

Public Document Pack

Peak District National Park Authority

Tel: 01629 816200

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

Web: www.peakdistrict.gov.uk

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



Our Values: Care – Enjoy – Pioneer

Our Ref: A.1142/4698

Date: 3 October 2024



NOTICE OF MEETING

Meeting: **Planning Committee**

Date: **Friday 11 October 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 13 September 2024** *(Pages 5 - 12)*
- 3. Urgent Business**
- 4. Public Participation**
To note any questions or to receive any statements, representations, deputations and petitions which relate to the published reports on Part A of the Agenda.
- 5. 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 Creation of an Agricultural Barn for Bee Keeping Requirements at Swallows Nest Barn, The Edge, Eyam (NP/DDD/0724/0738/CB)** *(Pages 13 - 24)*
Site Plan
- 7. Full Application - Alteration to External Appearance of Existing Livestock Building at Knowle House Farm, Moor Road, Reapsmoor, Longnor (NP/SM/0824/0829/RD)** *(Pages 25 - 32)*
Site Plan
- 8. Monitoring & Enforcement Quarterly Review - October 2024 (A.1533/AJC)** *(Pages 33 - 40)*
- 9. Authority Solicitors Report - Planning Appeals (A.1536/AE)** *(Pages 41 - 42)*

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.

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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.

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



MINUTES

Meeting: **Planning Committee**

Date: Friday 13 September 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 Chaplin, Cllr B Hanley, Cllr A Hart, Cllr I Huddleston, Cllr Mrs K Potter, Cllr K Richardson, Mr K Smith and Cllr J Wharmby

Apologies for absence: Cllr M Buckler, Cllr L Hartshorne and Cllr D Murphy.

100/24 MINUTES OF PREVIOUS MEETING HELD ON 9TH AUGUST 2024

The minutes of the last meeting of the Planning Committee held on 9 August 2024 were approved as a correct record.

101/24 URGENT BUSINESS

There was no urgent business.

102/24 PUBLIC PARTICIPATION

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

103/24 MEMBERS DECLARATIONS OF INTERESTS

Item 6

The speaker was a former employee of the Peak District National Park Authority and known to some of the Members.

Ms Bennett declared a personal interest as she knew the applicant professionally, but had not discussed the application and was not conflicted.

Item 7

Cllr Beer declared a prejudicial interest as he had been involved in discussions with the applicant and with the Parish Council in his role of Parish Councillor, so would leave the room when this item was discussed.

Item 8

Both speakers were known to the Members as employees of the Peak District National Park Authority.

All Members declared an interest as the application related to a property owned by the Peak District National Park Authority.

Item 9

All Members declared an interest as the application related to a property owned by the Peak District National Park Authority.

104/24 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)

Some Members had visited the site the previous day.

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

The following spoke under the public participation at meetings scheme:

- Jane Newman, Agent

Although some Members were supportive of the application, there was some concern over the loss of car parking that was currently available to local residents. Members also considered that this was a missed opportunity for the site to be used for affordable housing in the centre of the village.

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

RECOMMENDATION:

That the application be REFUSED for the following reasons:

- 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.**

105/24 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)

Cllr Beer had declared a prejudicial interest so left the room while this item was discussed.

Some Members had visited the site the previous day.

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

The following spoke under the public participation at meetings scheme:

- Carol Bradshaw, Little Hucklow Parish Council - Supporter
- Lee Ollerenshaw – Applicant
- Nick Marriott, Agent

Members considered that the cost of preserving what was already there was not an option, as there would have to be a re-build of the barn to make it properly habitable, and if there was no intervention, then the barn could well collapse. The proposed development would result in enhancement to the site.

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

RECOMMENDATION:

That the application be APPROVED subject to the following conditions:

1. **Statutory 3-year time period for commencement of development.**
2. **Adoption of approved plans covering the minor design clarifications**
3. **Agree details of windows and doors.**
4. **Agree sample panel of stonework and sample blue slate roof material.**
5. **Archaeological WSI for Level 2/3 building recording and a structural watching brief to be submitted for approval in writing before work commences. Thereafter, carry out in accordance with agreed scheme with no occupation until site investigating and post investigation reporting and archiving has been secured.**
6. **Submit and agree details of package treatment plant and outlet to ground.**
7. **Provision of parking and turning space before occupation.**
8. **Carry out in accordance with bat survey report recommendations.**

The meeting was adjourned for a short break at 11:15 and reconvened at 11:30

106/24 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)

Some Members had visited the site the previous day.

Members were advised that this application was solely for the listed building consent for roof repair and renovation works; it was not accompanied by another application regarding use of the building. Consequently, Members could only consider the planning merits of the proposals within the confines of the application before them, and must substantiate any decision with sound planning reasons only to those proposals.

The Planning Officer informed Members that since the report was published, a further objection had been received from the Authority's Ecologist regarding the impact the works would have on the known bat roost. Further discussions with the Ecologist had taken place and they agreed that works could go ahead subject to planning conditions if consent were granted. The Officer then went on to present the report and outlined the reasons for refusal as detailed in the report.

The following spoke under the public participation at meetings scheme:

- Beth Fenna, PDNPA Building Surveyor – Applicant
- Hannah Turner – PDNPA Head of Assets and Enterprise – Applicant

Members acknowledged that the cruck barn and hayloft at North Lees were the most important buildings the Authority had within the National Park with the highest conservation objectives, and that the roof timbers were in a bad state of disrepair so it was important that the works were done to preserve the buildings. However, there was concern as to the appropriateness of using a modern membrane rather than a traditional method such as "torching".

Members noted that the Conservation Officer strongly supported the re-roofing and repairs to the barn, however, they had raised serious concerns to the provision of a modern membrane, which they felt would have a negative impact and be visually intrusive on the listed building's special architectural and historic interest.

Members expressed concern about the conflicting information presented to them regarding the effects and lifespan of both methods. Members did not consider they could proceed to make a sound decision without further information to clarify these issues.

A motion to refuse the application was moved but not seconded.

A motion to defer the application to allow the applicants to engage further with officers and consider bringing forward a joint application with development proposals for future use noting that in the meantime this would require urgent mitigation works to protect the historic fabric of the roof structure, was moved, seconded, put to the vote and carried.

RECOMMENDATION:

That the application be DEFERRED to enable the applicant to engage further with officers and consider bringing forward a joint application with development proposal for potential futures use(s), but in the meantime make provision for urgent works to protect the historic roof structure form further damage.

107/24 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)

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

Some Members had visited the site the previous day.

