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Peak District National Park Authority

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



Our Values: Care – Enjoy – Pioneer

Our Ref: A.1142/4697

Date: 5 September 2024



NOTICE OF MEETING

Meeting: **Planning Committee**

Date: **Friday 13 September 2024**

Time: **10.00 am**

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

PHILIP MULLIGAN
CHIEF EXECUTIVE

AGENDA

1. **Apologies for Absence**
2. **Minutes of previous meeting held on 9th August 2024** *(Pages 5 - 20)*
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. **Members Declarations of Interests**
Members are asked to declare any disclosable pecuniary, personal or prejudicial interests they may have in relation to items on the agenda for this meeting.
6. **Full Application - Proposed re-use of garage / store as a mixed use building with flexible space that can be purposed for residential and business use at land to the rear of the former RBS, Main Road, Hathersage (NP/DDD/0724/0684, HF)** *(Pages 21 - 36)*
Site Plan
7. **Full Application - Proposed demolition of redundant building and redevelopment to form a single dwelling at Rose Farm Cottage, Grindlow, Great Hucklow (NP/DDD/0624/0641, WE)** *(Pages 37 - 50)*
Site Plan
8. **Listed Building Consent - Alterations to listed barn comprising: roof covering renewal, repairs to timber roof structure, and minor repointing to internal stone work. The proposed roof covering renewal includes replacing sections of concrete Hardrow tiles with natural stone slates, relaying of existing stone slates, lead work renewal, and replacement of existing bitumen felt with a breathable membrane at North Lees Barn, Birley Lane, Hathersage (NP/DDD/0824/0806, JK)** *(Pages 51 - 72)*
Site Plan
9. **Full Application - Development of a changing places toilet facility on an existing grass verge area at Parsley Hay Cycle Hire, unnamed section of C138 from A515 to Tissington Trail Bridge, Parsley Hay (NP/DDD/0724/0697, CC)** *(Pages 73 - 80)*
Site Plan
10. **Full Application - Proposed extensions and conversion of attached barn to form additional living accommodation at 1 Tearsall View, the square, Wensley (NP/DDD/0624/0656, GG)** *(Pages 81 - 92)*
Site Plan
11. **1Full Application - Erection of a slurry store at Stoney Cliffe Farm, Buxton Road, Upper Hulme (NP/SM/1223/1473, LB)** *(Pages 93 - 100)*
Site Plan

12. **Proposed Reforms to the National Planning Policy Framework and other changes to the Planning System** (Pages 101 - 110)
Appendix 1
13. **Authority Solicitor Report - Planning Appeals (A.1536/AE)** (Pages 111 - 112)

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

Please note that meetings of the Authority and its Committees may take place at venues other than its offices at Aldern House, Bakewell when necessary. Anyone wishing to participate at the meeting under the Authority's Public Participation Scheme is required to give notice to the Customer and Democratic Support Team 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 Customer and Democratic 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 Customer and Democratic 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 uses an audio sound system to make it easier to hear public speakers and discussions during the meeting and makes a live audio visual broadcast a recording of which is available after the meeting. From 3 February 2017 these recordings will be retained for three years after the date of the meeting.

General Information for Members of the Public Attending Meetings

Please note meetings of the Authority and its Committees may 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: Cllr V Priestley

Cllr M Beer	Ms R Bennett
Cllr M Buckler	Cllr M Chaplin
Cllr B Hanley	Cllr A Hart
Cllr L Hartshorne	Cllr I Huddlestone
Cllr D Murphy	Cllr Mrs K Potter
Cllr K Richardson	Mr K Smith
Cllr J Wharmby	

Other invited Members: (May speak but not vote)

Prof J Dugdale Cllr C Greaves

Constituent Authorities
Secretary of State for the Environment
Natural England

Peak District National Park Authority
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Aldern House, Baslow Road, Bakewell, Derbyshire. DE45 1AE



MINUTES

Meeting: **Planning Committee**

Date: Friday 9 August 2024 at 10.00 am

Venue: Aldern House, Baslow Road, Bakewell

Chair: Cllr P Brady

Present: Cllr V Priestley, Cllr M Beer, Ms R Bennett, Cllr M Buckler, Cllr M Chaplin, Cllr Mrs K Potter, Cllr K Richardson and Mr K Smith

Apologies for absence: Cllr B Hanley, Cllr A Hart, Cllr L Hartshorne, Cllr I Huddleston, Cllr D Murphy and Cllr J Wharmby.

84/24 MINUTES OF PREVIOUS MEETING HELD ON 12 JULY 2024

The minutes of the last meeting of the Planning Committee held on 12 July 2024 were approved as a correct record.

85/24 URGENT BUSINESS

There was no urgent business.

86/24 PUBLIC PARTICIPATION

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

87/24 MEMBERS DECLARATIONS OF INTERESTS

Item 6

The Agent is a former employee of the National Park Authority and known to some of the Members.

Item 8

The Chair declared a personal interest as the application relates to a neighbour and therefore the Chair would absent himself from the meeting for the discussion of this item.

Item 10

All Members have received photos from the applicant.

Item 14

Both Ms Bennett and Cllr Buckler declared a personal interest in this item as they both work for the Derbyshire Wildlife Trust who are immediate neighbours of the landholders. Both would absent themselves when this item is discussed.

88/24 FULL APPLICATION - CONVERSION OF FIELD BARN TO DWELLING AT BARKER BARN, MOOR LAND, ELTON (NP/DDD/0823/0974, AM)

Item 6 was presented and discussed at the same time as Item 7, but the votes were taken separately.

The Planning Officer presented the report and outlined the reasons for refusal as set out in the report. This application was deferred by the Planning Committee in March 2024 and the applicant has submitted an amended scheme and a structural survey.

The Members had driven past this property the previous day whilst out on site visits.

The Planning Officer presented the amendments and improvements that have been made to the application. There have been changes to the layout and it is now an upside-down house. The upstairs would now be an open plan living space. There have also been amendments to the window and door design and also a timber roof structure has now been incorporated. The amended scheme is an improvement on the original application however there are still concerns over the impact of the change of use and the harm to the setting of the building in the landscape.

The following spoke under the public participation at meetings scheme:

- Colin Swindell - Elton Parish Council, Supporter
- Sarah Foster – Agent, Supporter
- Chris Simm – Peak Engineers, Supporter

A motion to approve the application was proposed and seconded but not voted on.

The main issue discussed was the historic setting of the barn and it's surroundings. The conditions that could be imposed were discussed. The Members questioned the curtilage and stated that there should be an amendment to reduce the curtilage.

A motion to approve the application with a reduction of the curtilage and subject to conditions was proposed, seconded, put to the vote and carried.

RESOLVED:

That the application be APPROVED subject to the following conditions:

- 1. The development hereby permitted shall be begun within 3 years from the date of this permission.**
- 2. The development hereby permitted shall not be carried out other than in accordance with the following approved plans and subject to the following conditions.**

**2216-02 D – Plans
2216-03 D – Elevations
2216-04 C – Sections & Details
2216-05 B – Window and Door Details
2216-06 B – Stair Detail
2216-500 A – Block Plan
Peak Engineers Overlay 2024-03-25**

3 A. No development shall take place until a Written Scheme of Investigation for a programme of level 3 building recording and a programme of archaeological investigation has been submitted to and approved in writing by the Local Planning Authority, and until any pre-start element of the approved scheme has been completed to the written satisfaction of the Local Planning Authority. The scheme shall include an assessment of significance and research questions; and:

- 1. The programme and methodology of site investigation and recording;**
- 2. The programme for post investigation assessment;**
- 3. Provision to be made for analysis of the site investigation and recording;**
- 4. Provision to be made for publication and dissemination of the analysis and records of the site investigation;**
- 5. Provision to be made for archive deposition of the analysis and records of the site investigation;**
- 6. 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 until the pre-start elements of the scheme have been completed in accordance with the Written Scheme of Investigation approved under part A, and thereafter the development shall only be carried out in accordance with the approved Written Scheme of Investigation.

C. The development hereby permitted shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under part A and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.

4 The conversion shall be carried out within the shell of the existing building, with any rebuilding limited to that specifically shown on the approved plans.

5 No development shall take place until a scheme for structural and repair works (including schedule of works and methodology for safeguarding the remaining structure, repair and rebuilding works, means of construction and materials) has been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

6 Notwithstanding the approved plans, prior to the completion or first occupation of the dwelling hereby permitted, the curtilage shall be defined by stone walling in accordance with details (including a revised block plan showing a reduced area to the rear patio area; and materials and construction details of boundary walls) which shall have first been submitted to and approved in writing by the Local Planning Authority.

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- 7 The hard surfacing for the parking and turning area and patio shall be carried out prior to the completion or first occupation of the dwelling hereby permitted in accordance with details (including materials and specification) which shall have first been submitted to and approved in writing by the Local Planning Authority.**
- 8 The development hereby permitted shall not be carried out other than in complete accordance with section 4.4 of the submitted Supplementary Bat Survey dated August 2023.**
- 9 No external lighting shall be installed other than in accordance with details which shall have first been submitted to and approved in writing by the Local Planning Authority**
- 10 At the time of installation all new window and doors shall be factory colour finished or painted in accordance with details (colour and finish) which shall have first been submitted to and approved in writing by the Local Planning Authority.**
- 11 At the time of installation the external surfaces of the shed shall be factory colour finished or painted in accordance with details (colour and finish) which shall have first been submitted to and approved in writing by the Local Planning Authority.**
- 12 The air source heat pump shall be installed before the first occupation of the development hereby permitted in accordance with details (specification and details of any enclosure) which shall have first been submitted to and approved in writing by the Local Planning Authority.**
- 13 Prior to the installation of any new roof slates or tiles, details (including a sample and specification of materials) shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.**
- 14 Prior to the installation of any rainwater goods, details (including specification, materials and methodology for fixing to the building) shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.**
- 15 The development hereby permitted shall not be occupied until the parking and turning areas shown on the approved plans have been laid out, constructed and made available for use. Thereafter the approved parking and turning areas shall be maintained and available for their designated use throughout the lifetime of the development hereby permitted.**
- 16 The package treatment plant shall be installed and operational before the first occupation of the development hereby permitted.**
- 17 All new service lines associated with the development hereby permitted, and on land with the applicant's ownership and control, shall be placed underground and the ground restored to its original condition thereafter.**

89/24 LISTED BUILDING APPLICATION - CONVERSION OF FIELD BARN TO DWELLING AT BARKER BARN, MOOR LAND, ELTON (NP/DDD/0823/0975, AM)

Item 7 was presented and discussed at the same time as Item 6, but the votes were taken separately.

A motion to approve the listed building application with a review of the curtilage and subject to conditions was proposed, seconded, put to the vote and carried.

RESOLVED:

That the application be APPROVED subject to the following conditions:

1 The works hereby permitted shall be begun within 3 years from the date of this consent.

2 The works hereby permitted shall not be carried out other than in accordance with the following approved plans and subject to the following conditions.

2216-02 D – Plans

2216-03 D – Elevations

2216-04 C – Sections & Details

2216-05 B – Window and Door Details

2216-06 B – Stair Detail

2216-500 A – Block Plan

Peak Engineers Overlay 2024-03-2

3 A. No works shall take place until a Written Scheme of Investigation for a programme of level 3 building recording and a programme of archaeological investigation has been submitted to and approved in writing by the Local Planning Authority, and until any pre1start element of the approved scheme has been completed to the written satisfaction of the Local Planning Authority. The scheme shall include an assessment of significance and research questions; and:

1. The programme and methodology of site investigation and recording;

2. The programme for post investigation assessment;

3. Provision to be made for analysis of the site investigation and recording; 4.

Provision to be made for publication and dissemination of the analysis and records of the site investigation;

5. Provision to be made for archive deposition of the analysis and records of the site investigation;

6. Nomination of a competent person or persons/organization to undertake the works set out within the Written Scheme of Investigation.

B. No works shall take place until the pre-start elements of the scheme have been completed in accordance with the Written Scheme of Investigation approved under part A, and thereafter the development shall only be carried out in accordance with the approved Written Scheme of Investigation.

C. The development hereby permitted shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under part A and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.

4 The conversion shall be carried out within the shell of the existing building, with any rebuilding limited to that specifically shown on the approved plans.

5 No works shall take place until a scheme for structural and repair works (including schedule of works and methodology for safeguarding the remaining structure, repair and rebuilding works, means of construction and materials) has been submitted to and approved in writing by the Local Planning Authority. The works shall not be carried out other than in accordance with the approved details.

6 No works to install the new roof structure shall be carried out other than in accordance with details (including the methodology, means of construction and materials) which shall have first been submitted to and approved in writing by the Local Planning Authority.

7 Notwithstanding the approved plans, prior to the completion or first occupation of the dwelling hereby permitted, the curtilage shall be defined by stone walling in accordance with details (including a revised block plan showing a reduced area to the rear patio area; and materials and construction details of boundary walls) which shall have first been submitted to and approved in writing by the Local Planning Authority.

8 The works hereby permitted shall not be carried out other than in complete accordance with section 4.4 of the submitted Supplementary Bat Survey dated August 2023.

9 No external lighting shall be installed other than in accordance with details which shall have first been submitted to and approved in writing by the Local Planning Authority

11 At the time of installation all new window and doors shall be factory colour finished or painted in accordance with details (colour and finish) which shall have first been submitted to and approved in writing by the Local Planning Authority.

12 Prior to the installation of any new roof slates or tiles, details (including a sample and specification of materials) shall be submitted to and approved in writing by the Local Planning Authority. The works shall not be carried out other than in accordance with the approved details.

13 Prior to the installation of any rainwater goods, details (including specification, materials and methodology for fixing to the building) shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

14 Prior to installation, full details of any vents shall be submitted to and approved in writing by the Local Planning Authority. The works shall not be carried out other than in accordance with the approved details.

15 Prior to any works to install insulation, details (including the methodology, materials and means of construction) shall be submitted to and approved in writing by the Local Planning Authority.. The works shall not be carried out other than in accordance with the approved details.

16 Prior to any works to plaster or finish the internal walls, details (including the methodology, materials and means of construction) shall be submitted to and

approved in writing by the Local Planning Authority.. The works shall not be carried out other than in accordance with the approved details.

17 Prior to any works to the floor, details (including the methodology of works and means of construction) shall be submitted to and approved in writing by the Local Planning Authority. The works shall not be carried out other than in accordance with the approved details.

90/24 FULL APPLICATION - CONVERSION OF REDUNDANT BUILDING TO A DEPENDENT RELATIVE UNIT AT LOXLEY PARK FARM, DOUSE LANE, ONECOTE (NP/SM/0124/0026,RD)

The Planning Officer presented the report and outlined the reasons for approval as set out in the report.

There was a discussion regarding the conditions and whether there could be one imposed restricting the use so that it could not be used as an Air B&B, however it was noted that there was no policy base for such a restriction.

The Climate Change Mitigation measures in relation to Policy CC1 were discussed and whether more could be done. There may be scope to provide more renewable energy and a further condition could be added to relate to climate change mitigation levels.

The Officer recommendation to approve the application with an additional condition relating to climate change mitigation levels was moved, seconded, put to the vote and carried.

RESOLVED:

That the application be APPROVED subject to the following conditions:

1. **Statutory time limit**
2. **In accordance with amended plans**
3. **Restrict occupancy of the annex ancillary to the existing dwelling house and retained within a single planning unit.**
4. **Design and materials**
5. **Flu pipe to be painted a dark recessive colour and maintained**
6. **Removal of permitted development rights for alterations, extensions walls, fences and other means of enclosure.**
7. **Bird and bat mitigation and enhancement plan to be implemented in accordance with details to be submitted and approved by the Authority.**
8. **No works to be undertaken during bird breeding season (March-August inclusive) unless preceded by a nesting bird check by an ecologist.**
9. **Scheme of climate change mitigation measures to be submitted to and approved in writing and thereafter adhered to.**

91/24 FULL APPLICATION - PROPOSED ALTERATIONS AND EXTENSIONS AT 2 CASTLE COTTAGE, UNNAMED ROAD FROM THE SQUARE TO COLDWELL END, MIDDLETON BY YOULGREAVE (NP/DDD/0424/0352, CB)

The Planning Officer presented the report and outlined the reasons for approval as set out in the report.

Some Members had visited the site the previous day.

The following spoke under the public participation at meetings scheme:

- Bev Worrall, Objector
- Peter Worrall, Objector
- Cllr Laura Mellstrom, Objector
- Dianne Jeremy, Parish Council, Objector
- Mark Sealey, Objector
- Donna Sealey, Objector
- Mrs Lack - Applicant

A petition against the application was handed to the Chair.

There was considerable concern raised by the speakers to the change in character to the property which would result should this application being approved. This property is not listed however it is classified as an heritage asset. This application has been discussed in full at three parish council meetings. The strength of feeling of the objectors was noted by the committee.

A motion to approve the application was proposed, seconded, put to the vote and carried.

RESOLVED:

That the application be APPROVED subject to the following conditions:

- 1. Statutory 3-year time period for commencement of development.**
- 2. In accordance with specified amended plans.**
- 3. The walls of the approved development shall be natural limestone and shall match the grain, texture, size, coursing and pointing of the external walls of the host dwelling.**
- 4. The natural blue-slate roof on the side extension shall match the rooftiles of the host dwelling.**
- 5. The hardrow roof tiles on the pitched roof section of the link extension shall match the rooftiles of the host dwelling.**
- 6. The windows of the approved development shall match the windows of the host property in design, recess, and finish.**

7. **The window surrounds shall be natural gritstone and match the detailing of the host property.**
8. **Rooflights to be heritage type fitted flush in full accordance with details to be submitted to the Authority for approval in writing.**
9. **The door on the link extension shall be vertically boarded timber or timber composite and the door frame shall be recessed from the external face of the wall the same depth as existing door frames.**
10. **The door on the link extension shall be either dark stained or dark painted and permanently so maintained.**
11. **The rainwater goods shall be cast metal, painted black. The gutters shall be fixed directly to the stonework with brackets and without the use of fascia boards. There shall be no projecting or exposed rafters.**
12. **The roof verges shall be flush cement pointed, with no barge boards or projecting timberwork.**

92/24 FULL APPLICATION - INSTALLATION OF ADDITIONAL ROOF MOUNTED SOLAR PANELS AT THE PROPERTY AT ADE HOUSE, MAIN STREET, TADDINGTON. (NP/DDD/0624/0590, RD)

Cllr P Brady declared a personal interest as he is a close neighbour of the applicant and therefore vacated the Chair and left the room.

The Vice Chair of the Committee, Cllr Priestley, took the Chair for this item.

The Planning Officer presented the report and outlined the reasons for refusal as set out in the report.

Some Members had visited the site the previous day.

The following spoke under the public participation at meeting scheme:

- Joshua Priest, Supporter -, read out a statement of behalf of the applicant.

Members were supportive of the application however felt that the panels on the main building would be prominent. Other suggestions for the siting of the panels were discussed.

A motion to approve the application was proposed, seconded put to vote and lost.

The discussion continued and the conditions were outlined to the committee.

A motion to defer the application to allow for the applicants to meet with officers to find a more acceptable proposal was moved, seconded, put to the vote and carried.

RESOLVED:

That the application be DEFERRED to allow for further discussions to take place between the applicant and the planning officer.

Cllr Brady returned to the meeting and took the Chair.

11.30am the meeting was adjourned for a short break and reconvened at 11.40am

93/24 FULL APPLICATION - FOR THE ERECTION OF AGRICULTURAL BUILDING AND RETENTION OF ACCESS TRACK AT THE FIRS WOOD MEADOW, FENNY BENTLEY (NP/DDD/1222/1611/GG)

The Planning Officer presented the report and outlined the reasons for refusal as detailed in the report.

Some Members had visited the site the previous day.

It was noted that a track has been laid without planning permission. The application is for an agricultural building for growing micro-greens in an enclosed building under artificial light. Very limited information about the nature of the agricultural business that is being proposed and there seems to be very little connection with the land and no requirement for this development to take place in the countryside where there would be unjustified visual intrusion on the landscape. There is also a technical archaeological reason for refusal as there is known archaeological interest on this site which has yet to be investigated.

The Officer recommendation to refuse the application was moved, seconded, put to the vote and carried.

RESOLVED:

That the application be REFUSED for the following reasons:

- 1. The application does not demonstrate that the proposed development is functionally required for agricultural purposes requiring a rural location contrary to Core Strategy policy DS1 and Development Management Policy DME1. In the absence of an agricultural justification the proposed development would be an unwarranted intrusion into the open countryside and would harm the character and appearance of the area contrary to Core Strategy policies GSP3 and L1 and Development Management policy DMC3.**
- 2. Insufficient information has been submitted with the application to demonstrate that the development would not harm archaeology on the site contrary to Core Strategy policy L3, Development Management policy DMC5 and the National Planning Policy Framework.**

94/24 FULL APPLICATION - FOR THE CHANGE OF USE FROM HOLIDAY LET TO DWELLING WITH SINGLE STOREY BEDROOM EXTENSION AT NIELD BANK BUNGALOW, BUXTON ROAD, QUARNFORD (NP/SM/0624/0601, GG)

The Planning Officer presented the report and outlined the reasons for refusal as outlined in the report.

The building is a former agricultural building converted sympathetically to be used as a holiday let. The concerns about the impact of the extension on the character of the building were mentioned. Officers are also concerned about the views from the window

of Bedroom 2 and the impact on the occupants of the neighbouring building. It was mentioned that there could possibly be scope for this to be converted to an affordable housing dwelling, if justified, as opposed to an open market dwelling however this application is for an open market dwelling and a separate application would need to be submitted for an affordable housing dwelling with a S106 agreement.

The following spoke under the public participation at meetings scheme:

- Andrew Dukesell – Agent

One solution discussed was moving the window on the second bedroom. It was established that the distance between the properties was approximately 10 metres. In this case the building has already been conserved by its use as a holiday let. The extension is significantly altering the character of the farm building and is not appropriate to the surroundings. The general consensus was that it would be preferable for this to be local needs housing. There are other possibilities for extensions on this building. Where there is an opportunity to move holiday accommodation to more permanent accommodation then this should be encouraged, however this proposed extension does not seem to fit in with the surrounding area.

The Officer recommendation to refuse the application was moved, seconded, put to the vote and carried.

RESOLVED:

That the application be REFUSED for the following reasons:

- 1. The proposed market dwelling is not required to achieve the conservation or enhancement of a valued vernacular or listed building and therefore is contrary in principle to Core Strategy policies DS1 and HC1.**
- 2. The proposed extension would harm the character and appearance of the existing building and the local area contrary to Core Strategy policies GSP2, GSP3, L1 and L3, Development Management policies DMC3, DMC5 and DMC10 and the Authority's adopted design guidance and conversions supplementary planning documents.**
- 3. The proposed development would introduce a window facing the existing neighbouring dwelling house. Inter-visibility between these windows would result in harm to the residential amenity of the occupants of the neighbouring property and the proposed development contrary to Core Strategy policy GSP3 and Development Management policy DMC3.**

95/24 FULL APPLICATION - CONVERSION TO A SINGLE DWELLING AT SAFARI QUIP, THE STONES, CASTLETON (NP/HPK/0324/0297, WE)

The Planning Officer presented the report and outlined the reasons for approval as set out in the report.

This building is a former shop which has been closed 6 years and the owner wishes to convert it to a two-bedroom market dwelling. There is a small area land to either side. The building is a mid-19th century non-designated heritage asset that makes an important contribution to the conservation area. There were no concerns about the lack of on-site parking due to the availability of on-street parking in the Market Square. The

Planning Officer requested changes to conditions 3 and 4 to secure a screen wall to the external terrace and obscure glazing to the whole of the rear windows.

The following spoke under the public participation at meetings scheme:

- Julian McIntosh, Applicant – statement read out by Democratic Support

There was a discussion regarding the screen wall and the proposal from the applicant about the replacement of this wall with a high slatted fence. The positioning of dustbins was discussed and the inclusion of a condition to maintain the siting of the bins was requested by the Members.

It was noted that paragraph 76 in the report should have read that Derbyshire County Council, as the Highway Authority, have been consulted on this application and raised **no** objections.

There was a question about a condition for external lighting and if one should be included. The scope for climate change mitigation was discussed and paragraph 77 of the report addresses this. There is limited other opportunity to include climate change mitigation measures without potential harm to the setting.

A motion to approve the application with additional conditions covering the following areas was moved, seconded, put to the vote and carried.

1. A condition to agree the boundary wall treatment.
2. A condition to secure full obscure glazing to the rear windows.
3. A condition regarding the storage area for the bins
4. A condition regarding the outside lighting
5. A condition to secure the delivery of the agreed CC1 scheme

RESOLVED:

That the application be APPROVED subject to the inclusion of the above conditions and the following conditions:

1. **Statutory 3-year time period for commencement of development**
2. **In accordance with specified amended plans.**
3. **Prior to the dwelling being brought into use a screen boundary wall shall be constructed on the southern boundary of the terrace in full accordance with details which shall first have been submitted to and approved in writing by the National Park Authority. Thereafter, the boundary wall shall be maintained without alteration throughout the lifetime of the development.**
4. **Notwithstanding what is shown on the amended plans and before the dwelling is brought into use the whole of the windows in the rear elevation shall be obscured glazing and shall be maintained free from alteration for the lifetime of the development.**
5. **Prior to the infilling of the gable end window and the partial infilling of the opening on the principal elevation, a sample of limestone and mortar shall be submitted to and approved in writing by the National Park Authority. Thereafter, the proposed development shall be carried out in**

strict accordance with the approved details.

