and the harm to the wider landscape setting of the car park is minimal.
5. The application is recommended for approval.

Site and Surroundings

6. The application site is located in the steep sided wooded valley of Hope Dale Hollow at Milldale, approximately 850m to the south of Alstonefield. Milldale is not a named settlement in policy DS1.
7. The site comprises a hardsurfaced parking area off each side of Millway Lane; to the north side the car park is bounded by drystone walls, to the south of the road is a lay-by.
8. The site does not lie within the designated conservation area, and there are no listed buildings in the vicinity.
9. The nearest residential neighbouring properties are Bank Farm and Bankside, over 70m to the east of the site.

Proposal

10. The proposal is for the erection of a solar powered car park machine along with associated signage and two posts in front of the installation to create a safe area for people using the machine.

RECOMMENDATION:

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

- **Statutory time limit**

- **The development to be in accordance with the submitted specifications received 18/11/2022 and amended plans received 14/02/2022**

Key Issues

12. The key issues are:

- Whether the proposals would have a detrimental effect on the character and appearance of the site and its setting, or the wider landscape setting within which it sits; and
- Public safety; and
- Whether the proposals would harm the amenities of nearby neighbouring properties.

History

13. 1979 – Application NP/SM/0179/005 to construct the car park turning area & improve the lay-by parking facilities was granted conditionally.

14. 1983 - Construction of car park, turning area, and improvement of existing lay-by parking area was granted subject to conditions under NP/SM/1283/103.

Consultations

15. Staffordshire County Surveyor (Highway Authority) – No objections.

16. Staffordshire Moorlands District Council – No response to date.

17. Alstonefield Parish Council –Object. The PC has strong concerns regarding the impact on highway safety. Their detailed comments are as follows, *“Milldale is a small hamlet; apart from a tiny track to Alstonefield, there is only one small lane that runs through it. Milldale is very popular with tourists, visiting Dovedale and the surrounding area. The carpark is currently free and well used. The introduction of a parking charge will certainly encourage people to park on the road which will create congestion on the narrow roads and increase the danger to pedestrians, dog walkers and children. In addition, the carpark is in a very remote area, surrounding by very steep sides. The payment machine is designed to accept contactless card payments in an area where there is virtually no internet or 'phone coverage. Those people who are willing to pay the charges may well find that they are unable to make payment - thus forcing the willing to park on the roads along with the unwilling. The only way to prevent roadside parking would be the introduction of yellow lines which would have a very detrimental impact on the beauty of the area”*

Representations

18. During the publicity period the Authority received one representation, which objects to the proposals for the following reasons:

- *Concern that people will park on the verges of the single carriageway road in preference to paying.*
- *With no power in the car park and the location in the steep valley and surrounding trees, there is no mobile signal so people will not be able to pay using an app.*
- *Cash in the machine will encourage theft and vandalism in the area.*

Officer comment: All the sites which it is proposed to introduce charges to have been assessed and found to have mobile signal.

Main Policies

19. Relevant Core Strategy policies: GSP1, GSP2, GSP3, CC1, CC2, DS1, L1, T1, T3 & T7
20. Relevant Local Plan policies: DM1 & DMC3
21. National Planning Policy Framework

Wider Policy Context

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

National Planning Policy Framework

23. The National Planning Policy Framework (NPPF) replaced a significant proportion of central government planning policy with immediate effect. A revised NPPF was published in July 2021. The Government's intention is that the document should be considered as a material consideration and carry particular weight where a development plan is absent, silent or relevant policies are out of date. In the National Park the development plan comprises the Authority's Core Strategy 2011 and policies in the Peak District National Park Development Management Policies document 2019. Policies in the Development Plan provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. It is considered that in this case there is no significant conflict between prevailing policies in the Development Plan and more recent Government guidance in the NPPF.
24. Paragraph 176 of the NPPF states that *'great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in all these areas, and should be given great weight in National Parks and the Broads.'*