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

The Planning Officer informed Members of an update to the Officer recommendation in that following a response from the Authority's Ecologist that the barn did have bat roost potential, a preliminary bat survey had not been submitted as yet. The Officer then presented the report and outlined the reasons for refusal as detailed in the report.

The following spoke under the public participation at meetings scheme:

- Stephanie Roberts, Applicant
- Clare Lang, Agent

Members were minded to approve the application as it would make good use of the barn, and it was not readily visible from public places, however there was some concern over the materials and details to be used as they were out of keeping with the conservation area.

A recommendation to defer the application and grant the Head of Planning, Development and Enforcement manager or Area Team Manager delegated powers to approve the application subject to design amendments and submission of a protected species survey which demonstrated that the development would not harm protected species was proposed and seconded, put to the vote and carried.

RESOLVED:

That the application be DEFERRED and to grant the Head of Planning, Development and Enforcement manager or Area Team Manager delegated powers to approve the application subject to design amendments and submission of a protected species survey which demonstrated that the development would not harm protected species.

The meeting was adjourned for a short break at 1:10 during which Cllr Chaplin, Cllr Potter and Cllr Hart left the meeting. The meeting reconvened at 1:15.

108/24 FULL APPLICATION - ERECTION OF A SLURRY STORE AT STONEY CLIFFE FARM, BUXTON ROAD, UPPER HULME (NP/SM/1223/1473, LB)

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

Some Members had visited the site the previous day.

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

The following spoke under the public participation at meetings scheme:

- Ed Groves, Agent

Members considered that the proposal was an essential part of farming operations and that the existing tree cover, allied with the screening proposed, would in time mask the development.

Members asked whether the development was subject to biodiversity net gain (BNG). The Officer reported that the application had come in before the regulations became mandatory, but it would be subject to BNG, if the application had come in now.

A motion to approve the application, contrary to Officer recommendation 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. **Adopt submitted plans**
3. **Secure finish of the store to make its dark and recessive including any lid.**
4. **Secure levels and grading of the land including reseeding after excavations have taken place.**
5. **Secure a scheme of spoil removal.**
6. **Building to be removed, when it was no longer needed for agriculture.**

109/24 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)

Some Members had visited the site the previous day.

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

Members requested whether the orientation of the unit could be looked at so that it ran parallel to the track? The Planning Officer confirmed that this would be reviewed.

The Officer recommendation to approve the application in principle, subject to Officers looking at the orientation of the unit was moved, seconded, put to the vote and carried.

RESOLVED:

That the application be APPROVED subject to Officers liaising with the applicant to determine whether the orientation of the unit could be changed and to the following conditions (regardless of the outcome of discussion regarding orientation):

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.**

110/24 PROPOSED REFORMS TO THE NATIONAL PLANNING POLICY FRAMEWORK AND OTHER CHANGES TO THE PLANNING SYSTEM

The Policy Planner introduced the report and informed Members that the Government consultation process on the changes to the National Planning Policy Framework (NPPF) which started on the 30th July was due to close on the 24th September, so any changes could happen relatively quickly after that. National Parks England are submitting a joint response to the consultation on behalf of all national parks and the Broads Authority, and each national park are also submitting their own consultation response on how the proposed changes would affect them, which Officers are currently drafting, and that the final response would be delegated to the Head of Planning in consultation with the Chair and Vice Chair of Planning, before being submitted. The Officer informed Members that the consultation process would not affect our own Local Plan Review, Issues and Options consultation which is due to start on the 7th October.

Members considered that one of the issues that would be coming out of the consultation for the Authority was the pressures that would be put on two of our partner authorities in particular High Peak Borough Council and Derbyshire Dales District Council in terms of housing provision, and this is something the authority need to keep pressing and drawing to the attention of Government and to ensure that they consider National Park Purposes when looking at policies.

Members would also like Government to look again at permitted development right changes, in particular with regard to camping and caravanning, and asked if the Authority had the ability to ask whether the Government was open to suggestions as part of the consultation process? The Officer confirmed that one of the questions in the consultation process there was an "open question" regarding rural housing so there may be an opportunity to feed into that.

Members noted the report.

RESOLVED:

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**

111/24 AUTHORITY SOLICITOR REPORT - PLANNING APPEALS (A.1536/AE)

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

The Head of Planning gave an update on the Planning Inspectorates appeal decision regarding Top Riley Lane where the application was refused by Members on the basis that the pods were large and went beyond the perimeters of the Authority's policies for smaller simple pods. The application was resubmitted and approved for smaller simple pods, but this appeal was against the first application for the larger more chalet like pods in that location. The Head of Planning reported that the Authority were content that there was minimal landscape concerns but it did raise issues on policy going forward and how we frame our approach to these different products.

RESOLVED:

To note the report.

The meeting ended at 2.00 pm

6. FULL APPLICATION – PROPOSED AGRICULTURAL BARN FOR BEE-KEEPING AT SWALLOWS NEST BARN, THE EDGE, EYAM, (NP/DDD/0724/0738, CB)

APPLICANT: MR & MRS STANTON

Summary

1. Proposed erection of a single storey dual pitched building to be used for the extraction and processing of honey.
2. Beekeeping is agriculture for planning purposes and the use of land for agriculture is not development. However, the extraction and processing of honey is not, in itself, an agricultural activity and is considered to be a manufacturing process.
3. The building would not be ancillary to the agricultural use given its scale and the extent of the area which the hives are located.
4. Core Strategy policy E2 makes clear that business use in an isolated new building in the open countryside will not be permitted. The proposed building is for a business use in an isolated new building in the open countryside. The proposal is therefore harmful to policy E2.
5. The location, scale and design of the proposed building is harmful to the setting of the curtilage barn and kitchen garden wall as heritage assets and is therefore contrary to DMC5.
6. The proposal does not conserve and enhance the designated Eyam Conservation Area as required by Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and is therefore contrary to policy DMC8.
7. The application is therefore recommended for refusal.

Site and Surroundings

8. The site is located to the north of the village of Eyam. Access to the site is via a track from Edge Road. The site sits below and is set back a distance from the road. The site is visible from views along Edge Road.
9. The site is outside the curtilage of 'Swallows Nest Barn' on land in agricultural use in the open countryside.
10. An existing unauthorised building, used to run the Hope Valley Honey operations, is sited on the land in the location proposed for the new building.
11. 'Swallows Nest Barn' is a former garden outbuilding to 'The Firs' which has been converted to a two-bedroom market dwelling following the grant of planning permission at Planning Committee in 2013.
12. 'Swallows Nest Barn' is a traditional two storey building constructed from coursed gritstone under pitched roofs clad with natural stone slate. The building straddles the northern wall of the walled garden of 'The Firs'.
13. 'Swallows Nest Barn' is listed by virtue of being within the curtilage of 'The Firs' and was in ancillary use at the time 'The Firs' was Grade II listed in 1984. The wall of the walled garden is also curtilage listed. The site is also within the designated Eyam Conservation Area.