6. Prior to the alterations to the door openings onto The Stones, a plan shall be submitted to and approved by the Authority showing the masonry infill being butt jointed to the existing stonework i.e. not be toothed into the existing masonry and retaining in-situ the former door jambs below the window opening.
7. Prior to their installation, the specification of the roof lights (which shall be true 'heritage conservation' models) shall be submitted to and approved in writing by the National Park Authority. Thereafter, the development shall be carried out in strict accordance with the approved details.
8. Prior to its installation, the specification of the door on the front elevation of the property shall be submitted to and approved in writing by the National Park Authority. Thereafter, the development shall be carried out in strict accordance with the approved details.
9. The new door on the rear elevation shall be vertically boarded timber.
10. The windows shall be finished in off-white unless an alternative colour is first agreed in writing by the National Park Authority.
11. The windows and doors shall be recessed no less than 100mm from the external face of the wall.
12. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015, (or any order revoking and re-enacting that order) no alterations, extensions, outbuildings or boundary treatments whatsoever (other than those approved by this permission) shall be erected on the site without the National Park Authority's prior written consent.
13. The domestic waste bins shall only be stored in their designated location as shown on plan drawing '101B'.
14. The development shall be completed in full accordance with the submitted Sustainability Statement with written verification of compliance provided to the Authority within one month of the occupation of the dwelling.
15. There shall be no outside lighting installed on site other than in complete accordance with a lighting scheme which shall be submitted to and approved in writing by the National Park Authority.

A motion to continue the meeting past 1pm was moved, seconded, put to the vote and carried.

13.01pm the meeting was adjourned for a short break and reconvened at 13.08pm

96/24 SECTION 73 APPLICATION - FOR THE VARIATION OF CONDITIONS 2, 15, 19, 20, 22, 42, 81, 91, 102 AND 113 ATTACHED TO NP/HPK/0814/0882, FOR THE PURPOSE OF SECURING A REVISED WORKING AND RESTORATION SCHEME AT

TOPLEY PIKE QUARRY AND DEEP DALE AND AN INCREASE IN THE PERMITTED DESPATCH OF STONE (NP/HPK/1220/1138, RB)

Cllr Buckler and Ms Bennett declared a personal interest and were not present for this item.

The Minerals Planning Officer presented the report and gave a synopsis of the issues on site and the amendments to the conditions that are required. The application seeks to do 2 things:

- Facilitate the complete restoration of Deepdale
- Allow an increase in the annual export limit

The proposal is for the removal of historic quarry waste from Deepdale and its relocation to the quarry void as part of the final site restoration process. A containment cell to be constructed from granular quarry waste material will be created to facilitate the storage of silt which shall be allowed to dry before being capped with additional granular material. When the mineral extraction operation is finished the water pumps will be switched off and the quarry will naturally flood. Due to the installation of the containment cell the fine materials and potential contaminants will be prevented from overflowing into the River Wye. The amendments to the conditions would allow for the complete restoration of Deepdale which is a designated SSSI and the footpath which runs through the middle of the dale shall be restored to its definitive route. This is a significant gain for the National Park.

It was noted that the increase in the export limit does not increase the volume of mineral removed but just increases the speed at which it can be extracted, the end date for extraction would remain as the original end date of 31 December 2025. The quarry has good access to the road network, any increase in traffic was not seen as a problem.

Members thanked the Officer for the report and questioned whether there would be barriers/fencing put in place around the steep cliff edge. It was clarified that there is no public access to the site. There would be an independent on-site geo-technical expert overseeing the restoration and maintaining a watching brief during the dismantling of the tip.

A motion to approve the application was proposed, seconded put to the vote and carried.

RESOLVED:

That the application is APPROVED subject to a Section 106 legal agreement and delegated authority for officers to agree final wording of conditions based on the proposals as set out in the report.

Cllr Buckler and Ms Bennett returned to the meeting.

97/24

FULL APPLICATION - CHANGE OF USE FROM ANCILLARY ACCOMMODATION FOR DISABLED RELATIVE TO HOLIDAY ACCOMMODATION AT WATERGROVE, UNNAMED SECTION OF A623 FROM HOUSLEY ROAD TO LONG LANE, FOLOW (NP/DD/0524/0549, HF)

The Planning Officer presented the report and outlined the reasons for refusal as set out in the report. It was noted that a further letter of support had been received since the publication of the report.

The following spoke under the public participation at meetings scheme:

- Mr & Mrs Everatt – Applicants – Statement read out by Democratic Services

Members were minded to approve the application contrary to Officer recommendation. This accommodation would provide much needed disabled compliant accommodation within the Peak District National Park. It was noted that the building is well hidden and already part of the landscape and no alterations are necessary for this to become holiday accommodation. The Officer outlined the conditions which would be imposed should the application be approved. The sole reason for refusal is that the application for this building does not comply with policy. There was some discussion regarding the policy.

A motion to approve the application contrary to Officer recommendation and subject to the following conditions was proposed, seconded, put to the vote and carried.

RESOLVED:

That the application be APPROVED subject to the following conditions:

- 1. Development to begin within 3 years from the date of this permission.**
- 2. Carry out in complete accordance with plans: Location & Block Plan 2036_01a; Proposed Floor Plan 2036_06_A; Elevations 2036_07_D.**
- 3. The accommodation to be ancillary to the residential use of Watergrove, and shall not be occupied other than as a short-term holiday let, or by members of the family or employees of the occupier of that dwelling, and together with the main house shall be maintained as a single planning unit.**
- 4. In respect of the short-term holiday let use ancillary to Watergrove, the building shall not be occupied for such a purpose by any one person for a period exceeding 28 days in any calendar year. The owner shall maintain a register of occupants for each calendar year which shall be made available for inspection by the National Park Authority on request.**

98/24 MINERALS - MONITORING REPORT (TE)

The Strategic Planning & Minerals Manager presented the report which updated Members on the latest mineral policy performance as an addendum to the wider Monitoring Report and provided an overview of the work completed by the Strategic Planning and Minerals team over the 2016/17-2022/23 time period.

It was noted that Policy MIN1 was working effectively and no new permissions for aggregate extraction had been granted during the monitoring report period.

No new permissions had been granted under Policy MIN2 during the monitoring report period.

It was noted that Policy MIN3 needs further consideration given its varying success and changes to National building stone policy. The aim of this policy is to ensure a continuity of supply of traditional building materials to service the needs of the National Park, whilst limiting the scale and nature of mineral extraction within the protected landscape.

Consideration needs to be given to the most appropriate means of providing building materials which comply with the local vernacular.

Policy MIN4 has been formulated with the objective of preventing the sterilisation of mineral by build development. It was noted that this is an effective policy and working well.

Any quarry operating now has undergone a review and has modern conditions applied to it and has a new end date imposed either by the Peak District National Park or by statute (in which the end date is 2042). There are a couple of dormant consents in the park at the moment so in order for these to operate the owners would have to submit a application to agree conditions and undergo a full environmental impact assessment.

Milldam Mine was discussed and it was noted that an access track has now been put in and one of the sink holes on Hucklow Edge has been infilled. Concern that some of the heritage asset relating to the former Silence lead mine mine may be lost.

There is restoration and aftercare ongoing at 8 sites.

The statement of progress was commended by the Members and hopefully further updates in the future will be received at regular intervals.

RESOLVED:

To note the report.

99/24 AUTHORITY SOLICITOR REPORT - PLANNING APPEALS (A.1536/AE)

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

RESOLVED:

To note the report.

6. FULL APPLICATION – PROPOSED RE-USE OF GARAGE/STORE AS A MIXED USE BUILDING WITH FLEXIBLE SPACE THAT CAN BE PURPOSED FOR RESIDENTIAL AND BUSINESS USE AT GARAGE/STORE LAND TO THE REAR OF THE FORMER RBS MAIN ROAD HATHERSAGE (NP/DDD/0724/0684)

APPLICANT: SIMON GEDYE – STUDIO GEDYE LTD

Summary

1. The application proposes the re-use of an existing garage/store to provide a mixed use business and residential development. The residential aspect of the development would not be for local needs housing or a rural worker dwelling and for the purposes of the development plan, it would effectively be a market dwelling.
2. The existing building is not considered to make a positive contribution to the character or appearance of the area.
3. The application proposes to repurpose, albeit through substantial alteration, the existing building and introduce extensions and alterations which would harm the character and appearance of the site and the Hathersage Conservation Area. The development would not achieve any enhancement to justify the proposed market dwelling. Whilst a business use would be acceptable in principle in this location re-using a previously developed site, the proposals do not take up sufficient opportunities for enhancement.
4. The application is therefore recommended for refusal.

Site and Surroundings

5. The application site lies behind Main Road, Hathersage to the rear of the Open House (formerly RBS Bank). It is accessed from Main Road by a lane between the Open House and no.6 Main Road (Go Outdoors). Public Right of Way (PRoW) FP5 runs to the east of the site.
6. To site is bounded to the west by the rear garden to Cintra's Tea Room. There are mature trees to the north, and residential properties to the north east beyond the PRoW.
7. The site is occupied by a building clad in corrugated metal sheeting, painted black. It is understood the building has historically been used for vehicle storage, with the submission confirming the building is currently used to store two vehicles with other storage. Land to the front of the building is currently used for parking by a number of residents and in association with the applicant's nearby business.
8. The site levels sit above the adjoining garden to Cintra's Tea Room, and above the passage to the south which runs to the rear of the Open House.
9. The application site is located within the Hathersage Conservation Area.

Proposal

10. The application states the proposals are not for a replacement building, but for the re-use and repurposing of an existing building to provide a flexible mixed business and residential use.
11. Nevertheless, there would be a considerable amount of alteration, with much of the existing building to be replaced. A summary of elements of the proposed alterations, replacement and retention of the building has been provided by the applicant:

- Foundations: Existing foundations and building base retained. New supplementary building structure supported off the base. No new structural foundations cast.
 - Floor: Existing floor retained with a secondary, insulated floor proposed above.
 - Walls: Existing wall structure retained and supplemented with additional timber studwork added to give width required for insulation and ventilation.
 - Roof: Existing structure partly retained. Trusses retained and supplemented. Existing purlins and trusses propped to allow retention and repair of existing structure in situ. Additional timber studwork added to give width required for insulation and ventilation. Roof sheet to raise and roof finish to straighten due to required depth of insulation.
 - Cladding: To be renewed. Existing sheeting is damaged.
 - Lean-to Section: To be rebuilt as the timber structure is rotten. The section will be extended slightly and re-built slightly higher due to the raised internal floor.
12. Other works include a hipped roof extension to the south and the insertion of doors and windows including a large fixed glazing panel to the east elevation of the rebuilt lean-to, overlaid with sliding timber louvres. Six rooflights are proposed, as is an air source heat pump contained in timber louvred boxing.
13. Internally there would be space to be used as a small business such as an architectural studio although that is not fixed, with bed and kitchen space in the east of the building. The kitchen and bathroom would be shared with the studio space, which would function as domestic living space, office and meeting area in a flexible manner. The use extends beyond incidental home working, with room for employees and clients.
14. Four car parking spaces would remain to the east.

RECOMMENDATION:

That the application be REFUSED for the following reason:

- 1. The proposed development would have an unacceptable design and would result in harm to the character and appearance of the site and the Hathersage Conservation Area. The harm identified would be less than substantial but would not be outweighed by any public benefits. The development is therefore contrary to Core Strategy Policies GSP1, GSP2, GSP3 and L3, Development Management Policies DMC3, DMC5, DMC8 and DME8 and the National Planning Policy Framework.**
- 2. The proposed development would not be required to achieve the conservation or enhancement of the settlement and therefore the proposed development is not acceptable in principle and contrary to Core Strategy Policies DS1 and HC1 and Development Management Policy DMH6. The development proposes a business use on previously developed land and does not take up opportunities for enhancement contrary to Core Strategy Policy E1.**

Key Issues

- The principle of the proposed flexible residential and business use;
- The impact of the development on the character and appearance of the area, including the Hathersage Conservation Area;
- Other impacts in respect of trees, highways and residential amenity.

History

15. NP/DDD/0804/0927: Demolish of existing corrugated metal garage and store and form new double garage with ancillary accommodation over – Withdrawn.
16. PE\2019\ENQ\37723: Pre-Application advice for 'Conversion of dilapidated garage building into a new studio for the practice with residential over and parking' with sketch plan provided for a two storey building with similar footprint to the current proposal.

Officer advice indicated the existing building did not make a positive contribution and in principle its replacement could represent an enhancement. Constraints associated with the site access and nearby trees were raised. The response concluded that whilst policies in principle support for commercial or domestic use in the settlement, the site constraints suggested the development potential of the site was very limited, likely only to a single storey garage building.

Consultations

17. Highway Authority: Earlier advice in 2019 to the applicant indicated a single dwelling on the site was likely to be comparable in terms of trip generation compared with existing activity on the site. Therefore, the principle of development for a single dwelling is accepted from a highways perspective.

A Construction Management Plan should be conditioned to avoid disruption to the PRoW during construction. Other conditions recommended in respect of provision of access, parking and turning facilities, and the provision of bicycle parking facilities.

18. DCC (PRoW): Hathersage Public Footpath No.5 runs along the eastern edge of the site with access via this route. Provided the width of the path is not encroached upon, there is no objection as the route would be unaffected. A number of advisories are recommended. If there were to be an increase in vehicle manoeuvring, necessary cautionary signage should be considered.
19. Environmental Health: The proposal will bring a residential dwelling closer to existing commercial uses, therefore a noise assessment should establish the levels of insulation required and any building specifications to protect the amenity of the property. A condition has been suggested to secure this information.

An additional response raises concerns regarding the proximity of the development to outside seating at a nearby food establishment and concerns if the proposals include an external garden area to the residential use.

20. Derbyshire Dales District Council (Planning): No response received to date.
21. Hathersage Parish Council: No objection.
22. Archaeology: No archaeology comments.
23. Conservation Officer: The building is of industrial appearance, utilitarian and incongruous in its location where all other properties and buildings are of stone. It makes a negative contribution to the character and appearance of the Conservation Area.

The heritage statement comments the development will provide a neutral impact upon the character and appearance of the Conservation Area. The application would extend the building in the same matching covering and as such this will result in harm to the Conservation Area. The work will merely serve to extend the already visually negative impact the building makes as a whole to this part of the Conservation Area where it stands out of accord with the architecture and character of other buildings in the locality. The use

of corrugated metal sheet is inappropriate and as such the new use extends the life of the structure and compounds its negative impact.

It is not desirable to preserve what is a building of poor appearance, industrial in character and that detracts from the existing Conservation Area character. The application fails to preserve the character and appearance of the Conservation Area in accordance with the 1990 Act and the level of harm is less than substantial. The application is contrary to the above national and local heritage policy guidance.

24. Tree Officer: The development requires the removal of one elder tree and works in the root protection area of a sycamore. A condition is advised that works are carried out in accordance with the Arboricultural Method Statement and Tree Protection Plan.

Representations

25. A total of 9 letters have been received in relation to the application.
26. This includes a response from the Ramblers Derbyshire Dales Group who confirm they have no objections, provided the Hathersage FP5 remains unaffected at all times, that consideration is given towards the safety of members of the public using the route during and after the proposed works, and that there should be no encroachment on to the path. DCC Rights of Way Team to be asked for advice on such matters.
27. The remaining 8 letters are submitted in support of the application. A summary of matters raised in those representations is set out below.
- a) The development will modernise a run-down building in an untidy part of the Conservation Area. The use of modern materials and the creative design will benefit the area which is a busy thoroughfare for walkers;
 - b) The proposal looks in keeping with the local area;
 - c) The proposals are an opportunity to create business and housing space from a rare piece of brownfield land in the middle of the Conservation Area;
 - d) Support that the proposals will have a lesser impact on the environment and re-use aspects and materials of the existing building;
 - e) The proposal would be a welcome addition to the re-use of manufacturing and functional buildings which do not reflect the local building tradition, such as the cutlery factory at David Mellor which references previous activity on the site. The applicant is keeping the site context relevant in the same way;
 - f) The proposals are made by a local resident and would provide a work space for a local craftsperson;
 - g) There is a shortage of business space in Hathersage.

Main Policies

28. Relevant Core Strategy policies: GSP1, GSP2, GSP3, L3, CC1, HC1, E1
29. Relevant Development Management policies: DMC3, DMC5, DMC8, DMC13, DMC14, DME8, DMH6

30. 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.

National Planning Policy Framework (NPPF)

31. The NPPF was revised in December 2023 and is a material consideration which carries particular weight where a development plan is absent, silent or relevant policies are out of date.
32. The development plan for the National Park comprises the Core Strategy (2011) and Development Management Policies (2019). Policies in the development plan provide a clear starting point consistent with the National Park's statutory purposes for determining this application. In this case there is no conflict between policies in the development plan and the NPPF.
33. Paragraph 182 states 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 matters. The conservation and enhancement of wildlife and heritage are also important considerations and should be given great weight.
34. Paragraph 205 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
35. Paragraph 208 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Peak District National Park Core Strategy

36. GSP1 – Sets out the broad strategy for achieving the National Park's objectives and seeks to secure national park legal purposes and duties through the conservation and enhancement of the National Park's landscape and its wildlife and heritage. Where there is irreconcilable conflict between the statutory purposes, the Sandford Principle will be applied and the conservation and enhancement of the National Park given priority.
37. GSP2 – Opportunities for enhancing the valued characteristics of the National Park will be identified and acted upon. Proposals intended to enhance the National Park will need to demonstrate that they offer significant overall benefit to the natural beauty, wildlife and cultural heritage of the area.
38. GSP3 – All development must respect, conserve and enhance all valued characteristics of the site and buildings, paying particular attention to impact on the character and setting of buildings, scale of the development and accordance with the Authority's Design Guide, impact on living conditions and access.
39. DS1 – Forms of development in all settlements which are acceptable in principle include conversion or change of use of buildings for housing and business, preferably by re-use

- of traditional buildings. In named settlements, new build development will be acceptable for affordable housing and small-scale business premises.
40. L3 – Development must conserve and where appropriate enhance or reveal the significance of historic assets and their settings.
 41. CC1 – All development must make the most efficient and sustainable use of land, buildings and natural resources and take account for the energy hierarchy. Development should be directed away from areas of flood risk, and achieve the highest possible standards of carbon reductions.
 42. HC1 – Provision will not be made for housing solely to meet open market demand. Exceptionally, new housing can be accepted where:
 - A. It addresses eligible local needs, including for homes that remain affordable with occupation restricted to local people in perpetuity;
 - B. It provides for key workers in agriculture, forestry or other rural enterprises in accordance with Core Policy HC2;
 - C. In accordance with Core Policies GSP1 and GSP2:
 - i. It is required in order to achieve conservation and/or enhancement of valued vernacular or listed buildings; or
 - ii. It is required in order to achieve conservation or enhancement in settlements listed in Core Policy DS1.
 43. E1.A – New sites and buildings for business development will be permitted within or on the edge of Hathersage. Proposals must be of a scale consistent with the needs of the local population. Wherever possible, proposals must re-use existing traditional buildings of historic or vernacular merit or previously developed sites, and take up opportunities for enhancement. Where this is not possible, new buildings may be permitted.

Peak District Development Management Policies

44. DMC3 – Where developments are acceptable in principle, design is required to be of a high standard which where possible enhances the landscape. Particular attention will be paid towards the degree to which buildings and their design, materials and finishes reflect or complement the style and traditions of the locality and other valued characteristics such as the character of the historic landscape. Amenity is also a consideration.
45. DMC5 – Planning applications for development affecting a heritage asset, including its setting, must clearly demonstrate its significance and why the proposed works are desirable or necessary. Development of a designated heritage asset will not be permitted if it would result in any harm to the significance, character and appearance of a heritage asset unless in the case of less than substantial harm the harm is outweighed by the public benefits of the proposal including securing its optimum viable use.
46. DMC8 – Requires development in a Conservation Area to assess and clearly demonstrate how the character or appearance and significance of a Conservation Area will be preserved or enhanced.
47. DMC10 - Conversions of heritage assets will be permitted provided the asset can accommodate the new use without changes that adversely affect its character, and that the building is capable of conversion without comprising the significance and character of the building. The changes should also conserve or enhance the asset.

48. DMC13 – Trees which contribute positively to the visual amenity or biodiversity of the location will be protected as part of development, including during any construction.
49. DMC14 – Development that presents a risk of pollution or disturbance, including noise pollution, will not be permitted unless adequate control measures are put in place to bring pollution within acceptable limits.
50. DME8 – Where development for employment purposes is acceptable in principle, it will only be permitted where every practicable means is used to minimise any adverse impacts on the valued characteristics and amenity of the surrounding area.
51. DMH6 – Re-development of previously developed land for housing will be permitted provided the development conserves and enhances the valued characteristics of the built environment or landscape on and around the site.

Supplementary Guidance

52. Conversion of Historic Buildings SPD – Sets out the principles of conversion should work with the existing form and character. Schemes should work within the shell of the building, avoiding additions and extensions. The insertion of new openings in otherwise blank elevations should be avoided particularly where visible from public vantages.
53. The Building Design Guide (1987) & Design Guide (2007) offer design guidance on development, including in relation to traditional solid to void ratios and use of materials.

Assessment

Principle

54. The application proposes a flexible residential and business use within Hathersage, which is a named settlement under Policy DS1. The mixed residential and business uses are assessed below under the relevant policies for housing and business.

Residential

55. DS1 supports conversions for housing, preferably by re-use of traditional buildings. The building is not considered to be traditional. New build development is supported for affordable housing in named settlements such as Hathersage
56. Policy HC1 is clear that provision will not be made solely for housing to meet open market demand in the National Park and sets out the exceptions where new housing is permitted, through either conversion or new development.
57. The proposals are not for affordable housing and the development therefore would not accord with HC1.A.
58. Whilst the proposal is effectively a live-work unit, the use would not be for a key worker in agriculture, forestry or other rural enterprises as required by HC1.B, with the Planning Statement suggesting the business may potentially be used as an architectural studio, although that is not fixed.
59. The submitted application suggests restricting the building's occupation by condition so that the building is not occupied solely for residential use, with a business use running from the premises at all time, and a condition requiring one of the occupants to be employed in the business use present on site.
60. However, for the purposes of the development plan, the proposal would in effect create a market dwelling with shared space for a flexible business use. If it were considered that

a market dwelling was justified and acceptable under policy, then such a restriction would not be necessary to make the development acceptable. In any event any permission would be for a mixed use as proposed.

61. Policy HC1.C states the exceptions under which market housing may be provided. It applies where the development is required either (I) to achieve conservation and/or enhancement of valued vernacular or listed buildings, or (II) to achieve conservation or enhancement in settlements such as Hathersage.
62. The existing building is not of valued vernacular or a listed building and therefore cannot be considered under HC1.C(I). As discussed later in this report under 'Heritage', whilst the Applicant's heritage consultant has suggested the building could be considered as a non-designated asset, the Authority's Conservation Officer does not consider this to be the case.
63. However, even if this were the case, the 'Heritage' section also confirms the development would not conserve or enhance the existing building due to the substantial alterations proposed to the existing structure. The proposals therefore do not meet the requirements of HC1.C(I).
64. HC1.C(II) supports new housing where development is required to conserve or enhance a settlement. Pre-application advice given in 2019 indicated the existing building was not considered to make a positive contribution and therefore in principle, its replacement could represent an enhancement. However, scope to do so was very limited due to the site's constraints.
65. The building is in poor condition and comprises corrugated metal which is not reflective of the surrounding built context and general buildings materials in Hathersage, which are generally stone. Therefore, as advised in 2019, there is scope to provide an enhancement to the site under HC1.C(II), although there is limited space to do so.
66. In addition, GSP2.B requires that proposals intended to enhance the National Park will need to demonstrate a significant overall benefit to the natural beauty, wildlife and cultural heritage of the area.
67. It is recognised there have been a number of representations submitted in support of the proposals which consider the development would modernise and tidy up a run-down part of the settlement and Conservation Area, using modern materials and achieving a creative design appropriate to the area and site history.
68. Whilst Officers recognise the existing building does not contribute positively to the area, the proposals are not considered to conserve or enhance the settlement.
69. In contrast, the proposal would substantially alter and formalise a building which is not considered to contribute positively to Hathersage, with aspects of the changes such as the like-for-like replacement of metal sheeting seeking to reflect the existing building's appearance. The submission states the use of metal sheeting seeks to respond to the existing site character and its subservience to buildings on Main Road. It also references its sustainability compared with gritstone, with the metal sheeting using 4.6% of the embodied energy than the masonry equivalent. Notwithstanding this, the existing building does not contribute positively to the area and the approach to reflect its existing character and materials would not achieve any significant enhancement of the site.
70. The proposals would also introduce features which would be contrary to the Authority's Building Design Guide and Design Guide, including a large panel of fixed glazing to the east elevation which is not in keeping with the traditional solid to void ratio of buildings in the Peak District, and the use of timber louvres.

71. The irregular shape of the hipped roof extension to the south would not reflect the generally simple form of the existing building or its pitched roof. There would be a large number of rooflights to the west roof slope.
72. Although the site is tucked to the rear of the main building line on Main Road, it is visible by limited glimpsed views from Main Road, from along the adjoining PRow and from the tea room garden and car park of The George to the west.
73. The development would therefore not conserve or enhance the settlement contrary to HC1.C(II), and contrary to GSP2.B the application does not achieve a significant overall benefit to the cultural heritage of the National Park. Officers consider the design would harm the character of the settlement and the Conservation Area and be contrary to the Design Guide, Building Design Guide and policies GSP3 and DMC3.
74. DMH6(i) 'Re-development of previously developed land to dwelling use' is also relevant. It confirms that re-development of previously developed land will be permitted provided that development conserves and enhances the valued character of the built environment or landscape on, around or adjacent to the site. As established above, officers do not consider the development would conserve or enhance the built environment.
75. Therefore, while in principle re-development of the site may be acceptable. The proposed scheme would not deliver enhancement contrary to the requirements of policies DMC2, DMS1, HC1 and DMH6.

Business

76. The development also includes for a business use and a number of representations received outline support for the provision of such a use.
77. DS1 is supportive of business uses either through conversion of existing buildings that are preferably traditional, or through small-scale new business premises in named settlements such as Hathersage.
78. Policy E1 expands on DS1, confirming that proposals for business development in named settlements must take account of the policy criteria. Part (A) confirms new sites and buildings for business use will be permitted in Hathersage, but that wherever possible proposals must re-use existing traditional buildings, or previously developed sites.
79. It is recognised that a business use could in principle be provided on the site which is previously developed land, however E1.A goes on to state that wherever possible such development must take up opportunities for enhancement. It has been established that the development would not achieve enhancement and would harm the character of the site. The proposals are therefore not compliant with E1.A.
80. The proposals would also conflict with DME8, which requires employment development to minimise any adverse impacts on the valued characteristics of the surrounding area.