Peak District National Park Core Strategy

25. GSP1 & GSP2 - *Securing National Park Purposes and sustainable development & Enhancing the National Park.* These policies set out the broad strategy for achieving the National Park's objectives, and 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

26. GSP3 - *Development Management Principles*. GSP3 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.
27. CC1 – *Climate change mitigation and adaptation*. CC1 requires all development to make the most efficient and sustainable use of land, buildings and natural resources to achieve the highest possible standards of carbon reductions
28. CC2 – *Low carbon and renewable energy development*. Policy CC2 is supportive of proposals for low carbon and renewable energy development provided it can be accommodated without adversely affecting landscape character, cultural heritage assets, other valued characteristics or other established uses of the area.
29. DS1 - *Development Strategy*. This sets out what forms of development are acceptable in principle within the National Park.
30. L1 - *Landscape character and valued characteristics*. L1 states that all development must conserve and enhance valued landscape character and valued characteristics, and other than in exceptional circumstances, proposals in the Natural Zone will not be permitted.
31. T1 – *Reducing the general need to travel and encouraging sustainable transport*. T1 (E) says that sustainable access for the quiet enjoyment of the National Park, that does not cause harm to the valued characteristics, will be promoted.
32. T3 – *Design of transport infrastructure*. T3 (B) requires particular attention to be given to using the minimum infrastructure necessary.
33. T7 – *Minimising the adverse impact of vehicles and managing the demand for car and coach parks*. T7 (C) refers to the management of non-residential parking.

Local Plan Development Management Policies

34. DM1 – *The presumption of sustainable development in the context of National Park purposes*. These being (i) to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park; and (ii) to promote opportunities for the understanding and enjoyment of the valued characteristics of the National Park.
35. DMC3 - *Siting, Design, layout and landscaping*. DMC3 states that where development is acceptable in principle, it will be permitted provided that its detailed treatment is of a high standard that respects, protects and where possible enhances the natural beauty, quality and visual amenity of the landscape, including the wildlife and cultural heritage that contribute to the distinctive sense of place.

Assessment

Principle of the development

36. The proposal contributes to the Authority's statutory purposes and is acceptable in principle.
37. The provision of car parking ticket machines could help to encourage car sharing, thereby reducing travel, which policy T1 seeks to promote.

38. Policy DS1 states that renewable energy infrastructure is acceptable in principle provided that they can be accommodated without adverse visual impact and do not raise any amenity issues.

Visual Impacts

39. The siting for the proposed car park ticketing machine is within the car park to the north of the road. It is to the west side of the car park entrance, behind the existing boundary wall, with the tariff sign alongside.
40. In terms of the wider visual impact, due to the positioning behind the high wall only a small part of the development would be visible from the road.
41. The proposed machine is a functional structure comprising a solar panel measuring 475mm by 378mm, on top of a pedestal whose dimensions are 290mm by 274mm. The overall height of the machine is 1.714m. The machine has a black finish, which is a recessive colour.
42. The machine is on a concrete pad with a small tarmac standing area and two posts are provided to ensure the safety of the area when members of the public are using the machine.
43. The tariff sign measures 850mm across, by 1.2m in depth. It is mounted on poles with its highest edge at 1.5m. The sign has a dark green background with lettering and symbols in Peak District National Park colours. The smaller advisory signs, measuring 290mm by 425mm (approximately A4 size), are also green.
44. Although the design of the proposed infrastructure does not reflect or harmonise with the natural environment or local building traditions, the development is a modest scale, recessive colour. The siting, which utilises existing features and screening makes the impact negligible. Within the existing car park it is screened from wider viewpoints, and in the context of the car park, is not incongruous and does not have a detrimental impact on the site.
45. The proposals are considered to have a minimal impact on the character and appearance of the existing site and a negligible impact on the wider setting of the car park.
46. It is therefore concluded that the proposal is compliant with policies GSP3, L1, and DMC3 and also in line with policies CC1, CC2, T3 and T7.

