

Public Document Pack

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.1142/4934

Date: 11 April 2024



NOTICE OF MEETING

Meeting: **Planning Committee**

Date: **Friday 19 April 2024**

Time: **10.00 am**

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

PHILIP MULLIGAN
CHIEF EXECUTIVE

AGENDA

1. **Chair"s Announcements**
2. **Minutes of previous meeting held on 8th March 2024** *(Pages 5 - 22)*
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. **Listed Building Consent - 5 No. windows to be replaced all to the front elevation at Lilac Cottage, Main Street, Taddington (NP/DDD/0823/0935, RD)** *(Pages 23 - 32)*
Site Plan
7. **Full Application - Renovation of existing farmhouse and conversion of derelict farm buildings to provide a total of 6 domestic properties at Stoney Closes Farm, Stoney Close, Bakewell (NP/DDD/0823/0891, AM)** *(Pages 33 - 48)*
Site Plan
8. **Full Application - Proposed local needs dwelling on land at Pown Street, Sheen, (NP/SM/0124/0039, LB)** *(Pages 49 - 62)*
Site Plan
9. **Full Application - Repair and conversion of barns into two C3 dwellings/holiday flats at Green Farm, Church Barns, Weaddow Lane, Middleton by Youlgrave, (NP/DDD/1123/1337/PM)** *(Pages 63 - 76)*
Site Plan
10. **Listed Building Consent - Repair and conversion of barns into two c3 dwellings / holiday lets at Green Farm, Church Barns, Weaddow Lane, Middleton by Youlgrave, (NP/DDD/1123/1336/PM)** *(Pages 77 - 88)*
Site Plan
11. **Full Application - Change of use from agricultural field to site for five touring caravans or motor homes between March and October annually. Including altered access and hard standing, and erection of electric pickup points, at Church Lane Farm, Church Lane, Great Longstone, (NP/DDD/1223/1446, MN)** *(Pages 89 - 100)*
Site Plan
12. **Full Application - Proposed Aparthotel to create 13 self-catering units for holiday use at Plot 6, Deepdale Business Park, Bakewell, (NP/DDD/1223/1530, MN)** *(Pages 101 - 112)*
Site Plan

13. **Full Application - Conversion of outfarm to dwelling at Hillcrest Barn, Pits Lane, Parwich, (NP/DDD/0224/0143, RD)** *(Pages 113 - 124)*
Site Plan
14. **Full Application - External Alterations, removal of ATMS and Night Safe Plate at Nat West Bank, 1 Water Lane, Bakewell, (NP/DDD/1223/1467, CC)** *(Pages 125 - 136)*
Site Plan
15. **Listed Building Consent - Internal alterations Including removing internal signage, fixtures and safe units. External alterations Including glazing to be secured to all areas, making good as required, removal of fascia signage, removal of ATMS and removal of Night Safe Plate at Nat West Bank, 1 Water Lane, Bakewell, (NP/DDD/1223/1468, CC)** *(Pages 137 - 146)*
Site Plan
16. **Monitoring & Enforcement Annual Review- April 2024** *(Pages 147 - 154)*
17. **Authority Solicitor Report - Planning Appeals** *(Pages 155 - 156)*

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

Ms R Bennett	Cllr M Beer
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)

Cllr C Greaves

Constituent Authorities
Secretary of State for the Environment
Natural England

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



MINUTES

Meeting: **Planning Committee**

Date: Friday 8 March 2024 at 10.00 am

Venue: Aldern House, Baslow Road, Bakewell

Chair: Cllr P Brady

Present: Cllr V Priestley, Cllr M Beer, Cllr M Buckler, Cllr M Chaplin, Cllr A Hart, Cllr L Hartshorne, Cllr I Huddleston, Cllr D Murphy, Cllr Mrs K Potter, Mr K Smith and Cllr J Wharmby

Apologies for absence: Cllr B Hanley and Cllr K Richardson.

15/24 MINUTES OF PREVIOUS MEETING OF 19 JANUARY 2024

The minutes of the last meeting of the Planning Committee held on 19 January 2024 were approved as a correct record.

16/24 URGENT BUSINESS

There was no urgent business.

17/24 PUBLIC PARTICIPATION

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

18/24 MEMBERS DECLARATIONS OF INTEREST

Item 9

All members had received an email from the Agent.
All members had received an email from a Supporter.
The Chair declared a personal interest as he knew one of the people who met the Members on site.

Item 10

A number of Members knew the agent as a previous employee of PDNPA.
Cllr Buckler declared an interest due to a number of his colleagues at the Derbyshire Wildlife Trust having worked with the applicant on his proposals for this application.

Item 14

A number of Members knew the agent as a previous employee of PDNPA.

Item 17

A number of Members knew the agent as a previous employee of PDNPA.

19/24 FULL APPLICATION: DEMOLITION OF EXISTING FILTER HOUSE AND ERECTION OF NO.3 NEW DWELLINGS WITH ASSOCIATED LANDSCAPING AND PARKING, FORMER FILTER HOUSE, LONG CAUSEWAY, SHEFFIELD (NP/S/0923/1021, JRS)

The Chair reminded members that this application had been deferred from the Planning Committee on the 8 December 2023 to allow the applicant to address the concerns raised by Members regarding the design and layout of the site.

The Planning Officer reported on the changes made to the original design.

The following spoke under the public participation at meetings scheme:

- Alasdair Struthers, Agent.

A motion to approve the application was proposed, seconded, voted on and carried.

RESOLVED:

That the application be APPROVED subject to the following conditions:

That subject to no contrary views being received before the expiry of the public consultation date, that the decision be delegated to the Head of Planning to issue and that the application be APPROVED subject to the following conditions:

- 1. Standard 3-year time limit for commencement.**
- 2. Adopt amended plans subject to detailed design conditions relating to materials, windows, doors, rainwater goods, etc including prior approval of sample materials and sample stone and brick panel.**
- 3. Adopt measures in the revised climate change mitigation statement and implement as part of the development and prior to first occupation.**
- 4. Withdraw permitted development rights for alterations, extensions and ancillary buildings together with boundary walls and fences.**
- 5. Carry out landscaping scheme, including replacement tree-planting, woodland enhancement and management, walling and hard surfacing.**
- 6. Site drainage conditions recommend by LLFA and the Environment Agency, including provision of a SUDs scheme.**
- 7. Implement recommendations from preliminary ecological assessment.**
- 8. Retain garages for garaging and storage.**

9. Agree means of waste disposal.

10. Carry out and submit full record of existing building prior to demolition and submit details of an interpretation board, setting out the history of the site, to be erected in a location at the entrance to the site.

11. Provide details of a scheme to incorporate the existing date stone into the development.

20/24 FULL APPLICATION - CHANGE OF USE FROM DOMESTIC GARDEN TO CAMPING POD SITE, AT TOP RILEY, RILEY LANE, EYAM (NP/DDD/1223/1513, WE)

The Planning Officer reminded Members that a previous planning application for a similar development had been refused due to conflict of policy by Planning Committee at the meeting on 8 September 2023.

The Planning Officer reported on the changes made to the original application. The application has been decreased in a modest way and passing places have been included on the lane up to the site. The Planning Officer outlined the reasons for refusal as set out in the report.

The following spoke under the public participation at meetings scheme:

- Cllr Simon Ripton, Supporter – Statement submitted and read out by the Customer & Democratic Services Senior Adviser.
- Cllr Peter O'Brien, Supporter – Statement submitted and read out by the Customer & Democratic Services Senior Adviser.
- Sir Richard Fitzherbert, Supporter.
- Roger Yarwood, Agent

Members discussed the amendments to the plan and queried where the shower and toilet facilities would now be sited having removed these facilities from the individual pods in order to reduce the pod size. The agent stated that there are suitable existing buildings already in the complex which could be used for these facilities or one of the pods and would accept a condition for the detail to be agreed.

Members were minded to go against Officer recommendation to refuse this application and approve the application on the basis that there was a need for entry level accommodation at an affordable price level within the Peak District National Park. Overnight accommodation ultimately reduces the number of day visitors to the area subsequently reducing the amount of traffic on the road and brings in substantially more income to the area than day visitors.

A motion to approve the application was proposed, seconded, voted on and carried.

Cllr Potter requested that her vote against the application be recorded.

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 otherwise than in complete accordance with the approved drawings 'Pod with Cycle Store' and 'Block Plan' subject to the following conditions or modification.**
- 3. Prior to first occupation of any part of the development hereby permitted, the proposed passing places on Riley Lane, as demonstrated on drawing no. R.B22.01 shall have been constructed in accordance with a detailed design which shall have first been submitted to and approved in writing by the National Park Authority.**
- 4. Prior to first occupation of the camping pods, in accordance with dwg no.R.B.22.01, space shall have been provided within the application site for the parking of 8-vehicles and manoeuvring of visitors, service and delivery vehicles, laid out, surfaced and maintained throughout the life of the development free from any impediment to its designated use.**
- 5. Before the commencement of any operations on site, a scheme for the disposal of highway surface water shall be submitted to and approved by the National Park Authority. The development shall thereafter not be carried out other than in accordance with the approved details which shall be implemented before the first occupation of any part of the development.**
- 6. Prior to first use occupation of any part of the development hereby permitted, full details of shower and toilet facilities and associated drainage and foul sewerage (including location, specification and external appearance) shall be submitted to and approved in writing by the National Park Authority. The development shall thereafter not be carried out other than in accordance with the approved details which shall be implemented before the first occupation of any part of the development.**
- 7. No camping pod, building, tent or caravan shall be sited or erected anywhere within the application site other than in accordance with the plots identified on the submitted 'Block Plan' and 'Pod with Cycle Store'.**
- 8. No camping pod shall be replaced with any other building, structure or caravan at any time.**
- 9. The camping pods hereby permitted shall not be occupied other than for short term holiday letting purposes ancillary to Top Riley and the development and existing property shall remain as a single planning unit. The camping pods shall not be occupied by any one person for a period exceeding 28 days per calendar year. The owner shall maintain a register of occupants for each calendar year which shall be made for inspection by the Local Planning Authority upon request.**
- 10. Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 2015 (or any order revoking or re-enacting that Order) no development required by the conditions of a site licence for**

the time being in force under the 1960 Caravan Sites and Control of Development Act shall be carried out or erected on the site without an application for planning permission having first been made to and approved in writing by the National Park Authority.

The meeting adjourned for a short break at 10:50am and reconvened at 10.55am

- 21/24 CONSERVATION OF HABITATS AND SPECIES REGULATIONS 2019 - DEMOLITION OF EXISTING CABINS AND OFFICE FLOORSPACE, EXTENSION TO EXISTING INDUSTRIAL BUILDING, WORKS OF HARD AND SOFT LANDSCAPING AND OTHER WORKS ASSOCIATED WITH THE PROPOSALS AT THE OLD LIME KILNS, PITTMERE LANE, TIDESWELL MOOR, TIDESWELL (NPDDD/1123/1329, P.6009, HF)**

This item was withdrawn from the agenda as it was dealt with under Delegated Powers.

- 22/24 FULL APPLICATION - DEMOLITION OF EXISTING CABINS AND OFFICE FLOORSPACE, EXTENSION TO EXISTING INDUSTRIAL BUILDING, WORKS OF HARD AND SOFT LANDSCAPING AND OTHER WORKS ASSOCIATED WITH THE PROPOSALS AT THE OLD LIME KILNS, PITTMERE LANE, TIDESWELL MOOR, TIDESWELL (NP/DDD/1123/1329, P 6009, HF)**

Some Members had visited the site the previous day.

The Planning Officer presented the report and outlined the reasons for refusal as set out in the report. It was noted that this application is similar to a scheme submitted in 2022 which was refused under policy due to the size of the development. It was acknowledged that this current application is an improvement on the original scheme.

The following spoke under the public participation at meetings scheme:

- Alison Daniels, Tideswell Parish Council, Supporter
- Andrew Bettney, Applicant

Members agreed that the site visit had been useful and recognised that previous concerns over storage space had been resolved. Members were minded to go against Officer recommendation and approve the application. Approval of this application would regularise previous unauthorised development and equip Tideswell Welding Services for the future. It was recognised the business provided employment and training opportunities for local people within the National Park.

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

RESOLVED:

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

- 1. Standard time limit**
- 2. Accordance with specified plans and documents**
- 3. No development shall commence until full details of the proposed foul**

water drainage and treatment to a sewage treatment plant have been submitted to and approved in writing by the National Park Authority. The development shall then not be carried out other than in complete accordance with the approved details which shall be completed prior to the first occupation of the development hereby approved.

4. Prior to the first occupation of the development hereby approved a detailed scheme of noise attenuation measures to be incorporated into the development shall be submitted to and approved in writing by the National Park Authority. The approved details shall then be fully installed prior to the occupation of the development and thereafter maintained throughout the lifetime of the development.
5. Prior to the installation of the solar panels, a detailed scheme for their size, appearance and method of fixing shall be submitted to and approved in writing by the National Park Authority. The solar panels shall be fitted in accordance with the approved scheme before the dwelling is first occupied.
6. The sheeting for the roof and walls of the extensions hereby approved and the external surfaces of the doors shall be factory colour-coated to BS 5252 Ref. No 12B29 (Juniper Green) and thereafter the sheets and doors shall not be repainted or replaced other than that colour without the prior written approval of the National Park Authority.
7. The stonework for the lower sections of the external walls on the south west elevation shall be natural limestone.
8. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 the use of the building hereby approved shall be restricted to general industry (Use Class B2) only and for no other purpose.
9. The hours of operation of the development hereby permitted shall be restricted to 07:00 - 17:00 hours Monday - Friday; and at no times on weekends or Bank Holidays.
10. No deliveries, loading, unloading or other servicing activities shall take place at the premises other than between the hours of 07:00 - 17.00 hours Monday - Friday; and at no times on weekends or Bank Holidays.
11. There shall be no storage of any plant, machinery, materials or waste unless in accordance with a scheme which shall have first been submitted to and approved in writing by the National Park Authority.
12. No industrial processes, plant or machinery shall be carried out or installed outside of the building at the site at any time.
13. Works undertaken within the Root Protection Area of the remaining trees to the south of the proposed office extension shall be carried out with supervision from an arboricultural consultant, in order to monitor the special engineered foundation instalment.
14. No works shall commence on the development until all existing trees

on the site which are to be retained are fully safeguarded by protective fencing in accordance with drawing 'Tree Protection Plan 1576-004 Rev A'. Such measures shall not be removed until the completion of the development.

15. Submission of a detailed management plan providing full programme and details of implementation and management of the outline specifications in the revised Landscape Masterplan and the Ecological Impact Assessment & Biodiversity Net Gain Assessment.
16. The landscape planting shown on the revised Landscape Masterplan, amended to include a drystone wall along the southern boundary, shall be carried out in the first planting and seeding seasons following occupation or substantial completion of the development, whichever is soonest. Any trees or plants which die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species or in accordance with an alternative scheme previously agreed in writing by the National Park Authority
17. Works should avoid taking place during the main breeding bird season, between March to August inclusive. If works occur during this period a check for breeding birds should take place by a suitably experienced ecologist, no more than 48 hours prior to works. If nesting birds are present, works shall be postponed until after they have fledged or as otherwise advised by an ecologist.
18. No external lighting shall be installed on site other than in complete accordance with a detailed scheme which shall have first been submitted to and approved in writing by the National Park Authority. The submitted scheme shall be designed to avoid illuminating habitats used by bats, such as hedgerows, tree lines and the quarry rockface, in accordance with guidance set out in Bats and Artificial Lighting at Night (ILP, 2023).

11:45am Cllr Buckler left the meeting

23/24 FULL APPLICATION - PROPOSED SEASONAL USE OF LAND FOR ECO-CAMPING, SITING OF 3NO. BELL TENTS AND AMENITY FACILITIES ALONG WITH ASSOCIATED ACCESS AND PARKING AND LANDSCAPING WITH ASSOCIATED ECOLOGICAL ENHANCEMENTS AND CONSERVATION AT LAND WEST OF EDALE ROAD, BARBER BOOTH, EDALE (NP/HPK/0923/1055, WE)

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

The following spoke under the public participation at meetings scheme:

- Jane Newman, speaking on behalf of a neighbour, Objector
- Caroline Pickstone, Objector
- George Galbraith, Applicant

Cllr Hart left the room at 12.05pm.

The Members noted that this is not a traditional development and that Edale is a huge conservation area with specific special qualities. It was clarified that a seasonal development which returns each year is classified as permanent, even though the intention is to remove the bell tents at the end of each season. The Planning Officer and Applicant confirmed the details regarding the hedgerow.

A motion to refuse the application due to the characteristics of the area was proposed, seconded, voted on and carried.

RESOLVED:

To REFUSE the application for the following reasons:-

- 1. The proposed development seeks consent for the installation of 3 bell-tents. These structures are considered to be akin to camping pods, yurts, and shepherd huts which the accompanying text to policy DMR1 advises will be determined against policy RT3.B which sets out that proposals for static caravans, chalet and lodges will not be permitted. Acceptance of this proposal would cause harm by undermining the clear intent of adopted recreation and conservation policies and set a clear precedent for others to follow further undermining policy. The proposed development is therefore contrary to policies RT3 and DMR1.**
- 2. The proposed development would have a harmful impact on the special qualities of the National Park through the introduction of non-traditional and alien structures in an undeveloped, pastoral field in the open countryside. On this basis, it does not comply with the National Park's purposes and meet the definition of sustainable development in this context. It is therefore contrary to policies GSP1 and GSP2.**

The meeting adjourned for a short break at 12:15pm and reconvened at 12:20pm

12:20pm Cllr Buckler and Cllr Hart returned to the meeting

24/24 FULL APPLICATION - ERECTION OF 3 NO. ENTRY LEVEL EXCEPTION (AFFORDABLE) HOMES, INCORPORATING THE LANDSCAPE AND ECOLOGICAL ENHANCEMENT OF THE BALANCE OF THE LAND. LAND NORTH OF COCK HILL, NETHER END, BASLOW (NP/DDD0623/0661 /JRS)

Some Members had visited the site the previous day.

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

The following spoke under the public participation at meetings scheme:

- Nick Baseley, Agent

The development is for affordable housing which would be sold or rented at 30% below the market value. The development is energy efficient and disability friendly and on a prominent site which had been unkempt for decades. There were comments from Members regarding whether there was sufficient bin storage and sufficient parking

although it was acknowledged that other parking was readily available in the village. There was also an enquiry as to whether any EV charging points would be incorporated in the build and how the green roof would be maintained.

Biodiversity Net Gain was discussed with regard to the application and concern was raised that the BNG trading rules had not been complied with. The Planning Officer stated that BNG regulations do not apply to this application as it was submitted before the rules came into force. BNG would start to apply to applications going forward as the new regulations take effect.

The Officer recommendation to approve the application subject to prior entry into a section 106 legal agreement and to conditions was moved, seconded, put to the vote and carried.

RESOLVED:

That subject to prior entry into a Section 106 Agreement to secure occupancy in accordance with the Authority's policies on affordable local needs housing and to retain public access and management of the open space in perpetuity, that the application be APPROVED subject to the following conditions:

- 1. Commence development within 3 years.**
- 2. Submit detailed landscaping scheme, in accordance with the illustrative landscape scheme. Implement and maintain thereafter.**
- 3. Implement biodiversity net gain scheme and maintain thereafter.**
- 4. Detailed design conditions.**
- 5. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 (or any order revoking or re-enacting that Order) no alterations to the external appearance of the dwelling shall be carried out and no extensions, porches, ancillary buildings, solar/photo voltaic panels, gates, fences, walls or other means of boundary enclosure shall be erected on the site without the National Park Authority's prior written consent.**
- 6. Submit details of any external lighting on the site.**
- 7. Highway conditions.**
- 8. Submit and agree precise details of climate change mitigation measures including consideration of air source heat pumps to meet policy CC1 with post completion verification provided.**
- 9. Submit and agree management plan for the public open space.**
- 10. No dwelling hereby permitted shall be occupied until bin stores have been installed in accordance with details which shall have first been submitted to and approved in writing by the National Park Authority. The bin stores shall thereafter be maintained available for use through the lifetime of the development hereby permitted.**

11. No dwelling hereby permitted shall be occupied until electric vehicle charging points have been installed in accordance with details which shall have first been submitted to and approved in writing by the National Park Authority. The electric vehicle charging points shall thereafter be maintained available for use throughout the lifetime of the development hereby permitted.

12.50pm A motion to continue the meeting past 1pm was moved, seconded, voted on and carried.

25/24 FULL APPLICATION - CONVERSION OF A DISUSED CHURCH INTO TWO RESIDENTIAL UNITS, INCLUDING DEMOLITION OF A SUBSTANTIAL PORTION OF THE MODERN REAR EXTENSION TO CREATE ADDITIONAL EXTERNAL SPACE AT KETTLESHULME METHODIST CHURCH, PADDOCK LANE, KETTLESHULME (NP/CEC/0821/0935 /JRS)

The Planning Officer presented their report and outlined the reasons for approval as detailed in the report. It was noted that the initial application was for conversion the three dwellings, but this was reduced to two following discussions with officers.

The following spoke under the public participation at meetings scheme:

- Philip Good, Applicant

There were a number of suggested amendments to the conditions which the Applicant highlighted to the Members.

A motion to approve the application subject to these amendments was proposed, seconded, voted on and carried.

RESOLVED:

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

1. Statutory time limit for implementation.
2. Adopt amended plans subject to detailed design conditions, including submission of window details prior to commencement.
3. Submit details of obscure glazing of rear windows or an alternative scheme to safeguard amenity of the adjoining dwellings.
4. Submit and agree details of Roof lights to be conservation type and fitted flush with the roof slope.
5. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 (or any order revoking or re-enacting that Order) no alterations to the external appearance of the dwellings shall be carried out and no extensions, porches, ancillary buildings, solar/photo voltaic panels, gates, fences, walls or other means of boundary enclosure shall be erected on the site without the National Park

Authority's prior written consent.