14. There are no close neighbouring properties which are considered to be directly affected by the proposed development, given the location of the site and the intervening distance.

Proposal

15. The demolition of the existing building. The existing building does not appear to have planning permission. Further, due to the change in the character of the agricultural land to a business use, the current use of the site appears to constitute an unauthorised material change of use of the land.
16. Planning permission is sought for the erection of a larger building on the site. The proposed building is to be a portal framed building with a dual pitched roof. The height to the ridge is to be 4m, the height to the eaves is to be 2.5m. the building is to be 9m in length by 5m in width with a footprint of 45sqm. The building would be clad in timber Yorkshire boarding with metal sheeting for the roof.
17. The proposed building would be used for the collection and processing of honey from other land where hives are located and as a base for the business. The building would comprise an extraction area, jarring and sanitising area, storage area for jarred honey, office space, an area to fabricate wax candles, a workshop area, a storage area for business and agricultural equipment.
18. The proposed building would therefore not be used for the breeding and keeping of livestock or any creature kept for the production of food.
19. As planning permission is sought for the erection of a building for the business, the application also seeks de facto permission for the change of use of the land from agricultural to a use falling within Class E; Commercial, Business and Service.

RECOMMENDATION:

That the application be REFUSED for the following reasons:

1. **The proposed building is for a business use in an isolated new building in the open countryside. The proposal is therefore contrary to Core Strategy Policies GSP1, GSP2, GSP3, E2 and Local Plan policy DME5.**
2. **The location, scale and design of the proposed building is harmful to the setting of the curtilage barn and kitchen garden wall as heritage assets and is contrary to Local Plan policies DMC3 and DMC5 and Paragraph 209 of the NPPF. The proposal does not conserve and enhance the designated Eyam Conservation Area as required by Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and is therefore contrary to policy DMC8 and Paragraph 208 of the NPPF.**

Key Issues

- The principle of the development.
- Siting, scale, design and materials
- Impact upon cultural heritage.
- Impact upon landscape

- Impact upon neighbouring amenity
- Sustainability
- Highways and parking
- Impact upon ecology

Planning History

2013 - NP/DDD/1112/1177 - Proposed change of use of agricultural barn to domestic dwelling - Granted Conditionally at Planning Committee.

2013 - NP/DDD/1112/1178 - Listed Building Consent; Proposed change of use of agricultural barn to domestic dwelling - Granted Conditionally at Planning Committee.

2014 - NP/DDD/0514/0533 - Extension to converted barn – Refused

2017 - NP/DDD/0617/0618 - Proposed single storey domestic extension - Granted Conditionally.

2017 - NP/DDD/0617/0619 - Listed Building Consent; Proposed single storey domestic extension - Granted Conditionally.

2019 - NP/DDD/0319/0230 - Proposed single storey domestic extension – Refused.

2019 - NP/DDD/0319/0231 - Listed Building Consent; Proposed single storey domestic extension - Refused

Enforcement History

2015 - 15/0062 - Unauthorised outbuilding and flue - Status: Open

Consultations

Eyam Parish Council - No response

Derbyshire Dales District Council (Environmental Health) – *‘no objections, subject to the applicant meeting all the requirement under food safety legislation and that the building is insulated commensurate with the equipment required for the process to ensure minimisation of noise nuisance to neighbouring premises.’*

Derbyshire Dales District Council (Planning) - No response

DCC Highway Authority - No comments

PDNPA Ecology - See comments below

PDNPA Built Environment - See comments below.

PDNPA Landscape - See comments below

Representations

20 There have been 16 representations in support of the application. The material planning reasons given are summarised below:

- I. the proposed building is in-keeping and sympathetic to the local area
- II. the business is sustainable and environmentally friendly
- III. it is a family run business which serves the local community
- IV. the proposed building is needed for Food Standard Agency requirements

Main Policies

- 21 Relevant Core Strategy policies: GSP1, GSP2, GSP3, GSP4, CC1, DS1, L3, E2, L1 and L3.
- 22 Relevant Local Plan policies: DM1, DMC3, DMC5, DMC8, DME1, DME5, DMT3.

National Planning Policy Framework

- 23 Policies in the Development Plan provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. It is considered that in this case there is no significant conflict between prevailing policies in the Development Plan and the NPPF with regard to the issues that are raised.
- 24 Para 137 states design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.
- 25 Para 182 states great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads
- 26 Para 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.
- 27 Para 209. The effect of an application on the significance of a non-designated heritage asset 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.

Supplementary Planning Guidance

- 28 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.

- 29 The PDNPA Climate Change and Sustainable Building Supplementary Planning Document advises that regard should be given to how well the proposal integrates with its surroundings and whether it would have appreciable adverse impacts on landscape, cultural heritage assets or other valued characteristics. It adds that, if the proposal is considered to compromise valued characteristics, then the application should be refused.

Assessment

Principle

- 30 Beekeeping is agriculture for planning purposes and the use of land for agriculture is not development. However, the extraction and processing of honey is not, in itself, an agricultural activity and is considered to be a manufacturing process.
- 31 As the building is not being used for agricultural purposes, Development Management Policy DME1 relating to agricultural development does not apply. The business is operating from a residential dwelling. Given this, Policy DME2 relating to farm diversification does not apply.
- 32 Core Strategy Policy E2 and Development Management Policy DME5 of the Development Management Policy (2019) set out the policy principles for businesses in the countryside, directing economic development to existing buildings in smaller settlements, farmsteads and groups of buildings in sustainable locations.
- 33 These policies make clear that business use in an isolated new building in the open countryside will not be permitted.
- 34 As the proposal is for a business use, in a new building, in the open countryside, the proposal is contrary to Policy E2 and DME5. Given this, the principle of development has not been established.

Siting, scale, design and materials

Siting

- 35 The new building is located outside the curtilage of 'Swallows Nest Barn' and to its east in the open countryside. It is located in an isolated position and separate to the existing building group. As such, the building is considered to be poorly related to the built form in the vicinity.
- 36 Given the degree of separation from other buildings and the degree of separation between the site and the village of Eyam beyond, the building is considered to be poorly located.