Heritage Considerations

81. The site lies within the Hathersage Conservation Area. Nearby listed buildings include the Grade II* Listed Roman Catholic Church of St Michael and its adjoining Grade II Listed Presbytery (c.65m north west of the site) however due to intervening woodland there is very limited inter visibility between the site and Church. To the east is the Grade II Listed Valerian Cottage although again the relationship between the two is limited.
82. The Heritage Statement confirms buildings were present on site in 1898, with the format and layout of buildings changing in the period to 1964 where the site was largely cleared,

leaving one footprint on site. It suggests the site constitutes a fragment of late C19 backland development attached to a property to Main Road, potentially as a working yard. It suggests the site makes a neutral contribution to the Conservation Area, with the building's subordinate scale reading ancillary to properties on Main Road and preserving the street hierarchy. It describes the building's metal cladding as giving a temporary ramshackle appearance which does not reflect the traditional materials of the village, although the materials are considered to contribute to the buildings subservience.

83. The Statement considers the slight increase in the scale and mass of the development would have a positive effect on the significance of the Conservation Area. Alterations to the appearance of the building, which is utilitarian in appearance, are considered to have a limited negative effect on the heritage significance of the Conservation Area.
84. The Authority's Conservation Officer considers that the building makes a negative contribution towards the Conservation Area, due to its external materials, industrial and utilitarian appearance which is not in keeping with the surrounding setting and stone buildings. The response considers the proposals would have a harmful impact on the Conservation Area by altering and extending the existing building and extending its life, thereby compounding its negative impact.
85. An additional response from the applicant's heritage consultant has been received which disputes this view, outlining that the industrial past of Hathersage is an essential part of its development and should not be viewed as incongruous. It states that whilst gritstone and stone slate are the prevalent traditional materials, these are not the only acceptable materials as focusing only on those materials risks removing the legibility of Hathersage's industrial history. The response suggests the building is over 130 years old, and that elements of the building are characteristic of materials available in the late C19 including sheet cladding, a machine sawn softwood timber structure, and stone set floor.
86. The response concludes that although the building could be described as of poor appearance and utilitarian, that does not mean it is not of heritage value especially due to its rarity and difference with surrounding buildings. It states the building should be considered as a non-designated heritage asset, albeit of limited significance.
87. The building is not considered to be of historic interest. Through discussion with the Authority's Conservation Officer the building is not considered to be 130 years old and is more likely to have been constructed in the 20th Century as the building present on the 1964 mapping is both shorter and wider than structures shown on the 1922 historic map.
88. Whilst sheet metal is recognised to have been available during the late 19th Century, it is not a prevalent material on buildings in the area and is not identified under the Hathersage Conservation Area Appraisal section on 'Prevalent and Traditional Building Materials'.
89. Due to the suspected age of the building and any substantial alterations to the structure that may have arisen as part of the clearance of other structures on the site present on 1922 mapping, the building is not considered to be a good surviving example of industrial activity in Hathersage. It is not identified in the Conservation Area Appraisal as an important unlisted building. The Authority do not consider the building to be a non-designated asset.
90. Even if the building were of historic interest, the proposals would be contrary to DMC10 which requires that conversions of heritage assets do not adversely affect their character, that the building is capable of conversion without comprising its significance and character, and that changes conserve or enhance the asset. Nor would the development comply with the Conversion of Historic Buildings SPD which requires work to be carried out within the building's shell, avoiding extensions and new openings in blank elevations.

91. The existing structure would be substantially altered and the development could accurately be described as substantial demolition and re-building. Whilst the replacement external sheeting would be similar to that on the current building, none of the existing external features would remain. The building's height would change to accommodate the new use and internal insulation depth. The lean-to would be demolished and re-built, and its height and connection with the eaves to the east of the building raised considerably to accommodate an internal raised floor.
92. There would also be an extension, albeit limited size, to the south which the SPD discourages, and which would be unsympathetic in form. The new glazing and timber louvres would alter and would not conserve the building's character simple character.
93. Therefore, whilst the Authority do not consider the building to be a non-designated asset, even if it were, the proposals would not comply with Policy DMC5 (which requires the conservation and enhancement of historic assets), Policy DMC10, or the Conversion's SPD.
94. Irrespective of the difference in views regarding the materials and significance of the building itself, aspects of the development outlined at paragraphs 94 - 95 are considered to result in harm towards the character and appearance of the Conservation Area.
95. The changes would have an inconsistent appearance with the surrounding area on a small backland plot within the Conservation Area that can be glimpsed from Main Road and which is visible along the adjoining PRoW. The roof lights to the west would be visible from the tea room garden to the west, and The George car park further west.
96. The development is therefore considered to harm the character and appearance of the Conservation Area, contrary to Policies L3, DMC5 and DMC8 of the development plan. This harm would be less than substantial.
97. Policy DMC5 and paragraph 208 of the NPPF require less than substantial harm to be outweighed by the public benefits of any development.
98. The benefits of the development outlined in the submission and by a number of representations include the sustainability credentials of the development which are recognised, as is the benefit of providing new local business space.
99. Notwithstanding this, the business use does not take up opportunities for enhancement. It is proposed alongside a flexible residential use which would in effect be market housing and which is unacceptable in principle. In light of the above, the provision is afforded little weight in the planning balance.
100. The harm arising towards the Conservation Area is therefore not outweighed by the public benefits of the proposed development.

Highways

101. An enquiry regarding the proposals was submitted to DCC Highways in 2019. The response confirmed there would need to be no intensification of the use of the access to the site from Main Road. However, the 2019 response did accept the provision of a single dwelling was likely to be comparable in terms of trip generation associated with the site's existing use.
102. Given the limited planning history associated with the site, it is difficult for Officers to be clear on the site's lawful use although it is considered likely the site has been used for residential car parking since 2004, following an application that year to redevelop the site for a domestic garage. It is therefore likely a number of cars could be lawfully stored in the building and parked on site. The current application proposes 4 parking spaces.

103. In light of the above, the Highways Authority and PRow Officer have not raised an objection in relation to the proposed development and its access as this would not represent intensification. In addition, the proposals would not appear to encroach on the width of the PRow. A Construction Management Plan could be conditioned to ensure development does not impact the PRow.

Residential Amenity

104. Uses surrounding the application site include the Open House café immediately to the south, and Cintra's Tea Room and outdoor seating area to the west.
105. The response from Environmental Health does raise some concern regarding the proximity of a proposed residential use close to commercial properties, due to the potential for noise disturbance. Whilst discussions with Environmental Health have suggested it would have been preferable to have information regarding the noise environment of the site up front to establish the levels of insulation required and any building specifications, a condition has been recommended by Environmental Health in order to deal with those details by condition.
106. The condition wording requires that prior to the proposed use commencing, a noise mitigation scheme is to be submitted detailing the measures to be implemented to ensure satisfactory amenity for future occupants of the building.
107. Environmental Health have also raised concerns about the use of any external amenity space to the building in connection with the residential use from an amenity perspective, due to potential noise. The Agent has confirmed that the proposal does not seek to create any external garden area and this could be controlled by condition.
108. A condition requiring the business and residential use to remain as part of the same planning unit would be required in order to protect the amenity of the residential use. The glazed doors on the south elevation would also likely need to be obscure glazed due to proximity with the building to the south.

Trees

109. The submitted Tree Survey confirms there is a mature elder to the west of the existing building which is in poor condition and a mature sycamore to the north in good condition.
110. The development would require the removal of the declining elder. The submitted Arboricultural Impact Assessment sets out mitigation measures including tree protective fencing to be installed prior to development commencing, the construction of the northern steps, installation of the bin store and any drainage works.
111. The Authority's Tree Officer has raised no objection provided the development is carried out in accordance with the recommendations of the Arboricultural Method Statement.
112. The development would therefore accord with DMC13 of the development plan.

Sustainability

113. It is recognised the development has sought to follow a sustainable approach to development, with a specific focus being to reduce embodied carbon during construction. A number of representations support the sustainability of the development.
114. The development proposes use of high insulating walls, sealing of the building envelope to achieve low air change rates, installation of a mechanical ventilation and heat recovery system to ventilate the building in a sustainable manner, installation of an air source heat pump, use of low energy lighting and low use water conserving fittings for taps.

115. The Sustainability Statement indicates the construction materials and finishes would have a low environmental impact to minimise the overall embodied carbon and energy of the proposals. The Statement indicates the proposed solution uses 4.6% of the embodied carbon compared with the masonry equivalent (stone and concrete alternative).
116. The development would therefore comply with Policy CC1.

Other

117. The development is exempt from the statutory requirement for Biodiversity Net Gain. The majority of the site would remain gravelled, with some wildflower planting and hedgerow planting to the north. This would result in some modest enhancement to biodiversity which is welcomed and in accordance with policy L2, however enhancements would not be significant and would not outweigh the concerns outlined above.

Conclusion

118. The existing building is not considered to contribute positively to the area. The application seeks to substantially alter the building, which would be re-clad in like-for-like external sheeting, and would be extended and altered in an unacceptable manner.
119. The proposed development would not convert a traditional building or conserve or enhance the settlement contrary to Policies DS1, HC1 and DMH6, and in creating a new business it does not take up opportunities for enhancement contrary to Policy E1. Furthermore, the proposal would not provide any significant overall benefit to the special qualities of the National Park, contrary to GSP2.
120. The proposed development would result in harm to the character and appearance of the area and the Hathersage Conservation Area, contrary to Policies GSP3, L3, DMC3, DMC5 and DMC8. This harm is less than substantial and no public benefits have been identified which would outweigh that harm.
121. Therefore, it is concluded that having had regard to all matters raised that the development would be contrary to the development plan there are no material considerations that indicate that permission should be otherwise granted. The application is therefore recommended for refusal.

Human Rights

122. 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

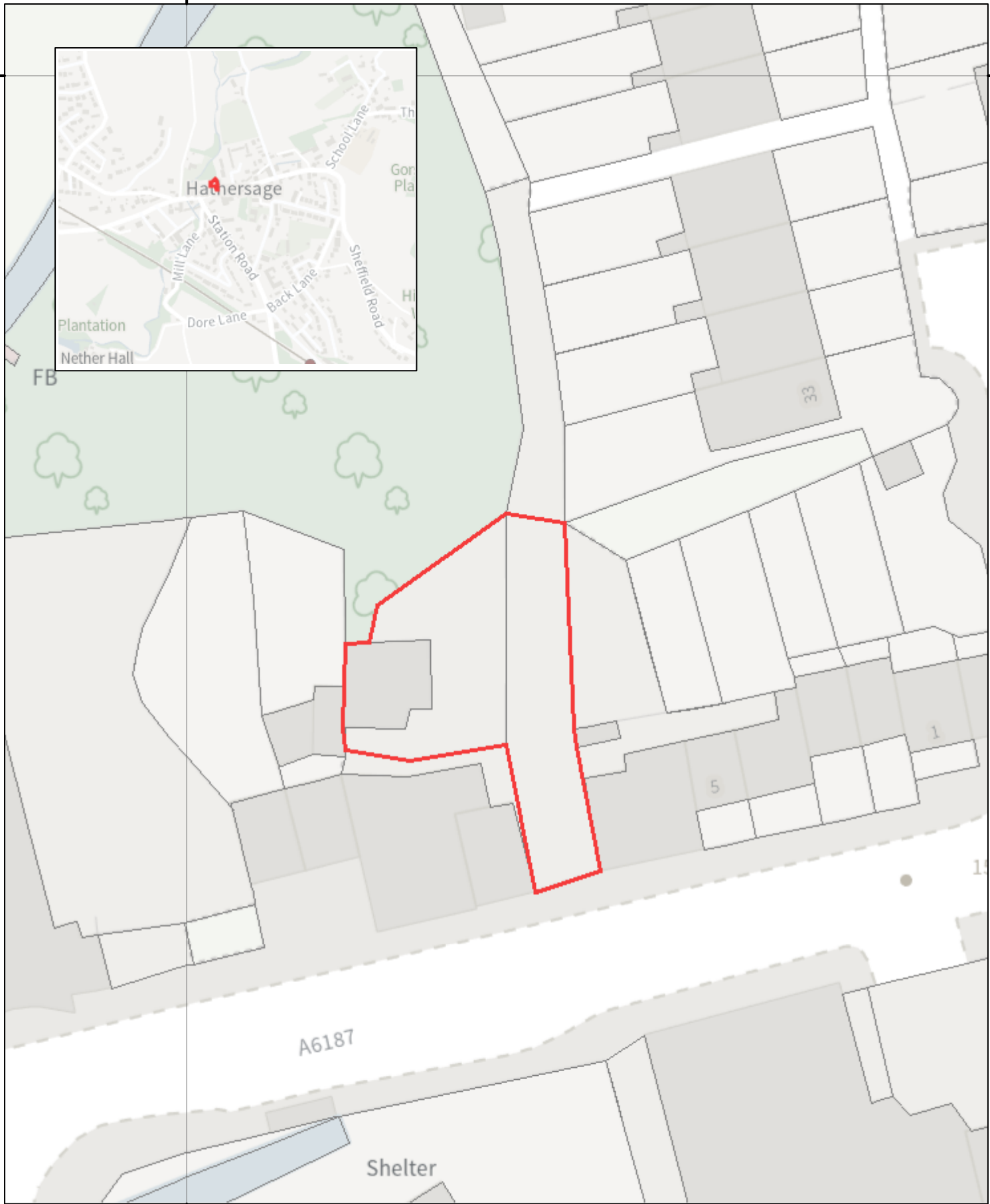
Hannah Freer – Planner – North Area

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Former RBS, Main Road, Hathersage

Item no. 6
 Application no. NP/DDD/0724/0684
 Committee date: 13/09/2024

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7. FULL APPLICATION – PROPOSED DEMOLITION OF REDUNDANT BUILDING AND REDEVELOPMENT TO FORM A SINGLE DWELLING AT ROSE FARM COTTAGE, GRINDLOW, GREAT HUCKLOW (NP/DDD/0624/0641, WE)

APPLICANT: SARAH MYCOCK AND LEE OLLERENSHAW

Summary

1. This application seeks planning permission for the demolition of an existing building at Rose Farm Cottage and the erection of a three-bedroomed dwelling.
2. The building to be demolished is a limestone agricultural building. It is understood to date from the mid-18th century; however, it has been heavily altered over time and is in a poor state of repair. Notwithstanding the condition of the building, it is considered to be a non-designated heritage asset.
3. The proposed development would result in the complete loss of the existing building and would not result in any significant enhancements required to justify the erection of a market dwelling in this location, contrary to relevant policies.
4. The application is recommended for refusal.

Site and Surroundings

5. The development site is Rose Farm Cottage, located in the small hamlet of Grindlow approximately 450m south-east of Great Hucklow.
6. Rose Farm is comprised of several buildings, including Rose Cottage Farm farmhouse, which sits on the northern side of the yard facing south, several large modern agricultural units which are largely focussed to the east of the farm site, and a large structure which is used as a canine treatment facility.
7. There have been several traditional buildings which have been converted across the site, including one to provide additional accommodation to the farmhouse, and one to provide self-catering accommodation slightly north of the main Rose Farm Site.
8. On the southern side of the yard, facing north, is the application building, a traditional barn constructed from rubble limestone and sandstone dressings. The structure is currently in a poor state of repair, featuring no fenestration or doors in the openings, large sections of walling missing mortar, and a corrugated roof.
9. The site is located in the Great Hucklow and Grindlow Conservation Area. Public footpath Grindlow FP3 runs past the barn, before forking into FP4 and FP5 in the centre of the yard.

Proposal

10. The demolition of the application building and erection of a two-storey open market dwelling.
11. The dwelling would be faced in rubble limestone and feature gritstone quoins, surrounds and detailing. Its roof would be clad in natural blue-slate rooftiles.
12. The footprint of the proposed dwelling would be the same as the existing outbuilding. Its frontage would measure 16m and would be 5.5m in depth. It would feature a small 3m lean to from the rear elevation. The building would measure 6.5m in height.

13. On its principal (north facing) elevation, the property would feature 2 doorways to give the appearance of two semi-detached properties. The fenestration of the building would reflect this form with a single ground-floor window and two first floor windows. There would be two chimneystacks to further emphasise the appearance of two semi-detached cottages.
14. To the west of the property would be a small driveway for two vehicles. To the rear of the property would be a walled garden area.

RECOMMENDATION:

That the application be REFUSED for the following reasons:

1. **The development would result in the total loss of a non-designated heritage asset and harm to the setting of the Great Hucklow and Grindlow Conservation Area contrary to Core Strategy policies GSP1, GPS2, GSP3, L3, DMC3, DMC5 and DMC8. The harm identified would be less than substantial but would not be outweighed by public benefits contrary to the National Planning Policy Framework.**
2. **The erection of a market dwelling house in this location is contrary in principle to Core Strategy policies DS1 and HC1 and the National Planning Policy Framework.**

Key Issues

- Whether the development is acceptable in principle.
- Whether the proposed development is would deliver significant enhancement to the landscape, cultural heritage and biodiversity of the National Park.
- Whether the development is acceptable in all other respects.

History

15. 2009 - Conversion of redundant agricultural building to holiday let accommodation (NP/DDD/1109/0929) – Granted conditionally.
16. 2023 - Proposed renovation, alteration of existing structure to form a single dwelling (NP/DDD/0423/0466) – Refused due to impact on the significance of the non-designated heritage asset and setting of the Great Hucklow and Grindlow Conservation Area.

Consultations

17. Highway Authority – No objection to the proposed development subject to condition and informative note.
18. Great Hucklow Parish Council – Support for the following reasons:
 1. *It is one of the few opportunities to provide additional family accommodation within the hamlet of Grindlow.*
 2. *The Parish Council has a policy to support the supply of additional family housing where possible and appropriate within the villages.*
 3. *The application relates to the Rose Farm area within the Hucklow and Grindlow Conservation Area. Previous applications have been granted to convert Rose Farm Cottage which is an unlisted heritage asset of minor importance. It is believed that these are extant but the structure has deteriorated to such a level that any refurbishment will have so little of the original fabric that any heritage value will be*

lost. The current proposal fits well with the Rose Farm conservation group and therefore would be an enhancement to this group and the conservation area as a whole.

In view of the need to provide additional residential accommodation where possible, the Parish Council would request that the Authority considers imposing conditions such that the rebuilt cottage remains part of the Rose Farm planning unit, it can only be used for full time residential use and permitted development rights are removed.

19. Natural England – No objection subject to appropriate mitigation being secured. We consider that without appropriate mitigation the application would:

- damage or destroy the interest features for which the following Sites of Special Scientific Interest have been notified:
 - Cressbrook Dale,
 - The Wye Valley,
 - Waterfalls Meadow,
 - Stoney Middleton Dale and,
 - Bradwell Dale and Bagshaw Cavern.

In order to mitigate these adverse effects and make the development acceptable, the following mitigation measures are required / or the following mitigation options should be secured:

- Discharge released from the Package Treatment Plant (PTP) should be to ground for natural infiltration to occur.

We advise that an appropriate planning condition or obligation is attached to any planning permission to secure these measures.

Natural England's further advice on designated sites/landscapes and advice on other natural environment issues is set out below.

20. PDNPA Archaeology – As a non-designated heritage asset a balanced planning decision that has regard to the assets significance and the scale of harm needs to be made (NPPF para.209).

Should the planning balance be favourable a condition scheme of building recording is recommended. This should take the form of a programme of building recording to Level 2/3 standard, including controlled demolition with a structural watching brief to allow additional archaeological recording to take place during the deconstruction and demolition of the structure to enable a full record to be made. This can build on the existing heritage statement.

21. PDNPA Ecology – Requested one additional dusk emergency survey due to age of the submitted survey. Also requested mitigation and recommendations to be conditioned.

Representations

22. Three representations were received during the determination of the planning application. Two representations supported the planning application for the following reasons:

- a) Proposal will provide residential accommodation for local people;
- b) Proposed design is in keeping with the local area and retained the character of the original structure;
- c) New building will be more energy efficient;

- d) Current structure is in a bad state of decay and the new building will be an enhancement to the village;
 - e) Alternative to demolition would be further decay for the building which would not benefit anyone.
23. One objection was received by the Ramblers Derbyshire Dales Group for the following reasons:
- a) Grindlow Footpath 3 runs along the access track adjacent to the proposed redevelopment;
 - b) However, in the wider Rose Farm site, Grindlow Footpaths 3, 4 and 5 shown on the Definitive Map are all obstructed by buildings. Diversions are needed for all three FPs. These diversions should be applied for and in place before any development takes place;
 - c) Once this is done, FP 3 should remain unaffected at all times, including the path surface, both during and after any development;
 - d) Consideration should be given to the safety of members of the public using the Right of Way both during and after the proposed works;
 - e) There should be no encroachment of the path. The DCC Rights of Way Team should be asked for advice over the above RoW matters.

National Planning Policy Framework

24. 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.
25. The National Planning Policy Framework (NPPF) has been revised (2023). 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 182 states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, which have the highest status of protection in relation to these issues.
26. 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 policies in the Development Plan and the NPPF.

Relevant Development Plan Policies

Core Strategy

27. GSP1- *Securing National Park Purposes and sustainable development*. States that planning applications should secure National Park purposes and sustainable development. It outlines that policies must be read in combination and all development shall be consistent with the National Park's legal purposes and duty. Where there is an irreconcilable conflict between the statutory purposes, the Sandford Principle will be applied and the conservation and enhancement of the National Park will be given priority.

28. GSP2 – *Enhancing the National Park*. Opportunities for enhancing the valued characteristics of the National Park will be identified and acted upon. Proposals intended to enhance the National Park will need to demonstrate that they offer significant overall benefit to the natural beauty, wildlife and cultural heritage of the area. They should not undermine the achievement of other Core Policies.
29. 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.
30. DS1 - *Development Strategy*. Sets out that most new development will be directed into named settlements. Grindlow is not a DS1 settlement.
31. HC1 – *New housing*. Provision will not be made for housing solely to meet open market demand. Housing land will not be allocated in the development plan. Exceptionally, new housing (whether newly built or from re-use of an existing building) can be accepted where:
- A) It addresses eligible local needs:
 - i) for homes that remain affordable with occupation restricted to local people in perpetuity; or
 - ii) for aged persons’ assisted accommodation including residential institutions offering care, where adequate care or assistance cannot be provided within the existing housing stock. In such cases, sufficient flexibility will be allowed in determining the local residential qualification to consider their short-term business needs whilst maintaining local residency restrictions for the long term.
 - B) It provides for key workers in agriculture, forestry or other rural enterprises in accordance with core policy HC2.
 - C) In accordance with core policies GSP1 and GSP2:
 - i) it is required in order to achieve conservation and/or enhancement of valued vernacular or listed buildings; or
 - ii) it is required in order to achieve conservation or enhancement in settlements listed in core policy DS1.
- Any scheme proposed under CI or CII that is able to accommodate more than one dwelling unit, must also address identified eligible local need and be affordable with occupation restricted to local people in perpetuity, unless:
- iii) it is not financially viable, although the intention will still be to maximise the proportion of affordable homes within viability constraints; or
 - iv) it would provide more affordable homes than are needed in the parish and the adjacent parishes, now and in the near future: in which case (also subject to viability considerations), a financial contribution¹⁰² will be required towards affordable housing needed elsewhere in the National Park.
32. L1 - *Landscape character and valued characteristics*. Seeks to ensure that all development conserves and enhances valued landscape character and sites, features and species of biodiversity importance.
33. L3 – *Cultural heritage assets*. Seeks to ensure all development conserves and where appropriate enhances the significance of any heritage assets. In this case the Bradwell Conservation area is the relevant heritage asset.

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

Development Management Policies

35. Policy DMC1 – Conservation and enhancement of nationally significance landscapes. In countryside beyond the edge of settlements listed in DS1, any development with a wide scale landscape impact must provide a landscape assessment with reference to the Landscape Strategy and Action Plan.
36. DMC3 – *Design*. Siting, Design, layout and landscaping. Reiterates, that where developments are acceptable in principle, Policy requires that design is to high standards and where possible enhances the natural beauty, quality and visual amenity of the landscape. The siting, mass, scale, height, design, building materials should all be appropriate to the context. Accessibility of the development should also be a key consideration.
37. Policy DMC5 – *Development affecting a heritage asset*. Planning applications for development affecting a heritage asset, including its setting must clearly demonstrate: (i) its significance including how any identified features of value will be conserved and where possible enhanced; and (ii) why the proposed development and related works are desirable or necessary. Policy DMC8 states that applications for development in a Conservation Area, or for development that affects its setting or important views into, out of, across or through the area, should assess and clearly demonstrate how the character or appearance and significance of the Conservation Area will be preserved or enhanced.

DMC5.F(ii) states that when determining planning applications which would result in the complete loss of a non-designated heritage asset, a balanced judgement is required which takes into account the significance of the heritage asset.

38. Policy DMC8 – *Development in a conservation area*. Policy DMC8 requires development in a Conservation Area to assess and clearly demonstrate how the character or appearance and significance of a Conservation Area will be preserved or enhanced.
39. Policy DMC11 – *Safeguarding, recording and enhancing nature conservation interest*. Proposals should aim to achieve net gains to biodiversity or geodiversity as a result of development. In considering whether a proposal conserves and enhances sites, features or species of wildlife, geological or geomorphological importance all reasonable measures must be taken to avoid net loss by demonstrating that in the below order of priority the following matters have been taken into consideration:
- i) enhancement proportionate to the development;
 - ii) adverse effects have been avoided;
 - iii) the 'do nothing' option and alternative sites that cause less harm;
 - iv) appropriate mitigation; and
 - v) in rare cases, as a last resort, compensation measures to offset loss.
40. Policy DMC12 - Sites, features or species of wildlife, geological or geomorphological importance:
- A) For Internationally designated or candidate sites, or European Protected Species, the exceptional circumstances where development may be permitted are those where it can be demonstrated that the legislative provisions to protect such sites or species can be fully met.
 - B) For sites, features or species of national importance, exceptional circumstances are those where development is essential:

- i) for the management of those sites, features or species; or
- ii) for the conservation and enhancement of the National Park's valued characteristics;
or
- iii) where the benefits of the development at a site clearly outweigh the impacts on the features of the site that make it of special scientific interest and any broader impacts on the national network of SSSIs.