- 6. Ecology conditions.**
- 7. Minor architectural details e.g. repointing, rainwater goods to be cast aluminium to match existing, no external sump's, agree vent types/locations.**
- 8. Extension to be roofed in natural blue slates to match the existing roof.**
- 9. Sample stonework for extension to match existing walling.**
- 10. Submit for written agreement precise measures to be included in the climate change mitigation and adaptation statement with implementation confirmation thereafter.**
- 11. No external lighting other than in accordance with scheme to be submitted and agreed in writing.**
- 12. Historic Building Recording to HE level 2 before work commences.**

26/24 FULL APPLICATION - FOR THE REPLACEMENT OF AN EXISTING AGRICULTURAL BUILDING WITH A NEW DWELLING, AT HOPE FARM, ALSTONEFIELD (NP/SM/1123/1405, DH)

Some Members had visited the site the previous day.

The report was introduced by the Planning Officer, who outlined the reasons for refusal as set out in the report. It was noted that this was a resubmission of a previous application which had been refused at Planning Committee in November 2023.

The following spoke under the public participation at meetings scheme:

- Derek Hambling, Applicant

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

There was a discussion regarding the submitted design which was felt did not provide particular enhancement to the area.

Members requested that the item be deferred to allow for further discussions between the Officers and the Applicant regarding the design and to see if a more suitable design could be presented and the policy implications of this.

The motion to refuse the application was withdrawn and a motion to defer the application to allow for further discussions between the Applicant and Officers regarding the design was moved, seconded, voted on and carried.

RESOLVED:

That the application be DEFERRED to allow for a discussion between the applicant and Officers regarding design which could result in enhancement.

The meeting adjourned for a short break at 13:35pm and reconvened at 13:55pm

13:55pm Cllr Buckler left the meeting

27/24 FULL APPLICATION - CONVERSION OF FIELD BARN INTO DWELLING AT BARKERS BARN, MOOR LANE, ELTON (NP/DDD/0823/0974, AN)

Item 14 was presented and discussed at the same time as Item 15, but the votes were taken separately. Please see the full minute detail 28/24 below.

Some Members had visited the site the previous day.

The report was presented by the Planning Officer, who set out the reasons for refusal as detailed in the report.

The following spoke under the public participation at meetings scheme:

- Colin Swindell, Elton Parish Council, Supporter
- Sarah Foster, Agent

This application is for a Grade 2 Listed building in a poor state of repair that is a prominent and isolated building and any development of it would have an impact on the landscape. Concerns were expressed over the lack of structural information provided and it would be difficult to make a decision without this information. The building is a ruin because it has been neglected over time. It was felt a better plan for the future of this barn could be found. There may be grant funding available to repair the building. The Members were sympathetic to the re-purposing of this building however the current plan was not up to a Grade 2 listed standard.

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

The motion to approve the application was withdrawn and a motion to defer the application in order to allow for further discussions between the Applicant and Officers to take place was proposed. These discussions to include consideration of alternative uses for the barn, better use of the interior space and for more appropriate materials to be used. Further information including a structural engineers report was requested so that Members have as much information as possible to make an informed decision.

A motion to defer the application for the reasons outlined above was proposed, seconded, put to the vote and carried.

RESOLVED:

That the application be DEFERRED to allow for further information to be provided and discussions with the Applicant and Officers to take place regarding consideration of alternative uses, the design of the proposed conversions and submission of a structural engineers report.

28/24 LISTED BUILDING CONSENT - CONVERSION OF FIELD BARN INTO DWELLING AT BARKERS BARN, MOOR LANE, ELTON (NP/DDD/0823/0975, AN)

Item 15 was presented and discussed at the same time as Item 14, but the votes were taken separately. Please see the full minute detail 27/24 above.

A motion to defer the application in order to allow for further discussions between the Applicant and Officers to take place. These discussions to include alternative uses for the barn, better use of the interior space and for more appropriate materials to be used. Further information including a structural engineers report was requested so that Members have as much information as possible to make an informed decision.

A motion to defer the application for the reasons outlined above was moved, seconded, put to the vote and carried.

RESOLVED:

That the application be DEFERRED to allow for further information to be provided and discussions with the Applicant and Officers to take place regarding consideration of alternative uses, the design of the proposed conversions and submission of a structural engineer report.

29/24 FULL APPLICATION - AGRICULTURAL BUILDING TO LAMB AND HOUSE SHEEN AND STORE FODDER AND IMPLEMENTS, LAND WEST OF COMMON LANE, CALTON, WATERHOUSES (NP/SM/1223/1483, LB)

The report was presented by the Planning Officer. This is a resubmission following a prior planning application which had previously been refused. The Planning Officer outlined the reasons for approval of this application.

The following spoke under the public participation at meetings scheme:

- Jo Harrison, Agent – submitted statement read out by the Customer and Democratic Service Senior Adviser.

There was mention of the concrete panels at the base of the construction and how conspicuous they would be and if a condition could be included to ensure the boarding goes down to the ground and no concrete panels to be visible. There was also a request for a condition to cover the development of the area around the barn.

A motion to approve the application was proposed, seconded, voted on and carried.

RESOLVED:

That the application is 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 complete accordance with the submitted 'Location Plan', 'Block Plan', and**

‘Elevations Rev A’, received by the National Park Authority on the 11th December 2023, and amended plan titled ‘Landscaping Scheme Revision C’ received by the National Park Authority on the 22nd January 2024, subject to the following conditions:

- 3. The sheeting for the roof of the building hereby permitted shall be factory colour coated to BS5252 Ref. No. 18B29 (dark slate blue) and thereafter the sheets shall not be repainted or replaced other than that colour.**
- 4. Notwithstanding the approved plans, the external timber boarding to the walls shall be down to ground level.**
- 5. Notwithstanding the approved plans and the provision of the General Permitted Development Order (2015) (as amended) no hardstanding to serve the development hereby permitted shall be constructed other than in accordance with details which shall have first been submitted to and approved in writing by the National Park Authority.**
- 6. Notwithstanding the approved plans and the provision of the General Permitted Development Order (2015) (as amended) the building hereby permitted shall be used for the purpose of agriculture only.**
- 7. When the building hereby permitted is no longer required for the purposes of agriculture it shall be dismantled, removed from the site and the site shall be restored to its original condition.**

30/24 FULL APPLICATION - CONVERSION OF TRADITIONAL AGRICULTURAL BUILDING TO OPEN MARKET DWELLING AT RIDGE FARM, BOTTOM OF MOOR, LONGNOR (NP/SM/1123/1314/PM)

Some Members had visited the site the previous day.

The report was introduced by the Planning Officer who outlined the reasons for approval. None of the buildings in the plan are listed nor in a conservation area however the farmhouse and the outbuildings are considered to be a non-designated heritage asset. The proposed design has been amended following advice from the Authority’s archaeologist so the hayloft on the first floor would retain it’s open character.

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

RESOLVED:

That the application is APPROVED subject to the following conditions:-

- 1. Standard time limit**
- 2. Carry out in accordance with specified approved plans and documents**
- 3. No development shall take place until a Written Scheme of Investigation for a scheme of a programme of level 2 building recording has been submitted to and approved in writing by the National Park Authority.**

4. Consent not granted for stone wall along southern boundary of application site. Details of alternative positioning of boundary treatment to be submitted to and approved in writing by the National Park Authority prior to occupation.
5. Adjoining dairy barn to be demolished prior to first occupation of the dwelling.
6. Removal of permitted development rights relating to extensions, porches, ancillary buildings, satellite antenna, solar pv panels, gates, fences, walls or other means of boundary enclosure.
7. New window frames and doors to be constructed from timber and painted a dark recessive colour at the time of installation.
8. Precise details of works to north elevation stonework necessitated by removal of adjoining barn and blocking up of existing doorway to be submitted to and approved in writing by the National Park Authority prior to work being undertaken.
9. Any service lines associated with development should be placed underground
10. All new rainwater goods shall be either timber or cast metal, painted black. The gutters shall be fitted directly to the stonework with brackets and without the use of fascia boards.
11. All pipework, other than rainwater goods, shall be completely internal within the building.
12. Prior to the installation of any external lighting a scheme of external lighting shall be submitted to and approved in writing by the National Park Authority.
13. Prior to their installation details of soft and hard landscaping to be submitted to and approved in writing by the National Park Authority.
14. Dwelling not to be occupied until a scheme to maximise visibility from the vehicular access has been submitted to and approved in writing by the National Park Authority.
15. Development hereby permitted not to brought into use until the parking and turning areas have been provided in accordance with the approved plans. The parking and turning areas shall thereafter be retained unobstructed as parking and turning areas for the life of the development.
16. Development hereby permitted not to be brought into use until the access drive has been surfaced in a bound material for a minimum distance of 5 metres from the rear of the carriageway edge.
17. The proposed creation of an additional bat roost and swallow cups in the adjoining barn as set out in section 4 of the protected species survey shall be carried out prior to first occupation of the dwelling.

18. **Pre-works bird nest checks shall be carried out on the barn by a suitably qualified ecologist prior to any works taking place within the bird breeding season (March to August inclusive). If active bird nests are present works must cease until chicks have fledged the nest.**
19. **The sensitive working methods outlined in paragraph 4.4.3 of the protected species survey shall be followed in full.**
20. **An air source heat pump shall be installed and operational before the completion or first occupation of the approved dwelling. The air source heat pump shall not be installed other than in complete accordance with a detailed scheme which shall have first been submitted to and approved in writing by the National Park Authority.**

31/24 HOUSEHOLDER APPLICATION - PROPOSED REAR NORTH EXTENSION TO FORM A KITCHEN. CONSTRUCT A SUMMER HOUSE ON THE NORTH-EAST BOUNDARY LINE WITH THE REMOVAL OF THE EXISTING HEXAGONAL SUMMER HOUSE AND ADDITIONAL GROUNDS WORK REQUIRED TO ACCOMMODATE THE EXTENSION AND CREATING A PATHWAY TO THE NEW SUMMERHOUSE. HAWTHORNE HOUSE, STANTON-IN-THE-PEAK (NP/DDD/0923/1085, RD)

The Planning Officer presented the report and outlined the reasons for approval as set out in the report. The original proposal included an outbuilding however this had been omitted from this application, just considering the extension. It was felt that the proposed extension was in keeping with the size of the current building.

The following spoke under the public participation at meetings scheme:

- Ian Mortimore, Stanton in Peak Parish Council, Objector
- Jane Carrington, on behalf of applicant

A motion to approve the application was proposed, seconded, voted on and carried.

RESOLVED:

That the application is APPROVED subject to the following conditions:-

- **3 year implementation time limit**
- **Carried out in complete accordance with amended plans (Proposed Site Plan 1296-008 Revision B and Proposed Elevations 1296-005 Revision C)**
- **Design and materials**

32/24 HOUSEHOLDER APPLICATION - FOR ALTERATIONS AND EXTENSION TO DWELLING AND NEW GARAGE, AT PATHWAYS, YOUNG GRAVE (NP/DDD/1223/1442, DH)

The Planning Officer presented the report. A previous application was refused on grounds of the scale of the extension. This is a smaller proposal following consultation with officers. The Officer outlined the reasons for approval of the application.

A motion to approve the application was proposed, seconded, voted on and carried.

RESOLVED:

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

- 1. Statutory time limit**
- 2. The development to be in accordance with the submitted plans drawing numbers 2231-500, Revision A (block plan), 2231-10 (proposed plans, elevations and sections for the works to the dwelling), and 2231-11 (proposed plans and elevations for the garage), received by the Authority 5 December 2023**
- 3. New doors and windows shall be recessed to the same depth as the existing**
- 4. Roof verges shall be flush mortar pointed with no projecting rafters or barge boards**
- 5. Rooflights shall be fitted flush with the roofslope**
- 6. Rainwater goods shall be black and on brackets**
- 7. The submitted climate change mitigation measures shall be fully implemented before the development is brought into use and then shall be maintained for the lifetime of the development.**

33/24 MONTHLY PLANNING APPEALS REPORT (A1536/KH)

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

RESOLVED:

To note the report.

The meeting ended at 3.10 pm

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6. LISTED BUILDING CONSENT – 5 NO. WINDOWS TO BE REPLACED ALL TO THE FRONT ELEVATION – LILAC COTTAGE, MAIN STREET, TADDINGTON (NP/DDD/0823/0935, RD)

APPLICANT: MR TREVOR RIDE

Update

1. This application was deferred at the January meeting to allow for further discussions between the Applicant and Officers regarding alternatives and replacement of the stone mullions.
2. The proposal to replace stone mullions has been omitted from the application. The applicant has sought advice from a specialist stonemason and intends to repair the existing mullions.
3. Officers have confirmed with the applicant that the proposed window arrangement (2 over 2 panes) is acceptable in principle and have sought clarification from the applicant on why secondary glazing would not be suitable. The applicant has also referred Officers to a planning appeal at Blakelow Cottage, Butterton where double glazed replacement windows were approved. These issues are dealt with further in the report below.
4. The applicant does not propose to amend the application for the windows.

Summary

5. The application site comprises a residential property located in the village of Taddington.
6. Grant aid was given for replacement windows on this property, which were completed by 16/4/2004. The grant aided windows have been replaced with double glazed windows sometime since 2005 without the consent of the PDNPA.
7. Listed building consent is now sought for the replacement of five windows with new timber windows including double glazed units, all to the principle elevation of the property.
8. The proposed development would result in harm to the significance of the listed building and to the character of the Conservation Area.
9. The application is therefore recommended for refusal as the proposed works would harm the character, appearance and significance of the Grade II listed property and its setting.

Site and Surroundings

10. Lilac Cottage is a Grade II listed property situated on the northern side of Main Road, just to the east of the Methodist Chapel. It is a late 18th century, two-storey farmhouse constructed of coursed rubble limestone with gristone dressings. Stone slate roof with stone gable end stacks.
11. Lilac Cottage sits within the Taddington Conservation Area.

Proposal

12. Listed Building Consent is sought to replace five windows on the front elevation of the property, including the stonework around windows. The proposal would replace the existing unauthorised windows with new timber, double glazed units.
13. The replacement windows would all be on the principle elevation of the property.

RECOMMENDATION:

That the application be REFUSED for the following reason:

The proposed works would harm the significance of the Grade II listed property, its setting, and the conservation area within which it is located. The public benefits of installing double glazing would be outweighed by this harm. Therefore, the application is contrary to policies L3 and DMC7 and the National Planning Policy Framework.

Key Issues

14. The impact of the proposed works on the listed building and its setting.

Relevant Planning History

15. September 2002 – DDD0902472: Listed Building consent - Erection of conservatory and alterations to dwelling – Granted Conditionally
16. September 2002 – DDD0902474: Erection of conservatory – Granted Conditionally

Consultations

17. Parish Council – In support of the application, on the grounds that they are restorative works that will also improve the resilience and energy efficiency of the building.
18. Highway Authority – No objection.
19. District Council – No response at the time of writing.
20. PDNPA Conservation Officer – Object for the following reasons:
21. Our starting point for determining the impact of the proposed windows is what is already approved. In 2002 the Authority grant-aided the installation of 12 6-paned casement lights, 9 to the front and 3 to the rear kitchen window. These were single-glazed with traditional detailing, slender frames and 18mm glazing bars. It appears that at some point since then the single-glazed windows were replaced with double glazed casements without consent.
22. The Authority's position on windows, which is in-line with Historic England guidance, is that where appropriately detailed single-glazed windows exist (or should exist), these should be retained and repaired as they contribute to the architectural and historic interest of the listed building. From our planning files, it appears the applicant has been advised on several occasions over the years that, in this instance, double glazed windows would not be appropriate, as the added weight of double-glazing units necessitates much thicker glazing bars, which are visually harmful.
23. The proposed windows would have 'stick-on' or applied glazing bars, which are a poor substitute for traditionally constructed timber windows with true glazing bars, and would harm the significance of the building by reducing its aesthetic value. This is contrary to adopted Development Management Policies DMC5 and DMC7 as well as chapter 16 of the NPPF.
24. In regard to the correspondence following the deferral of the application in January the following comments are provided by the Conservation Officer:

25. Fitting of secondary glazing should not impact on the cleaning and maintenance of the primary glazing and surrounds. There are a wide variety of secondary glazing systems, the major companies offer bespoke fitting, but they are usually openable and easily removable. This allows for regular cleaning and ventilation. There are a variety of ways of fixing the frames, but in even if they had to be screwed in place this would be less harmful than the current proposal. Generally, the secondary frames are fitted just behind the primary frames, leaving most of the windowsill free, but of course this depends on individual circumstance.
26. The build-up of mould on the window mullions is indicative of a problem with the building, and shouldn't be seen in a healthy building, with old gritstone or otherwise. If penetrating rain is the issue, hopefully the repairs to the mullions will solve this. Otherwise I'd recommend talking to a building surveyor or architect with expertise in traditional construction to diagnose the cause of the problem.

Representations

27. One letter of representation has been received by the Authority in support of the application, on the grounds that it would return the property to its original design at the time of listing and simultaneously improve the property's energy rating.

Main Policies

28. Relevant Core Strategy policies: L3
29. Relevant Development Management policies: DMC7

National Planning Policy Framework

30. In the National Park the development plan comprises the Authority's Core Strategy 2011 and the Development Management Policies document 2019. Policies in the Development Plan provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. It is considered that in this case there is no significant conflict between prevailing policies in the Development Plan and more recent Government guidance in the NPPF.
31. 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.'
32. Paragraph 200 states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. It notes that the level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. It advises that as a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.
33. Paragraph 205 sets out 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 (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.

34. Paragraph 206 states that 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.
35. Paragraph 207 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. Policy L3 states that development must conserve and where appropriately enhance or reveal the significance of historic assets and their setting. 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 or its setting.

Development Management Policies

37. Policy DMC7 relates to listed buildings and states that;
 - a. Planning applications for development affecting a Listed Building and/or its setting should be determined in accordance with policy DMC5 and clearly demonstrate:
 - (i) how their significance will be preserved;
 - (ii) why the proposed development and related works are desirable or necessary.
 - b. Development will not be permitted if applicants fail to provide adequate or accurate detailed information to show the effect on the significance and architectural and historic interest of the Listed Building and its setting and any curtilage listed features.
 - c. Development will not be permitted if it would:
 - (i) adversely affect the character, scale, proportion, design, detailing of, or materials used in the Listed Building; or
 - (ii) result in the loss of or irreversible change to original features or other features of importance or interest.
 - d. In particular, development will not be permitted if it would directly, indirectly or cumulatively lead to:
 - (v) Repairs or alterations involving materials, techniques and detailing inappropriate to a Listed Building;

Assessment

Background

38. The list description for the listed property refers to the windows on the front elevation.
39. *“C20 part glazed door. Flanked on each side by a 2-light square section flush mullion window. Central single light window to first floor with flush stone surround flanked on each side by a 2-light square section flush mullion window.”*
40. A Historic Building Grant was given in 2002 for installation of 12 6-paned casement lights; 9 to the front and 3 to the rear kitchen window. These were single-glazed, with traditional detailing: flush-fitting not storm-proof frames; slender frames and 18mm glazing bars; and with traditional profiled inner moulding detail to the glazing bars and frames. Listed building consent for these works was required but never applied for, albeit the works clearly progressed with the support the Authority’s Conservation Officers as a grant-aided works that enhanced the listed building.
41. A photograph dated 17th March 2003 shows the new windows fitted, with the exception of two windows at the ground floor of the front elevation.

42. Numerous enquiries have been received by the Authority (PE\2020\ENQ\39492; PE\2022\ENQ\45268; PE\2022\ENQ\46835) regarding the possibility of the installation of double glazing.
43. The Planning Officer opinion and that of the Conservation Officer has consistently been that double-glazed windows would not be acceptable in this property, and furthermore that we would not want to see windows which the Authority has previously grant-aided being removed or altered.
44. However, it is apparent that the grant-aided windows have been replaced with double-glazed units at some point within the last 20 years, with windows of modern detailing and wider frame sizes. These windows do not benefit from listed building consent and are unauthorised.

Impacts of the works on the significance of the listed building

45. The proposed windows would be timber framed and double glazed, with 20mm thick glazed units to be used.
46. The use of double glazed units would fundamentally alter the appearance of the windows when compared to historic single-glazed windows. They would possess different reflective qualities, and have spacers evident within the frames. This, and the greater weight of double glazed units, also gives rise to a different, wider, profile of frame. As a result they would not conserve the historic character or appearance of the windows, which form an important part of its architectural significance. As such, they would harm the significance of the listed building in a similar manner to the current unauthorised windows.
47. Further, it is proposed for the windows to have applied glazing bars – i.e. faux bars that are adhered to the outer faces of the glass. These do not accurately represent traditional joinery and would be historically incorrect. They would also fail to produce the multi-faceted reflectivity of individual panes of glass, appearing too uniform and flat. Additionally, with applied glazing bars there is a risk of the adhesive failing. The proposed use of applied glazing bars would therefore undermine the authenticity and integrity of the listed building.
48. For these reasons the proposed works would result in harm to the significance of the listed building. The harm would be 'less than substantial', however, this should not be equated with a less than substantial planning objection and is of considerable importance and weight. There is a strong presumption against any harm to a listed building in policy unless it is outweighed by public benefits.
49. Justification for the proposals concerns the poor condition of the existing windows, as well as their poor energy performance, and the states that replacement will enhance, maintain and prolong the life of the listed building. The existing windows are unauthorised and therefore very little weight is given to these in the balance, though it is recognised that appropriate replacement windows do need to be secured for the building.
50. In the case of listed buildings, the Authority's position on windows is in alignment with that of Historic England, the government's advisor on the historic environment, who state that: *Where historic windows, whether original or later insertions, make a positive contribution to the significance of a listed building they should be retained and repaired where possible. If beyond repair, they should be replaced with accurate copies.*

51. Therefore, if the windows are beyond repair the Authority would expect any new windows to be a like for like replacement. In this case that would be in line with the grant-aided windows installed c.2003 which should be 6-paned single-glazed casements, flush-fitting with mitred joints, with narrow glazing bars (18mm) and slender frames, and with a traditional inner moulded profile to the glazing bars and frames. The glass should be secured with a glazing compound (putty), not beads. The new windows need to be in timber, but a more durable hardwood than was used historically would be acceptable.