Scale, design and materials

- 37 The proposed building is to be a portal framed building with a dual pitched roof and with a rectangular form. The height to the ridge is to be 4m, the height to the eaves is to be 2.5m. The building is to be 9m in length by 5m in width, with a footprint of 45sqm. The building would be substantial in size, when compared to the existing building on the site, with a much larger footprint of 45sqm, when compared to the footprint of the existing building, which is 8.75sqm.
- 38 The main view towards the building is from the driveway approach down towards the dwelling. This would increase the overall prominence, visibility and the perceived scale of the building. The building would also be visible from public vantage points along the

public highway and in views from the east of the site.

- 39 As a result of the significant size of the building in this location, the scale, massing and prominence of the proposed building is considered not to be appropriate.
- 40 In regard to the materials to be used, the building would be clad in timber Yorkshire boarding with metal sheeting for the roof rather than being constructed in stone and slate to match the established local building tradition.
- 41 The building is considered not to be sited in a sustainable location. The siting, scale and design is considered not to conserve and enhance the valued characteristics of the National Park. Therefore, the proposal does not accord with Policies GSP2, GSP3 and DMC3.

Impact upon cultural heritage.

Impact upon curtilage listed structures

- 42 'Swallows Nest Barn' and the garden wall contribute towards the significance of the primary listed building, 'The Firs', and both structures are curtilage listed.
- 43 The PDNPA Built Heritage Team have been consulted on the application. The Conservation Officer's consultation response advises; *'When considering the impact of development on curtilage listed buildings, the key consideration is the contribution the curtilage listed structure makes towards the significance of the primary listed building.'*
- 44 With regard to the impact on the primary listed building, 'The Firs', the Conservation Officer's consultation response advises; *'The impact of the proposed building on The Firs is likely to be so minor as to be negligible'.*
- 45 Given this, the proposal accords with Policy DMC7 in regard to the impact on 'The Firs'. However, the curtilage listed structures are also considered to be non-designated heritage assets due to their age and architectural style.
- 46 In accordance with Policy DMC5, assessing the impact of the development on non-designated heritage assets and their settings, the application fails to provide adequate or accurate detailed information to show the effect of the development on the significance, character and appearance of the non-designated heritage assets and their setting.
- 47 The application does not put forward how any identified features of value will be conserved and where possible enhanced and why the proposed development and related works are desirable or necessary.
- 48 On balance, taking into account the significance of the heritage assets and in the absence the required information, the proposal is contrary to Policy DMC5.

Impact upon the Conservation Area

- 49 With regard to the impact on the Conservation Area, the Conservation Officer's consultation response advises;
- 50 *'There would be a small negative, localised impact on the conservation area, as the development would further encroach into open meadow and increase the impact of the converted barn. The impact would be less than substantial harm, but at the lower end.'*
- 51 Any harm to, or loss of, the significance of a designated heritage asset, including

conservation areas, should require clear and convincing justification. 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 in accordance with DMC5. The application should be refused, unless outweighed by the public benefits arising from the scheme.

- 52 As the proposal harms the Conservation Area, it does not preserve or enhance it, as required by Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. Further, no clear and convincing justification for the harm to the conservation area has been provided. No public benefits of the proposal have been put forward by the application to justify the less than substantial harm that would be created by the proposal.
- 53 The availability of locally produced honey and associated products to the general public via local business outlets would however provide some small public benefit but not enough to outweigh the harm identified to the landscape and the setting of the designated heritage assets, to which greater weight has to be attached in accordance with national and local policies.
- 54 Therefore, in the absence of the required information, the proposal is contrary to policy DMC5 and DMC8.

Impact upon landscape

- 55 The application site is located in the Slopes and Valleys with Woodland LCT in the White Peak LCA. This is a pastoral landscape with interlocking blocks of ancient and secondary woodland. On the tops of steeper slopes gritstone edges with boulder slopes below are a prominent feature and there are patches of semi-improved and acid grasslands with bracken on steeper slopes.
- 56 Its key characteristics include:
- A steeply sloping landform with gritstone edges characterising the tops of steeper slopes
 - Patches and extensive areas of semi-improved and acid grasslands with patches of bracken and gorse. Irregular blocks of ancient and secondary woodland. Permanent pasture in small fields enclosed by hedges and gritstone walls
 - Narrow winding, often sunken lanes
 - Scattered gritstone farmsteads and loose clusters of dwellings
- 57 The PDNPA Landscape Team have been consulted on the application and have stated they do not have significant concerns with this application. However, it is requested that:
- 58 *'Some small tree species (field maple, rowan etc) included as part of the planted area (rather than just hawthorn). (Given the planted area is located in a pastoral field, I would like to see a post and wire fence around the planted area to protect it from grazing.*
- 59 *This should be shown on a landscape plan that shows tree / shrub sizes, location, number plus establishment maintenance – and the location and spec of stock protection fencing. This could be conditioned.'*
- 60 Given these comments, the proposal is considered to be in accordance with GSP1, GSP2 and L1.

Impact upon neighbouring amenity

- 61 In regard to the impact on residential amenity, the nearest residential property is 'The Firs' situated approximately 35m to the south of the site.
- 62 Given the sufficient separation distance and the proposed use of the building, the amenity of this property would not be unduly affected by the proposed building, with regard to lack of privacy, overlooking, overbearing, noise or disturbance issues, over and beyond the current situation.

Sustainability

- 63 The Sustainability Statement provided as part of the application refers to measures incorporated into the design of the building that will reduce the need for energy and use energy efficiently.
- 64 Natural construction materials are proposed which can be re-used. Discarded materials are to be recycled where appropriate.
- 65 These measures are proportionate to the scale of the development proposed and the requirements of policy CC1 are considered to be met.

Highways and parking

- 66 The Highway Authority have raised no objections to the application. As such, there are no concerns regarding parking provision or highway safety in respect of the proposed development.
- 67 The proposal is therefore considered to be in accordance with policy DMT3.

Impact upon ecology

- 68 The PDNPA Ecology Team have been consulted on the application and have commented that in regard to biodiversity net gain;
- 69 *'The proposed habitat creation will create an increase of 0.01 habitat units (10% net gain). The areas of habitat creation or enhancement are not considered significant in area relative to the size of the development; therefore, in this case, it is considered proportionate to secure the proposed habitat creation as detailed within the accompanying metric and summarised above, by condition only. A monitoring report with photographs should be submitted to the PDNPA on an annual basis for 10 years which is the standard time to target condition.'*
- 70 Subject to appropriate planning conditions the proposal would have been otherwise acceptable and is considered to deliver the mandatory biodiversity net gain.

Conclusion

- 71 It is clear that Hope Valley Honey is a successful business and requires an increased scale of operation. It is anticipated that further growth and intensification in the future would have a greater impact on the landscape. In this instance, the business should consider moving to a more sustainable location in an appropriate town or village.
- 72 The proposed building is for a business use in an isolated new building in the open countryside. The proposal is therefore harmful to Core Strategy Policies GSP1, GSP2, GSP3, E2 and Local Plan policy DME5.