Assessment

Principle of development

41. The proposed development is for the erection of a market dwelling. Policy HC1 states that provision will not be made for housing solely to meet open market demand. It goes on to state that exceptionally, new housing can be accepted where (in accordance with policies GSP1 and GSP2) it is required in order to achieve conservation and/or enhancement of a valued vernacular or listed building, or in a settlement listed in policy DS1.
42. The submitted Heritage Statement identifies the building as a non-designated heritage asset which possess a medium degree of importance. Therefore, if the building was proposed to be converted into an open market dwelling, this would be acceptable in principle. However, the application proposes the demolition of the existing building and the erection of a new dwelling.
43. A Structural Report has been submitted with this application. The findings of the report are somewhat inconclusive, stating that from preliminary observations the building *could* be converted, but concluding:
- It is our professional opinion that the works involved to reuse part of the building seem disproportionate when considering the likely very high costs of the temporary works, and most importantly the health and safety risks. These can be mitigated to a certain degree, but will it will be difficult to remove risk entirely. It is also worth considering that this report has been produced based on a limited visual inspection from ground level. It is very common in our experience when attempting alterations to buildings of such a level of degradation of the building fabric, that it proves to be the case they are even more difficult to work with than anticipated, and ultimately have to be taken down and rebuilt. This is often because the poor quality of mortar means it is not possible to work with sections of masonry wall because stones are found to be completely loose, and the only safe option is to remove the loose section and rebuild. Often finding a sound bedding for the rebuilt section is difficult, as is propping, and entire sections of wall have to be taken down. Given the very poor apparent quality of the masonry at Rose Farm, it would not be unexpected to find this becomes the case.*
44. Officers consider that this conclusion indicates that the building is not capable of conversion into residential use. The proposal is therefore as a matter of fact not a conversion and therefore is not in accordance with policies HC1.C nor DMC10.
45. Accordingly, the proposed development does not meet any of the exceptional circumstances which justify the provision of an open market house as outlined in policy HC1.
46. As the building's extant use is agricultural, it does not meet the definition of previously developed (or brownfield) land as identified in Appendix 2 of the National Planning Policy Framework. Therefore, policy DMH6 which supports the principle of re-developing previously developed land for housing does not apply in the determination of this application.

47. The proposed development therefore does not comply with the adopted housing policies within the development plan.
48. The submitted Design and Access Statement (DAS) argues that the proposed development would result in an enhancement to the National Park through the removal of a building which does not positively contribute to the locality or the Conservation Area. The DAS argues that the building does not have any *specific, architectural or aesthetic significance being a (relatively speaking) poor example of buildings of this type* and its replacement with the dwelling would constitute an enhancement in accordance with Core Strategy GSP2. This will be discussed in the following section of the report.

Whether the proposed development enhances the special qualities of the National Park

49. Notwithstanding the conflict with policy HC1 identified above. Policy DS1 does allow for other development in the countryside which is required to achieve conservation or enhancement of the National Park. Policy GSP2 states that opportunities for enhancing the valued characteristics of the National Park will be identified and acted upon. It goes on to state that proposals intended to enhance the National Park will need to demonstrate that they offer *significant overall benefit to the natural beauty, wildlife and cultural heritage of the area*.
50. Policy GSP2.D outlines that opportunities will be taken to enhance the National Park by the treatment or removal of undesirable features or buildings.
51. As noted earlier in the report, the building is considered to possess sufficient historic interest to be deemed a non-designated heritage asset. This is a conclusion shared by the submitted heritage asset and Officers. In addition to this, the development site is in the Great Hucklow and Grindlow Conservation Area. Notwithstanding the building's current state of repair, the building contributes positively to the setting of the conservation area. The Heritage Statement states that the building *has a strong degree of historic interest, representing either an 'L' plan or two-unit cottage dating from the mid-18th century. The survival of this building helps to contribute to these typologies of houses from this period. It is unclear whether this building had originally been associated with a farmstead as a farm workers cottage, or represented a distinct cottage in its own right.* This historical interest contributes to both the property itself, the Rose Farm complex and the wider Great Hucklow and Grindlow Conservation Area.
52. The Heritage Statement also found that the building's use has adapted over time, originally being a cottage and later being adapted to a farm outbuilding. This further contributes to the historical interest of the site, and provides a visual indication of the evolution of agricultural practices in Grindlow.
53. Policy L3 states that development must conserve and where appropriate enhance or reveal the significance of historic assets and their setting. It goes on further to state other than in exceptional circumstances, development will not be permitted where it is likely to cause harm to the significance of any cultural heritage asset. This policy is expanded upon in policies DMC5 and DMC8 which outline that development which would result in loss of a heritage asset will not be permitted unless a balanced judgement indicates that the development should be approved, taking into account the significance of the heritage asset (including the setting of a conservation area).
54. The proposed development would, as a matter of fact, result in the total loss of the building and its contribution to the setting of the Conservation Area. This is in direct conflict with policies L3.B and would result in harm to the historical significance to the building itself, in addition to the setting of the Conservation Area. The development

therefore would result in harm to the landscape and cultural heritage of the National Park and would not deliver enhancement required by policy GSP2.

55. The DAS argues that removal of the building and replacement with the new dwelling would enhance the setting of the Great Hucklow and Grindlow Conservation Area. Officers fundamentally disagree with this argument. The Heritage Statement advises that the building is of historical interest, and concludes that it is of medium significance with some archaeological and architectural interest, but a strong degree of historic interest.
56. The demolition of the building would result in the total loss of this interest and the contribution it makes to the area. It is noted that public footpath 3 passes directly in front of the development site following the access track. Therefore, the loss of the building would not be localised and would instead have an impact on the public realm. As such, it is considered that the proposed development would also result in less than substantial harm to the setting of the Conservation Area.
57. When considering whether a development would result in 'significant overall benefit' to the National Park, this should be viewed in the context of the National Park's first purpose.
58. Officers consider that the proposed development would actively result in harm to the cultural heritage of the National Park through the demolition of a non-designated heritage asset which contributes to the conservation area's setting. Its replacement with a dwellinghouse would not provide the same contributions, nor mitigate the harm resulting from its loss.
59. Invariably, the proposed dwelling would be in a better state of repair and constructed in high quality and local building materials. The overall form and height of the building is largely acceptable with the proposed detailing mitigating its overly long frontage.
60. Notwithstanding this, it would not contribute to any enhancement to the National Park's special qualities. In addition to harming the cultural heritage of the area, the proposed development would not result in enhancements to either the landscape or biodiversity.
61. The proposed development would not deliver significant enhancement to the landscape, cultural heritage or biodiversity of the National Park contrary to policies DS1 and GSP2. Therefore, there is no justification in principle for the demolition of the existing building or new dwelling house proposed.

Ecology

62. Due to the age and the quality of the buildings, the impact on protected species, such as bats and owls, is a key consideration in the determination of this application.
63. A Bat and Barn Owl Survey Report was submitted in support of the application. The report was evidenced through five surveys, including a bat roost appraisal, barn owl survey and three dusk emergence surveys.
64. The report concluded that the building had a moderate to high potential for bat roosts. The following dusk emergence surveys found that no bat activity within the building; however, bats were observed foraging and commuting around the site. The survey also found no barn owl activity in or around the site.
65. These initial surveys were carried out in June 2022. As a result of their age, the Authority's ecologist requested an additional dusk emergence survey to assess the current potential for barn owls and bats.

66. A further survey was carried out in August 2024 which reiterated the conclusions of the initial surveys that the building did not provide roosts or habitats for barn owls and bats, but bats were observed in the locality.
67. Accordingly, the proposed development would not have an impact on the interests of protected species. The report outlines a set of mitigation and recommendations, including general prevention measures and additional measures to enhance the local biodiversity surrounding the site, such as bat boxes/tiles/bricks on the building itself which would compensate the loss of potential bat roosting habitats.
68. Subject to the development being carried out in accordance with the submitted Bat and Barn Owl Survey Report, and a scheme of habitat mitigation, which can both be secured through condition it is considered that the proposed development would not have an adverse impact on protected species. It is therefore in compliance with policy L2 and DMC12.

Other matters

69. The proposed development would have sufficient off-street parking to serve the 3-bedroomed property. Therefore, the development is acceptable on highway amenity and safety grounds.
70. The proposed dwelling would be partially opposite a property known as Rose Barn with approximately 7m between the two properties. As only the western end of the property would be opposite Rose Barn, it is not considered that the development would result in harm to their amenity through either loss of privacy or an overbearing impact. The amenity space of the property would be to the south, and would not have an impact on the residential amenity of any neighbouring properties. It is therefore acceptable on amenity grounds.
71. The proposed development would be constructed using local building materials, sustainable building methods and would feature solar panels on the rear roof slope. This is considered commensurate to the scale of development and in accordance with policy CC1.
72. Natural England advised that the proposed sewage package treatment plant could have an adverse on nearby designated sites. In order to mitigate the adverse impacts on the designated sites, Natural England recommend that discharge from the package treatment plant should be to ground for natural infiltration to occur. It is recommended that the details of the package treatment plant, and its method for disposal, be reserved by condition if this application is approved.

Overall planning balance

73. As referenced above, paragraph 209 of the NPPF and policy DMC5 require a balanced planning judgement be made on any proposed development which would result in loss of a non-designated heritage asset. There is also a presumption against harm to designated heritage assets with less than substantial harm weighed against public benefits.
74. The proposed development would not result in significant enhancements to the special qualities of the National Park, and would instead result in significant harm to its cultural heritage through the removal of a non-designated heritage asset which contributes to the setting of the Conservation Area.

75. The proposed dwelling would be open-market and not restricted to local occupation. As such, no significant weight can be afforded to the provision of the dwelling itself.
76. As such, there are no material planning considerations which weigh in favour of the proposed development. Similarly, there are no public benefits which would outweigh the less than substantial harm to the setting of the Great Hucklow and Grindlow Conservation Area.
77. Therefore, when viewed in the overall planning balance, there are no benefits which outweigh the identified harm to the special qualities of the National Park.

Conclusion

78. The proposed development does not meet any of the criteria which justify the provision of an open market dwelling as outlined by policy HC1.
79. The complete loss of the outbuilding would result in harm to the significance of the non-designated heritage asset, in addition to the setting of the Great Hucklow and Grindlow Conservation Area which is contrary to policies L3, DMC5 and DMC8.
80. As a result of the proposed development harming the cultural heritage of the area and in absence of any identified benefits to its natural beauty and wildlife, the proposed development would not result in any enhancements to the special qualities of the National Park. The proposed dwelling house is therefore not justified under policies DS1 or GSP2.
81. Therefore, when viewed in the planning balance, it is considered that there are no material planning considerations which outweigh the harm to the non-designated heritage asset and the setting of the Conservation Area, nor the lack of compliance with adopted housing policy. The application is therefore recommended for refusal.

Human Rights

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

Report author: Will Eyre, North Area Senior Planner

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Rose Farm Cottage, Grindlow, Great Hucklow

Item no. 7
 Application no. NP/DDD/0624/0641
 Committee date: 13/09/2024

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8. LISTED BUILDING CONSENT - ALTERATIONS TO LISTED BARN COMPRISING: ROOF COVERING RENEWAL, REPAIRS TO TIMBER ROOF STRUCTURE, AND MINOR REPOINTING TO INTERNAL STONEMASONRY. THE PROPOSED ROOF COVERING RENEWAL INCLUDES REPLACING SECTIONS OF CONCRETE HARDWARE TILES WITH NATURAL STONE SLATES, RELAYING OF EXISTING STONE SLATES, LEAD WORK RENEWAL, AND REPLACEMENT OF EXISTING BITUMEN FELT WITH A BREATHABLE MEMBRANE AT NORTH LEES BARN, BIRLEY LANE, HATHERSAGE (NP/DDD/0824/0806, JK)

APPLICANT: PEAK DISTRICT NATIONAL PARK AUTHORITY

Summary

1. North Lees Barn is a Grade II Listed agricultural cruck barn which is owned and managed by the National Park Authority.
2. Listed Building Consent is sought for roof repair and renovation works. As part of these works the scheme proposes the introduction of a modern breathable polymer membrane between the rafters and underside of the stone slates, which would replace an existing failing bitumen felt lining.
3. There are no concerns about the structural timber repairs (subject to conditions) or to the re-roofing using reclaimed stone slates as both are urgent works which are necessary to secure the building and would enhance the character and significance of the barn.
4. The key issue concerns the part of the works to install a modern breathable membrane underlay into the repaired roof structure. Its inclusion does not follow accepted conservation practice and would not be an appropriate intervention in repairs to a historic agricultural barn of this high significance. Its introduction would obscure views of the underside of the slates and its appearance would result in harm to character and significance of the listed barn.
5. Following the traditional method of 'Torching' the slates with a lime mortar (of which there is evidence that this was used in the building) would follow best conservation practice and achieve the same objective without the harm identified in the use of the modern membrane.
6. It is concluded that there are no public benefits or other material considerations which would outweigh the harm identified and the application is therefore recommended for refusal.

Site and Surroundings

7. The application building is North Lees Barn, a Grade II listed cruck framed barn forming an integral component of the historic North Lees Hall and farmhouse group of buildings. These lie in an upland location 2km north of Hathersage village and some 890m south-west of the iconic Stanage Edge.
8. The cruck barn sits around 50m north of the Grade II* Listed North Lees Hall and its attached Grade II listed farmhouse and outbuildings. There is a 5-bay modern open fronted general-purpose agricultural shed just north of the cruck barn serving the main agricultural needs of the tenanted farm.
9. The barn is a large linear agricultural cruck barn with four cruck frames. It is described by our Conservation Officer as being of "exceptional significance", and "is likely one of the most important agricultural buildings in the Peak District".

10. The barn measures some 48m in length with a width of 7m in the north-western cruck framed section. It is constructed from gritstone under a stone slate roof and has openings fitted with heavy stone surrounds. Later alterations to the cruck barn include a L-plan range at its south-eastern end.
11. The site is accessed by a long metalled private drive which rises steeply up from Birley Lane to the south and which also carries a Public Right of Way. Footpaths cross the open landscape to the north, east and west of the site offering views to the building as well as from the open access land of Stanage.
12. The accompanying Heritage Statement describes the building as a multi-phase barn dating from the 17th century with later 18th century and 19th century elements. The building incorporates the remains of four timber cruck frames dating to 1573-78. The building has been extensively altered with later extensions and a new first floor level, however historic elements remain visible and interpretable. The building is of High Heritage Significance as a good example of a 17th century vernacular agricultural building which retains historic, archaeological and architectural interest derived from its age and integrity of historic fabric.
13. The listing describes the barn as:-
Farm outbuildings. C17, C18 and C19 in linked range of coursed rubble gritstone with quoins, plain gables, stone slates and concrete tiles. Range consisting of five bay cowhouse with overlofts, to which were added an 'L' plan range at the south east end, with a further extension to the south east in C19. Cowhouse with overlofts. Two storey, five roof bays, with six external doorways, all with cambered heads to massive lintels, and massive stone surrounds. Three openings to centre now partially blocked to form windows. Some ventilation slits to ground and first floor. Former 3-light recessed hollow chamfer mullioned window to first floor, now each with one remaining mullion, and partially blocked. Rear elevation has triangular vents. Four cruck trusses, each with collars and yolks, supporting single purlins with wind-braces, and a ridge purlin. 'L' plan range. Two storeys, one and a half bays to each part with former threshing floor served by tall opening with chamfered segmental arch. Added at south east end, a two-bay carriage or cart shed.
14. The building is used as ad-hoc storage and partly for low key educational use by the National Park Authority. It was also part used for agriculture but has been taken out of the tenancy for the farm business whose operations are now confined to the modern farm shed to the north of the cruck barn.
15. The roof is natural stone slate however there are two sections of Hardrow Concrete tiles on the rear slope. These tiles were added in the 1960's and were there at the time of listing as these are referred to in the list description. Later the roof of the barn was re-laid and a bitumen felt underlay added without consent. Both these changes have harmed the character and significance of the historic barn.
16. The roof of the barn has fallen into a state of disrepair with the failed roof covering now leaving an area exposed to the elements. Failed guttering is also leading to damage. Urgent works are therefore necessary, hence the current application to repair the roof and secure the building from the elements, particularly its roof timbers which are of high significance.

Proposal

17. Listed Building Consent is sought for the repair and making good of the timber roof structure and stone slate covering to the cruck barn. The work would see the removal of the existing stone slates and concrete Hardrow tiles from the barn roof along with the battens and the bitumen underfelt. Following removal of the roof covering, limited

structural repair of the roof would be undertaken, the extent and nature of which would be further informed by the access afforded.

18. In summary the timbers that are known to need to be repaired or replaced are one ridge beam lying between Cruck Frame C4 and the former gable end wall, one timber brace to Cruck C2 (currently missing) and one timber brace to Cruck C3 (currently missing). However, the stripped roof covering will allow access to fully inspect the condition of hidden elements and thereby possibly identify a need for further repairs not yet apparent.
19. Limited minor re-pointing to tops of the walls and internally would be undertaken using an appropriate lime mortar mix. The stone slate roof would then be replaced over new battens with further cross battening (raising the current slightly) and with a breathable polymer membrane (*TLX batsafe*) installed to replace the current bitumen membrane.
20. The stone slates will be reused, with an expected need for around 5-10% to be replaced using reclaimed slates with more needed to replace the Hardrow concrete tiled sections. The ridge would be fixed using lime mortar. Leadwork would be replaced and the existing plastic gutters replaced with more appropriate cast iron gutters on existing brackets and existing cast iron down pipes.
21. The application is supported by the following documents/reports;
 - Heritage Statement
 - Heritage historical timeline
 - Structural Assessment Report
 - Project Notes from further Structural Engineers 17/4/23 & 30/10/23
 - Supplementary Supporting Rationale for the Breathable membrane (received 29/8/24).
 - Heritage Design and Access Statement: Summary Document August 2023 (*Essentially a summary of the Heritage and structural reports*)
 - Design and Access Statement – Cover Note
 - Preliminary Roost Appraisal (PRA) Bat Survey – February 2023
 - Bat and Bird Survey Report – June 2023

There is no existing detailed roof survey and record of condition other than within the structural surveys which did not have complete access. Therefore, the extent of the works and associated repair methodology will only be fully realised when full access to hidden areas afforded by roof stripping has taken place.

22. In terms of the submitted plans these were limited and lacking in detail. Amended plans have been requested in time for the meeting as the existing plans and elevations drawing did not identify the areas of concrete tile or the sections of failed/inappropriate plastic guttering. There were also no existing or proposed roof sections or as existing drawings of the sections of timber framing where the works of repair are to take place. However, whilst drafting the report scale roof sections have now been provided appended to further information in an updated 'Rationale for Proposed Roof Specification'.
23. The only submitted proposed drawing is a 1:100 scale simple roof plan which shows the location of the two missing wind braces to be replaced by new timber along with a proposed new ridge beam. This new ridge beam between cruck 4 will be required if the beam cannot be repaired. This is not expected to be repairable although information in the application discusses a method of repair to the beam with metal plates either side of the crack and potentially the splicing of new timber at the bearing end over the cruck frame.

24. RECOMMENDATION:

That the application be REFUSED for the following reason;

The introduction of a modern polymer membrane into the repaired roof structure would be a non-traditional and inappropriate intervention. It would obscure views of the underside of the slates, a key feature of agricultural barns and together with its white colour and overtly modern appearance would result in harm to the special character and significance of the historic cruck framed barn. The harm identified would be less than substantial but would not be outweighed by the public benefits of repairing the roof given the alternative traditional technique of torching with lime mortar would achieve a similar outcome without the harm. The proposed works are therefore contrary to Core Strategy policy GSP1, L3, Development Management policies DMC5 and DMC7 and the National Planning Policy Framework.

Key issues

25. The key issue is therefore the impact of the proposed works on the heritage significance and integrity of the historic barn.
26. The urgent need for repair works is understood and accepted by all. However, the single point of disagreement between the applicant and our Conservation Officers relates to the proposal to insert a modern breathable polymer membrane roofing underlay into the repaired roof structure.

Relevant Planning History

27. 1988 - Planning and Listed Building Consent granted for Alterations to the barn comprising new window frames and doors, reinstatement of stone mullions, lintels and jambs to enable conversion to mixed education and interpretive use alongside continued farming use. NP/WED/1088/515 and NP/WED/1188/576
28. 1990 – Planning Permission granted for new general-purpose agricultural shed just north of the historic North Lees Farm Barn. NP/WED/0690/287.
29. 1997 – Planning permission granted for Conversion of agricultural buildings to bunk house and teaching area for educational use. NP/DDD/1296/514 (Not Implemented)
30. 1997 – NP/DDD/597/209 – Listed Building Consent granted for alterations to the barn to facilitate conversion of the lower floor into a bunk house with dining and recreation area, lecture room and bunk rooms and bathroom facilities. (not implemented).
31. 2015 – NP/GDO/0715/0685 GDO Notification granted for Alterations to the existing general-purpose agricultural building to ensure the building is fit for purpose for the temporary accommodation of livestock throughout the winter months.
32. 2023 - NP/DDD/0723/0796 – Listed building Consent application withdrawn for alterations to the barns. The majority of the works involved the replacement of the existing stone slate roof complete including leadwork and pointing (to the ridges and verges) and including the insertion of a new polymer breather membrane.

Consultations

33. Derbyshire County Council Highways

No objections subject to an informative being added to any consent granted about the protection of the footpath.

34. Hathersage Parish Council

No response to date.

35. Derbyshire Dales District Council

No response to date.

36. PDNPA Conservation Officer: Object – Not possible to mitigate the harm identified.

The Conservation Officers detailed comments and appendix are as follows (lightly summarised given the significance to the case - full copy on the website);

Nationally and regionally, agricultural buildings dating to before 1750 are very rare and highly significant. Cruck frames are also very rare and architecturally significant, and the example seen here is largely complete, most of the timbers appear to be original, with the exception of the common rafters.

The barn is of exceptional significance, and is likely one of the most important agricultural buildings in the Peak District.

The barn has been owned by the Peak District National Park Authority since the 1970s along with the rest of the North Lees estate. During that time the barn has remained in low intensity use for agriculture and training. The barn was partially converted in the 1980s to include a teaching space and toilet facilities.

Unfortunately, the most important part of the building – the roof – has been neglected until now. The roof is currently in a poor state of repair, with water ingress and decay notable in some timbers.

A bitumen felt underlay has been laid to the underside of the roof (likely inserted in the 1980s – there was no consent for this). The introduction of this modern membrane has altered the traditional appearance and character of the listed barn's interior and has a negative impact on its special interest, resulting in less than substantial harm to its historic and architectural significance.

In principle, the Built Environment team strongly supports the reroofing and repairs to the barn. However, we have serious concerns regarding the provision of a new membrane to the roof. Rather than reversing the harm caused by the existing modern membrane, the proposed new membrane would also have a negative impact on the listed building's special architectural and historic interest, perpetuating the harm to its significance in a number of ways (see comments under 'Impact of the Proposals'). It is unnecessary for the repair of the roof, and is unnecessary as a means of 'future-proofing' the barn. The application in its current form is therefore contrary to the Planning (Listed Buildings and Conservation Areas Act) 1990 as well as national and local planning policy.

The National Parks and Access to the Countryside Act 1949 as amended by the Levelling Up Act 2023 now provides legal duty for any relevant authority (including national park authorities) to further the purposes of the Act. The first statutory purpose includes the conservation and enhancement of cultural heritage. 'Relevant authority' includes the PDNPA (referred to as 'the Authority' below).

The impact of the proposal:

Without the inclusion of the membrane, the proposal would have a positive impact, specifically as a result of the replacement of non-traditional concrete tiles with stone-

slates. However, the unnecessary inclusion of a membrane would harm the building in three main ways:

- Firstly, the presence of a membrane is visually intrusive, as it obscures the underside of the roof, something which is traditionally exposed in agricultural buildings. This will have a negative impact on the historic appearance and character of the listed barn's interior. The use of traditional materials and construction techniques is a key component of a building's architectural and historic interest, and is an essential part of the building's significance. The perpetuation of these, and of traditional construction skills, is in the interest of the PDNPA in furthering the purposes of the 1949 National Parks and Access to the Countryside Act.
- Secondly, on a technical level, roofing membranes can trap moisture and inhibit drying, leading to a higher risk of decay in the roof timbers. For more technical information relating to membranes (and more traditional torching) in historic buildings, please see the attached Appendix – Roofing Membranes and Traditional Construction.
- Membrane block any view of the underside of the roof. This makes maintenance more difficult, as any minor leaks in the roof are not readily visible.

Overall, the proposals would cause less than substantial harm to the significance of the Grade II listed building, and to its special architectural and historic interest. Therefore, according to the 1990 Act, the application should be refused.

Potential to install insulation to the roof at a later date:

The applicant has argued that the presence of a membrane would future-proof the building should the Authority later wish to convert the barn. However, the current application is for re-roofing and repairs only. Any proposals involving a change in the building's use would need to be determined as part of a change of use application, which fully explores the issues of significance, harm, and optimum viable use, in accordance with PDNPA policy DMC10.

Nevertheless, the Built Environment Team has consulted widely amongst other conservation experts and has been advised that there is no technical reason why roof insulation cannot be retrofitted to a roof without a membrane should the need arise - and be fully justified - as part of a future listed building consent and planning application for change of use.

If, in the future, a change of use is sought, our team can provide details of conservation architects who are experienced in retrofitting buildings of traditional construction, without the use of membranes.

Should the application be approved, or amended in a way to make it approvable, then suggested conditions have been provided to secure control of detailed matters.