Public Benefit

52. The installation of double glazing will improve the energy efficiency of the property. Whilst reduced costs of heating the property are a private benefit for the occupier, the improved energy efficiency leading to reduced loss of energy from the dwelling is a public benefit.
53. It is noted policy CC1 relating to climate change mitigation and adaptation recognises the benefits of improved energy efficiency. This public benefit is acknowledged and given weight in the planning balance.
54. However, this benefit must be weighed against the importance of the continued conservation of the heritage asset as required by legislation and the NPPF.
55. Firstly, in the context of historic buildings, it is not necessarily the case that double glazing is more sustainable than the alternatives available. It is of note that double glazing units have a limited lifespan, typically lasting 10-30 years, after which the units need replacing with new glass – which is itself a high energy/high carbon material. Further, options of secondary glazing and other traditional methods of insulation (such as heavy curtains, shutters, blinds etc) can improve the environmental credentials of listed buildings with less or no impact on their significance.
56. This is material; it reduces any benefit arising from the introduction of double glazing when compared to other measures that could be introduced (rather than as a simplistic comparison between single and double glazing).
57. Officers have discussed the possibility of secondary glazing with the applicant. The applicant has raised concerns about the impact of secondary glazing on cleaning and maintenance and that secondary glazing may require fixings to the mullions. Furthermore the applicant is concerned about water ingress and mould build up with the stonework being behind the secondary glazing.
58. The Conservation Officer has responded in detail to these concerns. Secondary glazing is easily demountable and therefore should not have any significant implications for cleaning or maintenance. Even if the glazing did need to be fixed to the mullions this would be less harmful than the proposed glazing. Finally a mould build up may indicate a wider issue with the building fabric which would need to be addressed in any event.
59. The NPPF and Historic England guidance requires proposals to avoid or minimise conflict between a heritage asset's conservation and the proposals for that asset. Officers remain of the view that there are alternatives that would achieve similar public benefits to the proposed works without the harm to the listed building.
60. Further, and without dismissing the cumulative benefits that can arise from small domestic energy efficiency improvements, the benefits to climate change mitigation achieved through the insulation gains here would be modest, given the size and function of the building.

61. Therefore there is no evidence to suggest that double glazing is the only means of securing energy efficiency gains. There is an alternative option which would achieve similar benefits without the harm identified. There is also no justification for the type of double glazing proposed or the proposed stick on glazing bars which would be inappropriate for the listed building.

Conclusion

62. The proposed works would harm the character, appearance and significance of the Grade II listed property, its setting, and the conservation area within which it is located. The public benefits arising from the proposals are heavily outweighed by that harm.
63. The applicant has referred Officers to an appeal decision at Blakelow Cottage, Butterton. The appeal related to an application for listed building consent for replacement windows. In that case 'slime line' double glazing was permitted to replace unauthorised windows. There are some similarities between these cases as the Inspector allowed double glazing in a case where unauthorised windows had been installed.
64. However, the appeal proposal was for slim line double glazing with proper glazing bars which is not the case here. In any event each application must be considered on its own merits having regard to the particular significance of the listed building and its features. The appeal decision therefore while a material consideration does not outweigh the harm identified or otherwise justify the proposals in this case.
65. Therefore, having special regard to the architectural and historic interest of the building, it is recommended that Listed Building Consent be refused.

Human Rights

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

List of Background Papers (not previously published)

67. Nil

Report Author: Rachael Doyle – Assistant Planner (South Area).

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Lilac Cottage, Taddington

Item no. 6

Application no. NP/DDD/0823/0935

Committee date: 19/04/2024

Page 34
 Scale: 1:532 at A4 pagesize
 Map centre grid ref: 414,574 371,038



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7. FULL PLANNING PERMISSION – RENOVATION OF EXISTING FARMHOUSE AND CONVERSION OF DERELICT FARM BUILDINGS TO PROVIDE A TOTAL OF 6 DOMESTIC PROPERTIES AT STONEY CLOSES FARM, STONEY CLOSE, BAKEWELL (NP/DDD/0823/0891, AM)

APPLICANT: MR SWINDELL

Summary

1. The application site comprises an historic farmstead located south of Bakewell.
2. Planning permission is sought for the conversion of the range of buildings, including the existing farmhouse, to a total of 6 market dwellings along with associated landscaping and drainage.
3. The proposed development would result in significant harm to the significance of the farmstead and its setting within the landscape. This harm would not be outweighed by any public benefits arising from the development.
4. The application is recommended for refusal for the reasons set out in the report.

Site and Surroundings

5. Stoney Closes Farm is an historic farmstead located just beyond the southern edge of Bakewell.
6. The farmstead comprises a traditional limestone farmhouse and a range of agricultural buildings arranged around a yard and backing onto the surrounding open fields. The farmstead is accessed from Stoney Close along a short track.
7. The farmstead is prominent from surrounding vantage points with views from the access to Bakewell Methodist Junior School with the open landscape beyond. The farmstead is also viewed in an elevated position from the footpath to the south east (footpath WD7/10). The group of buildings is also prominent in more distant views from Shutts Lane to from the south west.
8. The junior school is the nearest neighbouring property. The nearest dwellings are along Stoney Close and Yeld Close to the north west.

Proposal

9. Planning permission is sought for the renovation of the farmhouse and conversion of the agricultural buildings to a total of 6 market dwelling houses (including the farmhouse).
10. The farmhouse (unit 1) would be renovated within the existing shell. A conservatory extension is proposed to the rear / side of the building. The existing outbuilding to the rear would be altered and converted to ancillary office / store. A new detached garage is also proposed adjacent to the existing outbuilding.
11. The single storey barn (unit 2 and 3) would be extended and converted to 2 x 2-bedroom dwellings. A single storey extension is proposed between the single storey barn and the adjacent two storey barn. Internally, new openings would be formed through existing internal walls and new internal walls would be erected to divide spaces. The existing troughs would be removed and the floor levelled. Externally, 'crittall' screens would be installed to the courtyard elevation along with a new full height glazed door. A new door would be installed to the rear elevation and a 'crittall' screen and new door would be installed to the west elevation.

12. The two-storey barn (unit 4) would be extended and converted to a 4-bedroom dwelling. The existing lean-to on the south elevation would be extended across the gable and increased in height. The eaves and ridge of the whole barn would be raised and a new window opening installed in the southern gable in a higher position to facilitate the enlarged lean-to.
13. Internally within the two-storey barn (unit 4) the ground floor would be levelled and existing troughs removed. A new floor would be installed at first floor level. At ground floor new walls would be installed to sub-divide the space to provide for a bedroom, en-suite and staircase to the new first floor. At first floor the space would be sub-divided to form three bedrooms, bathroom and en-suite. Externally, the building would be extended and the roof raised. Two new windows and a roof light would be installed to the courtyard elevation and a door opening would be opened and 'crittall' screen installed in the existing opening. To the rear elevation a new glazed door, window and two roof lights would be installed.
14. The concrete and cement sheet hay barn (unit 5) would be demolished and replaced with a car port to serve units 6 & 7. The car port would be single storey with a shallow mono pitch roof. The car port would be open fronted with vertical larch cladding to the sides and rear under a corrugated grey steel sheet roof.
15. The stone and cement sheet barn (unit 6) would be converted to a 3-bedroom dwelling. Internally the space would be subdivided to create the bedrooms, bathrooms and living space. Externally, new doors and 'crittall' screens would be installed to existing openings and a new door opening installed to the courtyard elevation. The building would be provided with a metal sheet roof.
16. The single storey barn (unit 7) would be partially re-built, converted and extended to a 1-bedroom dwelling. Internally, walls would be demolished and new openings created to facilitate the conversion and a new wall installed to create the bathroom. Externally a single storey extension would be erected to the rear and a new lean-to would be constructed to the south side. The existing openings would be provided with new window and door frames to the courtyard elevation.

RECOMMENDATION:

That the application be REFUSED for the following reason:

- 1. The development would harm the significance of this historic farmstead and its setting contrary to Core Strategy policies GSP3, L1, L3 and HC1 and Development Management policies DMC3, DMC5 and DMC10. The harm when weighed in the planning balance would not be outweighed by other public benefits. The application is therefore contrary to the National Planning Policy Framework.**

Key Issues

17. Whether the proposed development is acceptable in principle.
18. Whether the development could deliver affordable housing on site or make a financial contribution to affordable housing.
19. The impact of the development upon the significance of the farmstead and its setting.
20. The impact of the development upon the landscape.
21. The impact of the development upon highway safety.
22. Whether the development is acceptable in all other respects.

Relevant Planning History

23. 2023: NP/DDD/1222/1591: Planning application for renovation of farmhouse and conversion of derelict farm buildings to provide a total of 7 domestic properties. Withdrawn prior to determination.
24. The above application was withdrawn following written advice from the case Officer and a meeting where issues around the design of the scheme, and lack of supporting information on heritage, bats and financial viability were discussed.

Consultations

25. Town Council – Resolved to raise no objection to the renovation of the existing farmhouse. In the light of the 2023 Bakewell Housing Need Survey Report it is felt that, if approved, a proportion of the other units should be affordable or have the Derbyshire Residency Clause associated with them.
26. Highway Authority – Comments are summarised below.

“The application site is located on Stoney Close which is an unclassified road subject to a 30mph speed limit, which terminates at a cul-de-sac in close proximity to the application site. Bakewell Methodist Juniors School is adjacent to the site, and is also accessed off the cul-de-sac of Stoney Close. The proposed development is considered to be acceptable in principle, however, this Authority would seek improvements to the layout in terms of pedestrian accessibility.

The proposed access road into the site is of an adequate width for the passing of vehicles, however, the proposed planting of tree's along the eastern boundary of the site would obstruct emerging visibility from the main access to the Juniors School into the development, therefore, it is suggested that the proposed trees are removed for a distance of 25m into the site from the school entrance in order to provide adequate levels of visibility from the school vehicular and pedestrian accesses.

Further to the above, it is recommended that a 2m wide footway is provided along the eastern side of the access road which extends to the play area on the opposite side of the road, along with a tactile crossing fronting the play area, to provide a crossing facility for residents of plots 4, 5 and 7 and other users.

Similarly, it is recommended the width of proposed footway from the existing footway on the West / Northwest side of Stoney Close is increased to a minimum of 2m. It would also be beneficial to provide a crossing point in the vicinity of the Juniors School, to provide a formal crossing arrangement for existing residents / school children etc., resulting in betterment to the current situation as there is no formal crossing arrangement nearby the school.

On the basis that the development will remain private, the applicant will need to consult with the relevant refuse collection department to ascertain details of what will be acceptable to them. If it is intended for refuse collection to be undertaken within the site the suitability of the layout for a refuse vehicle to turn in the site in order to enter and exit in a forward gear should be demonstrated by a swept path analysis for a typical refuse collection vehicle. Alternatively, an area of appropriate dimension designated for standing of waste bins on collection days should be demonstrated adjacent to, but not within, the public highway.

Internally, the proposed level of off-street parking provision is sufficient, and there appears to be adequate turning space within the site to enable vehicles to both enter and exit in a forward gear.

Accordingly, before making my formal recommendations I would be obliged if you could ask the applicant to submit revised plans in view of the above comments and in the meantime please hold the application in abeyance until revised plans have been submitted.”

27. Natural England – No objection.

28. PDNPA Policy – Comments are summarised below:

29. On the original submission the following comments were received:

30. It is imperative that a chartered quantity surveyor is employed to determine the costings to ensure that the development costings are accurate. This provides a level of uncertainty that cannot be ignored given the proposal offers no affordable housing on site and questions the viability of the scheme without. There is not enough information to assess the accuracy of the viability appraisal and there are also a number of issues with the assumptions made in the viability appraisal.

31. As submitted, little weight should be given to the viability appraisal. The proposal fails to accord with local plan policies HC1 and DMH6.

32. Following the above comments, a budget estimate for the development prepared by a quantity surveyor was submitted. The viability is discussed further in the following report.

33. PDNPA Conservation Officer – Object to the application. Comments are summarised below:

I would not support the application at this stage as there is insufficient information by which to assess it.

I would also add that the applicant should not view the production of a heritage statement as a tick-box exercise, instead the design proposals should be based on a good understanding of the significance of the buildings. This approach will lead to a much better chance of a successful application. The applicants should be encouraged to read our SPD on conversions, which goes into this in more detail.

In addition to the above, I have some feedback on a couple of things I spotted in the design and access statement.

In the section titled Thermal Upgrading. They state ‘As a conversion of a non-designated heritage asset rather than a listed building or building with[in] a conservation area, there are no exemptions from Building Regulations on thermal performance.’ The document goes on to say that the floors will be fitted with DPMs, concrete floors and PIR insulation, whilst the roofs will also be fitted with PIR insulation.

The above assumption is erroneous. Paragraph 0.14 of Building Regs approved document L Vol 2 (Buildings other than dwellings) states: “The energy efficiency of historic and traditional buildings should be improved only if doing so will not cause long-term deterioration of the building’s fabric or fittings. In particular, this applies to historic and traditional buildings with a vapour permeable construction that both absorbs moisture and readily allow moisture to evaporate. Examples include those built with wattle and daub, cob or stone and constructions using lime render or mortar”

Paragraph 0.16 states “In determining whether full energy efficiency improvements should be made, the building control body should consider the advice of the local authority’s conservation officer.”

In applications for the conversion of traditional buildings, I would expect to see the use of breathable building materials that are compatible with traditional construction.

The use of a radon membrane in a traditional building needs a strong justification, evidenced by in-situ measurements of actual radon levels in the individual buildings. The use of a radon membrane presents risks to the buildings' fabric from the sideways movement of moisture into the walls. The designation of an area as high risk on the government's Radon map is not a sufficient justification for a radon membrane, as radon levels can vary significantly within the 1km grid squares on the map, and even vary between different buildings. Other less harmful methods of radon remediation, such as sumps or positive input ventilation, should be considered before the use of a membrane."

34. The following comments were made on the revised Heritage Statement:

35. *"This document is not sufficient to understand the significance of the buildings, or the impact of the proposed development. If anything, it serves to highlight why the input of a specialist is needed.*

36. *The updated document provides a very basic description and additional photos of each building, but it makes no attempt at identifying the development, phasing, and function of the buildings, and no attempt has been made to describe the significance of the buildings.*

37. *It would be safe to assume that unless the applicant engages with a specialist, we will not receive a satisfactory heritage statement, and we will be unable to make an informed decision on the application. Therefore, the most prudent course of action would be to refuse the application on the grounds of insufficient information."*

38. PDNPA Archaeology – Object to the application and makes the following comment:

"This application triggered an archaeology consultation because the buildings that are the subject of this application form a historic farmstead recorded in the Derbyshire Historic Environment Record and PDNPA Historic Buildings, Sites and Monuments Record.

However, the application contains insufficient information to allow an understanding of the nature, level or extent of the significance of these heritage assets.

The 'Heritage Statement' submitted in support of the current application does not meet the requirements of NPPF. It does not describe the significance of the site and buildings as heritage assets, and formal consultation of the Derbyshire Historic Environment Record and PDNPA Historic Buildings, Sites and Monuments Record does not appear to have taken place. Online sources such as the HER website and heritage gateway may have been used, but these only make a small subset of HER information available and full HER search is required. This generates a unique reference code to be included in assessments and reports, which evidence that formal consultation has taken place. The current heritage statement does not quote such a code and appears to be missing information available in the HER relating to the development of the site.

NPPF para.194 requires that any local planning authorities should require applicants to describe the significance of any heritage assets affected by a development, including the contribution made by their setting in a level of detail proportionate to the significance of the heritage asset and no more than is sufficient to understand the potential impacts of the development on their significance. It requires that as a minimum the relevant Historic Environment Record will have been consulted and the heritage assets assessed using appropriate expertise where necessary.

PDNPA's own policies as set out in the Core Strategy and the Development Management Policies documents also require the submission of appropriate information on significance in support of applications that affect heritage assets.

The NPPF (para.203) also states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application with a balanced judgement having regard to the scale of any harm or loss and the significance of the heritage asset.

Without the required supporting information the Authority is not able to make balanced planning judgement taking into account the significance of the heritage asset and any impact or harm to the significance of the heritage assets.

Therefore, in the first instance I object to this application on the grounds of insufficient information, and request that appropriate supporting information is provided. The application should not be positively determined without this information.”

39. PDNPA Ecology – No objection subject to conditions:

A European Protected Species Mitigation licence (EPSL) issued by Natural England is required in order to allow works to proceed.

The outline Mitigation Strategy detailed within Section 6 of Bat Emergence Surveys and Outline Mitigation Report by Astute Ecology (July 2023) is approved and should be adhered to (Section 6.1 to 6.7).

In addition to the two Vivara Pro WoodStone Bat Boxes (or similar woodcrete made boxes), 2 bat tubes or other suitable integral bat boxes CP and BLE will be installed on the western and southern elevations (details of which should be submitted to PDNPA for approval).

The residual risk of bat roosts being present during works to Buildings B5 and B6 is to be managed by the procedure as detailed within Appendix 1 of the Ecological Appraisal by CBE Consulting (November 2022).

To mitigate for the residual risk of bats being present during works to B2 and B4 the following Precautionary Working Method Statement undertaken by a licenced bat worker should be adhered to.

As detailed within Section 5 of the EA by CBE Consulting, a method statement to protect birds, reptiles and amphibians should be prepared and submitted to the Authority.

Prior to removal, an inspection of the tree should be undertaken by a qualified ecologist to assess the potential for bats and birds, with results and mitigation recommendations submitted to PDNPA.

Ideally, works would take place outside the bird breeding season which lasts from March to August inclusive. If this approach is not possible, pre-works nest checks should be completed to ensure no active nests are present. If breeding was confirmed, works will be postponed until chicks have fledged the nest.

40. PDNPA Tree Officer: No objection to the removal of the Ash tree subject to 3 replacement trees of standard size to be planted in the proposed area.

41. PDNPA Landscape: Makes the following comment:

“There is no landscape plan provided with the application so it is difficult to determine potential landscape effects. For example, how are parking areas and bin stores screened? While I think, subject to other, policies the development may be acceptable in landscape and visual terms, not enough information is provided for me to make a

considered assessment. A detailed landscape plan is required with the application – to determine if the scheme complies with Policy L1.”

Representations

42. The Authority has received 15 letters of representation to date all in objection to the application. It is noted that some letters refer to a potential housing development on adjacent land. The reasons given relative to the current application are summarised below:
43. Objection:
- a. Concern in regard to accuracy of submitted application.
 - b. The farm should be kept as it is.
 - c. There are too many houses being built in and around Bakewell.
 - d. There is too much traffic around the top of Bakewell especially around the schools and local estates.
 - e. The development would increase traffic in the area and past the school.
 - f. Local roads are not suitable for construction traffic and machinery.
 - g. The development would harm the safety of pedestrians, particularly children going to the school.
 - h. Impacts from construction would harm the amenity of local people.
 - i. The land around the farm is a peaceful place for nature and an amazing place to walk through the fields and would be harmed by the development.
 - j. The development would result in the loss of agricultural land.
 - k. The development does not address local need for affordable housing.
 - l. The development would harm wildlife and natural habitats.
 - m. The development would harm the landscape.
 - n. The fields surrounding the farmhouse may be of archaeological interest.
 - o. Drainage for existing properties is inadequate and additional houses would make this worse.
 - p. There have been livestock on the site until recently.
 - q. Impact of the development upon local services.

Main Policies

44. Relevant Core Strategy policies: GSP1, GSP2, GSP3, GSP4, DS1, L1, L2, L3, CC1, CC5 and HC1
45. Relevant Development Management policies: DMC3, DMC5, DMC10, DMC11, DMC12, DMC13, DMC14, DMH7, DMB1, DMT8, DMU1
46. Conversion of Historic Buildings Supplementary Planning Document (SPD)

National Planning Policy Framework

47. The National Planning Policy Framework (NPPF) is a material consideration and carries particular weight where a development plan is absent, silent or relevant policies are out of date.
48. In the National Park the development plan comprises the Authority's Core Strategy (2011) and the 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.

49. Therefore, full weight should be given to policies in the development plan and the application should be determined in accordance with the Authority's policies unless material considerations indicate otherwise.
50. 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.
51. Paragraph 200 states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. It notes that the level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. It advises that as a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.
52. Paragraph 201 states that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
53. Paragraph 203 states that in determining applications account should be taken of desirability of sustain and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation, the positive contribution that conservation can make to sustainable communities and the desirability of new development making a positive contribution to local character and distinctiveness.
54. Paragraph 209 states that the effect of an application on the significance of a non-designated heritage asset should be considered 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.
55. Paragraph 211 states that local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

Peak District National Park Core Strategy

56. Policy GSP1 requires all development to be consistent with the National Park's legal purposes and duty and that the Sandford Principle be applied and the conservation and enhancement of the National Park will be given priority. Policy GSP2 states that opportunities for enhancing the valued characteristics of the National Park will be identified and acted upon. Enhancement proposals must demonstrate that they offer significant overall benefit to the natural beauty, wildlife and cultural heritage of the area.

- 57. Policy GSP3 states that development must respect, conserve and enhance all valued characteristics of the site and buildings subject to the development proposal paying particular attention to (amongst other things) impact on character and setting, scale, siting, landscaping, building materials, design, form, impact upon amenity, highways and mitigating the impact of climate change.
- 58. Policy DS1 states that in the countryside conversion or change of use for housing is acceptable in principle.
- 59. Policies L1, L2 and L3 state that development must conserve and enhance valued landscape character, as identified in the Landscape Strategy and Action Plan, biodiversity and cultural heritage assets.
- 60. Policy CC1 requires all development to make the most efficient and sustainable use of land, buildings and natural resources and to achieve the highest possible standards of carbon reductions and water efficiency.
- 61. Policy HC1. C states that, exceptionally, and in accordance with policies GSP1 and GSP2 new housing will be permitted where it is required in order to achieve conservation and / or enhancement of valued vernacular or listed buildings.