73 The location, scale and design of the proposed building is harmful to the non-designated heritage assets and is contrary to Local Plan policies DMC3 and DMC5 and Paragraph 209 of the NPPF. The proposal does not conserve and enhance the designated Eyam Conservation Area as required by Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and is therefore contrary to policy DMC8 and Paragraph 208 of the NPPF.

74 The application is therefore recommended for refusal.

Human Rights

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

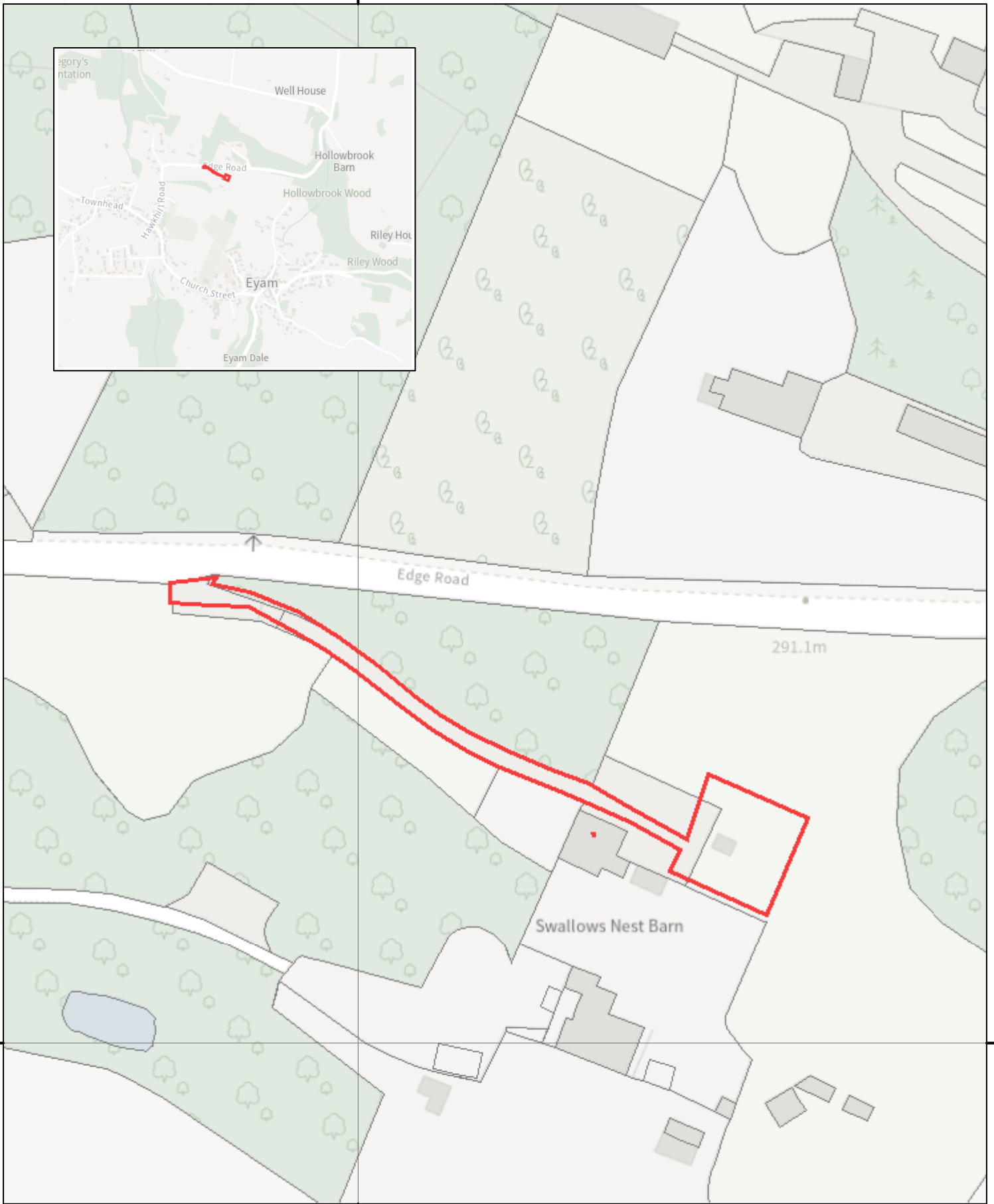
List of Background Papers (not previously published)

Nil

Report Author: Chris Briggs

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Swallows Nest Barn, The Edge, Eyam

Item no. Item 6
 Application no. NP/DDD/0724/0738
 Committee date: 11/10/2024

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7. FULL APPLICATION – ALTERATION TO EXTERNAL APPEARANCE OF EXISTING LIVESTOCK BUILDING AT KNOWLE HOUSE FARM MOOR ROAD REAPSMOOR LONGNOR. (NP/SM/0824/0829, RD)

APPLICANT: PEAK DISTRICT NATIONAL PARK AUTHORITY

Summary

1. The application seeks planning permission to make alterations to the external appearance of an existing livestock building, including the removal of an asbestos side sheet, to be replaced with Yorkshire boarding. The second elevation (rear) side sheet would be replaced with fibre cement sheet up.
2. The proposal would have a minimal visual impact upon the valued landscape character of the site and surrounding area, in accordance with adopted policies GSP1, GSP3, L1, DMC3 and DME1.
3. There are no further policy or material considerations indicating that planning permission should be refused, and the application is therefore recommended for approval.

Site and Surroundings

4. The application site is located in open countryside at Reapsmoor, approximately 3.3km south of Longnor and 3km north of Warslow.
5. The property is not listed, nor are there any listed buildings in the vicinity. Neither does it lie within a designated conservation area.
6. The site comprises a land holding of 58 acres, with the farmstead comprising a hard-surfaced yard with the farmhouse and traditional stone buildings to the northern side, behind which is a slurry storage tank, and a linear range of larger relatively modern portal frame buildings to the southern side.
7. The site is open to public views from nearby public footpaths, 195m to the east, 70m to the north and south, and one to the immediate west side of the farmstead.
8. The nearest neighbouring properties are Larch House, approximately 147m to the north, and Moorside Farm 153m to the north-west.
9. The property is owned by the National Park Authority. The Authority submitted an agricultural prior notification application (NP/GDO/0624/0607) for the works now proposed, however this was refused in June 2024 as the works would be within 400 metres of the curtilage of a protected building contrary to Part 6, Class A (i) of the General Permitted Development Order.