37. PDNPA Archaeology Officer: No archaeological objections subject to a condition securing recording during the works. Detailed comments as follows (summarised);

This is an extremely important listed building, of high heritage significance, originating in the 16th century. The earliest parts of the barn (including the timber cruck blades) pre-date the adjacent Grade II hall. The building has high historic, archaeological and architectural interest derived from its age, integrity of historic fabric, evidence for phasing, historic association with North Lees Hall (which in itself is of very high significance) and from the contribution made by its rural setting.*

In principle, the repair of the roof structure is supported and necessary for the long-term protection of the building. The approach to the conservation of the building and the details of the proposal have been covered by the Built Environment Team so these are not reiterated here.

There will be no adverse impact to buried archaeological deposits as all works are above ground. The replacement of some timbers where necessary will involve the loss of some historic fabric - the details of the extent and the methods for repair are to be decided once the roof covering is removed and the condition of the roof structure can be fully assessed. If timber replacement is small scale and no more than is absolutely necessary any harm to significance would be less than substantial, at the lowest end of this scale. The removal of concrete tiles and replacement with stone would be an enhancement to the significance of the building. The removal of the roof covering may reveal archaeological information of significant benefit to understanding the development of the barn – it is common for cruck barns to have been originally built fully in timber and later encased in stone walls. We also know that carpenters' marks and apotropaic marks are present on the roof timbers – the roof has not previously been accessible and the building has never been subject to a systematic building survey; further important archaeological information is likely to be contained within the fabric.

As per NPPF Para 199, great weight needs to be given to the asset's conservation. The need for the work has been set out, as required by NPPF Para 200. Our key heritage policies L3, DM1, DMC5 and DMC7 apply.

Should the planning balance be favourable I recommend that the impacts detailed above are mitigated through a condition for archaeological building recording prior to and during the works.

Representations

38. One representation has been received from The Society for the Protection of Ancient Buildings (SPAB). It should be noted that although SPAB are one of the formal 'Amenity Bodies' we are required to consult on certain applications affecting listed buildings, this case, being for a Grade II listed building did not meet the consultation parameters. Therefore, whilst not a formal consultation response, SPAB nevertheless have provided highly relevant expert observations and advice which is reproduced below, largely in full because of the difficulty in summarising such detailed technical matters;

It is clear that the barns are suffering from a lack of repair and maintenance (and possibly poor detailing from previous works?) and that this has caused/contributed to some of the fabric problems the application now seeks to address. While we warmly welcome the proposition of repairs to the roofs of the barns, the Society remains to be convinced of the need for/justification of the proposed membrane in order to facilitate the installation of insulation at a later date.

Advise further investigation of the building, and the extent and causes of its problems and, if this application continues to be pursued - that additional information and justification is required to demonstrate

i. the potential impact of the proposals on the building's special interest and significance, and

ii. the technical compatibility of the proposals with the building's fabric, detailing, and proposed use.

Structural monitoring:

The Morton Partnership report recommended that the walls should be monitored for further movement. It is not clear however if any monitoring has been implemented (and what this shows thus far) or whether this recommendation remains outstanding. If it is the latter, we advise that a scheme of monitoring be put in place as soon as possible under the advice of the structural engineer.

Future Use:

It is advised that an Options Appraisal for possible future uses of the buildings should be undertaken as soon as possible and that this should help to inform works to the buildings. The arguments put forward for the proposed membrane (and against the use of traditional torching) are predicated on the need to provide insulation/allow for insulation to be installed at a later date. However, it is difficult to see how the application provides the requisite clear and convincing justification for the potential adverse effects/harm that would likely result from the proposed 'future-proofing' (i.e. membrane and insulation), and particularly in the absence of a definitive, compatible use for the barns.

Building Recording:

In the application reference is made to building recording once the existing roof covering has been removed. We advise however that a full building survey and recording should be undertaken prior to any works. The survey and recording would hopefully then assist in the understanding of the structure and help inform the structural interventions and repairs.

Interim provisions and until such time that a full scheme of repairs has been agreed and can be implemented:

Advise temporary works are undertaken to prevent further water ingress and allow the building to begin to dry out. The application images show blocked rain water goods and vegetation, and poor water disposal away from the building -these matters should be remedied as soon as possible and maintained regularly to ensure water is being correctly diverted away from the buildings and to encourage the drying out process to begin.

Refers to the statutory duty under Section 16(2) of the Planning(Listed Buildings and Conservations Areas) Act 1990 to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. The authority should also consider if the application meets the requirements of national policy as set out in the National Planning Policy Framework (NPPF). Relevant paras being 195, 203, 205 and 206.

Turning to the proposed works -

Support replacement of Hardrow concrete slates on technical and aesthetic grounds.

Proposed membrane and insulation

The SPAB believes that there are some circumstances where a breather membranes and insulation may be appropriate. However, these additions can also cause harm to/loss of significance, and result in unintended consequences to the building and its historic fabric. Careful consideration and caution must therefore be exercised.

There appears to be a small section to one area with riven laths to the underside - presumably the remains of torching(?) which would have been a traditional detail for several centuries and before the introduction of the modern felt.

Torching is a traditional detail which is becoming increasingly rare and where it survives it is important to retain and repair. The purpose of torching was/is to stabilise the slate heads and pegs and keep out draughts and wind-driven rain and snow; the traditional detailing of historic roofs facilitated the necessary moisture management and required ventilation. Today, torching remains a valuable and effective method in providing a permeable and effective weathering barrier, working in harmony with the traditional materials and construction/detailing of old buildings. It also conserves the historic

appearance of the roof from inside, a consideration which is particularly relevant and important in this case.

The roofs to the barns at North Lees Hall contribute enormously to their significance and special interest. At present, while the existing felt is visible internally, the rafters are also visible and these, combined with the principal roof structures, makes for an impressive sight and experience. The extant arrangement also allows for the legibility of the evolution of the buildings and their construction to be viewed and understood. Externally, the general detailing/relationship of the roof to eaves and verges is typical of many agricultural buildings and is one of the key characteristics in their appearance that differ from many traditional domestic buildings. Unfortunately, there are no 'As Existing' and 'As Proposed' sections and specifications in the application but the introduction of a membrane, and insulation, generally requires changes to the roofline. In this case, given the significance of the extant roof to eaves detailing, and the apparent shallow depth of the rafters, it is anticipated that the proposed membrane and insulation would result in a raised roofline which would change the appearance of the buildings, and potentially the historic roofing details to abutments, verges etc. The use of sawn battens, as opposed to traditional riven laths, will also result in a raise of roof level.

While breather membranes are valuable in modern construction, their use in historic buildings brings risks and may result in unintended consequences. The SPAB advises that even the addition of a vapour permeable membrane will lead to a lower rate of ventilation of moisture than no membrane at all. Where membranes and insulation are pursued, it is strongly advised that they are considered as part of an integrated solution and whole-building approach; an understanding of the structure's traditional construction (along with any subsequent alterations); an understanding of significance; and a definitive (and detailed) use. It is also strongly advised that where membranes and/or insulation is proposed, that precautions are taken to mitigate against any unintended consequences. As stated above, from the photographs included in the application, there appears to be very little depth to the rafters and the proposals will also likely require a raised roof level. It is not clear therefore that the proposed membrane and insulation could be achieved without significant visual change and moreover, that there would be sufficient depth/room to 'build in' precautions (please also see comment below re moss/lichen). In addition, due to the nature and configuration of the roof timbers could the insulation requirements actually be installed in accordance with manufacturer's instructions?

A further consideration for the re-roofing is the likely lifespan and repair and maintenance capabilities of the details and products used. The supporting documents argue that one of the drawbacks with torching is that it has to be maintained and repaired, whereas the longevity, and repair capabilities of a membrane and insulation are not addressed. The manufacturers of the TLX Batsafe membrane advise a lifespan of approximately 25ys if fitted correctly. Conversely, a traditionally laid and detailed roof can last at least 100years+. Additionally, the very fact that torching is visible and is capable of repair is a further strength in its favour vs modern membranes and insulation which cannot be seen/is inaccessible and cannot be repaired. Torching also has an exceptionally long life span as evidenced by that surviving in many historic roofs.

In the supporting documentation the applicant also quotes advice from the SPAB in respect of rafter level insulation which reads: 'the batten cavity may not require a ventilation path when using permeable, air-open roof coverings (such as clay tiles or rough natural slates) so long as there is no 'torching' (mortar to the underside) or a likelihood of airflow through joints becoming restricted by moss or lichens.' However, and as evidenced by the photographs included in the application, the roofs of the barns are covered in moss/lichens.

The authority and the applicant may also wish to consider further environmental impacts (such as manufacture, transportation, disposal/recycle capabilities etc) of the membrane and insulation vs that of traditional natural products (e.g. Laths, lime etc).

For the reasons outlined above, we advise against the use of a membrane and insulation and in this case. In our view, a better solution would be to re-slate and to reinstate the torching to the underside of the roofs. While we recognise this would not incorporate the desired insulation opportunity, it would provide a weathertight and breathable roof, and which conserves the building's special interest and significance. Should however the applicant continue to pursue the membrane (and insulation) proposals then we advise that 'As Existing' and 'As Proposed' details, specifications, and method statements, together with clear and convincing justification (including proposed use), should be provided.

In respect of the other repairs to the fabric we advise -

Timber Treatment:

The Timberwise report referred to in the application has not been included in the application but we fully concur with the advice set out in The Morton Partnership's report - that is to improve the environmental conditions (identify the source(s)/cause of the water ingress; undertake temporary repairs(where required) to prevent further water ingress; ensure adequate ventilation; use appropriate materials; encourage and allow sufficient time for building to dry out; undertake full repairs where needed).

Once the roof covering has been removed -

Timber repairs and/or replacements: Relevant 'As Existing' and 'As Proposed' (plans, elevations, sections) should be provided to show the location, extent, and nature (i.e. repair or replacement) of proposed works to any timbers. Detailed drawings should also be provided for any carpentry repairs or replacements. Where existing timbers are considered to have failed/now insufficient, consideration should be given to supplementing them with new timber alongside rather than removal of the original/historic timber member.

Statutory Framework

39. Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority, in considering whether or not to grant listed building consent for the works, to have '*special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.*'

Main Policies

National Planning Policy Framework

40. The Government's intention is that the 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 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. There is no significant conflict between policies in the Development Plan and the NPPF.
41. Paragraph 182 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.*'

42. Chapter 16 of the NPPF states out policies relating to ‘Conserving and Enhancing the Historic Environment.’
43. Para 195 states; Heritage assets These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.
44. Para 203 states that; In determining applications, local planning authorities should take account of:
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - c) the desirability of new development making a positive contribution to local character and distinctiveness.
45. Paragraph 205 of the NPPF states;
- When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
46. Paragraph 206. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.
47. Paragraph 208. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Local Development Plan - Core Strategy

48. 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.
49. Policy L3 requires that development must conserve and where appropriate enhance heritage assets.

Local Development Plan – Development Management Policies

50. 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.

51. Policy DMC5 provides detailed requirements 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. This states that for designated heritage assets, clear and convincing justification is provided, to the satisfaction of the Authority, that the:
 - b) in the case of less than substantial harm to its significance, the harm is weighed against the public benefits of the proposal, including securing its optimum viable use.
52. DMC7 notes specifically that development will not be permitted where it would directly, indirectly or cumulatively lead to, repairs or alterations involving materials, techniques and detailing inappropriate to a Listed Building or the replacement of traditional features other than with like for like, authentic or original materials and using appropriate techniques, unless substantial clear and convincing justification is provided to the satisfaction of the National Park Authority that substantial public benefits would outweigh any harm proposed.
53. DMC11 addresses nature conservation interests. It states that a net gain in biodiversity interest should be achieved through development and in considering whether a proposal conserves and enhances sites, features or species of wildlife, geological or geomorphological importance all reasonable measures must be taken to avoid net loss. It provides a sequence of actions to be taken into consideration, from enhancement proportionate to the development, avoid adverse effects, consider less impactful options, mitigate harm and in rare cases compensate for loss. Appropriate survey and assessment of the site with safeguarding measures must be provided with proposals.
54. DMC12 addresses sites, features or species of wildlife, geological or geomorphological importance. For Internationally designated or candidate sites, or European Protected Species, the exceptional circumstances where development may be permitted are those where it can be demonstrated that the legislative provisions to protect such sites or species can be fully met.

Assessment

55. The starting point for the assessment of this application for Listed Building Consent is Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires the local planning authority, in considering whether or not to grant listed building consent for the works, to have *'special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'*
56. Chapter 16 of the NPPF sets out National policy for conserving and enhancing the historic environment. Para 205 requires us, in considering the impact of these works on the significance of the cruck barn, that *'great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.'*
57. Our own development plan policies L3, DMC5 and 7 relating to listed buildings reflect those in the NPPF.
58. There are of course no objections in principle to the repair and renovation works in general. These are urgently necessary to maintain the barn and weather proof it so as to safeguard the future conservation of the building and its highly significant cruck frames.

The key issue is therefore whether the precise detail of those works meets the legislative and policy requirements which is discussed below.

59. It is important to note that this application is solely seeking Listed Building Consent to undertake this maintenance and repair work. There is no accompanying planning application for any conversion or proposed change of use. Consequently, wider planning considerations are not material to the current proposal which concerns only the impact of the repair works upon the character and significance of the listed cruck barn. This application must be determined on its own merits and no weight can be placed upon any proposals which may or may not come forward in the future.

60. The Impact of the Proposals on the Significance of the Designated Heritage Asset

61. A Heritage Statement and structural engineers' reports have been provided, in accordance with policies DMC5 and DMC7. The building is considered to be of High Heritage Significance as an example of 17th century vernacular agricultural building, with interest arising from its age and retained integrity.

62. Our in-house Specialist Conservation officers go further in considering that "*The barn is of exceptional significance, and is likely one of the most important agricultural buildings in the Peak District.*"

63. The proposals comprise significant works to strip and relay the stone slate roof incorporating reclaimed slates with new battens, achieve limited repairs to the roof timbers and the tops of the walls, limited repointing as well as the replacement of leadwork and inappropriate plastic or missing rainwater goods with metal goods.

64. There are no concerns about the general nature of this repair and renovation work which officers agree is urgently necessary in order to secure and maintain the weathertightness of the cruck barn and arrest damage to the timber roof structure. Furthermore, the proposal to replace the concrete tiles with stone slate is welcomed as it reverses previous harm and would enhance the barns external appearance, character and significance.

65. Internally the removal of the unauthorised bitumen roofing felt would also reverse the harm its installation caused. This would also enhance character, appearance and significance by removing a modern and inappropriate intervention which if not replaced, would also restore the clear, uninterrupted views again of the underside of the stone slates, a key feature of agricultural barns of this age/type.

66. All of the above works of repair and renovation are welcomed and there are no concerns about these aspects subject to appropriately worded conditions. These would be necessary to control the precise detail and archaeological recording of the roof structure as well as agreeing the methodology and nature of any additional repairs works found necessary once the roof was uncovered and inspected in its entirety.

67. However, whilst in general the repair works are acceptable, the Authority's Conservation Officers do raise very strong objections to the introduction of a breathable plastic polymer roofing membrane to replace the bitumen felt, the case for and against which is discussed in the next section.

68. Little details have been submitted about the type of membrane but a check of the manufacturer's website shows that the material would have a white underside facing down into the building. Additional plans received whilst this report was being written shows that the method of installation proposed to be employed, using counter battens, means that the roof would also need to be raised by a small amount – 25mm.

69. The case for the introduction of a modern roofing membrane below the slates

70. The National Park Authority property team, as the applicant's agent strongly recommend the inclusion of a breathable membrane in the proposed roofing works. They argue that;

“If the internal first floor space at Cruck Barn is ever to be used as a habitable, heated space (such as for teaching, bunk house, or holiday let etc) then it will require roof insulation. If it requires insulation, then it has to have a breathable membrane, as outlined within all relevant statutory and conservation supported literature. Without a breathable membrane, the roof structure will be at risk of condensation and subsequent damage.

Whilst this Listed Building Consent application does not include for the insulation element, it is critical to consider the long-term use of the space so as not to limited the building's future potential”

71. The applicant is therefore seeking to take the opportunity presented by the removal of the stone slate and the repair of the timber roof structure to insert a modern plastic polymer membrane between the new battens and the slate underside. The replacement membrane would be 'bat-safe' and 'breathable'. It would be a white colour, and without insulation applied below, would be visible from within the barn obscuring all view of the underside of the stone slates.
72. The applicant explains that the purpose of the membrane is to allow moisture within the barn to escape as well as resisting wind-blown rain ingress through gaps in the irregularly shaped stone slate layer. The applicants further consider that positive effects of the introduction of a modern felt membrane would arise by enhancing the overall resilience of the building to wind and water ingress and reducing maintenance needs.
73. The applicant also considers it would future proof the building by also allowing for the installation of insulation below at some future date which would not be possible without a breathable membrane. They further explain that a breather membrane cannot be effectively installed after the roofing works are complete and that the membrane will only be in a position to protect all roof timbers from water damage if it is installed during re-roofing works. If the first floor of Cruck Barn is ever to be used as a habitable, heated space, a breathable membrane must therefore be installed during the proposed reroofing works.
74. In doing so the applicant considers that a greater flexibility in potential sustainable future uses of the building would be facilitated. The applicant explains that the building has not been in active agricultural use for many years with lawful use and future potential uses being dependent on greater habitability of the space within, and as such appropriate weatherproofing and moisture management is necessary and appropriate.
75. The applicant has considered lime 'torching' suggested by our Conservation Officers as an alternative to the breathable membrane. However, although they appreciate there is merit to torching in appropriate roofing scenarios, they consider it is not suitable for this barn as it is known to deteriorate over time and therefore requires regular inspection and maintenance which would not be possible if obstructed by insulation. In summary, they conclude that if lime torching were to be applied to the roof of Cruck Barn, it would not be possible to later insulate the roof which in their words would *“categorically prevent the first floor of Cruck Barn being used in future as a heated, habitable, space (for teaching purposes, for example)”*.
76. Another alternative would be not to install torching or a membrane but this was clearly discounted as it would mean no barrier to prevent wind-driven rain from entering the roof space.
77. Whilst officers note the applicants desire to plan works now for some as yet unknown future use(s) the current application is solely an application for Listed Building Consent for repairs to an agricultural barn. The proposed works must therefore be determined upon the impacts upon the significance of the building and its special qualities. There is

no accompanying planning application for change of use and the future intentions and aspirations of the applicant for the future use(s) of the building are not relevant to this application.

78. The case against the introduction of a modern roofing membrane below the slates

79. In principle the Authority's Conservation Officers strongly support the reroofing and repairs to the barn. However, they have serious concerns and object strongly to the provision of a modern roofing membrane on the basis that it would not be an appropriate treatment for a designated heritage asset which displays high heritage significance.

80. They consider that, rather than reversing the harm caused by the existing bitumen felt, the proposed new membrane would also have a negative impact on the listed building's special architectural and historic interest, perpetuating the harm to its significance in the following three main ways;

- a) Firstly, the presence of a membrane is visually intrusive, and will have a negative effect upon character and appearance of the interior as it obscures the underside of the roof, something which is traditionally exposed in agricultural buildings. The use of traditional materials and construction techniques is a key component of a building's architectural and historic interest, and is an essential part of the building's significance. The perpetuation of these, and of traditional construction skills, is in the interest of the Authority in furthering the purposes of the 1949 National Parks and Access to the Countryside Act.
- b) Secondly, on a technical level, roofing membranes can trap moisture and inhibit drying, leading to a higher risk of decay in the roof timbers. The Conservation Officers provide more technical information relating to membranes (and more traditional torching) in historic buildings, in an Appendix to their response titled – Roofing Membranes and Traditional Construction (see web record for full copy).
- c) Thirdly a membrane blocks any view of the underside of the roof. This makes maintenance more difficult, as any minor leaks in the roof are not readily visible.

81. The Conservation Officers propose that the harm arising to the heritage significance of the barn by the introduction of a modern roofing felt could be avoided. Alternative and traditional weather-proofing treatments to the underside of the replaced stone slate known as torching are available and, in this instance, would be the most appropriate option.

82. The Conservation Officers therefore conclude that the membrane is unnecessary for the repair of the roof, and is unnecessary as a means of 'future-proofing' the barn. They consider that the application in its current form is therefore contrary to the Planning (Listed Buildings and Conservation Areas Act) 1990 as well as national and local planning policy.

83. Consequently, they raise formal objection assessing that it would not be possible to mitigate the highly significant impact which would represent less than substantial harm to the significance of the Grade II listed building, and to its special architectural and historic interest. Therefore, according to the 1990 Act, the application should be refused.

What is Torching?

84. Torching refers to a lime/sand/hair mortar applied to the underside of roof slates, either as the roof is laid, or after the slating is complete. Torching is a traditional method of weather-proofing a historic roof, preventing wind, rain and snow from penetrating the roof, and securing the slates in position, preventing them from wind-uplift. The mortar will absorb any excess moisture when it is raining and will then dry out in the wind. Excess

moisture from within the building, which is naturally carried to the roof by warm air, will be absorbed by the mortar and dried by the wind.

85. Torching is a tried and tested method used on traditional buildings for centuries, and will easily last around 100 years while also protecting the roof timbers, where no membrane is included. It is likely that torching would have been the historic treatment to the underside of the roof of the cruck barn (Officer note - photos do seem to show some evidence to support this).
86. Although torching is no longer a mainstream technique, it never fully fell out of use and is still used extensively in the Peak District. The use of torching, rather than membranes, is mandated for DEFRA-funded capital grant programmes for restoration of traditional buildings.
87. The Conservation Officers view is that a torched underside to the slate would not irreversibly restrict the future use or occupation of the barn, including appropriate roof insulation if the planning balance in any subsequent planning and listed building applications found that such interventions were justified.
88. Whilst the current application is for roof repairs only, nevertheless the Authority's Built Environment Team has consulted widely amongst other conservation experts and has been advised that there is no technical reason why roof insulation cannot be retrofitted to a roof without a membrane should the need arise - and be fully justified - as part of a future listed building consent and planning application for change of use.
89. The planning balance
90. The applicant has strongly expressed a clear preference to the use of a breathable membrane over a torching option on the grounds of its effectiveness and in their view, the only solution which enables future insulation installation and thus 'future proofs' the current repair works.
91. The implementation of a torched weather proofing to the roof would be more labour intensive than the membrane option, however it is a traditional method to waterproof a stone slate roof such as this. Whilst the applicant also expresses concerns that water or damp ingress through capillary action can occur through torching and be a further reason against torching which would rule out any insulation later this is clearly disputed by our in-house and other conservation experts.
92. In accordance with National Planning Policy Framework and the Authority's adopted policy, where harm is expected to arise to a heritage asset from a proposal, the magnitude of harm and the effect on the heritage asset's significance must be weighed against any public benefit which would demonstrably arise from those works.
93. This application is for Listed Building Consent only and no wider planning issues are material to it. The proposals do not specify that a change of use is proposed, and no planning application has been submitted to such effect to enable any balance regarding impacts of any changes that this might require.
94. The current lawful uses of the building are low key and intermittent, comprising a mixed agricultural and general storage with occasional educational and meeting space. It is appreciated that continuation of these uses is however limited by the building's current dilapidated condition however that limitation could have been reversed by timely repairs so little weight is attached to this aspect.
95. Whilst the applicant strongly considers the inclusion of the membrane would secure an increased level of flexibility in relation to potential future uses of the building, we are clearly advised by our expert Conservation Officers that this is not necessary, may cause

unintended consequences and that the appropriate and traditional method of repair using torching will not rule out later insulation to better enable such future uses if they are found to be acceptable with regard to their individual impact on character and significance.

96. The barn clearly needs a more secure future from more viable and sustainable use(s) which are consistent with the conservation of its special character and high significance. Whilst there are 'pro's' and 'con's' with either solution to weatherproofing, there is no convincing evidence that appropriate future uses would be prevented by traditional building repairs using torching.
97. Planning Policy DMC7(D)(v) and (vi) specifically restricts development which would lead to repairs or alterations involving materials, techniques and detailing inappropriate to a Listed Building and/or the replacement of traditional features other than with like for like, authentic or original materials and using appropriate techniques. The NPPF para 205 states that great weight should be given to the asset's conservation
98. The insertion of the breathable modern membrane to the underside of the slates would fall within these criteria as harmful interventions and the presumption would be that consent is refused unless it can be demonstrated that this harm is outweighed by the public benefits of the proposal including, where appropriate, securing its optimum viable use.
99. In weighing up these benefits it has to be acknowledged that the existing roof is lined with a bitumen felt which is not a traditional intervention and has caused some harm. It has been in place for some time and its proposed removal in itself would be an enhancement and a public benefit. Whilst neither the bitumen felt membrane nor its proposed breathable replacement are fundamental to the structural integrity or heritage significance of the building, what is important is the waterproofing of the highly significant roof structure.
100. This can be achieved by the use of torching which is a traditional and long lasting waterproofing technique appropriate to the historic barn and believed strongly to reinstate what was in fact a former torched roof. Its use/reinstatement would further and significantly enhance the significance of the historic barn roof and provide a substantial public benefit.
101. This would not be the case with the modern membrane. As an overtly modern intervention exacerbated by its visually strident white colour it would cover all views of the roofing slates and together with its potential for unintended consequences it cannot be concluded otherwise than its use would perpetuate and indeed increase the harm that the current bitumen liner causes to the character, appearance and significance of the barn .
102. An objective assessment of any public benefit arising from the scheme as proposed could be that a theoretical increase in the scope of future uses of the barn would arise and in doing so a long-term viable use of the building would be more feasible. Both your Planning and Conservation Officers recognise that such an outcome is desirable. However, potential future proposals cannot be material to determination of this Listed Building Consent application which is limited to consideration of the protection, conservation and enhancement of the heritage asset and significance in these repairs.
103. Furthermore, it is considered that whilst there would be a likely difference in long-term maintenance regimes between a breathable membrane and torched seal, there would otherwise be no or limited difference in scope of potential future uses to the barn through the application of torching as opposed to felt. The wider public benefit of an important heritage asset being properly protected from weather ingress, and the rectifying of past inappropriate repairs would be equally applicable to either technique. As noted above torching of the slate now would not preclude a greater degree of use of modern materials

such as insulation in the future if sufficient public benefits arising from the works could be demonstrated in weighing the planning balance of a future application for development.