Development Management Policies

- 62. Policy DMC3 sets out detailed criteria for the assessment of siting, design, layout and landscaping.
- 63. Policy DMC5 provides detailed criteria relevant for 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 applications.
- 64. Policy DMC7 provides detailed criteria relating to proposals affected listed buildings and states that;
 - a. Planning applications for development affecting a Listed Building and/or its setting should be determined in accordance with policy DMC5 and clearly demonstrate:
 - (i) how their significance will be preserved;
 - (ii) why the proposed development and related works are desirable or necessary.
 - b. Development will not be permitted if applicants fail to provide adequate or accurate detailed information to show the effect on the significance and architectural and historic interest of the Listed Building and its setting and any curtilage listed features.
 - c. Development will not be permitted if it would:
 - (i) adversely affect the character, scale, proportion, design, detailing of, or materials used in the Listed Building; or
 - (ii) result in the loss of or irreversible change to original features or other features of importance or interest.
 - d. In particular, development will not be permitted if it would directly, indirectly or cumulatively lead to (amongst other things):
 - (i) removal of original walls, stairs, or entrances or subdivision of large interior spaces

- (ii) removal, alteration or unnecessary replacement of structural elements including walls, roof structures, beams and floors.

65. Policies DMC10 sets out detailed criteria for the assessment of proposals to convert heritage assets. Development will be permitted provided that:

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

66. Policies DMC11 and DMC12 set out detailed criteria to secure safeguarding, recording and enhancement of nature conservation interests and conservation of sites, features and species of importance. Policy DMC14 states that development that represents a risk of pollution (including soil, air, light, water, noise or odor pollution will not be permitted unless adequate control measures are put in place to bring pollution within acceptable limits.

67. Policy DMH7 allows for extensions and alterations to dwellings provided that the proposal does not detract from the character, appearance or amenity of the original building, its setting or neighbouring buildings or dominate the dwelling.

68. Policy DMB1 states that all development within Bakewell shall be contained within the development boundary.

69. Policy DMT8 requires off-street parking to be provided for residential development unless it is demonstrated that on-street parking is appropriate. Parking provision should meet the Authority's adopted standards.

70. Policy DMU1 permits new or upgraded service infrastructure for new development provided that it does not adversely affect the valued characteristics of the area and provided that services are provided before commencement of a new land use.

Assessment

Whether the proposed development is acceptable in principle

71. The application site is located outside of the Bakewell development boundary and is therefore in open countryside. Policies DS1 and HC1 allow for the conversion of valued vernacular or listed buildings to market dwellings, in principle, provided that it is demonstrated that the development is required to secure the conservation or enhancement of the building. Policy DMH7 allows for extensions and alterations to existing dwellings.

72. It is accepted that the farmhouse and traditional stone farm buildings together form a historic farmstead. These buildings are not listed or within the designated Bakewell Conservation Area but nevertheless are considered to be non-designated heritage assets by virtue of their architectural, historic and archaeological significance.

73. There are concerns about the level of evidence submitted with the application and whether the stone and cement sheet barn (unit 6) is a building worth of conversion. However, in principle, the conversion of the historic buildings on site to market dwellings would be in accordance with policies DS1 and HC1.
74. The development would deliver more than one additional dwelling and therefore policy HC1 requires the development to address eligible local need for affordable housing unless this is demonstrated to not be financially viable or not needed in the parish or adjoining parishes.
75. The key issues in the determination of this application are therefore firstly, the impact of the proposed development upon the significance of the farmstead, its setting and valued landscape character, having regard to our duty to conserve the special qualities of the National Park and give great weight to the desirability of preserving and enhancing the listed building. And secondly, whether the development can provide affordable housing to meet eligible local need.

The impact of the development upon the significance of the farmstead and its setting within the landscape

76. A revised heritage statement (HS) has been submitted in support of the planning application, however, significant concerns have been raised by the Conservation Officer and the Senior Archaeologist about the HS. In particular that the submitted statement does not meet the requirements of policy DMC5 and the NPPF. In particular the HS does not describe the significance of the site and buildings and formal consultations of historic records has not taken place.
77. The submission of a HS which meets the requirements of policy DMC5 and the NPPF is essential to understand the significance of the buildings and their sensitivity to adaptation and changes to facilitate a new use. In the absence of this it is not possible to understand the significance of the buildings and the impact of the proposed development upon that significance. Officers have raised this issue during the previous planning application (which was withdrawn) and the current application.
78. Notwithstanding the above Officers do have significant concerns about elements of the proposed development and the impact upon the buildings and their setting.
79. Significant extensions are proposed to units 3, 4 and 7 which would affect the form of the buildings and the layout of the range of buildings around the yard. Furthermore, the eaves and ridge height of the two-storey barn (unit 4) would be raised. These extensions would result in harm to the individual buildings and the group.
80. Furthermore, alterations to the buildings are proposed including new window and door openings and the introduction of 'crittall' style windows to the larger openings. In the absence of a suitable HS it is not possible to understand the impact of the alterations but there are concerns about the proposed new openings, particularly to the two-storey barn and the use of 'crittall' style glazing to the large openings which would result in a large amount of glazing to traditionally solid openings and introduce a contemporary industrial rather than agricultural character and appearance.
81. There is also significant concern about the proposal to retain and convert unit 6 and replace unit 5 with a car port. The barn that would become unit 6 is a relatively modern building and despite being faced with stone is not of any architectural or historic significance. The conversion and retention of this building to a dwelling would therefore not be justified under policy HC1 nor required to conserve the farmstead which would be enhanced by the removal of this building.

82. The barns currently front onto the yard and back directly onto the adjacent fields. The proposed development would see the creation of large walled gardens around the barns along with a fenced play area. The creation of these gardens and the use of the land for domestic purposes would severely compromise the setting of the farmstead which would be viewed from nearby vantagepoints and in the wider landscape as being surrounded by gardens along with the planting, lighting and associated domestic activity.
83. The impact of the proposed gardens would be exacerbated by the proposed access. The existing track is a single width 'cart track' which reflects the character of the group. This would need to be upgraded to facilitate any development, however, the application proposes the creation of two access roads one towards the farmhouse and one southward from Stoney Close to provide access to the rear of the site. The access roads would appear as urbanising elements projecting towards the farmstead and fields. The proposed parking would also be around the barns leading to cars being visible around the buildings and wider site.
84. The proposed gardens, access arrangements and parking would seriously erode the setting of the buildings and their historic functional relationship with the adjoining fields.
85. Taken as a whole the development would result in significant harm to the significance of the buildings and their setting contrary to policies GSP3, L1, L3, HC1, DMC3, DMC5 and DMC10 and the adopted Conversions Supplementary Planning Document. The harm identified to the historic farmstead as a non-designated heritage asset must be weighed in the planning balance bearing in mind that great weight must be given to the conservation of cultural heritage in the National Park.

Whether the development could deliver affordable housing on site or make a financial contribution to affordable housing

86. The application is supported by a development appraisal and following comments from the Authority's policy team cost estimates for the development have been carried out by a quantity surveyor.
87. The submitted development appraisal and cost estimates show that after build costs there would likely only be a modest profit for any developer considering the existing use value of the premises. The proposed development with provision of no affordable housing would only be marginally viable. There are some concerns about some of the assumptions made within the appraisal, however, it is considered that given the existing use value of the site and development costs that it would not be viable to deliver affordable housing or make a financial contribution for affordable housing off-site.
88. The application has therefore evidenced that affordable housing cannot be delivered as part of the development. The proposal for all the units to be market housing would therefore be justified in principle in accordance with policy HC1. However, this does not override or outweigh concerns about the impact of the development. There is no evidence to indicate that the proposed development is the only means of securing a viable scheme in terms of design or layout.
89. The application and a number of representations refers to a potential future development for affordable housing on the fields north of the farmstead. There is no planning application on the adjoining site and whether or not this were to come forward in the future the current planning application must be considered on its own merits.

The impact of the development upon highway safety

90. The application proposes off-street parking spaces and turning area which is acceptable in principle from a highway safety perspective. The Highway Authority has been consulted and raises several concerns about details including the width of the footpaths, bin storage, the pedestrian crossing and turning for refuse vehicles.
91. There is sufficient space on site for adequate footpath widths, bin storage and turning if the development was acceptable in principle. Provision of revised plans to show these could be secured by planning conditions.
92. Concerns about increased vehicle movements and impacts upon pedestrian safety are noted. Vehicle movements from the development would be limited and while these would pass the school there would be ample space for pedestrians on footways and the additional traffic therefore would not be likely to harm pedestrian safety.
93. It is therefore concluded that the development would not harm highway safety or the amenity of road users.

Whether the development is acceptable in all other respects

94. The application proposes the conversion of a traditional building to a dwelling. In principle, the re-use of such a building for this purpose is a sustainable form of development. The application states that the development would incorporate high levels of thermal insulation, low energy light fittings and a ground source heat pump to minimise energy consumption. The proposed measures are considered to be acceptable and in accordance with policy CC1. No details of the proposed heat pump have been submitted and therefore this would need to be secured by planning condition.
95. The application is supported by protected species reports. The buildings were surveyed and found a summer day roost for Common Pipistrelle and Brown Long Eared bats. The report concludes that a mitigation class licence will be required from Natural England and recommends mitigation and compensation measures along with a condition to ensure that the Ash tree to be removed is assessed before removal.
96. The impact of the development upon bats is a material consideration as a protected species. The submitted information is sufficient to understand the potential impact of development upon bats and to be confident that the development will not harm the conservation status of identified species. If the development was considered to be acceptable then the impact upon bats would be justified and meet the derogation tests. If permission were granted planning conditions would be recommended to ensure that the development was carried out in accordance with the recommendations of the report and that details of external lighting were controlled.
97. There is no evidence to suggest that the development would harm any birds or other protected species and the development would not harm any designated sites. There are limited opportunities for biodiversity enhancement given the nature of the proposals and the desire to minimise impact upon the building and its setting, however, the development would incorporate additional bat roosts in wall cavities.
98. A single mature Ash tree would need to be removed to facilitate the development. The tree has early signs of Ash dieback and therefore there is no objection to its removal provided that replacement planting is carried out and this can be secured by planning condition.
99. Foul drainage from the development would be to the main sewer. This is acceptable in principle as the most appropriate means of disposal of foul sewerage. The site is outside of the nutrient neutrality catchment. Surface water would need to be disposed of

appropriately and there is sufficient space around the site to deal with this through infiltration to ground.

100. Given the distance from the barn to nearest neighbouring properties there are no concerns that the development would result in any significant harm to the amenity of neighbouring properties. There is also sufficient distance and separation between each proposed dwelling to ensure privacy and light to occupants.

Conclusion

101. The proposed development and associated works would result in a high degree of harm to the significance of the historic farmstead and its setting within the landscape. The harm identified would be less than substantial.
102. In accordance with policies DMC5 and DMC10 and the NPPF the Authority weigh this harm in the planning balance bearing in mind that great weight must be given to the conservation of cultural heritage in the National Park.
103. The development would result in the delivery of market housing, however, in accordance with policy HC5 and the NPPF this is only acceptable in principle if it is required to achieve the conservation or enhancement of the buildings. However, the development would result in significant harm as outlined above.
104. The development would not result in harm to biodiversity, highway safety or amenity. However, these are neutral factors and do not weigh heavily either in favour or against the proposal. The application would otherwise not result in any significant public benefits which could outweigh the harm identified. There is no evidence to indicate that the proposed design is the only means of converting the buildings.
105. There it is therefore 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.

Human Rights

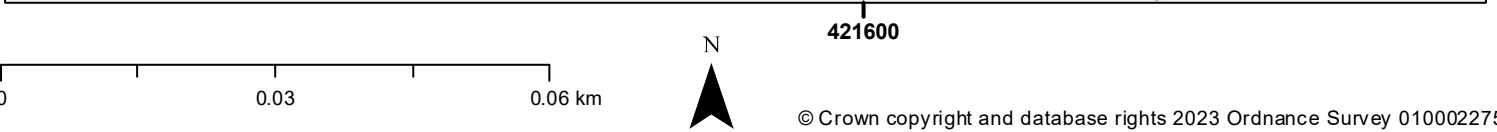
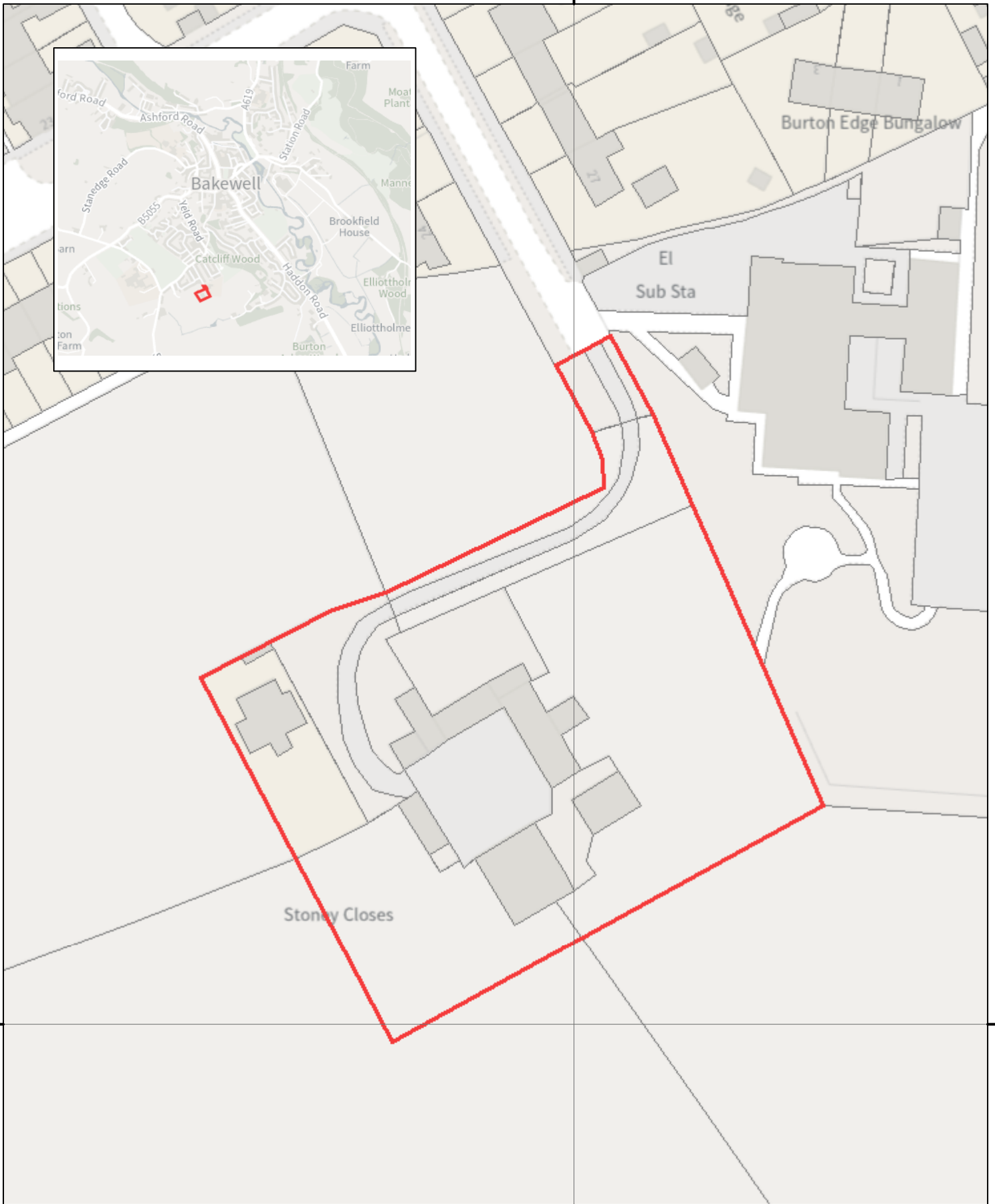
106. Any human rights issues have been considered and addressed in the preparation of this report.

List of Background Papers (not previously published)

107. Nil

Report Author: Adam Maxwell – Development and Enforcement Manager

421600



Stoney Closes Farm, Stoney Close, Bakewell

Item no. 7

Application no. NP/DDD/0823/0891

Committee date: 19/04/2024

Page 47

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8. FULL PLANNING PERMISSION – PROPOSED LOCAL NEEDS DWELLING ON LAND AT POWN STREET, SHEEN (NP/SM/0124/0039, LB)

APPLICANT: MR AND MRS GOODWIN

Summary

1. The application site comprises of the former Staffordshire Knot public house Car Park located in Sheen and the Conservation Area.
2. The applicant has demonstrated an need for affordable housing, however the applicant does not have a local connection as defined by Development Plan policy DMH2.
3. The design of the development on the proposed site would have a negative impact upon the character and appearance, and setting of Sheen and its Conservation Area.
4. The application is recommended for refusal for the reasons set out in the report.

Site and Surroundings

5. The former Staffordshire Knot public house car park is located on the eastern side of Pown Street within the centre of the linear village of Sheen, in the Conservation Area.
6. The application site sits within a cluster of dwellings. Opposite on the west side of the highway is the former Staffordshire Knot public house, a gritstone building with attractive detailing and a range of connected outbuildings. Attached to the northern side of this building are a pair of grade II listed cottages. 'Sheperds Holt' Cottage and 'The Bungalow' cottage are located to the south.
7. Adjacent to north of the site, on the eastern side of Pown Street is also a former car parking area to the Staffordshire Knot. To The south is an agricultural field and the nearest dwelling 'Bermar' located 77 metres to the south.
8. The site, bounded by drystone wall, is a mixture of rough grassland and chatter stone, left unkept over time. The site is open and prominent with a roadside location within the centre of the village and from surrounding vantage points.
9. The application site is identified in the Sheen Conservation Area Appraisal as 'Important Open Space'. The boundary walls to the plot are identified as contributing 'significantly to the character of the area'. Details state the frontages of buildings generally face the road with horizontal emphasis to the form. Buildings are characterised with high solid to void ratio, gables are generally blank, or near blank.

Proposal

10. The application seeks planning permission for one affordable dwelling.
11. The dwelling would be a two storey detached 3 bedroom house with a floorspace of 97m².
12. The dwelling would be double fronted, constructed of stone under a pitched blue clay roof. A porch is proposed on the principal elevation and a double gable projection off the rear. Casement window would be provided through out with a single pair of double-glazed doors located on the rear elevation.
13. Solar panels are proposed to the roof, and an air source heat pump within the garden.

14. The site would be bounded by a 1 metre high drystone wall, with the existing walls retained. Externally, there would be a garden and off-street parking spaces amenity space. A new gated vehicular access point off Pown Street is shown.
15. A landscaping scheme is proposed including the retention of trees along the southern boundary, grassed areas and native hedgerow behind the roadside wall.

RECOMMENDATION:

That the application be REFUSED for the following reasons:

1. **The first occupant of the proposed affordable housing would not satisfy any of the criteria set out by policy DMH2. Therefore there is no proven local need for the proposed affordable housing contrary to Core Strategy policy HC1 and Development Management policies DMH1 and DMH2.**
2. **By virtue of its design, orientation and siting the development would harm the character and appearance of the area and the significance of the Sheen Conservation Area contrary to Core Strategy policies GSP3 and L3 and Development Management policies DMC3, DMC5 and DMC8. The harm to the Conservation Area would be less than substantial but would not be outweighed by any public benefits, therefore the development is contrary to the National Planning Policy Framework.**

Key Issues

16. Whether the proposed development is acceptable in principle.
17. Whether the criteria for new affordable housing is satisfied
18. The impact of the development.
19. Whether the development is acceptable in all other respects.

Relevant Planning History

20. 2019: NP/SM/0819/0884: Planning application for the erection of two semidetached houses. Refused as contrary to HC1, DMH1 and DMH2.
21. 2013: Planning application for the erection of a pair of semidetached dwellings with restricted occupancy. Approved subject to a S106 agreement. The permission was never implemented and has now expired.
22. 2011: NP/SM/1011/1100: Erection of two local needs houses, approved subject entry into a legal agreement with the applicant.

Consultations

23. Sheen Parish Council – Support. Comments stated *‘All councilors are all in agreement to totally support this planning application. We welcome the application by Mr. Goodwin, as he was brought up in the village, and his parents still live here’*.
24. Staffordshire Moorlands District Council – No response to date
25. Highway Authority – Comments summarised below, no objection subject to conditions;

“A new access will be created off Pown Street with proposal for access to be gated. Any gates shall be 5m back from the carriageway and open inwards away from the carriageway. The visibility has been provided as 2m x 43m but for a classified road a

visibility shall be 2.4m x 43m. However, I am satisfied with the proposed visibility for this location. The wall and hedges are proposed at maximum height of 1000mm – these shall be no higher than 900mm for visibility.

Recommendations;

I have no objection subject to the following being secured via conditions:

1 No building shall be occupied until a vehicular access onto Pown Street has been fully constructed, in accordance with a scheme to be approved in writing by the Local Planning Authority.

2 A revised plan to show visibility splay with no obstruction higher than 900mm above carriageway.

3 No dwelling shall be occupied until such time as the associated driveway has been surfaced in a bound material, and sustainably drained.

4 No gates to be allowed within 5 metres of the highway boundary and open inwards away from the highway.”

26. PDNPA Conservation Officer – Object to the application. Comments are summarised below:

27. *“If the principle of a new dwelling house on this site is considered acceptable from a planning perspective, I would make the following comments regarding the details of the proposed development;*

The overall form of the dwelling could have a more horizontal emphasis, with the principal elevation facing the road (rather than side-on to the main road).