Amenity Impacts

47. Due to the site being an existing car park and the intervening distance between the site and any residential properties, it will have will not have an adverse effect upon any neighbouring properties.
48. As noted above, the proposed installations will not have a detrimental effect on the character and appearance of the site, or the wider landscape setting.
49. The Highway Authority have no safety concerns, and the proposed posts to keep the immediate area to the front of the machine protected means there are no public safety issues.
50. In terms of amenity issues the proposal is in line with the Authority's policies and national planning policy.

Sustainability

51. Policy CC1 requires all development to make the most efficient and sustainable use of land, buildings and natural resources to achieve the highest possible standards of carbon reductions. The solar powered infrastructure is inherently sustainable and therefore complies with the requirements of CC1.

Conclusion

52. The proposed development does not have an adverse impact on the character and appearance of the existing site.
53. As such, it is concluded that the proposal is compliant with policies GSP3, L1, CC1, CC2, T3, T7, DMC3, and national planning policy.

Human Rights

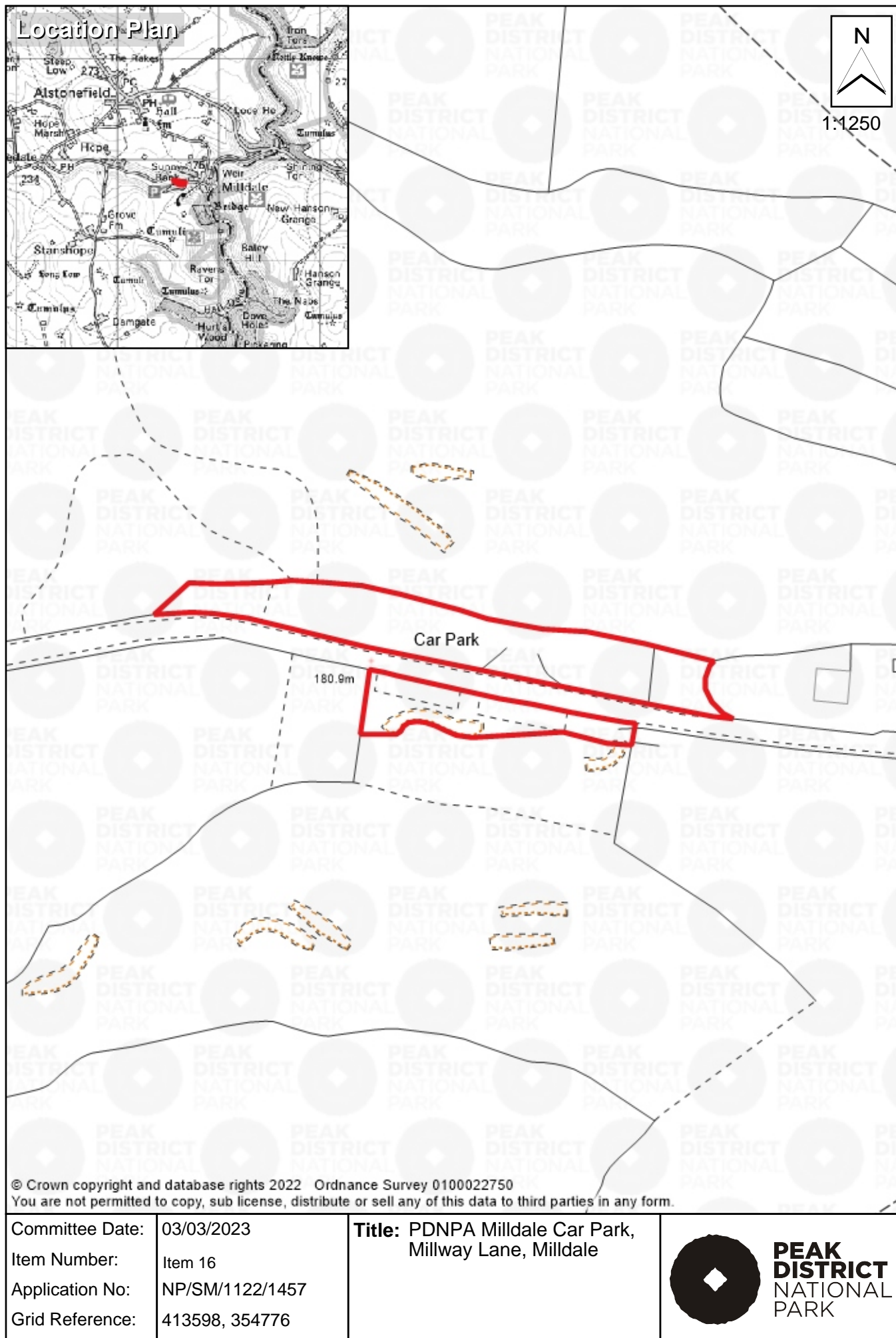
Any human rights issues have been considered and addressed in the preparation of this report.