104. In cases like this, even if one considered the issues were more finely balanced, application of our own policy GSP1 - Securing National Park purposes and sustainable development is clear in that;

'C. Where there is an irreconcilable conflict between the statutory purposes, the Sandford Principle will be applied and the conservation and enhancement of the National Park will be given priority.'

The conservation of our cultural heritage which includes this listed barn with its highly significant roof structure must therefore be given greater weight echoing NPPF policy.

105. Therefore, by definition under DMC7 that use of a modern roof felt would be harmful to the heritage significance of the asset and the proposals do not demonstrate clear and deliverable public benefits which might outweigh such harm. Furthermore, given further that adequate weather proofing can be secured through application of traditional techniques, it is not appropriate to approve the insertion of the modern breathable membrane. Accordingly, for the reasons set out above the application is recommended for refusal.

106. Consideration was given by officers as to whether, given the proposed repair works overall are broadly appropriate and required to secure the conservation of the heritage asset, it would be possible to recommend approval of the application subject to a condition to omit the breather membrane.

107. Any such approach would also require a condition requiring the specification of works for a torched seal to the replaced slate roof to be submitted and agreed by the Authority prior to the reinstatement of the salvaged original stone slate. However, this would not be appropriate because it would be a fundamental change outside the scope of the application proposal as well as being wholly contrary to the strong views of the applicant who seeks a formal decision on the use of the membrane as a key part of the works.

Protected species considerations

108. A Preliminary Roost Appraisal (PRA) Bat Survey has been submitted with the application. A daytime survey was conducted in February 2023 and considered the presence of protected species on site including bats, barn owls and other birds. The survey recorded a bat roost in the barn within the upper wall structure and concluded that due to the number of potential access points, suitable roosting features, and the presence of a bat(s), the building is deemed as having 'high' potential for roosting bats. Therefore, three bat activity surveys (dusk/dawn) are required during the bat activity season (May to August).

109. Only two bat emergence and activity surveys were carried out during 2023, one dusk (May) and one dawn (June) and report prepared in June 2023. This recognises that there are roosting bats inside the barn (ridge-board), with mitigation measures required to be implemented at the site. These propose any proposed works to the barn will need to take place from November through to March, alongside mitigation, monitoring and safeguarding measures to be undertaken in the course of the works.

110. The surveys also found there are nesting barn owls, swallows, wrens and blackbirds using the barn and therefore the barns cannot be disturbed during the breeding season. Mitigation is suggested in the form of exclusion measures and provision of bat boxes on poles close to the building and the current internal owl nest boxes are reinstated inside the barn post repair/restoration works with appropriate access points in door shutters.

Further mitigation for the remaining bids species in the form of three types of internal nest boxes are recommended for mitigation post works

111. Subject to the full implementation of the mitigation measures secured via use of suitable planning conditions the proposals would be considered to meet the requirements of DMC11 and DMC12.

Conclusion

112. In conclusion, apart from the proposed breathable membrane the proposals would result in the necessary and appropriate repair and maintenance of a heritage asset of high significance being one of the most important historic barns in the National Park.

113. The application is for Listed Building Consent only for the proposed repairs and therefore references by the applicant to other considerations in relation to potential future uses are not material to the consideration of the current application proposals. As proposed the works would incorporate the inclusion of modern building materials which would harm the character, appearance and significance of the heritage asset and which local plan policy does not support in relation to the appropriate safeguarding of its high heritage significance.

114. Weighing this 'less than substantial harm' (using the terminology in the NPPF) against the public benefits that would arise from the repair and safeguarding of the building through weatherproofing in theory could outweigh the harm, however the need for the decision maker to place great weight to the conservation of the historic asset and be clear that such harm has a clear and convincing justification cannot be met given the harm can be avoided and the building enhanced and weatherproofed to the same or better standard by the traditional technique of torching which was in fact used in this roof historically before the bitumen felt was added.

115. Application of section 16(2) of the Planning and Listed Building Act, National policy in the NPPF alongside our own local plan policies therefore leads to a conclusion that whilst the majority of the work is acceptable subject to detailed conditions the introduction of a breather membrane would be a harmful intervention, which is not outweighed by public benefits. The proposal is therefore contrary to NPPF and local plan policies GSP1, L3, DMC5 and DMC7 and in the absence of any other material consideration to warrant a different decision, the application can only be recommended for refusal.

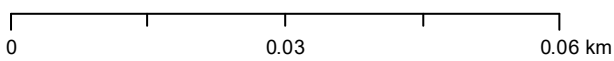
Human Rights

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

117. List of Background Papers (not previously published) Nil

118. Planning Officer – John Keeley

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North Lees Hall, Hathersage

Item no. 8
 Application no. NP/DDD/0824/0806
 Committee date: 13/09/2024

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9. FULL APPLICATION - DEVELOPMENT OF A CHANGING PLACES TOILET FACILITY ON AN EXISTING GRASS VERGE AREA AT PARSLEY HAY CYCLE HIRE, UNNAMED SECTION OF C138 FROM A515 TO TISSINGTON TRAIL BRIDGE, PARSLEY HAY (NP/DDD/0724/0697, CC)

APPLICANT: PEAK DISTRICT NATIONAL PARK AUTHORITY

Summary

1. The proposal is to install a changing places facility, with an exterior design of a reflection of a traditional rail carriage. Ground works are required to provide suitable footings for the building and level access to the facility for wheelchair users and a number of facilities on the site such as litter bins, horse tie points and benches will be required to be moved to accommodate the unit as well as the removal of a small wall on site.
2. The proposed scheme is considered to comply with relevant policies and is therefore recommended for approval.

Site and Surroundings

3. The application site is located approximately 750m to the north west of the Parsley Hay Visitor Centre. Parsley Hay Visitor Centre is located in the north of Parsley Hay, a railway hamlet situated close to the A515 Buxton-Ashbourne road.
4. The Visitor Centre is located in open countryside, approximately 3.5km to the north east of Hartington and 2.6km to the south west of Monyash. The building is located an elevated site on a former railway goods yard, and was constructed as a purpose-built bike hire, toilet facility and food kiosk.
5. Access to the site is to the south of the main building and is gained off a minor road that passes through the nearest neighbouring properties including a small group of houses. The Tissington Trail runs adjacent to the application site, and just south of the site, the High Peak Trail branches off the Tissington Trail. Arbor Low, an ancient stone circle lies 1 mile to the east. The surrounding landscape character is defined as Limestone Plateau Pastures within the Authority's Landscape Character Assessment.

RECOMMENDATION:

That the application be APPROVED subject to the following conditions:

1. **Statutory time limit for implementation.**
2. **Development not to be carried out otherwise than in accordance with specified approved plans.**
3. **Conditions to specify architectural and design details for the building, including stonework, roof materials and joinery details / finish.**
4. **Prior to the commencement of the development a scheme for the protection of the retained trees, in accordance with BS 5837:2012, including a Tree Protection Plan(s) (TPP) and an Arboricultural Method Statement (AMS) to be submitted and approved, and thereafter implemented.**

5. Scheme of archaeological monitoring to be submitted, approved, and carried out, including appropriate analysis, publication, dissemination and archiving.

Key Issues

- The principle of development
- Whether the building can be accommodated without harm to the landscape character and other valued characteristics of the National Park.
- The potential impact on the character and appearance of the building
- The privacy and amenity of neighbouring dwellings
- Highway safety

History

6. October 2004 - NP/DDD/1004/1092: Full Planning Permission - Erection of visitor centre – Granted Conditionally

Consultations

7. PDNPA Tree Officer – Some impact but capable of mitigation, recommendation to add conditions to mitigate.
8. Highway Authority – Appears to be no material impact on the public highway and therefore no comments to make.
9. PDNPA Archaeologist - Some impact but capable of mitigation, recommendation to add conditions to mitigate.
10. District Council - No response at time of writing.
11. Parish (Town) Council - No response at time of writing.

Representations

12. No letters of representation have been received to date.

Main Policies

13. Relevant Core Strategy policies: GSP1, GSP2, GSP3, CC1, L1, L3, and RT1
14. Relevant Local Plan policies: DMC3, DMC5, DMC13, DMT3

National Planning Policy Framework

15. In the National Park the development plan comprises the Authority's Core Strategy 2011 and Development Management policies. These policies 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.

Assessment

Principle of Development

16. Recreation and tourism development are accepted in principle by policy DS1, subject to the development being of a suitable design, scale, form and massing and does not raise

any amenity issues upon the development itself, any neighbouring properties, or its setting, in accordance with the principles of policies RT1, and DMC3.

17. Development of facilities which enable recreation and enjoyment of the National Park is supported in by policy RT1, provided they are appropriate to the National Park's valued characteristics. Opportunities for access by sustainable means are also encouraged by this policy. The policy states that the construction of new buildings may be acceptable only when the enhancement of appropriate existing facilities or reuse of existing traditional buildings of historic or vernacular merit is not possible.
18. The proposal is to install a changing places facility. The enhancement of appropriate existing facilities or reuse of existing traditional buildings of historic or vernacular merit is not possible in this case due to the current facilities layout, and consideration of accessibility of the facility. The applicant states that the facility will improve accessibility of the National Park as there are a limited number of such facilities available within the boundary of the National Park. At the time of writing only three other changing spaces facility exist in the National Park. The facility will therefore contribute to enabling recreation and enjoyment of the National Park and complies with policy RT1.

Design

19. The proposed facility is modest in scale and subservient to the visitor centre. The facility is proposed with a wood-panelled wall and door within a metal frame, with a curved steel sheet roof. These features and form relate it to the railway heritage of the wider site, influenced by the appearance of a traditional railway goods wagon. Although the proposed materials are different to those of the existing building, which consists of coursed limestone, Staffordshire blue tiled roof, and weathered steel, the reference to the cultural heritage of the site ties the proposal to the building as it was also designed, through its materials and detailing, to reference the railway heritage of the site. As a modest, freestanding addition of functional design, the appearance of the building is considered appropriate.
20. Ground works are required to provide suitable footings for the building and level access to the facility for wheelchair users and a number of facilities on the site such as litter bins, horse tie points and benches will be required to be moved to accommodate the unit as well as the removal of a small wall on site. These groundworks and adjustments are not considered to have a significant impact on the site as a whole, and are therefore considered acceptable. Foul sewage would be disposed of using a septic tank, connecting to the existing drainage system.
21. It is considered that the development accords with Policies GSP3, RT1, and DMC3.

Landscape

22. The site is located within the white peak in the limestone plateau. The building would be sited in a reasonably discreet area of the site. It would be bound to the west and north by mature trees and tall hedges, to the east by the bike hire centre, and to the south a mound of earth and vegetation obscures most of the proposed building from direct view from the cycle path when arriving from the north west, only coming into view when immediately opposite. The proposal is more visible when arriving along the trail from the south east, yet due to its proximity and design it would be viewed as part of the existing facilities, not as isolated or sporadic development in the open countryside.
23. Views further afield from New Vincent Farm and the public right of way that leads towards it from the Tissington trail are limited due to vegetation and the earth bunds that sit either side of the trail. Therefore, due to the scale and siting, the proposal will not have a

significant impact on the surrounding landscape, with limited impact of long-distance views into the site from the south west due to topography and existing vegetation which breaks up views into the site. Given the scale of the development, no additional landscaping is currently required to mitigate the potential impact.

Trees

24. While the supplied plans provide sufficient information to show that the development would not cause unacceptable impacts on trees, having regard to policy DMC13, there is insufficient information to understand fully the extent of impact and therefore what mitigation and working methods needed to be employed.
25. There is potential for the ground works and moving of the horse-tie points to affect tree roots. Any incursion into the Root Protection Areas (RPAs) of the nearest trees should either be none or should be sufficiently minor that significant damage to tree roots and tree health will be avoided. If this is the case, tree protection fencing will be needed to exclude works from those RPAs during the construction phase. Removal of horse tie points will need to be achieved without any mechanical excavation to surrounding ground. However, if excavation is required within the RPA that tree decline or loss is the more realistic outcome, then new tree planting should be proposed as mitigation.
26. Due to the uncertainty stated above, a condition requiring an Arboricultural Method Statement document (AMS) and Tree Protection Plan (TPP) be submitted prior to commencement of development is necessary.
27. As the proposal stands, no trees are required for removal to facilitate the development. With the condition of the submission of an AMS and TPP to ensure minimal landscape impacts, the proposal is considered to conserve the landscape character, and therefore accords with policies GSP2 and L1.

Amenity

28. The closest neighbours are Parsley Hay House to the south east, New Vincent Farm to the south west, and Darley Farm to the west.
29. Due to the location of the proposed building behind vegetation buffers and the intervening distance, the proposal is not considered to have any unacceptable impact on neighbouring properties with regard to outlook, amenity, privacy and daylight, nor would it disadvantage people's enjoyment of existing activities or the quiet enjoyment of the National Park. The proposal therefore is in accordance with policies RT1, GSP3 & DMC3.

Highways impacts

30. The Highway Authority has raised no objection to the proposal. Access to the building will be from existing vehicular roadways to and around the Bike Hire Centre. The applicant does not seek to alter existing access or parking arrangements. The proposal is for an ancillary facility to the existing visitor centre and therefore does not raise any significant highway safety impacts.
31. Accordingly, the development raises no concerns in relation to highway safety or amenity. Therefore, the development is acceptable in accordance with policy DMT3.

Climate Change

32. Policy CC1 requires that new development makes the most efficient and sustainable use of land, building and natural resources and achieves the highest possible standards of carbon reductions and water efficiency.
33. The following details were submitted with the application:
34. *The proposed development will have background heating to prevent frost damage and will use some water. However, in the context of the overall environmental management impacts of the site, any additional impact will be negligible.*
35. Given the scale of development proposed the measures submitted with the application, stated above, are considered sufficient to comply with policy CC1.

Archaeology

36. The site where the changing place is proposed to be located is over some of the former railway sidings associated with the Cromford and High Peak Railway, built 1826-1831. This is part of a wider complex of industrial remains, structures and buildings associated with the site's former railway use that are thought to lie buried beneath the existing buildings, car park and surfacing on site and are recorded in the Peak District National Park Authority's Historic Buildings, Sites and Monuments Record (MPD1851) and the Derbyshire Historic Environment Record.
37. Where such remains survive they would be considered to be non-designated heritage assets of archaeological and historic interest. However, they can be estimated to be of local interest only.
38. The proposed groundworks have the potential to encounter remains associated with the former railways use of the site, within the footprint of the development. However, the area affected by the development is small in size, and therefore the harm to the archaeological interest of the wider Parsley Hay site is minor in scale.
39. Considering the harm would be minor in scale and of local interest only, balanced against the public interest of providing a fully accessible facility, it is considered that harm may be managed by condition that a Written Scheme of Investigation for a programme of archaeological monitoring will be submitted to and approved by the local planning authority in writing prior to any works taking place. With this condition, the proposal complies with policy L3 and DMC5.

Conclusion

40. Subject to conditions it is concluded that the development is in accordance with relevant policies. In the absence of any other material considerations the application is recommended for approval.

Human Rights

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

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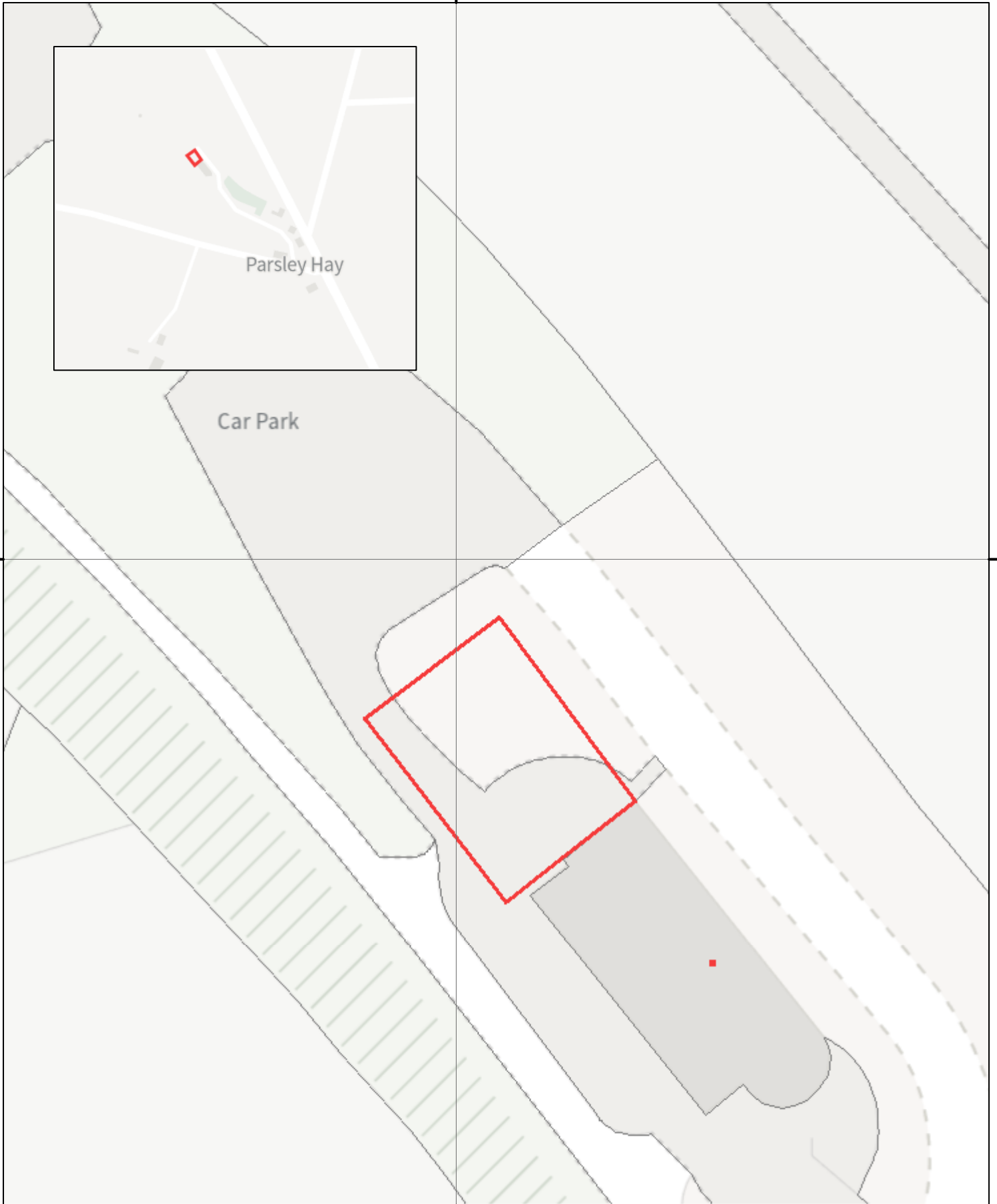


Parsley Hay

Car Park

363800

363800



414600

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Parsley Hay Cycle Hire, Parsley Hay

Item no. 9
 Application no. NP/DDD/0724/0697
 Committee date: 13/09/2024

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10. FULL APPLICATION – FOR PROPOSED EXTENSIONS AND CONVERSION OF ATTACHED BARN TO FORM ADDITIONAL LIVING ACCOMMODATION AT 1 TEARSALL VIEW, THE SQUARE, WENSLEY (NP/DDD/0624/0656, GG)

APPLICANT: STEPHANIE AND GRAHAM ROBERTS

Summary

1. The application is for the extension, and conversion of attached barn, to form additional living accommodation.
2. The development would result in harm to the character and appearance of the property and its setting within the Conservation Area due to the design, scale, massing and materials of the proposed development. This harm would be less than substantial but would not be outweighed by any public benefits.
3. The application is recommended for refusal.

Site and Surroundings

4. The property is a traditional, semi-detached dwelling house set off The Square in the village centre of Wensley. The dwelling house is of limestone and brick construction, which has been covered with a rough, grey render, and has a slate roof and timber sash windows with gritstone heads, jambs and cills.
5. A stone barn is attached to the east of the property and is built from random coursed limestone with a slate roof. Due to the sloping site, its floor level is 1.2m below the floor level of the house. The barn is currently used for storage. A small, lean to, brick outhouse has been added to the rear of the dwelling house and contains a wc and washing machine and a small, reconstituted stone porch has been added to the rear of the house.
6. The property is adjacent to other traditional, residential properties buildings and all within the Wensley Conservation Area.

Proposal

7. Planning permission is sought for the conversion and alteration of the barn attached to the dwelling house and for a single storey, flat roofed extension to the rear, all to provide for accessible, ground floor living accommodation. It is proposed that an internal connection to the existing ground floor would be provided and maintained.
8. It is proposed that the barn will contain a bedroom and wheelchair accessible en-suite at the floor level of the dwelling house. The existing windows are proposed to be replaced with new, double glazed, single casements. Flush conservation rooflights are proposed to allow light and ventilation to the proposed bedroom and new bathroom. The doors to the front of the barn are proposed to be replaced, but would be for decoration only due to the new floor level be raised above the current level.
9. It is proposed to extend off the rear elevation of the barn by some 5.6m, at which point the length across the rear is proposed to be some 7.5m; this would sit the extension a similar distance off the rear of the projecting gable of the existing dwelling house as the current brick outhouse which is proposed to be demolished. The extension would provide for a further living, bedroom and utility space, with access to the main dwelling house via the existing kitchen.

10. The Applicant advises that the overall footprint has been informed by minimum requirements for the living accommodation, keeping in mind accessibility and independence.

RECOMMENDATION:

That the application be REFUSED for the following reason:

- 1. The proposed development, by virtue of its design, scale, massing and materials would relate poorly to the existing dwelling house and barn and would result in harm to the character and appearance of the property and the Wensley Conservation Area contrary to Core Strategy Policies GSP3 & L3, Development Management Policies DM5, DMC8, DMC10 & DMH7 and the Authority's Design Guide, Conversion of Historic Buildings and Residential Annexes Supplementary Planning Documents. The harm identified would be less than substantial but would not be outweighed by public benefits contrary to the National Planning Policy Framework.**

Key Issues

- Impact upon the character and appearance of the buildings and the Conservation Area.
- Impact upon amenity and highway safety.

History

11. None relevant.

Consultations

12. Highway Authority: No objection but request information regarding safeguarding Wensley Footpath No. 10 be attached any grant of planning permission.
13. South Darley Parish Council: No response received to date.
14. PDNPA Ecologist:
 - no information regarding impacts on protected species has been included within the application
 - referring to photographs, the building appears to have bat roost potential e.g. with gaps and slipped tiles
 - advise that a building of this type, in this setting, would require a Preliminary Bat Roost Assessment by a qualified and licensed bat ecologist.

Representations

15. The Authority has received 12 representations to date in support of the applications. The material planning reasons given are summarised below:
 - a) appropriate conversion/extension for the village
 - b) will create 3 bedroom family home into the housing stock for future owners
 - c) contemporary nature of the extension at the rear of the property does not affect the view from the front of the property
 - d) proposed development is to be carried out in a sympathetic way using local materials without increasing the volume of the building that is visible from the public parts of Wensley village square

- e) proposed link from the house to the former barn is to be carried out in a tasteful manner (similar to other recently approved and now constructed extensions in Wensley)
- f) the proposed work is at a very secluded point in the village and will not even be visible to most residents, neighbours and visitors
- g) will be no visual impact on any property or person
- h) in the event that this proposed development does not proceed it is likely that another old (and otherwise difficult to use practically) building will continue to fall into further disrepair
- i) use as a barn now obsolete and would gain a much needed function without impacting the front of the property
- j) extension would bring the barn back to constructive use - has not been used and has never been viewed by the local residents as a thing of beauty
- k) connection of the barn to the extension would not be seen from the front nor would it be visible from the rear as it would be behind the extension itself
- l) because there is no increase in the scale of the changes proposed to the barn it will not overshadow any other property
- m) overall scale of the entire proposal is very modest and will, similarly, not affect any other property
- n) proposed velux/vent over the wet room will face the private land belonging to the property
- o) see this development as a sensible solution as well as a long term benefit for the village housing stock
- p) during a short construction period there may be some additional noise and vehicle movements but in the longer term there will be no additional pressure on the parking area in the square. Concerned to what will be done to minimise the disruption

Main Policies

16. Relevant Core Strategy policies: GSP1, GSP2, GSP3, CC1 & L3

17. Relevant Development Management policies: DM1, DMC3, DMC5, DMC8, DMC10, DMC11, DMC12 & DMH7.

Wider Policy Context

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:

- 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

19. 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. There is no significant conflict between policies in the Development Plan and the NPPF.

20. Paragraph 182 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.'*
21. Paragraph 205 of the NPPF states that, when considering the impact of a proposed development on the significance of a designated heritage asset, that being the Conservation Area in this case, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
22. Paragraph 208 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
23. Paragraph 209 of the NPPF advises that the effect of an application on the significance of a non-designated heritage asset, that being the dwellinghouse and barn in this instance, should be taken into account in determining the application. In weighing applications that directly, or indirectly, affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Peak District National Park Core Strategy

24. 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
25. GSP3 - *Development Management Principles.* This 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. CC1 – *Climate change mitigation and adaptation.* This 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.
27. L3 - *Cultural heritage assets of archaeological, architectural, artistic or historic significance.* This states that development must conserve and, where appropriate, enhance or reveal the significance of architectural or historic assets and their settings.

Local Plan Development Management Policies

28. DM1 - *The presumption of sustainable development in the context of National Park purposes.* This advises that Authority will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework, and will work proactively with applicants to find solutions that are consistent with National Park purposes to conserve and enhance the natural beauty,

wildlife and cultural heritage of the National Park. applications that accord with the policies in the Development Plan will be approved without unnecessary delay, unless material considerations indicate otherwise.