It would be more typical – and in-keeping with the vernacular of the National Park – for any projecting 2-storey gable to be positioned at the rear.

The walls should be of coursed, squared (not rubble) gritstone – a sample of the stonework and walling construction should be conditioned.

The Application Form states that the roof will be Staffordshire Blue clay tiles, which would be inkeeping with the traditional vernacular of the settlement. However, the Design and Access Statement (section 2) states that the roof will be slate, which would be non-traditional within Sheen, and unacceptable

The open porch would be a non-traditional feature within the Sheen Conservation Area (and the National Park more generally).

The proposed south elevation is over-fenestrated, resulting a non-traditionally high void-to-solid ratio. As currently oriented this would be clearly visible from the principle route through the settlement and will have a negative impact on the character and appearance of the Sheen Conservation Area, harming its significance.

The large amount of glazing to the 2-storey gable is particularly unsympathetic within this historic settlement, and is contrary to the Authority’s Design Guide, as outlined above.

The Design Guide advises that, “Where large openings are necessary, they should be balanced by a complementary area of solid walling alongside. Getting the correct solid-to-void ratio is crucial, as the effect on the elevation is more far-reaching than the type of windows chosen.”

I would strongly advise that the proposals should be modified to increase the solid-to-void ratio where, for example by removing the proposed French windows to the south elevation gable.

The existing stone boundary wall to the roadside should be retained – it is not entirely clear from the plans that this is the intention.

The proposed hedging along the boundary should be omitted, as this would be not be in keeping with the historic character and appearance of the Sheen Conservation Area.”

28. PDNPA Ecology – No response to date

Representations

29. The Authority has received 16 letters of representation to date, 13 letters of support and 3 letters of general comment in regards to the application. The planning reasons given relative to the current support letters and general comments are summarised below:

30. Support:

- a. Development will enhance and transform the site in comparison to its current state.
- b. Applicant is a local lad and therefore has a local connection
- c. Allow a local person to return to a village
- d. Development is in a prominent position in the village and proposal will be a great addition to sheen
- e. Suitable development for the site which hasn't been used for many years
- f. Proposed development is modest
- g. Proposal in keeping with area
- h. Lack of affordable housing in Sheen
- i. PDNPA previously approved dwellings on the site

31. General Comment:

- a. As proposed the design would mean the top floor windows, rear patio doors, external patio area all face directly towards our house, (main bedroom window) and over our land. The land attached to our house is used by us and is not simply a field. We are therefore concerned as to issues of privacy, esp. in winter when trees are bare. Suggest the dwellings front elevation faces the road to maintain privacy to our property Bermar and also for the proposed property.
- b. The building needs to be turned 180 degrees in keeping with all other buildings in the village that are side on to the road.
- c. As the closest property of the development, if the property was roated, most of our current windows and their windows would look directly into each other. The living room, kitchen and bedrooms would face the front of all our front windows and as the road is narrow the proposed property would be very close. Our bedroom windows are the ground floor windows due to the internal floor being below the road level outside so this would be a massive concern from a privacy point of view. We so also use the picnic table on the front as the rear garden is small so this would also be overlooked. However, no objection to the plans in the current location and orientation.

Main Policies

32. Relevant Core Strategy policies: GSP1, GSP2, GSP3, DS1, L1, L2, L3, CC1 and HC1

33. Relevant Development Management policies: DMH1, DMH2, DMC3, DMC5, DMC8, DMT3, DMT8.

National Planning Policy Framework

34. The National Planning Policy Framework (NPPF) is a material consideration and carries particular weight where a development plan is absent, silent or relevant policies are out of date.
35. In the National Park the development plan comprises the Authority's Core Strategy (2011) and the 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.
36. Therefore, full weight should be given to policies in the development plan and the application should be determined in accordance with the Authority's policies unless material considerations indicate otherwise.
37. 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.

Peak District National Park Core Strategy

38. Policy GSP1 requires all development to be consistent with the National Park's legal purposes and duty and that the Sandford Principle be applied and the conservation and enhancement of the National Park will be given priority. Policy GSP2 states that opportunities for enhancing the valued characteristics of the National Park will be identified and acted upon. Enhancement proposals must demonstrate that they offer significant overall benefit to the natural beauty, wildlife and cultural heritage of the area.
39. Policy GSP3 states that development must respect, conserve and enhance all valued characteristics of the site and buildings subject to the development proposal paying particular attention to (amongst other things) impact on character and setting, scale, siting, landscaping, building materials, design, form, impact upon amenity, highways and mitigating the impact of climate change.
40. Policy DS1 states that in the countryside conversion or change of use for housing is acceptable in principle.
41. Policies L1, L2 and L3 state that development must conserve and enhance valued landscape character, as identified in the Landscape Strategy and Action Plan, biodiversity and cultural heritage assets.
42. Policy CC1 requires all development to make the most efficient and sustainable use of land, buildings and natural resources and to achieve the highest possible standards of carbon reductions and water efficiency.
43. Policy HC1. C states that, exceptionally, new housing can be accepted where it (A) addresses eligible local needs for homes that remain affordable with occupation restricted to local people in perpetuity. and in accordance with policies GSP1 and GSP2 new housing will be permitted where it is required in order to achieve conservation and / or enhancement of valued vernacular or listed buildings.

Development Management Policies

44. Policy DMH1 New affordable housing. Sets out that Affordable housing will be permitted in or on the edge of Core Strategy policy DS1 settlements, either by new build or by conversion; and outside of Core Strategy policy DS1 settlements by conversion or existing buildings provided that:

- (i) There is a proved need for the dwelling(s); and
- (ii) Any new build housing is within the stipulated size thresholds:

Self-building and custom-building housing will be permitted on rural expectation site provided the proved need and be demonstrated and the size thresholds are met.

45. Policy DMH2 First occupation of new affordable housing states that: In all cases, new affordable housing must be first occupied by persons satisfying at least one of the following criteria:

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

46. Policy DMC3 sets out 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.

47. Policy DMC5 provides detailed criteria relevant for 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 applications.

48. DMC8 sets out that application 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.

49. Policy DMT3 requires that a safe access should be provided in a way that does not detract from the character and appearance of the locality and where possible enhances it.

50. Policy DMT8 requires off-street parking to be provided for residential development unless it is demonstrated that on-street parking is appropriate. Parking provision should meet the Authority's adopted standards.

Assessment

Whether the proposed development is acceptable in principle

51. The Authority's long established policy approach for housing is that it is not appropriate to permit new housing simply in response to open market demand to live in its sought-out environment. This reflects Government policy and guidance.

52. In particular, policy HC1 makes it clear that housing will not be permitted unless it is for a specific requirement such as affordable housing to meet eligible local need.
53. Policies DMH1 and DMH2 state that affordable housing can only be permitted when there is a proven need and where housing is within adopted size thresholds. Policy DMH2 requires the first occupants of a new affordable dwelling to have a local qualification and defines what those qualifications are. In this case the criteria set by policy DMH2 (ii) is relevant and states: *“a person (and his or her dependants) not now resident in the Parish but having lived for at least 10 years out of the last 20 years in the Parish or an adjoining Parish inside the National Park, and is currently living in accommodation which is overcrowded or otherwise unsatisfactory”*.
54. In this case the application site, owned by the applicant, located in Sheen, is situated outside of the Bakewell Development boundary but is located within a named settlement set out in DS1 d where there is scope to maintain and improve sustainability and vitality and new build development which will be acceptable for affordable housing in principle. Therefore, subject to other policy requirements, in principle the proposed site is in accordance with DS1.
55. The application states that the applicant and his family live currently in rented accommodation in Bradnop, Staffordshire Moorlands. The applicant was born in Sheen and lived there until the age of 23 when he moved outside of the National Park. The applicant has lived outside of the National Park for the past 18 years.
56. It is acknowledged that the applicant does have a local connection having been born and raised in the village. However, it is clear from the evidence submitted that the applicant as only lived for 2 years out of the last 20 in the Parish (or an adjoining Parish). The applicant therefore does not meet the eligibility criteria set out by policy DMH2 (ii) and there is no evidence that the applicant would meet any of the other criteria.
57. Evidence has been submitted with the application to demonstrate that the applicant has registered with 'Home Options' and that the Local Housing Authority has identified that the applicant is in housing need for a three-bedroom flat or house. It is therefore accepted that the applicant is in need of affordable housing. It is also accepted that the size of the proposed dwelling at 97m² would be appropriate to meet the identified need in accordance with policy DMH1.
58. The applicant does have a local connection and this is accepted. However, the applicant would not meet the eligibility criteria as set out by policy DMH2 (ii). The application is therefore in conflict with this policy and should be refused unless there are material considerations which indicate otherwise.
59. It is acknowledged that the applicant has a local connection and was born and raised in the village and that his parents continue to live in the village. Officers note that the applicant is in housing need and are sympathetic to the circumstances of this case. However, the Authority set out and adopted its definition of eligible local need in the Development Plan. The applicant does not meet these criteria by a significant amount of time. Therefore, there is no material consideration which indicates that planning permission should be granted contrary to adopted policies.
60. It is therefore concluded that the proposed development is contrary to policies HC1, DMH1 and DMH2.

The impact of the development upon the significance of the Conservation Area, site and setting

61. The application site is within the Conservation Area and located in the Sheen Conservation Area Appraisal as 'Important Open Space'.

62. The site is an open piece of land located adjacent to Pown Street, in an area of linear development alongside fairly large fields in Sheen. Clearly visible from the highway and in wider context the site is bounded by gritstone boundary walls along the road edge and around the plot are identified as contributing 'significantly to the character of the area', as described in the appraisal. The roadside boundary walls through the settlement are described as having 'significant impact along almost every road frontage'.
63. In close proximity to the site is a group of domestic buildings, including the listed dwelling adjacent to the Staffordshire Knot Pub on the opposite side of the highway.
64. In general buildings are set back from the road edge, behind gritstone walls. Hedges are less common within the Conservation Area. Development for a single domestic dwelling on the site would not be out of character for its setting, as it is close to existing domestic buildings on the main highway through Sheen. Wider views onto the site and setting would see development within the context of other properties, and would not read as an isolated feature.
65. It is also noted that previous planning applications have been accepted for up to two dwellings on the site, therefore development of this nature for the site is not out of context. As such, there is no objection to the location of the site for a single affordable dwelling within the Conservation Area.
66. The traditional vernacular of the buildings through the settlement is squared, coursed gritstone walls with gritstone dressings, and with Staffordshire blue clay tiles to the roofs. Buildings generally front the road, with some exceptions, and have a horizontal emphasis to the form with low eaves and narrow gables. Windows and doors have a vertical emphasis, and buildings are characterised by their high solid to void ratio. Gables are generally blank or near blank.
67. The amended plans show a single dwelling set back from the highway, orientated so the front façade faces north east. The north western gable will face the highway. A double height gable will project off the rear and a solid porch is proposed on the front elevation. Two sets of double doors were proposed on the rear elevation, this had been amended to one.
68. The orientation of the dwelling raises concern as it would be out of character for Sheen, with the front elevation facing north east, overlooking the remaining car park for the Staffordshire Knott, and not onto the highway. It is noted that there are some properties in the village which face gable on to the road (including recently approved development to the south), however in the vicinity of the site properties generally front towards and have a close relationship with the road. The proposed dwelling also has a vertical emphasis whereas a wider building with a horizontal emphasis would better reflect the character of nearby buildings.
69. As proposed the dwelling would not be well related to the road or existing buildings in this part of Sheen. The building would appear as divorced from the existing built form and not reflective of the character of existing development.
70. Officers have suggested to the applicant the dwelling is orientated so the front elevation fronts the highway, however amended plans show the dwelling orientation has remained with the front elevation facing north east.
71. The rear elevation and gable is emphasised by being over fenestrated. Amended plans show a pair of double-glazed doors located on the gable. Originally, submitted plans showed two sets of glazed double doors on the rear. It is acknowledged that one set of doors has been removed, however the south elevation remains over fenestrated.

72. As currently orientated the rear elevation would be clearly visible from the principle route though the settlement and will have a negative impact on the character and appearance of Sheen Conservation Area, harming its significance.
73. The large amount of glazing to the two-storey gable is particularly unsympathetic within this historic settlement and is contrary to the Authority's Design Guide which advises that considerations for a new build in the National Park should try to maintain a high solid to void ratio, keep the types and number of openings to a minimum and arrange with care, keep the number of openings on gables and rear elevations to a minimum.
74. Initially plans proposed an open porch on the front of the dwelling, a departure from traditional design and could not be supported. Subsequently, the porch has been amended and a solid structure is proposed which raises no objection.
75. Details in the application proposes the materials to be gritstone with Staffordshire blue clay tiles. The gritstone should be coursed, square, but overall alongside the roof materials are in keeping with the traditional vernacular of the settlement.
76. Due to the intervening distance the dwelling would result in no impact upon the setting of the grade II listed cottages.
77. Therefore, whilst the location of the site is acceptable the proposed orientation and design of the dwelling collectively would result in significant changes and a negative impact to a prominent location to the open roadside setting. As such the development would therefore result in harm to the historic character and appearance of the site, its setting, significance of the Conservation Area and landscape character contrary to Policy's DMC3, DMC5, DMC8, DMH7.

The impact of the development on amenity

78. To the south of Pown Street, surrounding the site, there are no adjacent properties. The nearest dwelling is 'Bermar', located 77 metres to the south and have expressed concern in a representation letter regarding the orientation of the dwelling as at present all of the rear windows would overlook onto the property.
79. It is considered that due to the intervening distance the development would not significantly adversely affect 'Bermar'.
80. On the opposite side of the highway. 'The Bungalow' is located approximately 20 metres from the south west corner of the site. The proposed development is to be located beyond the northern curtilage of 'The Bungalow' and therefore will not adversely impact this property.
81. 'Sheperds Holt' cottage located opposite the site on the western side of Pown Street is positioned 18 metres from the north west corner of the dwelling and 15 metres from the edge of the highway and access to the site.
82. 'Sheperds Holt' have raised concern if the proposed dwelling was rotated so the front elevation faces the highway, a loss of privacy would be created as windows would look onto the dwelling and overlook the site.
83. The proposed dwelling is positioned beyond the south elevation of the 'Sheperds Holt', not located directly opposite one another. The intervening distance from the front elevation of 'Sheperds Holt' and western gable of the proposed dwelling is 18 metres. It is acknowledged that the amenity area is parallel to one another but separated by the highway.

84. Therefore, it is considered that as the proposed dwelling and 'Sheperd Holt' cottage is off set from one another, separated by the highway and with 18 metres intervening distance, the proposal would not result in significantly adverse amenity issues upon 'Sheperds Holt'.
85. Again, due to the intervening distance the dwelling would result in little impact upon the site and setting of the adjoining listed buildings on the Staffordshire Knot building.
86. On balance, due to intervening distances and the proposed location and orientation would not result in amenity issues in accordance with DMC3 and DMH7.
87. Furthermore, the development would not result in amenity issues upon the setting and its wider enjoyment of the area as it would be located within a group of residential properties.

The impact of the development on Highways safety

88. The application proposes two off street parking spaces and a turning area within the site which is to be accessed from the highway by a single pair of double gates alongside a personnel gate set back from the highway. The highways Authority has been consulted and is satisfied with the proposed visibility for this location, but have recommended that the boundary walls and hedges shall be no higher than 900mm for visibility above the carriageway, and a revised plan to show visibility splay is provided.
89. The highways Authority have also proposed other conditions to ensure suitable materials for the driveway surface, boundary gates to open inwards from highway and set back 5 metres from the highway and the dwelling should not be occupied until vehicular access has been fully constructed. These conditions are reasonable and necessary.
90. It is therefore concluded that the proposed scheme would not harm highway safety or the amenity of road users and is in accordance with DMT3 and DMT8.

Whether the development is acceptable in all other respects

91. The Application proposes a new local needs dwelling. To ensure the building is a sustainable form of development plans show solar panels are shown on the rear (south), and east and west elevation of the rear gable. The application states the building would incorporate high levels of thermal insulation, low energy light fittings and an air source heat pump to minimise energy consumption. Low water use fittings for taps and sanitary ware will also be used throughout and all construction materials are to be locally sourced and have low environmental impact. The proposed measures are considered to be acceptable and in accordance with policy CC1.
92. Foul drainage from the development would be treated by connecting into the existing sewer in the road. This is considered to be acceptable as the dwelling will be located alongside a small group of other residential dwellings that will use the existing drainage system.
93. The site has a low value for biodiversity. There is no evidence to suggest that the development would harm any birds or other protected species. 4 existing boundary trees are to be retained. A bat access tile is proposed to the house ridge alongside swallow cups at eaves level and a bat box attached to a tree. The application was submitted before the Biodiversity Net Gain regulations took effect however, if permission were granted a planning condition could be imposed to require agreement and implementation of proposed enhancement measures.

Conclusion

94. The application provides evidence that the applicant is in housing need, and it is acknowledged that the applicant has a local connection. However, the applicant does not meet any of the criteria set by policy DMH2 (ii) and therefore does not have an eligible local need for affordable housing within the National Park.
95. Furthermore, the proposed amended design and orientation of the dwelling on the site would result in harm to the character and appearance of the area and the significance of the Conservation Area. There are no public benefits that would outweigh the harm identified.
96. The development would not harm amenity, highways safety or biodiversity. However, these considerations do not weigh heavily either in favour or against the development.
97. The proposal is contrary to relevant development plan policies. There are no material considerations that indicate that permission should be otherwise granted and accordingly the application is recommended for refusal.

Human Rights

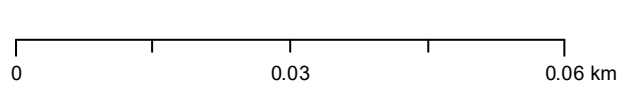
98. Any human rights issues have been considered and addressed in the preparation of this report.

List of Background Papers (not previously published)

99. Nil

Report Author: Laura Buckley – Assistant Planner – South Area

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Land at Pown Street, Sheen

Item no. 8
 Application no. NP/SM/0124/0039
 Committee date: 19/04/2024

Page 64
 Scale: 1:827 at A4 pagesize
 Map centre grid ref: 411,095 361,078



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9. FULL APPLICATION – REPAIR AND CONVERSION OF BARNs INTO TWO C3 DWELLINGS / HOLIDAY LETS AT GREEN FARM CHURCH BARNs, WEADDOW LANE, MIDDLETON BY YOULGRAVE (NP/DDD/1123/1337/PM)

APPLICANT: ANDREW AND RACHAEL SEATON

Summary

1. The application seeks planning permission to convert curtilage listed barns and outbuildings to residential use either as a market dwelling or as holiday lets at Green Farm Church Barns, Middleton by Youlgrave. As the buildings are curtilage listed there is an associated application for listed building consent.
2. The report concludes that the proposed use is acceptable in principle and that the proposed scheme will overall conserve the character and significance of the heritage assets.
3. Whilst the proposed conversion will result in some harm to the character and significance of the heritage assets, this is considered to be outweighed by the public benefit of the heritage assets being restored and brought back into active use. The report also concludes that it would not be viable for the development to deliver affordable housing.
4. The proposal subject to conditions is acceptable in terms of the impact upon landscape character, archaeology, residential amenity, protected species, highway safety and climate change mitigation.
5. The proposal is considered to be in accordance with the policies of the development plan and the NPPF and is recommended for approval subject to conditions.

Site and Surroundings

6. The application site is located within the centre of the village of Middleton by Youlgrave and located within the Middleton by Youlgrave conservation area.
7. The site comprises two barns and two outbuildings. The barns are referred to as North Barn and South Barn and the outbuildings as Outbuilding A and Outbuilding B.
8. The buildings are curtilage listed by virtue of their historic relationship with Green Farmhouse, a grade II listed building located 15 metres to the north of North Barn. The buildings subject to this application are still considered to form part of the listing despite the ownership and land boundaries being severed many years ago.
9. North Barn is a traditional two storey barn with a dual pitched tile roof and linear form. The roof is asymmetric with a catslide on the rear roof slope. To the east is a single storey element. The walls are limestone and the window surrounds are gritstone. The roof is stone slate and the timbers are exposed on the inside.
10. South Barn is a traditional barn with a linear form. Two thirds of the barn are two storey with an external stair to the south. The remaining third is single storey and is at the northern end of the building. The walls are limestone and the window surrounds are gritstone. The roof is blue tile.

11. Outbuilding A sits opposite South Barn and Outbuilding B is south of that. Both are single storey limestone buildings with gritstone detailing. Outbuilding A has a blue tile roof and outbuilding B has a Welsh Slate roof. All of the buildings have been in agricultural use. Internally the buildings contain some subdivision and the remnants of agricultural use.
12. To the north and north east of the site are residential properties (Church Barn, Green Farmhouse and Dale Cottage). To the south and south east of the site are modern agricultural buildings associated with Tor Farm. To the west of the site is the St Michael and All Angel's Chapel, a non-designated heritage asset recorded on the Derbyshire Historic Environment Record.
13. The site is accessed by a private drive from Weaddow Lane. There are no public footpaths in the immediate vicinity.

Proposal

14. The application seeks full planning permission for the repair and conversion of the curtilage listed barns into two C3 dwellings / holiday lets. The converted north barn would form a three-bedroom property with both ground floor and first floor of the barn being converted to residential accommodation. The converted south barn would form a two-bedroom property with the ground floor of the barn converted to residential accommodation with the first floor of the barn left as a loft for bats.
15. It is proposed that outbuilding A would be used as a residential annexe ancillary to south barn. It is proposed that outbuilding B would be used as an office / storage building ancillary to south barn.