Proposal

10. It is proposed to remove the side sheet (asbestos) and replace with Yorkshire boarding. The second elevation (rear) side sheet will be replaced with fibre cement sheet.

RECOMMENDATION:

11. That the application be **APPROVED** subject to the following conditions:
 - **Statutory time limit**
 - **In accordance with approved plans**
 - **Design and materials**

Key Issues

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

Relevant history

June 2024 – NP/GDO/0624/0607: GDO Notification - 'Improve appearance of the livestock building by removing the north and rear elevations asbestos sheets. Replace side elevation with space/Yorkshire boarding from eaves height almost to the floor. Replace rear elevation with fibre cement sheeting from eaves height almost to floor' – GDO Application Requires Planning Permission

August 2023 – NP/SM/0823/0951: Erection of farm buildings and associated excavation work, including the demolition of an existing farm building – Granted Conditionally

May 2019 – NP/GDO/0519/0447: GDO Notification - Alteration to an existing agricultural stone barn – Prior Approval is not Required

July 2013 – NP/SM/0613/0535: Extension to agricultural building – Granted Conditionally

November 2009 – NP/SM/1109/1015: Extension to existing livestock building – Granted Conditionally

July 2002 – SM0702043: Erection of replacement cattle building and creation of hardstanding – Granted Conditionally

September 1994 – SM0994109: Erection of roof over feeding area – Granted Conditionally

February 1989 – SM0289016ABOVE: GROUND SLURRY STORE, ACCESS AND HARDSTANDING – Granted Conditionally

Consultations

12. Parish Council: No response to date.
13. Highways: *Application will have no effect on the highway.*

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 adaption*. 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.

Supplementary Planning Document

25. 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.

26. 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

27. Core Strategy policy DS1 states that development for agriculture in the countryside outside the Natural Zone will be acceptable in principle.
28. The building is currently in use housing suckler cows and their calves on a mainly straw bedded system.
29. Proposals represent a minor replacement of external cladding on a building for the enhancement of the livestock building.
30. Proposals are considered 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

31. There will be no changes to the south and west elevations of the agricultural building. On the north elevation, the change from fibre cement, and asbestos sheets, to new Yorkshire boarding represents a minimal change, which is anticipated to have a minimal impact on the design and landscape impact of the building.
32. On the east elevation, the removal of plywood and asbestos sheeting, to be replaced with new fibre cement sheets would also be considered a minimal change, anticipated to have a minimal impact on the design and landscape impact of the building. The scale and massing of the building would not change.
33. The proposed alterations to the agricultural building would utilise materials which are common on these types of buildings within the park, and would not have a negative impact on the building's contribution to the wider landscape in accordance with Policies DME1 and DMC3.

Highways

34. 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

35. 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.

36. Policy CC1 requires that any contribution to sustainable development be proportional to the works proposed. This is a minor replacement of external cladding on a building which would not give rise to opportunities for improving energy conservation or renewable energy technology.
37. In this instance, it is considered the proposed works comply with Policy CC1, in so far as there is little available opportunity to contribute to environmental management, within the scope of the scheme.

Conclusion

38. 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.
39. The materials proposed are typical of modern agricultural buildings, in line with the Authority's Supplementary Planning Guidance.
40. As such, it is concluded that the proposal is compliant with policies GSP1, 2 & 3, DS1, L1, DMC3, DME1, and national planning policy.

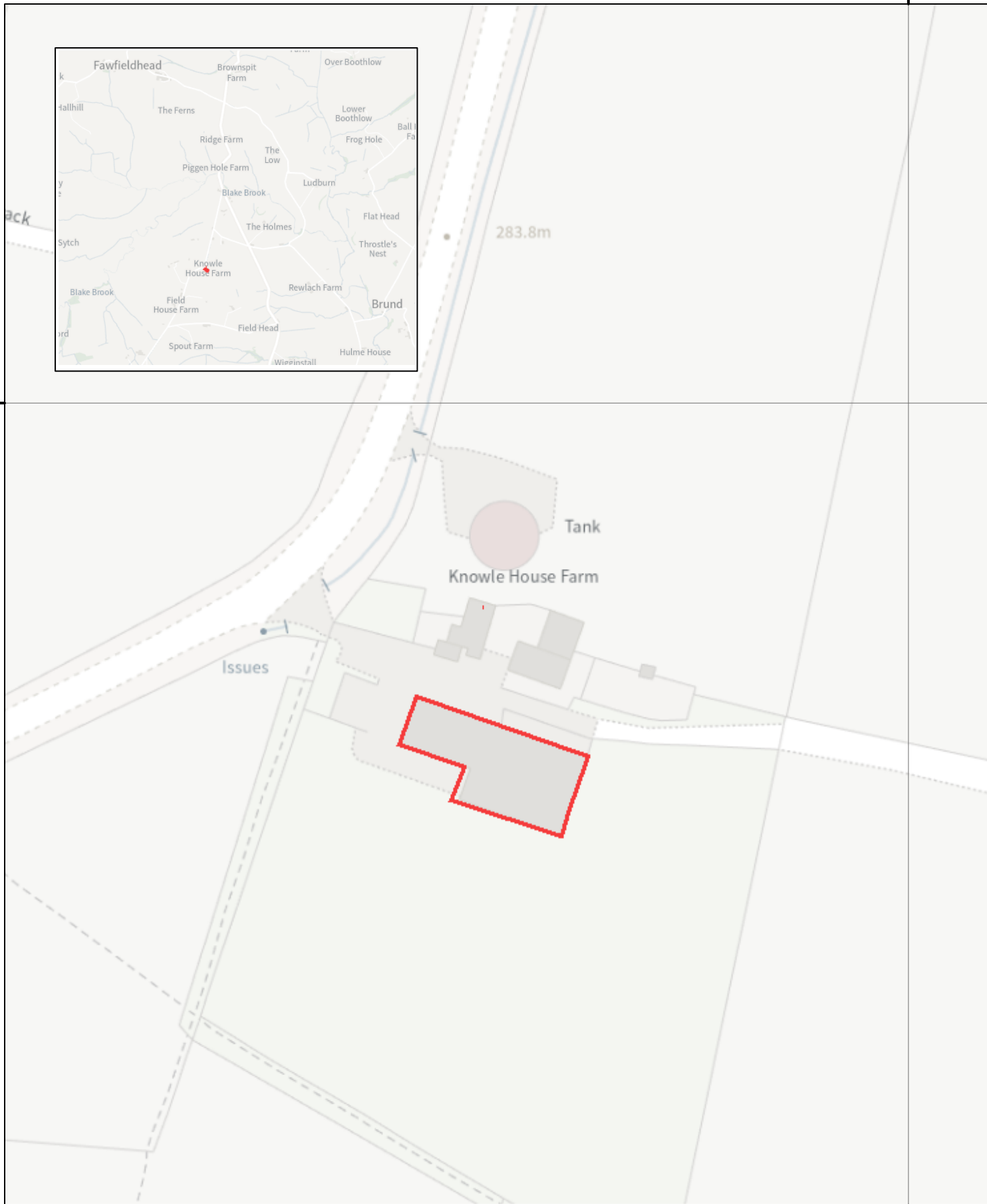
Human Rights

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

Nil

Report Author: Rachael Doyle, Assistant Planner: South Area Planning Team.