29. DMC3 - *Siting, design, layout and landscaping*. This 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.
30. DMC5 - *Assessing the impact of development on designated and non-designated heritage assets and their settings*. This advises that development of a designated or non-designated heritage asset will not be permitted if it would result in any harm to, or loss of, the significance, character and appearance of a heritage unless, for designated heritage assets, such as Conservation Areas, clear and convincing justification is provided that, in the case of less than substantial harm to its significance, the harm is weighed against the public benefits of the proposal and, for non-designated heritage assets such as the property, the development is considered by the Authority to be acceptable following a balanced judgement that takes into account the significance of the heritage asset.
31. DMC8 - *Conservation Areas*. This advises that applications for development in a Conservation 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 take into account the form and layout of the area, including views and vistas into and out of it, scale, height, form and massing of the development and existing buildings to which it relates, locally distinctive design details and the nature and quality of materials.
32. DMC10 - *Conversion of a heritage asset*. This advises that the conversion of a heritage asset, in this case the barn, will be permitted provided it is capable of conversion and it can accommodate the new use without changes that adversely affect its character the building is capable of conversion, the extent of which would not compromise the significance and character of the building and conserves or enhances the heritage significance of the asset and its valued built environment.
33. DMC11 - *Safeguarding, recording and enhancing nature conservation interests*. This advises that proposals should consider whether a proposal conserves and enhances species of wildlife importance and all reasonable measures must be taken to avoid net loss and details of appropriate safeguards and enhancement measures.
34. DMC12- *Sites, features or species of wildlife, geological or geomorphological importance*. This advises that development will only be permitted where significant harm can be avoided and the conservation status of the population of the species or habitat concerned is maintained and the need for, and the benefits of, the development in that location clearly outweigh any adverse effect.
35. DMH7 – *Extensions and alterations*. This advises that these will be permitted provided that the proposal does not detract from the character, appearance or amenity of the original building, its setting or neighbouring buildings and does not dominate the original dwelling particularly where it is a designated or non-designated cultural heritage asset.

Supplementary Planning Guidance

36. The PDNPA Design Guide refers to the principles of good design and designing in harmony with the local building tradition. However, this must only be applied where a

development is otherwise justified by other policy criteria. Consideration needs to be given the guidance contained in the Authority's the Conversion of Historic Buildings Supplementary Planning Document.

37. In addition, and whilst the application is to convert the barn and to create an interlinking extension to the dwellinghouse, it is considered reasonable to have regard to the aims of the Authority's Residential Annexes Supplementary Planning Document.

Assessment

Principle of the development

38. Policies DS1 and DMH7 allow for extensions and alterations to dwellings in principle along with the conversion of heritage assets. The site is within Wensley and the barn is well related to the dwelling and its garden. In principle the development would therefore not result in any harm to the landscape. Therefore, the key issues are the impact of development upon the character of the buildings and the Conservation Area, amenity, highway safety and whether the development would harm protected species.
39. The Applicants have advised of the need for the development to address matters of mobility, which are currently constrained in the dwelling house. To this end, there is an identified need for level access to living space, a bedroom and bathroom facilities. The Public Sector Equality Duty, contained in Section 149 of the Equality Act 2010, sets out the need to eliminate unlawful discrimination, harassment and victimisation, and to advance equality of opportunity and foster good relations between people who share a protected characteristic and people who do not share it. Regard needs to be also given to the rights conveyed within the Human Rights Act 1998 in the balance of consideration of the proposals.

Design and impact upon character and appearance and the Conservation Area

40. The proposed extension is of different materials and form to the dwellinghouse and barn and would be read as a clear contemporary intervention to the property. Chapter 3 of the Authority's Design Guide relates to new development and to designing harmoniously and sympathetically. It identifies form, detailing and materials as the three main factors to consider. Chapter 7 relates specifically to alterations and extensions to dwellinghouses. It is advised that all extensions should harmonise with the parent building and respect its dominance and that the original character of the property should not be destroyed when providing additional development. Nevertheless, the Design Guide advises that it may be possible to add a well-designed extension, in a modern style, provided it is in harmony with the original building and does not diminish its quality or integrity.
41. The barn is considered to be a non-designated heritage asset that contributes to the character and appearance of the Conservation Area which is a designated heritage asset. The proposals therefore need to be considered having regard to the Authority's Conversion of Historic Buildings Supplementary Planning Document (SPD). This advises that when converting a non-residential historic building into residential use, the introduction of domesticating features should be minimised.
42. The SPD advises that new openings should only be inserted into roofs and walls where necessary. To this end, two rooflights are proposed which are considered reasonably necessary to provide natural light into the bedroom and bathroom space. The rooflight proposed to serve the bathroom would not be visible from the public domain. Whilst the building is a 'barn', given its context it could be deemed to be more of a workshop attached to a dwellinghouse and, in this respect, the addition of two rooflights, one on

either roofslope, is not deemed harmful to the underlying character and appearance of the building.

43. To achieve the level access the internal floor level of the barn is raised to be level with that of the dwellinghouse. This has the impact of having to address the existing openings on the barn and to raise the height of the barn's roof by 150mm to accommodate for such in order to provide headroom. Such alterations are generally not appropriate, however, the proposal would not in this case result in any significant change to the building. The doors to the front elevation are proposed to be blocked up, but timber doors would still be provided as facings to retain the appearance of the barn. On the rear elevation, a doorway is proposed to be partially blocked to leave a window that would be set just above the floor level proposed.
44. With regard to the extension, this would jar in terms of form, massing and materials with the traditional dwellinghouse and barn. However, this has to be also considered in the context of what the extension and conversion seek to provide. The purpose is for level access around the ground floor for a person with mobility difficulties and would allow for ground floor living accommodation rather than having to move from the property. The impact of this constraint results in the extension having a flat roof, in order that the roofscape does not project above the barn. To this end, it is considered that a contemporary approach is in principle the most appropriate and the reasons for the development and constraints of the site are understood.
45. The property's rear elevations and garden space are screened from public view and, in this respect, the visual impact on the character and appearance of the Conservation Area would be limited to that of the views from the site itself and the attached neighbouring property (2 Tearsall View). During the site visit, it was noted that a dwellinghouse nearby had a flat roofed, timber faced, extension that appeared reasonably recessive, notwithstanding that this was open to public view, where the proposed extension would not be in this case.
46. The Applicants' Agent advises that the form and materials for the extension have been chosen because of its compatibility with the traditional stone and ability to better reveal the character of the barn and principal dwelling. The flat roof will reduce the extension's presence on the elevation and also allow the dwellinghouse and barn to still be read. The glazed doors to the rear of the extension will allow the Applicants to maintain daylight to the rear of the property and will take advantage of the views out towards the garden beyond. All doors and windows will benefit from ease of opening and closing and flush thresholds for accessibility and for ease of escape.
47. Nevertheless, the proposal extension is considered overbearing on the barn and in its relationship to the dwellinghouse, with its size and interrelationship to the existing buildings being determined by the space required internally and the need to raise the ground floor level within the barn. Whilst a modern style of extension can be acceptable in principle, this is on the basis that it is in harmony with the original building and does not diminish its quality or integrity. The extension proposed would be a substantial and disparate structure that wraps around the rear and side of the dwellinghouse and, particularly where the flat roof abuts the roof of the barn at a high level, would give a contrived interrelationship between the traditional and the modern.
48. The width of the extension could be reduced to make it less imposing. However, this would not address its abutment high on the barn roofslope and the contrived appearance this creates. It would also not deliver the extent of accommodation required to meet the needs of the Applicants. Had the extension been able to meet the barn at its existing eaves level, the impact would have been less harmful given the deference of the extension to the barn which could potentially have been achieved.

49. It is appreciated that, without providing the accessible living accommodation, the Applicants may be forced to find a more suitable property elsewhere. This is unfortunate but does not add weight from a planning perspective as to whether the proposals should therefore be deemed acceptable. As the Applicants' Agent has stated, the use of the property could become a second home or holiday let should the Applicants leave the property. However, the property is a market dwelling and so this would be the case whether or not the application is approved. In addition, without the extension being provided, anyone purchasing the property in the future may choose to repurpose the barn without impacting on its character and appearance in such a manner as proposed, as they may be able to utilise it with its existing floor level, thus preserving its current height and internal integrity.
50. In assessing the application under the Equality Act, the Authority must give due regard to the public sector equality duty (PSED). However, the Authority must also have regard to its other statutory purposes and duties in the context of its adopted policies. In this instance, whilst the needs of the Applicants are acknowledged, along with the fact that the development would advance equality of opportunity, the site is nevertheless located within the Conservation Area and therefore the personal benefit must be balanced against the provisions of S.72 of the Planning (Listed Building and Conservation Areas) Act 1990 and policies in the development plan and NPPF, which require that great weight is given to the conservation of heritage in general, but particularly in a National Park bearing in mind its statutory purposes.
51. As such, the proposals would result in harm to the non-designated heritage assets (the dwellinghouse and barn) and to their setting within the designated heritage asset (the Conservation Area). Whilst this harm would not necessarily be perceptible in the public realm, and whilst the proposals would have clear benefits to the property owners by allowing them to remain at the property, it is not considered that the less than substantial harm of the proposals is outweighed by any public benefits. Therefore, the proposal fails to accord with Paragraphs 208 and 209 of the NPPF and with Core Strategy Policies GSP1, GSP2 & L3, Development Management Policies DM5, DMC8, DMC10 & DMH7 and guidance contained in the Authority's Design Guide, Conversion of Historic Buildings and Residential Annexes Supplementary Planning Documents.

Amenity

52. Chapter 4 of the Design Guide deals with material planning considerations relating to neighbourliness, outlook and amenity, privacy and daylight, which are fundamental considerations when altering or extending a property. To this end, the extension to the rear projects no further than the existing outhouse which is proposed to be demolished and, whilst the mass would be greater given the height and flat roofed nature of the extension, this would not result in significant harm to the amenity of occupiers of the attached dwelling house. The raising of the roof of the barn by 150mm is also considered to be so minor as to not significantly impact on the amenity of the occupiers of the dwellinghouse opposite.
53. Whilst the extension takes up some garden space, such is the extent of the domestic curtilage that this extension will not impact on the amenity space associated with the property.

Highway Matters

54. The Local Highway Authority has raised no objection to the proposals but does ask that an informative be attached to any grant of planning permission with regard to safeguarding Wensley, Footpath No. 10, which must remain open, unobstructed and on

its legal alignment at all times and have no disturbance to its surface. The footpath is some way from the property, to the south and east with intervening properties, and it is considered that this would be highly unlikely to be impacted upon but, nevertheless, it is considered reasonable to advise of the Applicants of this matter.

Ecology

55. The Authority's Ecologist advises that that the barn has bat roost potential and therefore requires a Preliminary Bat Roost Assessment, by a qualified and licensed bat ecologist, along with a survey of nesting birds.
56. The Applicants' Agent has advised that they have appointed a consultant to assess whether the building provides habitat for protected species such as bats and nesting birds. Whilst the survey work is advised to have been undertaken, there has been no report submitted at the time of preparing this Officer's report and recommendation. It is expected that the ecology report will be received prior to the meeting but, if this is not the case and depending on the results of the survey, a further reason for refusal may be required based on insufficient information to assess impacts upon protected species and their habitat.

Sustainability

57. Policy CC1 requires development to make the most efficient and sustainable use of land, buildings and natural resources in order to build in resilience to and mitigate the causes of climate change. To this end, the applicant has advised that sustainably sourced timber is renewable and emits less carbon during production than other building materials and is one of the most environmentally friendly materials available.
58. The Applicant's Agent advises that, to create a low energy envelope, local recycled or low carbon alternatives will be chosen for new construction materials. The extension is proposed to be highly insulated, to exceed building regulation requirements. The installation of wet, low temperature underfloor heating systems would allow the heating systems to operate more efficiently and would also allow clear walls, free from radiators, for accessibility. A condition can be attached that the above are incorporated into the extension and conversion prior to it becoming first occupied.

Conclusion

59. The proposed development would meet the particular needs of the Applicants by providing access to living facilities on a single level. Details of the circumstances under which this need has arisen have been provided. There are also benefits that the development would be likely to render the property more energy efficient given modern construction requirements. However, in weighing the above in the balance of the assessment of this planning application, consideration has to be given to the harm that would be caused to the character and appearance of the host dwelling, the barn and the Conservation Area if the development was permitted contrary to relevant policies in the Development Plan and the NPPF.
60. To this end policy DMC5, DMC8 and the NPPF state that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset this harm should be weighed against the public benefits of the proposal. The proposal will serve to put the 'barn' to a use that would be more likely to secure its longer term retention, albeit in a modified form, which could be regarded as a marginal public benefit. However, other than the above, there are deemed to be no public benefits that would outweigh the harm identified. In the absence of any other material considerations the application is recommended for refusal.

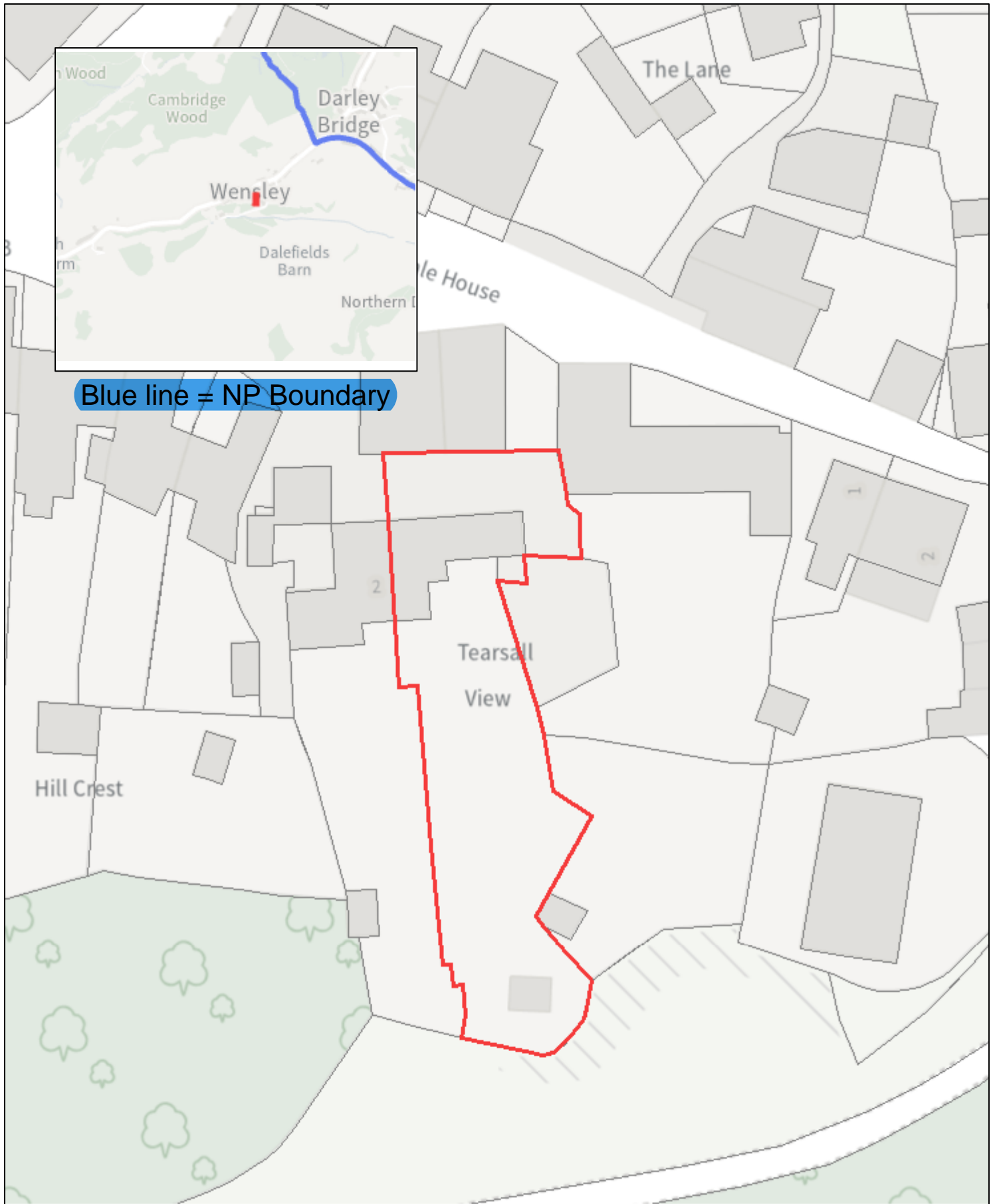
Human Rights

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

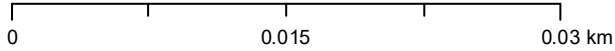
List of Background Papers (not previously published)

Nil

Report Author: Gareth Griffiths, Planner, South Area Planning Team



Blue line = NP Boundary



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1 Tearsall View, The Square, Wensley

Item no. 10
 Application no. NP/DDD/0624/0656
 Committee date: 13/09/2024

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11. FULL APPLICATION – ERECTION OF A SLURRY STORE AT STONEY CLIFFE FARM, BUXTON ROAD, UPPER HULME. (NP/SM/1223/1473, LB)

APPLICANT: MR R BELFIELD

Summary

1. The application seeks planning permission for a slurry store at Stoney Cliffe Farm, Upper Hulme.
2. The proposal would have an adverse visual impact upon the valued landscape character of the site and surrounding area, contrary to adopted policies GSP1, GSP3, L1, DMC3 and DME1.
3. There are no further policy or material considerations indicating that planning permission should be granted, and the application is therefore recommended for refusal.

Site and Surroundings

4. Stoney Cliffe Farm is a large farming enterprise consisting of 1400 pigs per annum, 125 suckler cows and 800 breeding ewes located in open countryside in the South West Peak 700 metres east of Upper Hulme and 900 metres north east of Blackshaw Moor. Blackshaw Moor reservoirs and the southern boundary of the National Park are located 250 metres to the south.
5. It is accessed by a track off the A53, which is shared with Hurdlow Farm, and is farmed in conjunction with Stoney Cliffe.
6. The farm comprises of a dwelling and traditional buildings south west of a large range of modern portal frame agricultural buildings. The agricultural buildings, all of similar scale and design are laid out in a block adjacent to one another. A manure store is located within the building furthest north. Sporadic trees and hedges are located around the farm.
7. The application site is approximately 120 metres to the north of the farm group. A public right of way (PROW) runs approximately 300 metres to the north in a south east direction towards 'The Mermaid'. An area of Natural Zone and Ancient Woodland is to the south and east of the farm which is also open access land.
8. The nearest neighbouring properties, not in ownership of the applicant are located at the beginning of the access track outside of the National Park.

Proposal

9. The proposal is for the erection of cylindrical slurry store and associated works.

RECOMMENDATION:

That the application be REFUSED for the following reason:

- 1 **The siting and appearance of the development in this open and isolated countryside location would have a significant visual impact and harm the landscape of the National Park contrary to Core Strategy policies GSP1, GSP3 and L1 and Development Management policies DMC3 and DME1.**

Key Issues

- The principle of the proposed development.
- Siting, scale, design and appearance.
- Climate change mitigation.

Relevant history

NP/SM/1113/1049: Restoration of fire damaged dwelling for use as an agricultural worker dwelling, granted conditionally.

NP/SM/0216/0172: Proposed two livestock buildings, granted subject to conditions.

NP/GDO/1016/1048: Portal frame muck cover, prior approval not required.

Consultations

10. Staffordshire Moorlands District Council: No response to date.
11. Heathylee Parish Council: The Parish Council
12. Highways: *'The erection of slurry store does not impact on the highway network'*. No objection.
13. Environment Agency: *'After looking at the supporting documentation in relation to design, appearance and siting, the slurry store is of adequate size, as long as the store is emptied and maintained regularly or when applicable to prevent overflow and excess slurry on site. The capacity is calculated based on the 1400 pigs and 20-40 sucklers on site, given the capacity of the proposed slurry store, please ensure that there are no added animals that may add further slurry to the store as this may result in the store overflowing. In terms of location and planting scheme, this is adequate as the increase of native trees will improve the natural environment. From a pollution prevention perspective contingencies may need to be considered in the unlikely event of a slurry spill into the nearby watercourse. A ditch next to the ring fence and sheep netting may catch any excess slurry before it enters the watercourse should a pollution event take place. As the proposed slurry store will stop the continuous leeching effluent issue at the current store, we have no objection to this taking place'*.

Representations

14. None received to date.

National Planning Policy Framework (NPPF)

15. 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. There are no significant conflicts between policies in the Development Plan and the NPPF.
16. In particular Para: 182 states, that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, which have the highest status of protection in relation to these issues.
17. In the National Park, the development plan comprises the Authority's Core Strategy and the new Development Management Policies (DMP). These Development Plan Policies provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application.

Development Plan Policies

Core Strategy

18. GSP1, requires that all development is consistent with the National Parks legal purpose and duty, to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Parks; Policy GSP3 sets out development management principles in line with GSP1.
19. 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. GSP3 also specifically states that attention will be given to (k) adapting to and mitigating the impact of climate change, particularly in respect of carbon emissions, energy and water demand.
20. DS1 - *Development Strategy* - supports the development of renewable energy infrastructure in principle.
21. L1 - *Landscape character and valued characteristics*. Seeks to ensure that all development conserves and enhances valued landscape character and sites, features and species of biodiversity importance.
22. CC1 - *Climate change mitigation and adaptation*. Sets out that development must make the most efficient and sustainable use of land, buildings and natural resources. Development must also achieve the highest possible standards of carbon reductions.

Development Management Policies

23. DMC3 - *Siting, Design, layout and landscaping*. Reiterates, that where developments are acceptable in principle, policy requires that design is to high standards and where possible enhances the natural beauty, quality and visual amenity of the landscape. The siting, mass, scale, height, design, building materials should all be appropriate to the context. Accessibility of the development should also be a key consideration.
24. 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.
25. DMT3 – *Access and design criteria*. States amongst other things, that a safe access should be provided in a way that does not detract from the character and appearance of the locality and where possible enhances it.

Supplementary Planning Document

26. The PDNPA's Supplementary Planning Guidance for agricultural developments sets out siting and design guidelines for such development. It gives detailed guidance on ways of successfully integrating large agricultural development in terms of the location, design and landscaping of such schemes.

27. The Authority's Supplementary Planning Document on Climate Change and Sustainable Building provides guidance on renewable energy installations and ways of minimizing visual impact on the landscape character and valued characteristics of the National Park. It also notes that the objective in a National Park is to find a solution that conserves and enhances the natural beauty, wildlife, cultural heritage, valued landscape character and other valued characteristics, and that to achieve this systems and buildings should be within or adjacent to existing built development to minimize visual and landscape impact – amongst other things.

Assessment

Principle of the development

28. Stoney Cliffe Farm is a large established working farm. At present 1400 pigs are reared over a six-month period in purpose-built sheds and are bedded on straw. Additionally, the suckler herd are also housed on straw bedding over winter. The bedding muck from both the pigs and cows is stored in a covered-on site storage area but slurry and effluent leeches out.
29. The submitted supporting statement advised that a catchment sensitive farming report has been undertaken to assess the current provisions for farmyard manure and slurry storage. The outcome concludes requirements for the improvement of slurry storage to reduce and stop effluent and run off from the existing manure store.
30. In response to the report the application proposes a gravity fed slurry system and store to capture any slurry run off from the existing manure storage and surface water runoff from the yard. This will prevent the current leaching of slurry effluent from the manure store and provide storage for the slurry throughout the year and meet the required regulations for the storage of slurry.
31. Given this information, and that the development proposed is not of a type that would meet any other practical need, it is accepted that the development is reasonably necessary for the purposes of agriculture. The development would also result in benefits to the water environment in mitigating the impacts of nitrate run-off.
32. It is therefore acceptable in principle under the provisions of policy DME1, and the key issues to be considered are the design and landscape impacts of the proposal.

Siting, design and landscape Impact

33. The proposed development would be sited approximately 100 metres west of the farm buildings and existing manure storage of Stoney Cliffe Farm, in open countryside.
34. The site itself is located within the northern corner of a steeply sloped field away from the existing buildings and at a lower level than the existing farm buildings, to allow a natural flow downhill of slurry as the proposed slurry store would have a gravity fed system to feed the slurry to the store via a pipe from the existing manure store. Details in the supporting documents also state that the siting would be the most suitable to allow for maximum use of the yard area without causing significant harm or damage to the existing farming operations on site.
35. At this location, the landscape type is classified by the Landscape Strategy as Slopes and Valleys with Woodland. The Strategy describes this as a pastoral landscape with a varied undulating topography of steep slopes, low ridges and incised valleys. Blocks of woodland are a characteristic feature of this landscape, together with patches of acid grassland and bracken on steeper slopes and higher grounds. It is also an area of traditional dispersed settlement. Views to lower ground are framed by woodlands and valley sides.

36. The application site typifies these attributes, particularly comprising of steep sloped field with sporadic areas of woodland and trees alongside isolated development. The field the site is located within is relatively large and bounded by some sporadic vegetation in an open landscape. Other than the nearby farm holding and other dispersed settlements the landscape is undeveloped.
37. As a result of these factors the site is open to wide ranging views from the nearby highway, A53 and within the wider landscape.
38. The proposed slurry store would be a substantial structure some 15.6 metres wide and 3.6 metres high. An area of bank would need to be removed to provide a flat site for the store within the corner of the field. The banking to the north will fall away below the ground level of the store due to the decreasing levels of the field and adjacent land. Due to a gravity fed system via a pipe from the existing manure store, the pipe would also have to be dug into and across the field following the gradient of the slope from the existing manure store to the proposed slurry store.
39. In this location the development would appear as a large, isolated and incongruous addition in this rural landscape, particularly given the sloping undeveloped nature of the field and its setting, and its isolation from the existing farm buildings. The development would undoubtedly therefore result in an adverse visual impact and harm to the rural landscape character of the area.
40. A submitted location plan indicated a planting scheme which would project around the north and south side of the slurry store. However, this appears to be an unnatural band of planting which will project into the field, contrary to the character of the landscape. The landscaping would not satisfactorily mitigate the visual or landscape impact of the development.
41. Alternative locations have been suggested by Officers, seeking a solution more closely related to the farm group. However, the agent advises that other location was deemed unsuitable due to the topography of the land, closeness to existing main electricity pylons and as the need for a gravity led system requires the development downhill a suitable distance away from the source of the existing manure store to allow the sufficient drainage of the effluent. The statement is broad however, and no further detail of discounted sites or other options has been provided.
42. Overall, it is accepted that there is a need for slurry storage for the holding to prevent run off and that this would result in benefits to the environment. However, this would not outweigh the harm to the landscape character of the locality that would arise from the proposal, contrary to policies GSP1, GSP3, L1, DMC3 and DME1. There is no compelling evidence to indicate that the proposed development is the only option for mitigating nitrate pollution at the site.