RECOMMENDATION:

16. **That the application is APPROVED subject to the following conditions:**
 1. **Standard time limit**
 2. **Carry out in accordance with specified approved plans and documents**
 3. **No works shall take place until a Written Scheme of Investigation for a scheme of a programme of level 3 building recording has been submitted to and approved in writing by the National Park Authority.**
 4. **No works shall take place until a Written Scheme of Investigation for a scheme of archaeological monitoring has been submitted to and approved in writing by the National Park Authority.**
 5. **Converted outbuildings A and B to remain ancillary to the residential use of South Barn. South Barn and the ancillary accommodation shall be maintained as a single planning unit.**
 6. **Removal of permitted development rights relating to extensions, porches, ancillary buildings, satellite antenna, solar pv panels, gates, fences, walls or other means of boundary enclosure.**
 7. **A methodology including proposed mortar mix and finish for any rebuilding of the existing elevations to be submitted and approved in writing by the National Park Authority. Once approved, a sample panel of rebuilt wall shall be made available for inspection on site.**

- 8. Precise details of windows, doors and shutters including design, material, finish and colour to be submitted to and approved in writing by the National Park Authority.**
- 9. Details of new rainwater goods to be submitted to and approved in writing by the National Park Authority.**
- 10. Details of any new external vents to be submitted to and approved in writing by the National Park Authority.**
- 11. All pipework, other than rainwater goods, shall be completely internal within the building.**
- 12. Any service lines associated with development should be placed underground.**
- 13. Mitigation and compensation enhancements presented within the bat and bird survey report to be implemented in full.**
- 14. Provision of a bird compensation and enhancement strategy for barn swallow to be submitted to and approved in writing by the National Park Authority.**
- 15. Pre-works bird nest checks shall be carried out on the barn by a suitably qualified ecologist prior to any works taking place within the bird breeding season (March to August inclusive). If active bird nests are present works must cease until chicks have fledged the nest.**
- 16. Tree protection measures within submitted tree report to be carried out in full.**
- 17. Landscaping plan including details of soft and hard landscaping and replacement trees to be submitted to and approved in writing by the National Park Authority. Replacement trees shall be planted in the approved locations in the first planting season following discharge of the condition by the National Park Authority. If within 5 years of planting, the tree(s) die or become seriously damaged or diseased, then they shall be replaced in the next planting season by trees of similar size and species and in a similar location, unless otherwise agreed in writing by the National Park Authority.**
- 18. Air source heat pumps shall be installed and operational before the completion or first occupation of each approved dwelling. The air source heat pumps shall not be installed other than in complete accordance with a detailed scheme which shall have first been submitted to and approved in writing by the National Park Authority.**
- 19. Development hereby permitted not to be brought into use until the parking and turning areas have been provided in accordance with the approved plans. The parking and turning areas shall thereafter be retained unobstructed as parking and turning areas for the life of the development.**
- 20. Development hereby permitted not to be brought into use until the access drive has been surfaced in a bound material for a minimum distance of 5 metres from the rear of the carriageway edge.**

Key Issues

17. Whether the development is acceptable in principle; Whether the development would conserve and enhance the character and significance of the heritage asset; The impact upon archaeology; The impact upon setting including conservation area and landscape character; The impact upon residential amenities; The impact upon protected species; The impact upon highway safety and Climate change mitigation.

History

18. 2014 – Planning permission and listed building consent granted for “Conversion of two existing redundant agricultural barns to residential and ancillary use”. (application references NP/DDD/0314/0333 and NP/DDD/0314/0334). Consents not implemented.

Consultations

19. PDNPA Archaeology – The submitted archaeological desk-based assessment (DBA) meets the requirements of NPPF, describing the archaeological significance of the site and has consulted the Derbyshire HER and PDNPA HBSMR. The groundworks associated with the development including to the floor levels within the barns and all external groundworks (including but not limited to drainage, services, access routes, parking areas, paving, paths and patios, new wall foundations etc.) are within areas of the site that have been previously developed or disturbed to a degree, but do still have the potential to encounter, disturb, damage or destroy belowground archaeological remains and features related to the development and occupation of Middleton by Youlgrave from the Roman period onwards. This would result in harm to the archaeological interest of the site, but this is likely to be relatively minor in scale given that the areas with greatest archaeological potential will be undisturbed. Therefore, with respect to the archaeological interest and significance of the site, a balanced planning decision is required that has regard to the significance and scale of harm identified above in accordance with NPPF para.209. Should the planning balance be favourable then then a conditioned programme of archaeological monitoring is required to mitigate the harm identified above.
20. PDNPA Ecology – No objection subject to conditions to require bat mitigation measures and lighting strategy outlined in bat survey to be secured, and to require submission of a bird compensation and enhancement strategy for barn swallow and other birds to be submitted to the authority for approval.
21. PDNPA Arboriculture – No objection subject to conditions to require the recommendations of the submitted tree survey to be implemented and to require submission of a detailed landscaping scheme with details of replacement tree planting.
22. PDNPA Built Environment (Conservation) – Initial response: *“Overall I am supportive of the principal of conversion, but at present the level of rebuilding required has the potential to cause serious harm to the buildings. Less intrusive options should be explored. Additionally, the current design would adversely impact the character and significance of the buildings, and the contribution they make to the listed farmhouse. This is contrary to PDNPA policies DMC5, DMC7 and DMC10.”*
23. Comment on amended plans *“The amended plans are a significant improvement on the initial proposals. It is also useful to know that the north barn can be repaired without substantial rebuilding. However, the cumulative impact of the conversions, air-source heat pumps, landscaping and wood-burner flues would still adversely affect the character of the building group, contrary to policy DMC10. On that basis I would*

recommend refusal. However, if the flues were removed (and the south barn's west elevation altered) I would be minded to support the application."

24. Natural England – No response received.

25. Derbyshire Dales District Council – No response received.

26. Derbyshire County Council Highways – No objection.

27. Middleton & Smerill Parish Council – *"supports this application that will see 4 derelict structures given new life and be externally restored to their former glory. Whilst Council is disappointed that these will be holiday lets, it understands the impossibility to meet affordable requirements in restoration projects and notes that the units created will not take from existing housing stock which needs to remain in full time occupation to keep the village alive. The preservation of the buildings, adaptations to keep the bat population and green screening to address privacy fit with Council's environmental and heritage objectives."*

Representations

28. Four letters of objection have been received from members of the public. They were submitted under the associated listed building consent application (ref NP/DDD/1123/1336) but as they relate to issues considered by the planning application rather than the listed building consent application they will be considered here. One of the objection letters received is from the occupiers of neighbouring Dale Cottage. The other three objection letters are from members of the public who reside outside of Middleton by Youlgrave. The following concerns have been raised:

- Concern about loss of privacy to occupiers of Dale Cottage due to overlooking from application site and specifically grassed area to the east of the South Barn. The application site is in an elevated position compared with the rear garden of Dale Cottage.
- Concern that potential for use as a holiday let will lead to a constant turnover of different occupiers using amenity space to the east of South Barn.
- Regret that the proposed residential units could become holiday lets rather than long term rental properties for local people or incomers.
- Middleton does not need more holiday cottages or "luxury" houses being built.
- Concern about harm to wildlife currently using the barn for roosting / nesting (birds and bats), in particular compatibility between converted ground floor in south barn and retained bat roost at first floor level in south barn.

Main Policies

29. Core Strategy: GSP1, GSP2, GSP3, DS1, L1, L2, L3, HC1, CC1

30. Development Management Policies: DM1, DMC3, DMC5, DMC7, DMC8, DMC10, DMC11, DMT3.

National Planning Policy Framework (NPPF)

31. In the National Park the development plan comprises the Authority's Core Strategy 2011 and Development Management Policies (adopted May 2019) in the Development Plan provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. It is considered that in this case there is no significant conflict between prevailing policies in the Development Plan and more recent Government guidance in the NPPF.

32. Paragraph 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.

Core Strategy

33. GSP1, GSP2 - Securing National Park Purposes and sustainable development & Enhancing the National Park. These policies jointly seek to secure national park legal purposes and duties through the conservation and enhancement of the National Park's landscape and its natural and heritage assets.
34. GSP3 sets out development management principles and states that all development must respect, conserve and enhance all valued characteristics of the site and buildings, paying particular attention to, amongst other elements, impact on the character and setting of buildings, scale of the development appropriate to the character and appearance of the National Park, design in accordance with the National Park Authority Design Guide and impact on living conditions of communities.
35. DS1 - Development Strategy. Sets out the forms of development that are acceptable in principle in all settlements and in the countryside outside of the Natural Zone.
36. L1 identifies that development must conserve and enhance valued landscape character and valued characteristics, and other than in exceptional circumstances, proposals in the Natural Zone will not be permitted.
37. L2 – Development must conserve and enhance sites, features or species of biodiversity importance and their setting and development likely to have an adverse impact on any of the above, that have statutory designation or are of international or national importance for their biodiversity, will not be permitted other than in exceptional circumstances.
38. L3 requires that development must conserve and where appropriate enhance or reveal significance of archaeological, artistic or historic asset and their setting, including statutory designation and other heritage assets of international, national, regional or local importance or special interest.
39. HC1 – New Housing – Sets out the situations where, exceptionally, new housing (whether newly built or from re-use of an existing building) can be accepted.
40. CC1 states 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

41. DM1 - When considering development proposals, the National Park Authority will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (2012). It will work proactively with applicants to find solutions that are consistent with National Park purposes: (i) to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park; and (ii) to promote opportunities for the understanding and enjoyment of the valued characteristics of the National Park.

- 42. 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.
- 43. DMC5 - Assesses the impact of development on designated and non-designated heritage assets and their settings.
- 44. DMC7 – Development affecting listed buildings and / or its setting should demonstrate how their significance will be preserved and why the proposed development and related works are desirable or necessary.
- 45. DMC8 - Applications for development within a Conservation Area, should assess and clearly demonstrate how the character or appearance and significance of the Conservation Area will be preserved or enhanced.
- 46. DMC10 –addresses conversion of heritage assets, permitting this where the new use would conserve its character and significance, and where the new use and associated infrastructure conserve the asset, its setting, and valued landscape character. It also notes that new uses or curtilages should not be visually intrusive in the landscape or have an adverse impact on tranquillity, dark skies, or other valued characteristics.
- 47. DMC11 Safeguarding, recording and enhancing nature conservation interests. Proposals should aim to achieve net gains to biodiversity or geodiversity as a result of development. Details of appropriate safeguards and enhancement measures for a site, feature or species of nature conservation importance must be provided in line with the Biodiversity Action Plan. For all sites, features and species development proposals must consider amongst other things, the setting of the development in relation to other features of importance, historical and cultural.
- 48. DMT3 - a safe vehicular 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 Documents

- 49. Peak District National Park Authority Design Guide (2007): The Design Guide states that, when considering a conversion, the building in question should be of sufficient historic or architectural merit to warrant its conversion. Factors such as location, size and character of the building and its means of access will all be assessed. The guiding principle behind the design of any conversion should be that the character of the original building and its setting should be respected and retained.
- 50. Peak District National Park Conversion of Traditional Buildings SPD (2022): The SPD provides detailed guidance on the principles to be considered when proposing the conversion of traditional buildings. This is set out as 6 key principles: 1. Understanding the building and its setting 2. Working with the existing form and character 3. Following a conservation approach 4. Creating responsive new design 5. Using appropriate materials and detailing. 6. Conserving and enhancing the setting.

Assessment

Principle of the development

51. In terms of the principle of the development, the Authority's adopted policies do not allow new housing in the National Park unless there are exceptional circumstances. With regards to the principle of residential use, policy HC1(C)I of the Core Strategy states that exceptionally new housing can be accepted where, in accordance with core policies GSP1 and GSP2, it is required in order to achieve conservation and/or enhancement of valued vernacular or listed buildings.
52. The key judgment in determining whether the proposal is acceptable in principle is whether the building is a valued vernacular building of sufficient architectural merit or historic interest to allow for an open market residential unit on an exceptional basis as permitted by policy HC1 part C, and whether the proposed scheme would conserve and or enhance the character and significance of the heritage asset.
53. The buildings are heritage assets being curtilage listed in association with the Grade II listed Green Farmhouse. As a group the barns and outbuildings the buildings contribute towards the significance of the listed farmhouse, providing historical and evidential value, illustrating the farm building's principal function and the development of the farm. The buildings also contribute aesthetically to the farm house and to the wider conservation area, although this contribution is very localised.
54. In addition, the proposed development has to conserve and enhance the heritage asset and its setting. The assessment below concludes that on balance the proposed development would conserve the character and significance of the building and its setting and therefore the principle of open market dwellings as part of the scheme is acceptable in principle in accordance with policy HC1 part C.
55. Core Strategy policy HC1C requires that any scheme that is capable of providing more than one dwelling will be required to restrict occupation of additional units to those with a local qualification and housing need unless viability prevents this.
56. A viability statement has been included within the submitted planning statement. This concludes that it would not be viable for either of the residential units to be affordable, the investment required to bring the buildings into a good stage of repair where they have a sustainable future use will exceed the value at which it would be viable for one unit to be affordable.
57. Officers agree with the findings of the viability assessment that the amount of specialist work needed to be undertaken to a standard commensurate with a designated heritage asset it is likely to mean that requiring a contribution to affordable housing provision would make the scheme unviable. The key issue therefore is whether the development would secure the conservation and enhancement of the heritage assets.

The impact upon the character and significance of the heritage asset and its setting within the conservation area

58. Policy DMC10 relating to conversion of a heritage asset requires that works to the building to facilitate conversion conserve and or enhance the character and significance of the heritage asset.
59. The scheme has been amended following advice from Authority's Conservation Officer.

60. The boskins within the North Barn are now to be retained and incorporated into the conversion scheme. These are significant early features of the barn and their loss would harm the significance of the buildings and their contribution to the significance of the listed farmhouse.
61. The existing stone floors within the barns are now to be lifted, recorded and re-laid in the same position after the insulated floor has been inserted. Stone floors are rare and significant features where they survive in cow houses, as they were typically removed in the 20th century due to dairy hygiene regulations. Their loss would have harmed the significance of the buildings.
62. It is proposed that most of the openings will have fully glazed windows and doors. Although most have disappeared, historically the barns had solid doors to the ground floor and solid shutters to the haylofts. The proposal has been amended with a greater number of boarded doors and shutters (with glazed doors and windows behind) to retain the agricultural character of the buildings to a greater degree.
63. The proposed scheme has been amended to reduce the subdivision of the former farmyard, however the proposed fencing, walling, planting and car parking areas introduced will have an impact upon the agricultural character of the building group.
64. The Authority's Conservation Officer has requested that the proposed flues be removed from the scheme. The conservation officer argues that the cumulative impact of both flues and air source heat pumps result in a greater level of domestication of the character of the barns than would result with either the flues or the air source heat pumps rather than both. On the basis of the cumulative impact of both eroding the agricultural character of the barns, the objection from the authority's conservation officer to the scheme remains.
65. Harm to the character and significance of the curtilage listed buildings needs to be balanced against the public benefits arising from the scheme of securing a long term viable and active use for the barns which are in a state of disrepair, are not suitable for modern agricultural use and are in danger of being lost if a new use is not secured for them.
66. Overall, it is considered that the amended scheme has reduced the level of harm to the character and significance of the curtilage listed buildings and the listed farmhouse itself to less than substantial harm. Less than substantial is a broad category of harm, with the harm being towards the middle end of the scale (curtilage listed buildings) and lower end of the scale (listed farmhouse). On balance, it is considered that this level of harm is outweighed by the public benefits of the scheme outlined above.
67. It is intended to remove permitted development rights from the converted building to allow future control over the extension and alterations to the building and erection of outbuildings within the curtilage.
68. Overall, the scheme is considered to be in accordance with policies DMC3, DMC5, DMC10 and L3.

The Impact upon archaeology

69. An archaeological desk-based assessment has been submitted with the application. This concludes that given the site's location in the core of the medieval village of Middleton by Youlgrave, and in close proximity to groups of earlier Roman and Anglo-Saxon finds, that the site has archaeological potential. Archaeological finds from the

medieval or earlier would be significant in a Peak District context and therefore of at least regional significance.

70. The Authority's Archaeologist concurs with the conclusions of the archaeological desk-based assessment.
71. The groundworks associated with the development are within areas of the site that have been previously developed or disturbed to a degree, but do still have the potential to encounter, disturbed, damage or destroy belowground archaeological remains and features related to the development and occupation of Middleton by Youlgrave from the Roman period onwards.
72. As such a condition requiring a programme of archaeological monitoring is considered necessary.

The impact upon setting including conservation area and landscape character.

73. The proposed conversions would retain the farm building group, which is important in the centre of the village and the designated Conservation Area.
74. The buildings proposed for conversion are located within the village and the site is surrounded by other forms of built development. Therefore, whilst the proposed conversion scheme would cause some harm to the immediate setting of the barns, the creation of domestic curtilages would not cause harm to the wider conservation area or the landscape character of the national park.
75. The trees on the site are protected by virtue of being within the conservation area. A tree survey has been submitted with the application. This identifies that 3 No. trees and 1 No. group of trees would need to be removed in order to accommodate the proposed development. The removal of the 3 No. trees has already been approved by the authority by a separate notice in 2023. Works to a number of other trees on the site are also proposed within the tree survey. The authority's tree officer has raised no objection to the proposed tree removal and works subject to a condition requiring submission of a detailed landscaping scheme including details of replacement tree planting.
76. The proposal is considered to accord with policies L1, L3 and DMC8 in this regard.

Impact upon Residential Amenities

77. It is considered that the quantum of proposed development on the site (the creation of 2 residential units) could be accommodated without causing harm to the residential amenity of existing neighbouring occupiers and also ensuring a reasonable level of residential amenity for the future occupiers of the proposed dwellings.
78. The objection letters received raising concern about the impact of the proposed scheme upon the residential amenity of the occupiers of Dale Cottage have been considered.
79. Whilst it is acknowledged that occupiers of Dale Cottage will experience a change from the current situation of a disused farmstead to the rear of the property to that of a residential rear garden. This change however is not considered to result in a material loss of amenity for the occupiers of Dale Cottage. The application site is at an elevated level and therefore views into the rear garden of Dale Cottage are possible from the application site although these views will be reduced by the proposed planting. Dale Cottage itself is located approximately 25 metres away from the site boundary and views

of the rear elevation of Dale Cottage would not be visible from the converted barns themselves.

Impact upon Protected Species

80. The submitted Bat & Bird Survey concludes that all four buildings provide a suitable environment for roosting bats. The report identifies that roosting bats were only found in the roof of the south barn, where a Natterer's maternity roost and a brown long-eared day roost were present.
81. Additionally, high levels of foraging and commuting by bats along the peripherals of the site was observed during the nocturnal surveys.
82. By way of mitigation, the upper storey of the south barn does not form part of the conversion scheme and will be left as a loft void for bats. Two ridge access tiles will be fitted to allow bats access inside the loft. A bat box is proposed to be installed within the loft. Ceiling lights that may cause back spill inside the loft will not be used.
83. The Authority's Ecologist considers that the survey, conclusions and proposed mitigation are appropriate.
84. With regard to the potential impact upon birds, evidence of bird nesting was discovered in all of the buildings. The Bat & Bird Survey does not suggest specific mitigation for birds and therefore the authority's ecologist has requested a condition requiring submission of a bird compensation and enhancement strategy for barn swallow and other birds to be approved by the authority to ensure that the loss of nesting areas within the buildings is appropriately mitigated.
85. Subject to these measures, the proposal is in accordance with policies L2 and DMC11.

Impact upon Highway Safety

86. An existing vehicular access from the public highway would be utilised to serve the development.
87. The submitted plans have demonstrated to the highway authority that there is sufficient width and visibility for the intensification of use proposed without causing harm to highway safety.
88. As such, the highway authority has raised no objection to the proposal, which is considered to be in accordance with policy DMT3.

Climate Change Mitigation

89. A detailed climate change mitigation statement has been submitted with the application.
90. The thermal performance of the existing barns will be improved by insulating the floor and roof thereby reducing the need for energy.
91. Lower temperature heating systems will be installed to the scheme when compared to a traditional central heating system and low energy LED light fittings are to be used throughout thereby ensuring that where energy does need to be used it is used more efficiently.

92. Additionally, air source heat pumps are proposed to be installed to serve each converted barn thereby ensuring that energy used is in part generated by low carbon / renewable means. Due to the scale of the development proposed it is considered reasonable to use a condition that these are installed prior to the dwellings being occupied.
93. The proposals set out are considered to work towards climate change mitigation and accord with policy CC1.

Conclusion

94. It is considered that the proposed development conserves the designated heritage assets and their setting within the conservation area, giving the redundant agricultural buildings a beneficial use.
95. Accordingly, the public benefits of the proposed scheme are considered to outweigh the less than substantial harm to the character and significance of the heritage assets.
96. The report also concludes that the scheme would not be viable enough to support the provision of affordable housing.
97. Subject to adoption of the amended plans and conditions, it is considered that the proposed development complies with the Authority's adopted policies and with the NPPF.
98. Having considered all material considerations and the issues raised in representations, we conclude that the proposed development is acceptable for the reasons set out above. The application is therefore recommended for approval.

Human Rights

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

List of Background Papers (not previously published)

99. Nil
100. Report Author: Peter Mansbridge - Planner - South Area.

419600

LB

Rutland House

The Forge

Forge Cottage

Smithy Cottage

Tor Farm

Torr Barn

Green Farm

Church Barn

Dale Cottage

PW

PC

209.6m

419600

N

0 0.03 0.06 km

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Green Farm, Church Barns, Weadow Lane, Middleton-by-Youlgrave

Item no. 9 & 10

Application no. NP/DDD/1123/1337 & NP/DDD/1123/1336

Committee date: 19/04/2024

Page 75 Scale: 1:827 at A4 pagesize

Map centre grid ref: 419,609 363,135


**PEAK
DISTRICT**
NATIONAL
PARK

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10. LISTED BUILDING CONSENT – REPAIR AND CONVERSION OF BARNs INTO TWO C3 DWELLINGS / HOLIDAY LETS AT GREEN FARM CHURCH BARNs, WEADDOw LANE, MIDDLETON BY YOuLGRAVE (NP/DDD/1123/1336/PM)

APPLICANT: ANDREW AND RACHAEL SEATON

Summary

1. The application seeks listed building consent to convert curtilage listed barns and outbuildings to residential use either as a market dwelling or as holiday lets at Green Farm Church Barns, Middleton by Youlgrave. There is an associated application for planning permission.
2. The report concludes that the proposed scheme will overall conserve the character and significance of the heritage assets.
3. Whilst the proposed conversion will result in some harm to the character and significance of the heritage assets, this is considered to be outweighed by the public benefit of the heritage assets being restored and brought back into active use.
4. The proposal subject to conditions is acceptable in terms of the impact upon protected species.
5. The proposal is considered to be in accordance with the policies of the development plan and the NPPF and is recommended for approval subject to conditions.