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Knowle House Farm, Moor Farm, Reapsmoor, Longnor

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8. MONITORING & ENFORCEMENT QUARTERLY REVIEW – OCTOBER 2024 (A.1533/AJC)

Introduction

1. This report provides a summary of the work carried out over the last quarter (July – September 2024).
2. Most breaches of planning control are resolved voluntarily or through negotiation without resorting to formal enforcement action. Where formal action is considered necessary, this can be authorised under delegated powers.
3. The Authority has a duty to investigate alleged breaches of planning control, but formal enforcement action is discretionary and must only be taken where it is 'expedient' to do so, having regard to policies in the development plan and any other material considerations. This means that the breach must be causing unacceptable harm to the appearance of the landscape, conservation interests, public amenity or highway safety, for example. When we take formal action it must be proportionate with the breach of planning control and be clear that resolving the breach would be in the public interest.

Performance Measures

4. At the July 2024 Committee, the conclusions and agreed actions arising from an internal audit of planning enforcement, carried out in late 2023, were summarized. The agreed actions included a review of performance targets, particularly in relation to enquiry site visits, and a review of high priority cases to ensure that sufficient resources are devoted to seeking a timely resolution. The auditors acknowledged that progress on both of these actions was largely dependent on filling four posts that were vacant at the end of last year and providing training for new staff. All of the vacancies were filled by May 2024, initial induction provided and appropriate training is ongoing. Alongside this, we have been continuing to address the backlog of cases – a process which started in May 2023. The positive impacts of being fully staffed and continuing to address the backlog can be seen in the workload and performance section of this report.
5. The revised Local Enforcement Plan, which was endorsed at the July 2024 Committee, also includes a commitment to formulate appropriate performance measures/targets to ensure that we are working efficiently and effectively and providing relevant performance information to the Authority members and the public. At the July meeting, Members acknowledged the value and content of the quarterly reports but requested more information on the backlog of cases and the difficulties in dealing with them.
6. Following discussions with the Chair and Vice-Chair of Planning Committee, it is apparent that Members are mainly concerned about the number of cases that remain unresolved for a long time and those where an enforcement notice has come into effect, the requirements of the notice have not been complied with and it appears that timely action is not being taken to ensure compliance. In response to these concerns, officers are proposing to provide relevant information in the Annual Monitoring and Enforcement Review, which is reported to this Committee every April.

RECOMMENDATION:

1. **That officers begin a process of gathering data in relation to those matters set out in paragraph 6, and report on these at least once per year.**

Summary of Activity

7. Notices issued

21/0065 Johnsons Cottage Main Street Taddington	Building operations, being the construction of an extension to create a covered seating area	Enforcement Notice issued 19 July 2024 – No appeal lodged so came into effect 2 September 2024 – 3-month compliance period expires 2 December 2024
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Workload and performance

8. As we have been fully staffed since early May we have continued to improve our performance on casework over the last quarter. We resolved 47 breaches in the quarter so in the first half of the year we have resolved 94 breaches. This means that we are on track to considerably exceed our annual target of resolving 120 breaches. The number of outstanding breaches at the end of the quarter has significantly reduced from 529 to 485. This is mainly as a result of continuing to review the backlog of cases. In this quarter we have been particularly focusing on the backlog of listed building cases and this will be continuing for at least the next quarter.
9. We received 102 new enquiries and investigated 158 enquiries in the quarter, resulting in the number 'on hand' being reduced from 202 to 148. Following investigation of enquiries we found 61 new breaches – which compares to just 74 over the previous three quarters. Despite this, as mentioned above, the number of outstanding breaches has significantly reduced.
10. The table below summarises the position at the end of the quarter (30 September 2024). The figures in brackets are for the previous quarter.

	Received	Investigated/Resolved	Outstanding
Enquiries	102 (95)	158 (138)	148 (202)
Breaches	61 (48)	47 (47)	485 (529)

11. Breaches resolved

20/0086 Manifold House New Road Hulme End	Change of use of agricultural land to campsite, erection of shed.	Use ceased
21/0010 Rivelin House Farm Manchester Road Crosspool Sheffield	Sub-division of dwelling into two dwellings	Immune from enforcement action

3/0102 Brand End Farm Brandside Buxton	Three lorry bodies used for housing sheep and horses	Two lorry bodies removed – remaining one is immune from enforcement action but owner intends to remove it
21/0047 Barker Barn Moor Lane Elton Matlock	Creation of new vehicular access	Not expedient to take enforcement action
19/0037 Caudwells Mill Bakewell Road Rowsley Matlock	LISTED BUILDING - Installation of internal partition wall	No breach following further investigation
21/0063 Peakway Farm Alsop Road Alsop En Le Dale	Use of annex as holiday let and erection of extension	LDC granted for extension – planning permission granted for holiday let
24/0080 7 Riverside Court Calver Road Baslow	Installation of replacement window	Not expedient to take enforcement action
06/0146 Beech Farm Main Street Taddington	Untidy land	Immune from enforcement action
22/0003 Orchard Farm Monsdale Lane Parwich	Erection of yurt	Yurt removed
21/0037 Dunge Wood Highlow Hathersage	Erection of yurt	Yurt removed
13/0008 Spring View Bradwell	Erection of building	Immune from enforcement action
24/0022 Little Nab End Buxton Road Longnor	Erection of building	Planning permission granted