List of Background Papers (not previously published)

Nil

Report Author and Job Title

Denise Hunt – Planner – South Area



This page is intentionally left blank

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

1. **APPEALS LODGED**

The following appeals have been lodged during this month.

<u>Reference</u>	<u>Details</u>	<u>Method of Appeal</u>	<u>Committee/ Delegated</u>
NP/SM/0422/0514 3309565	S.73 Application for the variation of Condition 2 on NP/SM/0321/0297 at Dains Mill, Roach Road, Upper Hulme	Written Representations	Committee
NP/DDD/0122/0132 3307826	Proposed additional digestate lagoon at Slipper Low Farm, Aldwark	Written Representations	Delegated
NP/HPK/1021/1120 3311757	Agricultural building to house, feed, handle and lamb sheep and to store fodder at Peaslow Lane, Sparrowpit	Written Representations	Delegated
NP/DDD/0922/1151 3312623	S.73 application for removal of condition 4 and the variation of condition 2 on NP/DDD/0522/0657 at Damson Trees, Tideswell Lane, Eyam	Householder	Delegated
NP/DDD/0822/1053 3314891	Regularisation of unauthorised work to rear roof over bathroom at Leach House, Leadmill, Hathersage	Householder	Delegated
NP/SM/1021/1062 3308555	Internal alterations at The Cottage, Alstonefield	Written Representations	Delegated
NP/GDO/0922/ 1163 3311307	Proposed upgrade to the existing 8.0m high replica Telegraph Pole on root foundation. Proposed 17.50m High EE/H3G Phase 7 monopole complete with wraparound cabinet to be installed on root foundation and associated ancillary works at Jtn. of The Lane, Station Road, Hathersage	Written Representations	Delegated

2. **APPEALS WITHDRAWN**

There have been no appeals withdrawn during this month.

3. **APPEALS DECIDED**

The following appeals have been decided during this month.

<u>Reference</u>	<u>Details</u>	<u>Method of Appeal</u>	<u>Decision</u>	<u>Committee/ Delegated</u>
NP/DDD/1221/1306 3304095	Conversion of part of agricultural building to home gym and self	Written Representations	Allowed	Delegated

catering holiday
accommodation at Long
Roods Farm, Ashford-in-
the-Water

The Inspector considered that the appeal building was traditional on account of its stone walls and stone form, layout and fenestrations and that the conversion of the building to holiday accommodations would be accord with RT2 of the Core Strategy. The appeal was allowed.

NP/DDD/04220532 3300766	Erection of Farm Manager's House at Broad Roods Farm, Ashford-in-the-Water	Written Representations	Dismissed	Delegated
----------------------------	---	----------------------------	-----------	-----------

The inspector considered that having regard to the development plan as a whole and any other relevant material consideration including the NPPF, the appeal should be dismissed and planning permission refused.

4. **RECOMMENDATION:**

To note the report.