Site and Surroundings

6. The application site is located within the centre of the village of Middleton by Youlgrave and located within the Middleton by Youlgrave conservation area.
7. The site comprises two barns and two outbuildings. The barns are referred to as North Barn and South Barn and the outbuildings as Outbuilding A and Outbuilding B.
8. The buildings are curtilage listed by virtue of their historic relationship with Green Farmhouse, a grade II listed building located 15 metres to the north of North Barn. The buildings subject to this application are still considered to form part of the listing despite the ownership and land boundaries being severed many years ago.
9. North Barn is a traditional two storey barn with a dual pitched tile roof and linear form. The roof is asymmetric with a catslide on the rear roof slope. To the east is a single storey element. The walls are limestone and the window surrounds are gritstone. The roof is stone slate and the timbers are exposed on the inside.
10. South Barn is a traditional barn with a linear form. Two thirds of the barn are two storey with an external stair to the south. The remaining third is single storey and is at the northern end of the building. The walls are limestone and the window surrounds are gritstone. The roof is blue tile.
11. Outbuilding A sits opposite South Barn and Outbuilding B is south of that. Both are single storey limestone buildings with gritstone detailing. Outbuilding A has a blue tile roof and outbuilding B has a Welsh Slate roof. All of the buildings have been in agricultural use. Internally the buildings contain some subdivision and the remnants of agricultural use.
12. To the north and north east of the site are residential properties (Church Barn, Green Farmhouse and Dale Cottage). To the south and south east of the site are modern

agricultural buildings associated with Tor Farm. To the west of the site is the St Michael and All Angel's Chapel, a non-designated heritage asset recorded on the Derbyshire Historic Environment Record.

13. The site is accessed by a private drive from Weaddow Lane. There are no public footpaths in the immediate vicinity.

Proposal

14. The application seeks listed building consent for the repair and conversion of the curtilage listed barns into two C3 dwellings / holiday lets. The converted north barn would form a three-bedroom property with both ground floor and first floor of the barn being converted to residential accommodation. The converted south barn would form a two-bedroom property with the ground floor of the barn converted to residential accommodation with the first floor of the barn left as loft for bats.
15. It is proposed that outbuilding A would be used as a residential annexe ancillary to south barn. It is proposed that outbuilding B would be used as an office / storage building ancillary to south barn.

RECOMMENDATION:

16. That the application is **APPROVED** subject to the following conditions:
1. **Standard time limit**
 2. **Carry out in accordance with specified approved plans and documents**
 3. **No works shall take place until a Written Scheme of Investigation for a scheme of a programme of level 3 building recording has been submitted to and approved in writing by the National Park Authority.**
 4. **A methodology including proposed mortar mix and finish for any rebuilding of the existing elevations to be submitted and approved in writing by the National Park Authority. Once approved, a sample panel of rebuilt wall shall be made available for inspection on site.**
 5. **A methodology including mortar mix for any repointing to the existing stonework to be submitted to and approved in writing by the National Park Authority.**
 6. **Precise details of proposed insulation to roofs, floors and walls of buildings to be submitted to and approved in writing by the National Park Authority.**
 7. **A methodology for lifting, recording and relaying of stone floors to be submitted to and approved in writing by the National Park Authority.**
 8. **Precise details of windows, doors and shutters including design, material, finish and colour to be submitted to and approved in writing by the National Park Authority.**
 9. **Details of new rainwater goods to be submitted to and approved in writing by the National Park Authority.**
 10. **Details of any new external vents to be submitted to and approved in writing by the National Park Authority.**

- 11. All pipework, other than rainwater goods, shall be completely internal within the building.**
- 12. Mitigation and compensation enhancements presented within the bat and bird survey report to be implemented in full.**
- 13. Provision of a bird compensation and enhancement strategy for barn swallow to be submitted to and approved in writing by the National Park Authority.**
- 14. Pre-works bird nest checks shall be carried out on the barn by a suitably qualified ecologist prior to any works taking place within the bird breeding season (March to August inclusive). If active bird nests are present works must cease until chicks have fledged the nest.**
- 15. The air source heat pumps shall not be installed other than in complete accordance with a detailed scheme which shall have first been submitted to and approved in writing by the National Park Authority.**

Key Issues

16. Whether the development would conserve and enhance the character and significance of the heritage asset; and the impact upon protected species.

History

17. 2014 – Planning permission and listed building consent granted for “Conversion of two existing redundant agricultural barns to residential and ancillary use”. (application references NP/DDD/0314/0333 and NP/DDD/0314/0334). Consents not implemented.

Consultations

18. PDNPA Archaeology – The submitted archaeological desk-based assessment (DBA) meets the requirements of NPPF, describing the archaeological significance of the site and has consulted the Derbyshire HER and PDNPA HBSMR. The groundworks associated with the development including to the floor levels within the barns and all external groundworks (including but not limited to drainage, services, access routes, parking areas, paving, paths and patios, new wall foundations etc.) are within areas of the site that have been previously developed or disturbed to a degree, but do still have the potential to encounter, disturb, damage or destroy belowground archaeological remains and features related to the development and occupation of Middleton by Youlgrave from the Roman period onwards. This would result in harm to the archaeological interest of the site, but this is likely to be relatively minor in scale given that the areas with greatest archaeological potential will be undisturbed. Therefore, with respect to the archaeological interest and significance of the site, a balanced planning decision is required that has regard to the significance and scale of harm identified above in accordance with NPPF para.209. Should the planning balance be favourable then then a conditioned programme of archaeological monitoring is required to mitigate the harm identified above.
19. PDNPA Ecology – No objection subject to conditions to require bat mitigation measures and lighting strategy outlined in bat survey to be secured, and to require submission of a bird compensation and enhancement strategy for barn swallow and other birds to be submitted to the authority for approval.
20. PDNPA Arboriculture – No objection subject to conditions to require the recommendations of the submitted tree survey to be implemented and to require

submission of a detailed landscaping scheme with details of replacement tree planting.

21. PDNPA Built Environment (Conservation) – Initial response: *“Overall I am supportive of the principal of conversion, but at present the level of rebuilding required has the potential to cause serious harm to the buildings. Less intrusive options should be explored. Additionally, the current design would adversely impact the character and significance of the buildings, and the contribution they make to the listed farmhouse. This is contrary to PDNPA policies DMC5, DMC7 and DMC10.”*
22. Comment on amended plans *“The amended plans are a significant improvement on the initial proposals. It is also useful to know that the north barn can be repaired without substantial rebuilding. However, the cumulative impact of the conversions, air-source heat pumps, landscaping and wood-burner flues would still adversely affect the character of the building group, contrary to policy DMC10. On that basis I would recommend refusal. However, if the flues were removed (and the south barn’s west elevation altered) I would be minded to support the application.”*
23. Natural England – No response received.
24. Derbyshire Dales District Council – No response received.
25. Derbyshire County Council Highways – No objection.
26. Middleton & Smerill Parish Council – *“supports this application that will see 4 derelict structures given new life and be externally restored to their former glory. Whilst Council is disappointed that these will be holiday lets, it understands the impossibility to meet affordable requirements in restoration projects and notes that the units created will not take from existing housing stock which needs to remain in full time occupation to keep the village alive. The preservation of the buildings, adaptations to keep the bat population and green screening to address privacy fit with Council’s environmental and heritage objectives.”*

Representations

27. Four letters of objection have been received from members of the public. Although submitted under the listed building consent reference number they relate to matters considered by the associated planning application (ref NP/DDD/1123/1337) and therefore have been considered as part of the determination of the associated planning application.

Main Policies

28. Core Strategy: GSP1, GSP2, GSP3, DS1, L1, L2, L3, HC1, CC1
29. Development Management Policies: DM1, DMC3, DMC5, DMC7, DMC8, DMC10, DMC11, DMT3.

National Planning Policy Framework (NPPF)

30. In the National Park the development plan comprises the Authority’s Core Strategy 2011 and Development Management Policies (adopted May 2019) in the Development Plan provide a clear starting point consistent with the National Park’s statutory purposes for the determination of this application. It is considered that in this case there is no significant conflict between prevailing policies in the Development Plan and more recent Government guidance in the NPPF.

31. 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.

Core Strategy

32. GSP1, GSP2 - Securing National Park Purposes and sustainable development & Enhancing the National Park. These policies jointly seek to secure national park legal purposes and duties through the conservation and enhancement of the National Park’s landscape and its natural and heritage assets.
33. GSP3 sets out development management principles and states that all development must respect, conserve and enhance all valued characteristics of the site and buildings, paying particular attention to, amongst other elements, impact on the character and setting of buildings, scale of the development appropriate to the character and appearance of the National Park, design in accordance with the National Park Authority Design Guide and impact on living conditions of communities.
34. DS1 - Development Strategy. Sets out the forms of development that are acceptable in principle in all settlements and in the countryside outside of the Natural Zone.
35. L1 identifies that development must conserve and enhance valued landscape character and valued characteristics, and other than in exceptional circumstances, proposals in the Natural Zone will not be permitted.
36. L2 – Development must conserve and enhance sites, features or species of biodiversity importance and their setting and development likely to have an adverse impact on any of the above, that have statutory designation or are of international or national importance for their biodiversity, will not be permitted other than in exceptional circumstances.
37. L3 requires that development must conserve and where appropriate enhance or reveal significance of archaeological, artistic or historic asset and their setting, including statutory designation and other heritage assets of international, national, regional or local importance or special interest.
38. HC1 – New Housing – Sets out the situations where, exceptionally, new housing (whether newly built or from re-use of an existing building) can be accepted.
39. CC1 states 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

40. DM1 - When considering development proposals, the National Park Authority will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (2012). It will work proactively with applicants to find solutions that are consistent with National Park purposes: (i) to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park; and (ii) to promote opportunities for the understanding and enjoyment of the valued characteristics of the National Park.

41. 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.
42. DMC5 - Assesses the impact of development on designated and non-designated heritage assets and their settings.
43. DMC7 – Development affecting listed buildings and / or its setting should demonstrate how their significance will be preserved and why the proposed development and related works are desirable or necessary.
44. DMC8 - Applications for development within a Conservation Area, should assess and clearly demonstrate how the character or appearance and significance of the Conservation Area will be preserved or enhanced.
45. DMC10 –addresses conversion of heritage assets, permitting this where the new use would conserve its character and significance, and where the new use and associated infrastructure conserve the asset, its setting, and valued landscape character. It also notes that new uses or curtilages should not be visually intrusive in the landscape or have an adverse impact on tranquillity, dark skies, or other valued characteristics.
46. DMC11 Safeguarding, recording and enhancing nature conservation interests. Proposals should aim to achieve net gains to biodiversity or geodiversity as a result of development. Details of appropriate safeguards and enhancement measures for a site, feature or species of nature conservation importance must be provided in line with the Biodiversity Action Plan. For all sites, features and species development proposals must consider amongst other things, the setting of the development in relation to other features of importance, historical and cultural.
47. DMT3 - a safe vehicular 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 Documents

48. Peak District National Park Authority Design Guide (2007): The Design Guide states that, when considering a conversion, the building in question should be of sufficient historic or architectural merit to warrant its conversion. Factors such as location, size and character of the building and its means of access will all be assessed. The guiding principle behind the design of any conversion should be that the character of the original building and its setting should be respected and retained.
49. Peak District National Park Conversion of Traditional Buildings SPD (2022): The SPD provides detailed guidance on the principles to be considered when proposing the conversion of traditional buildings. This is set out as 6 key principles: 1. Understanding the building and its setting 2. Working with the existing form and character 3. Following a conservation approach 4. Creating responsive new design 5. Using appropriate materials and detailing. 6. Conserving and enhancing the setting.

Assessment

The impact upon the character and significance of the heritage asset and its setting within the conservation area

50. Policy DMC10 relating to conversion of a heritage asset requires that works to the building to facilitate conversion conserve and or enhance the character and significance of the heritage asset.
51. The scheme has been amended following advice from Authority's Conservation Officer.
52. The boskins within the North Barn are now to be retained and incorporated into the conversion scheme. These are significant early features of the barn and their loss would harm the significance of the buildings and their contribution to the significance of the listed farmhouse.
53. The existing stone floors within the barns are now to be lifted, recorded and re-laid in the same position after the insulated floor has been inserted. Stone floors are rare and significant features where they survive in cow houses, as they were typically removed in the 20th century due to dairy hygiene regulations. Their loss would have harmed the significance of the buildings.
54. It is proposed that most of the openings will have fully glazed windows and doors. Although most have disappeared, historically the barns had solid doors to the ground floor and solid shutters to the haylofts. The proposal has been amended with a greater number of boarded doors and shutters (with glazed doors and windows behind) to retain the agricultural character of the buildings to a greater degree.
55. The proposed scheme has been amended to reduce the subdivision of the former farmyard, however the proposed fencing, walling, planting and car parking areas introduced will have an impact upon the agricultural character of the building group.
56. The Authority's Conservation Officer has requested that the proposed flues be removed from the scheme. The conservation officer argues that the cumulative impact of both flues and air source heat pumps result in a greater level of domestication of the character of the barns than would result with either the flues or the air source heat pumps rather than both. On the basis of the cumulative impact of both eroding the agricultural character of the barns, the objection from the authority's conservation officer to the scheme remains.
57. Harm to the character and significance of the curtilage listed buildings needs to be balanced against the public benefits arising from the scheme of securing a long term viable and active use for the barns which are in a state of disrepair, are not suitable for modern agricultural use and are in danger of being lost if a new use is not secured for them.
58. Overall, it is considered that the amended scheme has reduced the level of harm to the character and significance of the curtilage listed buildings and the listed farmhouse itself to less than substantial harm. Less than substantial is a broad category of harm, with the harm being towards the middle end of the scale (curtilage listed buildings) and lower end of the scale (listed farmhouse). On balance, it is considered that this level of harm is outweighed by the public benefits of the scheme outlined above.
59. It is intended to remove permitted development rights from the converted building to allow future control over the extension and alterations to the building and erection of outbuildings within the curtilage.
60. Overall, the scheme is considered to be in accordance with policies DMC3, DMC5, DMC10 and L3.

Impact upon Protected Species

61. The submitted Bat & Bird Survey concludes that all four buildings provide a suitable environment for roosting bats. The report identifies that roosting bats were only found in the roof of the south barn, where a Natterer's maternity roost and a brown long-eared day roost were present.
62. Additionally, high levels of foraging and commuting by bats along the peripherals of the site was observed during the nocturnal surveys.
63. By way of mitigation, the upper storey of the south barn does not form part of the conversion scheme and will be left as a loft void for bats. Two ridge access tiles will be fitted to allow bats access inside the loft. A bat box is proposed to be installed within the loft. Ceiling lights that may cause back spill inside the loft will not be used.
64. The authority's Ecologist considers that the survey, conclusions and proposed mitigation are appropriate.
65. With regard to the potential impact upon birds, evidence of bird nesting was discovered in all of the buildings. The Bat & Bird Survey does not suggest specific mitigation for birds and therefore the authority's ecologist has requested a condition requiring submission of a bird compensation and enhancement strategy for barn swallow and other birds to be approved by the authority to ensure that the loss of nesting areas within the buildings is appropriately mitigated.
66. Subject to these measures, the proposal is in accordance with policies L2 and DMC11.

Conclusion

67. It is considered that the proposed development conserves the designated heritage assets and their setting within the conservation area, giving the redundant agricultural buildings a beneficial use.
68. Accordingly, the public benefits of the proposed scheme are considered to outweigh the less than substantial harm to the character and significance of the heritage assets.
69. Subject to adoption of the amended plans and conditions, it is considered that the proposed development complies with the Authority's adopted policies and with the NPPF.
70. Having considered all material considerations we conclude that the proposed development is acceptable for the reasons set out above. The application is therefore recommended for approval.

Human Rights

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

List of Background Papers (not previously published)

71. Nil
72. Report Author: Peter Mansbridge - Planner - South Area.

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419600

LB

Rutland House

The Forge

Forge Cottage

Smithy Cottage

Tor Farm

Torr Barn

Green Farm

Church Barn

Dale Cottage

PW

PC

209.6m

419600

N

0 0.03 0.06 km

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Green Farm, Church Barns, Weadow Lane, Middleton-by-Youlgrave

Item no. 9 & 10

Application no. NP/DDD/1123/1337 & NP/DDD/1123/1336

Committee date: 19/04/2024

Page 87 Scale: 1:827 at A4 pagesize

Map centre grid ref: 419,609 363,135


**PEAK
DISTRICT**
NATIONAL
PARK

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11. FULL APPLICATION - CHANGE OF USE FROM AGRICULTURAL FIELD TO SITE FOR FIVE TOURING CARAVANS OR MOTOR HOMES BETWEEN MARCH AND OCTOBER ANNUALLY. INCLUDING ALTERED ACCESS AND HARD STANDING, AND ERECTION OF ELECTRIC PICKUP POINTS, AT CHURCH LANE FARM, CHURCH LANE, GREAT LONGSTONE (NP/DDD/1223/1446, MN)

APPLICANT: MR D COX

Summary

1. The site is an open field beyond the edge of the northern boundary of Great Longstone village
2. The application proposes the change of use of the land from agriculture to a site for five touring caravans or motorhomes., with associated hardstandings, new access track and new access onto Beggarway Lane.
3. The development would harm the established landscape character of the area and the setting of the Great Longstone Conservation Area.
4. The application is recommended for refusal.

Site and Surroundings

5. The application site is the western end of a larger field parcel, abutting the northern side of Beggarway in Great Longstone. The land is currently used for grazing and storage of farm equipment. There is a gateway that gives vehicular access from Beggarway Lane in the south western corner of the field.
6. The western and northern boundaries of the site are bounded by public footpaths. A further public footpath runs diagonally through the field from south west to north east.
7. The site is just outside of the Great Longstone Conservation Area - its northern boundary runs along Beggarway Lane.
8. There are residential properties to the south, the nearest being 'Croft Lodge' and 'Barley Close', and a property known as 'Church Croft' lies directly to the west.

Proposal

9. The change of use of the land from agriculture to use for the siting of up to five touring caravans or motor homes between the months of March and October each year. The pitches would be sited along the northern edge of the application site, in a row. Plans show no hardstandings for vehicles or caravans.
10. A new vehicular access would be formed towards the south eastern corner of the field, onto Beggarway Lane. A new surfaced access track would run northwards from the new access with Beggarway Lane before returning west across the field.
11. A scheme of planting within the site is proposed, comprising mostly native deciduous trees.

RECOMMENDATION:

That the application be **REFUSED** for the following reasons:

1. The siting of five caravans or motorhomes and the associated vehicles, new access and associated track, and paraphernalia associated with the use at the site would harm the established landscape character of the area and setting of the Great Longstone Conservation Area, contrary to Core Strategy policies GSP1, L1, L3 and RT3, Development Management Plan policies DMC3, DMC8 and DMR1 and the National Planning Policy Framework. The public benefits arising from the development would not outweigh the harm that has been identified.

Key Issues

12. The impact of the development on the landscape character of the area and the setting of the Great Longstone Conservation Area.
13. Highway issues.
14. The impact of the development on the amenity of neighbouring properties.
15. Wider public benefits.

History

2021 – Planning permission refused for change of use from agricultural field to site for five motor homes, including hard standings, new access track and new site access, on grounds of landscape impacts and impacts on residential amenity.

1960 – Outline planning permission refused for erection of bungalow on the grounds that the site lay beyond the confines of the village.

Consultations

Highway Authority – Initially requested further details and amendments. Those have been provided and the highway authority now have no objections subject to conditions securing the completion and maintainance of the access as proposed, a plan securing the site layout during works being required, and details of refuse storage and collection being provided.

District Council – Environmental Health - Do not believe that there is likely to be a significant negative impact on nearby residential properties from noise outbreak from the proposed site, or noise nuisance likely to be caused. Recommend that the Noise Management Plan is implemented. Unclear what is proposed in terms of waste disposal and what provisions are proposed for the disposal of foul waste generated from the proposed site.

Parish Council – no objections

Authority's Archaeologist - no archaeological comments

Authority's Farming in Protected Landscapes (FiPL) Lead Adviser – The grassland is improved and species poor and regularly mown in June with poor potential for enhancement. This close to the village and with public rights of way adjacent and through it, there is also poor potential for use by ground nesting birds irrespective of the management of the field.

The boundaries are drystone walls in the main with rare hawthorn/mature ash. Along the road there is a short section of hedge I think. There is no proposal to destroy these features. The proposal will enhance the ecological interest of the site through the proposed tree

planting/screening which will contribute to the NPMP aims of diversifying the White Peak plateau through tree and shrub planting and will provide additional habitat for protected species which are in the area. The tree planting along the northern wall will also help mitigate for expected tree loss as a result of ash dieback.

Representations

34 letters of representation have been received. 32 support the application, 1 makes general comment and 1 objects. The applicants agent has also submitted a petition signed by 67 people supporting the proposals.

Support has been received raising the following points:

- Proposals would provide a means of diversification for a long standing local farm business.
- Site would support and benefit other local businesses.
- The addition of trees and hedges would contribute to wildlife, help screen the site, and improve its ecological value.
- The site is in close proximity to the village.
- The site could be a 'Certified Site' without permission.