24/0030 Hill Farm Cottage Butterton Moor Warslow	Installation of sewage treatment plant	Planning permission granted
17/0076 8 Denman Crescent Stoney Middleton	Extension has not been constructed in accordance with the approved plans ref NP/DDD/0216/0159	Extension altered to comply with approval
22/0049 Highgate Farm Highgate Road Hayfield	Erection of stables	Stables removed
22/0060 Jolly Field Farm Chelmorton	Use of garage as holiday let in breach of condition on NP/DDD/0401/0160	Use ceased
22/0040 Land at Cressbrook Dale (otherwise known as Litton Frith Farm)	Engineering operations - including laying of hardstanding, and construction of steps. Erection of tipi.	Works in default carried out – EN complied with
16/0087 Clough Head The Brund Sheen	Operating caravan park in excess of 28 days per year, creation of track and hardstandings, siting of container.	Use ceased – container removed – hardstanding and track not expedient to take action
22/0055 The Old Rectory All Saints Lane Grindon	Erection of metal shed within the curtilage of listed building. Garage not built in accordance with approved plans.	Shed removed – planning permission for garage granted
21/0038 Land at Oakwood Cottage 50 Woodhead Road Tintwistle	Erection of building (former shipping container)	Building removed – EN complied with
14/0421 Stoke Farm Stoke Grindleford	Breach of condition (landscaping) on NP/DDD/0713/0612	Immune from enforcement action

17/0125 The Old Sawmill New Mill Bank Bolsterstone Sheffield	Breach of a condition restricting occupation of the dwelling to persons employed in the business use on the site	Planning permission granted – allows occupation of dwelling in connection with holiday lets
19/0089 Mappin Cottage Heathy Lane Hollow Meadows	Erection of building	Immune from enforcement action
18/0160 Charnwood Eaton Drive Baslow	Breach of condition – clear glass fitted in door	Not expedient to take enforcement action
23/0026 Milford Works Milford Bakewell	Breach of conditions on NP/DDD/0219/0184 – erection of replacement dwelling	Conditions discharged
24/0109 Pendle Furnall Avenue Great Longstone	Erection of building	Not expedient to take enforcement action
23/0062 Land at Oldikes, Quarnford	Caravan & shed on agricultural land	Caravan and shed removed
20/0024 Oakenclough Farm Coalpit Lane Longnor	Erection of agricultural building and siting of caravan for use as holiday let	Building immune from enforcement action – caravan removed
09/0069 Ayton Farm Goddard Lane Rowarth	Untidy land	Land cleared
17/0072 Quarters Farm Hazlebadge Bradwell	Breach of conditions on NP/DDD/0613/0542 and conversion of building to dwelling	Immune from enforcement action

20/0046 Overstones Farm Hathersage	Erection of polytunnel	Immune from enforcement action
14/0601 Scarsdale Barn, Litton	Breach of conditions on NP/WED/0993/447	Immune from enforcement action
18/0024 Knotlow Farm Wormhill	Breach of condition on NP/HPK/0713/0618	Immune from enforcement action
20/0042 Heath Farm Smalldale Buxton	Extension built wider than permitted (NP/HPK/1017/1014).	Immune from enforcement action
19/0164 Hen Cloud Cottage Roach Road Upper Hulme	Garage converted to two holiday lets. Shepherds huts and static type caravan used for holiday accommodation. B&B use of cottage.	B&B ceased – holiday lets granted planning permission/LDC – shepherds huts and caravan PD
15/0097 High Peak Harriers Main Street Biggin	Internal and external alterations to office/residential building and sub-division to two dwellings	Planning permission granted
17/0098 Greenlow Head Butterton	LISTED BUILDING – various alterations. Use of agricultural land as garden.	Alterations authorized – use of land ceased
24/0037 Knotlow Farm Wormhill	Widening of vehicular access	Not expedient to take enforcement action
19/0150 The Old Observatory Cliff Lane Calver	Garage has not been constructed in accordance with the approved plans and is being used for residential purposes	No breach
15/0114 Land at Rock View The Dale Stoney Middleton	Chimneys and access not in accordance with approved plans for NP/DDD/0311/0150	NMA granted – chimneys and access altered as required

17/0052 Ilam Meadows Farm Blore Road Ilam	Breach of condition no. 4 on NP/SM/0715/0615 (required boarding to be brought down to within 300mm of ground levels)	Not expedient to take enforcement action
21/0109 Minninglow Grange Mouldridge Lane Pikehall	Siting of shepherds huts for short-term holiday let	Shepherds huts removed
14/0608 Wheston House Farm Tideswell Moor Tideswell Buxton	Breach of planning condition 11 of application NP/DDD/0111/0052, which states that the accommodation should remain ancillary	Planning permission granted
24/0038 Fox Holes Farm Hoar Stones Road Sheffield	Erection of wooden platform	Platform removed
24/0086 Holmesfield Farm Mill Bridge Castleton	Alteration of vehicular access	Combined with 24/0113
12.	<u>Current High Priority Cases</u>	
15/0057 Land at Mickleden Edge, Midhope Moor, Bradfield	Laying of geotextile matting and wooden log 'rafts' to form a track	EN in effect – initial compliance period expired – Natural England consent obtained for works 30 May 2023 – appeal decision against NE consent pending
17/0044 Woodseats Farm, Windy Bank, Bradfield Dale	External and internal alterations and extension to listed building, erection of lighting and CCTV columns and engineering works (including construction of hardstandings and tracks)	EN in effect with regard to engineering works, extension and erection of lighting and CCTV columns – applications seeking regularization of other works refused – officers considering further enforcement action

18/0062 Land at Cartledge Flat, Bradfield Moors	Creation of a track	EN in effect – compliance period expired - officers seeking compliance
19/0064 Alstonefield Hall, Church Street, Alstonefield	External and internal alterations to grade II* listed building	PP and LBC granted on 9 November 2023 for works to regularize and remediate breaches
21/0060 Home Farm Main Street Sheldon	Construction of track and hardstanding, erection of building, construction of timber sheds/structures, siting of caravans and conversion of building to residential dwellings	Injunction granted and court order issued and served (Dec 2023) – retrospective planning application refused May 2024

Report Author: Andrew Cook, Principal Enforcement Planner

9. 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/HPK/0524/0523 3348846	New dark brown stained timber panel perimeter fence to dwelling boundaries with concrete posts at 4 Greenhead Park, Bamford	Householder	Delegated
NP/DDD/0324/0280 3348608	S.73 application for the removal or variation of conditions 2 and 11 on NP/DDD/0324/0280 at Haddon House, Over Haddon	Householder	Delegated
NP/DDD/0224/0148 3348548	2 storey and single storey extension at 1 Horsedale, Bonsall	Householder	Delegated
NP/DDD/0324/0250 3350470	Demolition of existing garage & outbuilding. Erections of new linked garage, extensions and alterations to the existing dwelling at Uplands, Sugworth Road, Sheffield	Householder	Delegated

2. APPEALS WITHDRAWN

There have been no appeals withdrawn during this month.

3. APPEALS DECIDED

There have been no appeals decided during this month.

4. RECOMMENDATION:

To note the report.

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