Amenity

43. Due to the intervening distance between the application site and nearest neighbouring properties, not part of the current farming enterprise, the proposal is not considered to have any unacceptable impact on neighbouring properties with regard to outlook, amenity, privacy and daylight.
44. Given the location of the proposed slurry store and agricultural nature of the surrounding land the development is unlikely to cause an odour nuisance, particularly as the slurry will all be contained internally from the existing store, via pipe for the gravity led system to the proposed store, in accordance with DMC3.

Highways

45. The local Highway Authority do not consider the proposals to have a material impact on the public highway. The development would have no impact on access to the site, nor would it result in an intensification of use. Regarding this, the proposal would be acceptable in highway terms, and accord with DMT3.

Climate change

46. The application proposes a gravity fed system of which submitted details advise the store is more environmentally friendly than other systems as there is no requirement to pump the slurry to the tower. The slurry pumping process can burn fossil fuels and release harmful gases into the environment and reduces odour.
47. The development is therefore in accordance with policy CC1.

Conclusion

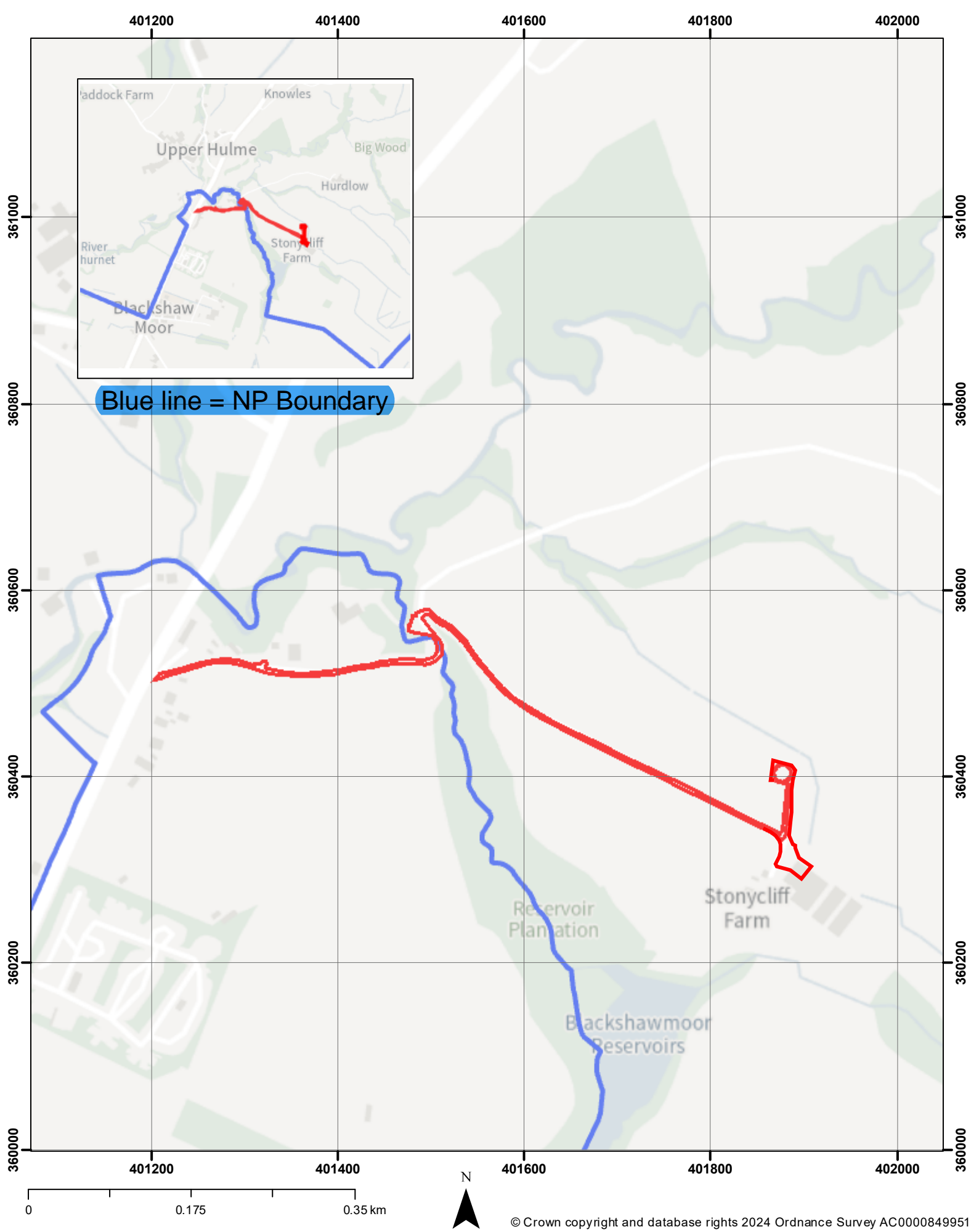
48. The proposed development is considered necessary for the purposes of agriculture and the size and scale of the development is appropriate for the holdings needs.
49. However, the siting and design of the gravity fed system would have an adverse impact on the character of the surrounding landscape contrary to policies GSP1, GSP3, L1 DMC3 and DME1.
50. The development would result in benefits to the environment through mitigation of nitrate pollution to the water environment. However, there is no evidence to demonstrate that the development is the only means of securing this. In any case, the landscape impact identified would be significant and would outweigh these benefits. The application is therefore recommended for refusal.

Human Rights

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

Nil

Report Author: Laura Buckley, Assistant Planner: South Area Planning Team.



Blue line = NP Boundary

Stoney Cliffe Farm, Buxton Road, Upper Hulme

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 Application no. NP/SM/1223/1473
 Committee date: 13/09/2024

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12. PROPOSED REFORMS TO THE NATIONAL PLANNING POLICY FRAMEWORK AND OTHER CHANGES TO THE PLANNING SYSTEM (SW)

1. Purpose

1.1 To inform members of the changes proposed to planning guidance and legislation and their impact on planning within the national park.

2. Context

2.1 The new Government is consulting on proposed changes to the National Planning Policy Framework (NPPF) and Planning legislation. The consultation commenced 30th July 2024 and closes 24th September 2024.

2.2 National Parks England will submit a response to the consultation in representation of all national parks and the Broads Authority. Each national park will also submit a consultation response detailing how the proposed changes affect them specifically.

2.3 A summary of the consultation and the proposed changes to the NPPF text is provided in Appendix One.

3. Main Headlines of the consultation

3.1 The Government is committed to delivering 1.5 million new homes, support economic growth and respond more favorably to renewable energy schemes.

3.2 The Government will introduce a 'Model of Universal strategic planning covering functional economic areas' with 'Spatial Development Strategies' at Mayoral authority level.

3.3 There is a greater emphasis on cross-authority partnership.

3.4 The Government has amended the Standard Method for calculating housing supply that uses existing housing stock as a baseline and imposes a stronger affordability multiplier. They have published calculations for each Local Authority area. The approach results in a significant increase in local housing need for Derbyshire Dales District Council, which we contribute towards. The Government has stated it will provide more guidance for areas where data is difficult to provide (e.g. national parks).

3.5 The Government is keen to support the provision of social rented housing and a mix of affordable housing tenures on development sites.

3.6 'Significant weight' is to be given to renewable energy schemes and a more permissive approach to renewables in sensitive locations.

4. Finalising a response

4.1 Officers are currently drafting a response in time for the deadline on the 24th September. Discussions are ongoing across the National Park family and locally (in particular with Derbyshire Dales District Council) to agree any areas of strategic alignment to strengthen our response.

4.2 It is recommended that the final response be made by the Head of Planning but officers will share the draft reply with the Chair and Vice Chair of Planning Committee.

5. Recommendations

1. The contents of the report and Appendix 1 are noted; and
2. Final response is delegated to the Head of Planning in consultation with the Chair and Vice Chair of Planning Committee

5. Corporate Implications

a. **Legal**
N/A

b. **Financial**
N/A

c. **National Park Management Plan and Authority Plan**
The consultation impacts on various aspects relevant to the NPMP such as Thriving Communities and Climate Change

d. **Risk Management**
It is important to respond both as an individual NPA and via the National Park family to achieve a bigger impact and protect the integrity of planning for a protected landscape. Further discussions are taking place both at a local level (with Derbyshire Dales District Council) and the family of National Parks to agree areas of strategic alignment.

e. **Net Zero**
The consultation does comment on matters of design and climate change (offering greater support to green energy such as onshore wind turbines)

6. **Background papers (not previously published)**
Summary of NPPF and Planning Reforms government consultation

7. **Appendices**
Appendix 1 – Summary of NPPF and Planning Reforms government consultation

Report Author, Job Title and Publication Date

Sarah Welsh, Senior Policy Planner
Ellie Faulkner, Community Planner, 3rd September 2024

Responsible Officer, Job Title

Adele Metcalfe, Policy and Communities Team Manager,

Summary of NPPF and Planning Reforms government consultation

1.1 The new Government is consulting on draft revisions to the National Planning Policy Framework (NPPF) and various planning reforms to be legislated. The consultation commenced on 30th July 2024 and closes on 24th September 2024.

1.2 The Government has committed to growing the economy and building 1.5 million new homes. To achieve this, it is proposed that housing need figures for local authorities will use the same 'standard method' of calculation and this approach will be mandatory. In the previous iteration of the NPPF (Dec 2023), the standard method was an advisory starting position and local planning authorities were able to put forward their own methodology for deriving housing need figures if circumstances demonstrated the standard methodology was not appropriate. National Parks were exempt from using the standard method.

1.3 The standard method has been amended to improve the level of affordability in unaffordable locations. In doing so, the calculation increases the housing need for areas that where people are struggling with the affordability of buying a home.

1.4 There is a stronger emphasis on local authorities working together strategically, including picking up the shortfall if a local authority cannot deliver all their housing need.

1.5 There are no changes to the protection of National Parks in the NPPF or in legislation. However, other topic areas are proposed to be given significant weight, in particular there is an emphasis on renewable energy, and the Government asks whether or not this is appropriate in sensitive areas.

1. Strategic Planning

2.1 Planning reforms through a 'Planning and Infrastructure' Bill will reintroduce strategic planning. The government is proposing to introduce a 'Model of Universal strategic planning covering functional economic areas' and legislate this approach within the next 5 years, with 'Spatial Development Strategies' (SDS) to promote more 'effective' cross boundary strategic planning at Mayoral authority level. Areas that are already have mayoral authorities can proceed with their SDS.

2.2 As the PDNPA straddles more than one Mayoral authority¹ we shall respond to the consultation to request that we be considered wholly part of the East Midlands Mayoral Authority area (with appropriate cross referencing to other areas). This aligns with our previous approach to strategic planning when Regional Spatial Strategies were in force.

2.3 The legal 'duty to co-operate' will remain until these changes to legislation are made. Changes to the NPPF puts greater emphasis on the need for cross-authority partnership, in particular accommodating unmet housing need and other strategic issues.

2. Calculating Housing Requirements

3.1 The government is proposing to reinstate the 5-year housing supply mechanism to demonstrate Local Authorities have sufficient land for housing, with a 5% buffer.

3.2 The standard methodology (SM) to establish local housing requirements remains in place with some amendments to the calculation method.

¹ South Yorkshire Combined Mayoral Authority, West Yorkshire Combined Authority, East Midlands Combined Authority, Greater Manchester Combined Authority

3.3 The changes to the SM calculation are to use existing housing stock as the baseline (instead of household projections) + 0.8% each year, plus an affordability accelerator for areas where the ratio of average earnings to average house prices is more than four times. This is to reflect the Government's thinking that a greater supply of housing is needed in unaffordable areas. We know that in the majority of settlement of the National Park the ratio of average earning to average house prices is more than four times and this will be reflected in our constituent Local Authority housing figures (see above for changes to DDDC).

3.4 The SM will be the method of calculating housing need, not an advisory one. There will be no exceptional circumstances to use an alternative method to the SM to calculate housing need. However, the Government acknowledges that there are data gaps for some areas in terms of calculating housing need, which will require the publication of further guidance.

3.5 Planning authorities can use local 'hard constraints' such as National Parks, protected habitats and flood risk to justify a lower housing requirement through local plan consultation and examination, but must demonstrate they have *'taken all possible steps, including optimising density, sharing need with neighbouring authorities, and reviewing Green Belt boundaries, before a lower housing requirement will be considered'*.

3.6 In issuing this new requirement for wholesale use of the SM, the Government published the outcome of the proposed revised method². The outcomes are set at Local Authority level rather than Local Planning Authority level. For information, East Midlands area sees a change to the annual housing delivery rate from 20,793 to 27,382. Derbyshire Dales District Council (DDDC) Local Authority area sees an annual housing delivery rate change from 216 to 571.

3.7 The reason for the change to the SM is to remove urban uplift and distribute growth to a wider range of urban areas.

3. Affordable Housing

4.1 The infrastructure levy will not be introduced (as proposed in the Levelling-up and Regeneration Act 2023).

4.2 New national policy will support the delivery of housing and associated infrastructure. There is a clear message coming through that the Government supports social rented housing and this should be a key aspect of all housing needs assessment. However, it will be for the LPA to set out the amount needed for each type of affordable housing on housing sites, with an emphasis on promoting a more diverse tenure mix.

4.3 The Government asks whether there should be restrictions on there being 100% affordable housing sites.

4.4 The Government asks how it can support and increase more rural affordable housing.

4.5 Looked after children are to be considered as a specific group in housing needs assessments.

4.6 It is proposed to remove the current requirement of at least 10% of housing on major development housing sites to be affordable and of that, at least 25% of all affordable housing on such sites to be First Homes. The definition of affordable will be updated to replace Starter Homes with First Homes.

4.7 The government proposes to make it easier for non- registered providers to build affordable homes to rent. This is aimed at Almshouses and community-led development but could be exploited by private developers and make it difficult to ensure that build to rent housing remains affordable in-perpetuity.

² [outcome-of-the-proposed-revised-method.ods \(live.com\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/114444/outcome-of-the-proposed-revised-method.ods)

4. Where to build

5.1 There is a clear presumption in favour of building on brownfield land first and that we should prioritise redeveloping previously developed land (PDL) where possible, and take a sequential approach to land release (this is more relevant to planning authorities that need to consider Green Belt release). The definition of PDL will be widened to include areas of hardstanding and glasshouses.

5.2 All Local Plans are expected to have clear ambitions for housing and economic growth.

5.3 Local Plans will be required to clearly set out where development will and will not take place. This will have an impact on how we plan for development and in particular new housing. At present we refer to 'in and on the edge of', which may not be sufficient going forward.

5. Community-led development

6.1 The government will continue to strengthen the weight given to community-led projects by widening the consideration to all development rather than just housing and removing development constraints.

6. Green Belt/ Grey Belt/ Brownfield

7.1 LPAs are required to carry out a Green Belt review if they are unable to allocate sufficient land for their housing requirement. Any release of Green Belt for housing will need to contribute towards Biodiversity Net Gain and affordable housing. It is proposed that LPAs take a sequential approach to housing, releasing Grey Belt before Green Belt.

7.2 The government has introduced 'Grey Belt',

'Land in the Green Belt comprising Previously Developed Land and any other parcels and/or areas of Green Belt land that make a limited contribution to the five Green Belt purposes...but excluding those areas or assets of particular importance.'

7.3 Whilst the National Park does not have Green Belt, LPAs that adjoin our boundary do. This land is allocated as Green Belt, it is serving a purpose as a transitional landscape between urban areas and the designated national park.

7.4 The consultation proposes that development on 'suitable' brownfield sites (previously developed land) within settlements is acceptable in principle.

7.5 It is proposed that the definition of previously developed land is expanded to hardstanding and horticultural glasshouses.

7. Design

8.1 Design Codes can be used to evidence character and density and to demonstrate a need for lower housing figures.

8.2 Design codes are to remain but it is proposed that they are localised rather than district wide.

8.3 The reference to 'beauty' has been removed as it is subjective and well-designed places can be achieved using the National Design Guide and National Model Design Code.

8. Supporting green energy and the environment

9.1 Onshore wind turbines have been reinstated as an acceptable form of renewable energy and large scale schemes will fall within the Nationally Significant Infrastructure Projects (NSIP) regime.

9.2 The threshold for solar farms to be considered as NSIPs will increase from 50MW to 100MW.

9.3 'Significant weight' will be given to the development of renewable energy and low carbon development.

9.4 There is an expectation that LPAs will identify sites for renewable and local carbon development through their plan-making.

9.5 There is a new approach to supporting renewables in sensitive areas subject to other policy requirements and environmental safeguards. Sensitive areas include '*valuable habitats that provide carbon sequestration, including peatlands which are critical for mitigation and adaptation, and provide key habitats for biodiversity*'.

9.6 The Government asks how national planning policy can do more to help address climate change mitigation and adaptation.

9.7 The footnote in the NPPF 2023 (Dec) referencing food production has been removed.

9. Infrastructure and the economy

10.1 Development proposals to improve provision and modernise key public services infrastructure will be given 'significant weight' in the decision-making process – hospitals and criminal justice facilities.

10.2 It is proposed that there is support for the provision of pre-school and post 16 education facilities.

10.3 It is proposed that there is support for the following industries and their growth (including sites identified): laboratories, gigafactories, data centres, digital infrastructure, freight and logistics. Where these are considered to have a significant economic impact or are important for driving growth the Secretary of State may ask for them to be considered under the NSIP regime.

10.4 The Government is also considering amending the Planning Act, 2008 to ensure water infrastructure projects of national importance are captured within the NSIP regime.

10.5 The consultation asks how the Government can support healthy communities and tackle childhood obesity.

10.6 The consultation proposes a move towards a vision-based approach to transport planning where we decide what sustainable transport outcome we would like to achieve and then plan for it. This is a shift away from current practice which is to manage the impact of development on the highway by predicting it and then providing the infrastructure required.

10. Local Plans

11.1 To ensure local plans are in place to facilitate the growth planned, the Government has proposed transitional arrangements to the new plan-making system (Levelling Up and Regeneration Act, LURA). These are based on what stage a local plan is at in its preparation and how well it aligns with the number of dwellings the Government expects to be planned for using the new standard method.

11.2 As we have not reached Regulation 19 stage (submission), we will need to plan in accordance with the new NPPF, taking account of any changes made from this consultation. The proposed deadline for submitting a local plan under the current planning system (not the new one as introduced by the LURA) is December 2026. After this date, we will prepare a plan under the new plan-making process.

11. Changes to planning fees

12.1 There is a £262 million shortfall in local authority development management services. To address this the government is proposing to increase planning application fees, introduce fees for services that were previously free (such as Listed Building Consent), and allow LPAs to recover costs related to development orders.

12.2 It is suggested that LPAs could follow a national or localised fee-paying system.

12. Proposed changes to the NPPF

Old Paragraph No.	New Paragraph No.	Notable Changes
6.	6.	Omission of Written Ministerial Statement on Affordable Homes.
11.	11.	d) Inclusion of policies 'for the supply of land', which set an overall requirement and/or make allocations and allowances for windfall sites for the area and type of development concerned. dii) Inclusion of adverse impacts that outweigh the benefits for the location and design of development (as set out in chapters 9 and 12) and for securing affordable homes.
20.	20.	Omission of '(to ensure outcomes support beauty and placemaking)'.
24.	24.	Inclusion of 'Effective strategic planning across local planning authority boundaries will play a vital and increasing role in how sustainable growth is delivered and key spatial issues, including meeting housing needs, delivering strategic infrastructure, and building economic and climate resilience, are addressed'. Amendment to wording of 'are' to 'continue to be'.
25.	25.	Omission of 'Local Enterprise Partnerships'.
//	27.	New paragraph: 'strategic policy-making authorities should make sure that their plan policies are consistent with those of other bodies where a strategic relationship exists on these matters, and with the relevant investment plans of infrastructure providers, unless there is clear justification to the contrary.'
27.	28.	Amended to include: 'Plans come forward at different times, and there may be a degree of uncertainty about the future direction of relevant development plans or plans of infrastructure providers. In such circumstances strategic policy-making authorities and Inspectors will need to come to an informed decision on the basis of available information, rather than waiting for a full set of evidence from other authorities.□'
60.	61.	Amendment to omit 'as much of' and 'as possible'.
61.	62.	Omission of exceptional circumstance in the standard method

62.	//	Omission.
63.	63.	Amendment to include 'social housing' and 'looked after children'.
64.	64.	Amendment to include social rent homes.
66.	66.	Omission of text on affordable homes at 10%. Replaced with 'mix of affordable housing required meets identified local needs, across both affordable housing for rent and affordable home ownership tenures.
//	69.	New paragraph to include mixed tenure sites.
75.	76.	Omission of 'monitor their deliverable land supply against their housing requirement, as set out in adopted strategic policies'. Omission of Part b regarding 10% buffer of deliverable sites for 20%.
76; 77; 78.	//	Omission.
86.	84.	Omission of 'or. Inclusion of 'sites for commercial development which meet the needs of a modern economy should be identified, including suitable locations for uses such as laboratories, gigafactories, data centres, digital infrastructure, freight and logistics.'
87.	85.	85a) Inclusion of additional text regarding facilities and infrastructure for new facilities. 85b) Inclusion of text for storage 85c) Inclusion of text for the expansion or modernisation of other industries of local, regional or national importance to support economic growth and resilience.
96.	94.	Omission of 'and beautiful building's'.
99.	97.	Inclusion of early years, post-16 places.
100.	98.	Inclusion 'Significant weight should be placed on the importance of new, expanded or upgraded public service infrastructure when considering proposals for development.'
114.	112.	Inclusion of 'A vision led approach'.
115.	113.	Inclusion of 'in all tested scenarios.'
124.	122.	122c) Inclusion 'proposals for which should be regarded as acceptable in principle', in regards to weight attributed to brownfield sites. 122e) Inclusion of Mansard roofs.
130.	//	Omission
Title 12.	Title 12.	Omission of beautiful places. NOTE: Retention of beautiful in para 128.
138.	135.	Inclusion of the National Design Code as the primary basis for local design codes.
145.	142.	Changes to the paragraph to include to note Greenbelt boundaries should be altered where exceptional circumstances are justified. Text added to outline the exceptional circumstances.
147.	144.	Addition of text to include provision of grey belt sites and release of sustainable greenbelt locations.

150.	147.	Addition of 'Where Green Belt land is released for development through plan preparation or review, development proposals on the land concerned should deliver the contributions set out in paragraph 155.'
154.	151.	Amendment to 'limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt.'
//	152.	New paragraph regarding housing, commercial and other development in the Green Belt and where it is not considered inappropriate.
//	155.	New paragraph outlining conditions where major development takes place in the greenbelt.
//	156.	New paragraph regarding the provision of greenspace. It outlines development proposals should meet local standards where these exist in local plans, for example local planning policies on access to green space and or urban greening factors.
//	157.	New paragraph on viability considerations for greenbelt development.
160.	161.	Amends to infer a more proactive approach for identifying areas for renewable and low carbon energy sources.
161.	//	Omission.
163.	163.	Amends to note Local Planning Authorities should also give significant weight to energy efficiency in existing buildings.
164.	164.	Amends to include text 'Local planning authorities should support planning applications for all forms of renewable and low carbon development.' Amends to include significant weight to be attributed to renewable energy generation and net-zero.
165.	165.	Two paragraphs of same number.
181.	181.	Note that agricultural land for food production is omitted.
182.	182.	Note that Paragraph 182 remains.
226.	226 – 233.	New heading and paragraphs on 'For the purposes of decision making' guidance.
//	226.	Exclusion of local plans prepared before the publication date and criteria.
//	227.	In relation to local plans under Regulation 22.
//	228.	In relation to Pre-Regulation 19 plans.
229.	229.	In relation to Spatial Development Strategies.
227.	231.	Explanatory for pre- 2019 development plans.
228.	232.	In relation to withdrawn plans.

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13. AUTHORITY SOLICITOR REPORT - PLANNING APPEALS REPORT (A.1536/AE)

1. APPEALS LODGED

The following appeals have been lodged during this month.

<u>Reference</u>	<u>Details</u>	<u>Method of Appeal</u>	<u>Committee/ Delegated</u>
NP/DDD/1023/1269 3347367	Erection of new low energy house to replace existing garage at land to the side of Spire View, Monyash Road, Bakewell	Written Representations	Delegated

2. APPEALS WITHDRAWN

There have been no appeals withdrawn during this month.

3. APPEALS DECIDED

The following appeals have been decided during this month.

<u>Reference</u>	<u>Details</u>	<u>Method of Appeal</u>	<u>Decision</u>	<u>Committee/ Delegated</u>
NP/DDD/1121/1299 3336610	Change of use from domestic garden to camping pod site at Top Riley, Riley Lane, Eyam	Written Representations	Allowed	Committee

The Inspector found that the proposal would be compatible in this location when assessed against the relevant policies, particularly in view of the lack of harm to the surrounding landscape and therefore the proposal does not conflict with the Policy RT3 of the PDCS, policy DMR1 of the DMP or the provisions found within the National Planning Policy Framework. The Inspector considered that the proposal would not conflict with Policy DMT5 of the DMP as it would not increase vehicular traffic along Riley Lane which would be to the detriment of the enjoyment of walkers and riders. The proposal complies with the development plan as a whole and there are no considerations which suggest that a decision should be taken other than in accordance with it. The appeal was allowed.

NP/SM/0623/0673 3332843	Conversion and alteration of former kennels and cattery to form two 3 bedroom holiday lets with amenity space, access and parking at White Shaw Farm, Heaton	Written Representations	Allowed	Delegated
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The Inspector considered the proposed development would be sympathetic and complementary to the existing buildings and the rural surrounds and would not harm the character and appearance of the area, and would also preserve the setting of the heritage asset. The Inspector also felt that the proposal was in accord with Development Management policies DMC3, DMC5, DMC7 and DMC10. The appeal was therefore allowed.

4. RECOMMENDATION:

To note the report.

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