Objection has been received raising the following points:

- The new access and site would cause harm to the landscape character of the area.
- Landscaping would take time to mature and screen the site.
- Development would detract from the Conservation Area and historic landscape
- Highway concerns – adjoining lanes are narrow, have poor visibility and are often congested. Development would increase problems.
- Impact on amenity of neighbouring properties. No on site management to control activities.
- Lack of information on sewage and refuse disposal.
- Concerns about impacts on ecology.

The general comment raises concern regarding the time needed for any planting to reach maturity and be effective.

The representations can be viewed in full on the Authority's website.

Main Policies

Relevant Core Strategy policies: GSP1, GSP2, GSP3, DS1, L1, L2, L3, RT3, CC1

Relevant Development Management Plan policies: DME2, DMR1, DMC12, DMC13, DMC14, DMT3

National Planning Policy Framework

16. In the National Park the development plan comprises the Authority's Core Strategy 2011 and Development Management Policies (adopted May 2019) in the Development Plan provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. It is considered that in this case there is no significant conflict between prevailing policies in the Development Plan and more recent Government guidance in the NPPF.

17. 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.'

18. Paragraph 84 states that decisions should enable the development and diversification of agricultural and other land-based rural businesses; and sustainable rural tourism and leisure developments which respect the character of the countryside.

Core Strategy

19. Policy GSP3 sets out development management principles and states that all development must respect, conserve and enhance all valued characteristics of the site and buildings, paying particular attention to, amongst other elements, impact on the character and setting of buildings, scale of the development appropriate to the character and appearance of the National Park, design in accordance with the National Park Authority Design Guide and impact on living conditions of communities
20. RT3 states that small touring camping and caravan sites will be permitted, particularly in areas where there are few existing sites, provided that they are well screened, have appropriate access to the road network and do not adversely affect living conditions
21. Policies L1 and L3 say that development must conserve or enhance the landscape character and cultural heritage of the National Park. Development that harms the landscape or cultural heritage will only be permitted in exceptional circumstances.
22. Policy L2 states the development must conserve and enhance any sites, features or species of biodiversity importance and where appropriate their setting. Other than in exceptional circumstances development will not be permitted where is likely to have an adverse impact on any site, features or species of biodiversity importance or their setting.
23. Policy CC1 states that development must make the most efficient and sustainable use of land, buildings and natural resources, taking into account the energy hierarchy and achieving the highest possible standards of carbon reductions and water efficiency.

Development Management Plan

24. Policy DMC3 expects a high standard of design that respects, protects and where possible enhances the natural beauty, quality and visual amenity of the landscape.
25. Development Management Policy DMT3 states the development will only be permitted where, having regard to the standard, function, nature and use of the road, a safe access that is achievable for all people, can be provided in a way that does not detract from the character and appearance of the locality and where possible enhances it.
26. Policy DMC8 seeks to protect the character and appearance and setting of Conservation Areas.
27. DMC12 states that development for sites, features and species of biodiversity importance, development will only be permitted where significant harm can be avoided and the conservation status of the purposes is maintained and the need for, and the benefits of the development in that location clearly outweigh any adverse effects
28. DMC13 seeks to protect trees put at risk by development and requires that sufficient

information be submitted to enable impacts to be properly considered.

29. DMC14 sets out that development that presents a risk of pollution or disturbance including soil, air, light, water or noise pollution, or odour will not be permitted unless adequate control measures are put in place to bring the pollution within acceptable limits:
30. DMR1 states that the development of a new camping or touring caravan sites will not be permitted unless the scale, location, access, landscape setting and impact upon neighbouring uses are acceptable and it does not dominate its surroundings.
31. DME2 states that development for farm diversification will be permitted if there is clear evidence that the new business use will remain ancillary to the agricultural operation of the farm business and provided there is no net harm to valued landscape character.

Assessment

Principle of development

32. In principle, Core Strategy policy RT3 and Development Management Policy DMR1 allow for the development of small scale camping and caravanning sites provided that they do not cause harm to the landscape character of the area or neighbouring uses. The proposed development, being for 5 caravans or motor homes, is considered to be 'small' in the context of policy RT3. The key issues are therefore the impact on the character of the area and on the amenity of neighbouring uses.

Impact of the development on the landscape character of the area and the setting of the Great Longstone Conservation Area.

33. The application site is in open countryside, beyond the built edge of the village of Great Longstone. Beggarway Lane forms a distinct northern boundary to the village and except for one dwelling (Church Croft) the land to the north of the lane is distinctly agricultural in character. It consists of an open fieldscape with drystone field boundaries, some hedgerows and trees along boundary features. This is consistent with the landscape character type for the area, as described in the Authority's Landscape Strategy (Valley Farmlands with Villages). The Strategy describes this landscape as 'a settled pastoral landscape', with farmland 'enclosed by hedgerows and some drystone walls'.
34. Whilst the site is not within the Conservation Area, views into the Conservation Area are available across the site from the surrounding footpaths. And from within the Conservation Area, there are open views across the outlying field system. Consequently the site contributes to the setting and therefore the significance of the Conservation Area.
35. The proposed pitches, when occupied by caravans or motorhomes and the access track would be highly prominent when viewed in close proximity from the road and public rights of way that bound, and cross the site, They would also be prominent in more medium range views from the public rights of way as they head into the village from the east and north, and would also be visible in some longer range views from Longstone Edge, albeit they would appear relatively recessive in those longer range views. By virtue of their shape, colour, external appearance and siting, the vans or motorhomes would appear as discordant and jarring features, strung out across the open field. They would catch the eye and would detract significantly from the pastoral landscape in which the site sits.
36. As well as the vans or caravans themselves there is likely to be other paraphernalia associated with the use of the site as a touring site including awnings, refuse bins, hook up points, external lighting etc, all of which would contribute to the harmful visual impact

of the development.

37. The development would be positioned at the northern edge of the field and, whilst following the field boundary, would appear isolated and unrelated to existing development. New native planting is proposed to the south and east of the proposed pitches. Such native planting is relatively common in the area, but the new planting would take a considerable length of time to mature and adequately screen the site from the south and east and in the meantime, harm to the distinctive character of the landscape would occur. Further, even when established, the planting would have a much reduced screening effect at the beginning and end of the proposed seasonal use, when the trees would not yet be in full leave, or would be losing them.
38. The planting would not screen the vans in views from the north or west to any significant extent and so they would interrupt and cause harm to open views into and out of the Conservation Area. At present Beggarway Lane forms a distinct edge to the built development of the village. The presence of motor homes in the field would blur this boundary and would erode the characteristic way in which the farmland butts up to the edge of the village.
39. Further, a new access off Beggarway Lane is proposed. This would be an opening of over 8m in width, with a splayed entrance. This would lead on to an 8 meter wide surfaced track. This access would not only afford views directly in to the site from Beggarway Lane across its width, but would in itself be an incongruous feature that would be at odds with the generally enclosed fields along the road, with other accesses typically limited to only modest field gateways.
40. In summary the proposed use of the site for 5 caravans and motorhomes and the associated access track and hardstandings would cause harm to the landscape character of the area and the setting of the Conservation Area, contrary to policies L1, L3 DMC3, DMC8 and DMR1.

Highway and access issues

41. At present vehicular access is gained off Beggarway Lane in the south west corner of the field. The application is silent on closure of the existing access as part of the proposals. The applicants agent has however advised by email that it is proposed to lock this during the camping season, but for it to remain in use out of season for use when the applicants run cattle on foot from the nearby barns. Retention of this access would appear to conflict with the proposed tree planting to this corner of the field, further calling in to question the likely extent and effectiveness of such planting.
42. As described above, in addition to retention of this access the plans show a new, second access would be formed further to the east. The access bellmouth would be 8m in width and the roadside boundary on either side of the access would be set back behind the visibility splay. An existing low boundary wall would be retained.
43. The highway authority initially requested some amendments and clarification of the proposals, which has been received. They raise no objections to the proposals as amended.
44. The application stresses the improvements that the development will bring in terms of highway safety. Whilst the new access would have improved visibility over the existing, the highway do not indicate that the existing access is unsafe, has accident records, or advocate for the approval of the current application. The fact that the other access would

also remain in use for several months a year also reduces any benefits arising from access improvements.

45. Representation has raised concerns about the potential for the development to lead to more congestion on narrow local roads, especially due to the large size of some touring vehicles. However the Highway Authority has not raised any objections in these respects and on balance we are satisfied that due to the modest scale of the development, the impact on the local road network would not be so significant as to warrant refusal on highway grounds.
46. Notwithstanding the above, the concerns regarding the visual impacts of the new access set out above still stand.

The impact of the development on the amenity of neighbouring properties

47. There are a number of residential properties in close proximity to the application site, the nearest being 'Croft Lodge' and 'Barley Close' to the south on the opposite side of Beggarway Lane, and a property known as 'Church Croft' which lies directly to the west. By the nature of the proposed use for the siting of camper vans, inevitably vehicles will arrive at various times during the day and evening, and due to the outdoor nature of a camping use, visitors themselves are likely to generate noise when staying there.
48. The application has been accompanied by a professional noise assessment. Taking readings from positions closest to the most affected neighbours, it concludes that any impacts on neighbours arising from noise and disturbance would be low, based on the proposed use, subject to limits on the nature and hours of noise for guests being a requirement of booking.
49. The environmental health team have been consulted on the application and raise no concerns in regards to likely noise nuisance on the basis of the report, and recommend that the measures proposed to limit particularly loud noise and times of operation set out in the submitted report are followed. This could be secured by condition if permission was to be granted.
50. On this basis we conclude that the proposed development would conserve the amenity of the occupiers of nearby dwellings. The application is therefore in accordance with policies GSP3, RT3, DMC3, DMC14 and DMR1 in these regards.

Wider public benefits

51. The representations received in support of the application and the design and access statement argue that the development would diversify and support the applicant's agricultural business. No further information has been provided in these respects and so it is difficult to assign weight to it. It is accepted however that the provision of camping and caravanning sites can bring positive financial benefits to individual farm businesses. Nonetheless our view is that the benefits to the continuation of land management in this part of the National Park do not outweigh the harm that has been identified above.
52. The Authority's FiPL Lead Adviser notes that the proposed planting would bring about a degree of ecological improvements at the site. Given the area of land is relatively small, some limited weight is given to this benefit.
53. It is also suggested that the proposals would bring wider benefits to the community because visitors to the site would make use of and support other local facilities. This is a public benefit, but given the scale of the proposed development it would be limited and in any case it does not outweigh the significant harm to the landscape that has been outlined above.

54. The application and representations also note that the development would support and promote tourism within the National Park. Whilst correct, and a public benefit, planning policy already makes provision for such accommodation and there are numerous sites where such provision is available locally, or other sites where it could be accommodated in a manner that conserves the special qualities of the National Park landscape. As such, this is afforded limited weight.
55. The improvement in highway safety that is discussed in the previous section of this report is also a public benefit. As set out above though, any such benefit is modest, and not sufficient to outweigh the harm arising from the provision of the access itself, of the development as a whole even when taken alongside other arising benefits.

Other Issues

56. Limited information has been provided with regard to waste storage and collection, We consider that the storage of waste could be accommodated in a way that does not cause harm to residential amenity, but the siting of refuse bins would add to the issue of visual 'clutter' that has already been identified.
57. Limited information has been provided with regard to the disposal of foul sewage. The applicant's agent advises that the caravans and vans do not require this, being self contained, but that they could provide an underground dump station if required. If the development had been acceptable in all other respects this information would have been requested.
58. There are mature trees growing along the northern boundary of the site. The crown spread of these trees is not shown on the plans and so it is not clear whether the proposals would have any impact upon them. Had the application been acceptable in all other respects we would have asked for more information with regard to impact on trees.
59. With regard to ecology, the development does not fall within a category that is likely to affect protected species as defined in the Authority's Practice Note and so a protected species survey was not required in this case. The applicants argue that the proposed planting would improve the ecological interest of the site. The Authority's FIPL Lead Engagement Officer has commented on the application, advising that the site is currently of low ecological interest and that the scheme would result in some improvement in this regard. There are therefore no ecological concerns arising from the proposals.
60. No information has been provided with regard to the provision of external lighting.

Conclusion

61. The siting of five caravans or motor homes and the associated surfacing works and new access would cause harm to the valued landscape character of the area and the setting of the Great Longstone Conservation Area.
62. Consequently the development is contrary to the development plan and having assessed all 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: Mark Nuttall, Principal Planner

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Church Lane Farm, Church Lane, Great Longstone

Item no. 11

Application no. NP/DDD/1223/1446

Committee date: 19/04/2024

Page 99

Page 99
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12. FULL APPLICATION – PROPOSED APARTHOTEL TO CREATE 13 SELF CATERING UNITS FOR HOLIDAY USE – PLOT 6, DEEPDALE BUSINESS PARK, BAKEWELL (NP/DDD/1223/1530) MN

APPLICANT: DON CLAPHAM

Summary

1. Planning permission is being sought for development described in the application as an Aparthotel to create 13 self catering units for holiday use, on Plot 6 of the business park.
2. Planning policy identifies Deepdale Business Park as a key employment site within the National Park safeguards the application site and other areas of the business park for office, industrial, and storage or distribution uses only.
3. The development would result in the loss of a site allocated and safeguarded for employment use only by adopted planning policy. There is no policy justification or evidence of strategic need that would otherwise support the change to the proposed use.
4. Further, the proposed development would as a matter of fact amount to the creation of 13 units of new-build holiday accommodation, contrary to adopted recreation and tourism policies.
5. The application is therefore recommended for refusal.

Site and Surroundings

6. Deepdale Business Park lies approximately 1km to the northwest of Bakewell's town centre and is accessed from the A6 Ashford Road. The site is designated for employment uses (B1 and B2) by saved policy LB6 in the Local Plan, and to the rear of the site there are a range of units occupied by various tenants. At the front of the site, there are three units, which overlook the A6.
7. Media House and Endcliffe House have a curved plan form and are built primarily from natural stone and have pitched roofs clad with blue slates. These building have now been converted to residential apartments under permitted development rights for conversion of B1(a) offices to C3 dwellings. These two units are now part of Endcliffe Court, which has been subdivided from the remainder of Deepdale Business Park.
8. The land subject of this application is to the rear of the site and is described as 'Plot 6'. Planning permission was granted for the construction of a further office building on this plot in 2006. That permission has been commenced but the building is not yet constructed.
9. Planning permission was granted at appeal for a further block of six residential apartments on Endcliffe Court, which are constructed and available on the open market to meet general demand.
10. The site is outside of the Bakewell conservation area.

Proposal

11. Planning permission is being sought for development described in the application as an Aparthotel to create 13 self catering units for holiday use, on Plot 6 of the business park.

RECOMMENDATION:

That the application be REFUSED for the following reasons:

- 1. The development would result in the loss of a site allocated and safeguarded for employment use. There is no overriding justification or evidence of strategic need that would otherwise support the change to the proposed development, and the loss of the employment use would therefore be contrary to Core Strategy policy E1 and Development Management policy DME3.**
- 2. The proposed development amounts to new build holiday accommodation which is contrary to Core Strategy policy RT2.**
- 3. The proposed design while reflecting nearby buildings would not deliver high quality design or the highest possible standards of carbon reductions and water efficiency in order to mitigate the causes of climate change contrary to Core Strategy policies GSP3 and CC1, Development Management policy DMC3, the Authority's adopted Supplementary Planning Documents 'Design Guide' and 'Climate Change and Sustainable Building' and the National Planning Policy Framework.**
- 4 Insufficient information has been submitted with the application to demonstrate that surface water from the development would incorporate a satisfactory sustainable drainage system contrary to Core Strategy policy CC5 and the National Planning Policy Framework.**

Key Issues

12. The key issues are:

- The principle of permitting a change of use of the safeguarded employment land
- The classification and principle of the proposed use

History

2000 - Full planning permission granted conditionally for Media House (NP/DDD/0499/187).

2002 - Full planning permission granted conditionally for Endcliffe House (NP/DDD/0901/406).

2006 - Full planning permission granted conditionally for Unit 6 (NP/DDD/1006/0920).

2013 - Planning permission refused for the change of use of Media House and Endcliffe House from offices to apartments (NP/DDD/0612/0616).

2013 - Notification of the change of use of Endcliffe House to residential use accepted (NP/GDO/0613/0452)

2013 - Notification of the change of use of Media House to residential use not accepted because of condition 12 attached to NP/DDD/0499/187 limiting the use of the building to offices (NP/GDO/0913/0771).

2013 - Planning permission refused for variation of condition 12 - office use only on NP/DDD/0499/187 – the subsequent appeal was allowed in 2014 and condition 12 has been deleted (NP/DDD/0613/0451).

2014 - Notification of the change of use of Media House to residential use accepted (NP/GDO/0514/0562).

2014 - Notifications of the change of use of Units 1-6 and 8-12 at Arden House on Deepdale Business Park not accepted (NP/GDO/0214/0110-0119)

2014 - Outline planning permission refused for erection of building to accommodate 6 No. one bedroom flats (NP/DDD/0914/0997). The subsequent appeal was allowed and the reserved matters application was consented in 2015 subject to a planning obligation securing a commuted sum of £55,000.

2016 - Outline planning permission refused for 12 one bedroom flats on Plot 3 and 11A on Deepdale Business Park (NP/DDD/1215/1135). The subsequent appeal was refused. A financial contribution of £110,000 towards the provision of off-site affordable housing was proposed by the applicant/appellant at the appeal stage.

2016 – Outline planning permission refused for 12 one bedroom flats on Plot 3 and 11A on Deepdale Business Park (NP/DDD/0716/0678), including a contribution of £110,000 to the provision of off-site affordable housing.

2018 – Planning permission granted for variation of NP/DDD/1006/0920 in relation to Plot 6, including variation and removal of conditions relating to parking layout, highway/site access, parking provision, materials for construction, crime prevention measures, and landscaping (NP/DDD/0218/0138)

2021 – Planning permission granted for change of use of the ground and first floors only of 3 Endcliffe Mount from B1 Office to office space that incorporates Healthcare (Use Class E(e)) and creation of associated car park (NP/DDD/0421/0496)

Consultations

13. **Highway Authority** – No objections.

14. **District Council – Economic Development** – Of the view that the site is allocated for business use and the transference to residential and now the proposal for substantial accommodation for the visitor economy is detrimental to the wider business sector in the Derbyshire Dales. The Business Park has been eroded through change of use and reduced access to office space and workspace will potentially weaken the economic base in the area.

15. **District Council – Lead Local Flood Authority** – No comments to make.

16. **Parish Council** – No objection

17. **Environment Agency** – Development falls within flood zone 1; no comments.

18. **PDNPA – Planning Policy** – The application site is undeveloped land, safeguarded as part of Deepdale Business Park, for employment use by policy DME3 of the Local Plan. If the site is not required for business use as stated by the applicant, there is no justification for developing the site for any other use. The Authority will consider removing this section of the safeguarded site from the Local Plan and return it to open countryside in the Local Plan review. Policy RT2 clearly states that new build holiday accommodation will not be permitted, except for a new hotel in Bakewell. The hotel has been permitted and development has commenced.

19. **PDNPA – Archaeology** – No objection

Representations

20. Two letters of support have been received, including one from Visit Peak District and Derbyshire submitted by the applicant, on the following grounds:

- The proliferation of holiday let houses in Peak District villages is not sustainable for the local property market and this type of development could help protect the local property market.
- There is a need for additional serviced accommodation within the National Park, with it having seen decline since 2019
- The provision of such accommodation would bring investment into the local economy

National Planning Policy Framework (NPPF)

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

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

23. In the National Park, the development plan comprises the Authority's Core Strategy 2011 and the Development Management Policies (DMP), adopted May 2019. These Development Plan Policies provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. In this case, it is considered there are no significant conflicts between prevailing policies in the Development Plan and government guidance in the NPPF.

Main Development Plan Policies

Core Strategy

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

25. Core Strategy policy E1 considers business development in towns and villages. Part D states that the National Park Authority will safeguard existing business land or buildings, particularly those which are of high quality and in a suitable location. Where the location, premises, activities or operations of an employment site are considered by the Authority to no longer be appropriate, opportunities for enhancement will be sought, which may include redevelopment to provide affordable housing or community uses.

26. Core Strategy policy RT2 addresses hotels, bed and breakfast and self-catering accommodation. Amongst other things it states that new build holiday accommodation will not be permitted, except for a new hotel in Bakewell.

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

Development Management Policies

28. Development Management Policy DME3 safeguards 14 employment sites across the National Park. Deepdale Business Park is one of these.
29. Development Management Policy DMC3 requires development to be of a high standard that respects, protects, and where possible enhances the natural beauty, quality and visual amenity of the landscape, including the wildlife and cultural heritage that contribute to the distinctive sense of place. It also provides further detailed criteria to assess design and landscaping, as well as requiring development to conserve the amenity of other properties.

Assessment

Principle of Development – loss of employment land

30. Core Strategy policy E1(D) states that the National Park Authority will safeguard existing business land or buildings, particularly those which are of high quality and in a suitable location such as Deepdale Business Park. Development Management policy DME3 safeguards Deepdale Business Park for uses B1 (offices), B2 (industrial), and B8 (storage or distribution). Use class B1 has been subsumed in to the new Class E (commercial, business, and service uses) since that policy was adopted. The approved employment use within the application site remains specifically controlled to office, industrial, or storage/distribution by condition however, preventing a change to any other commercial, business, or service use without planning permission.
31. In this case, the new building would be located within the allocated employment site, on land that has permission for additional employment buildings. The proposals would therefore directly result in the loss of employment land within the site.
32. The development plan sets out that where there is a strategic need to retain safeguarded employment sites in business use there will be a presumption against loss of parts of the business spaces to other uses. DME3 establishes that only where the Development Plan and evidence of strategic need justifies a mixed use development will applications for such development be supported.
33. Deepdale Business Park is one of 14 key employment sites in the National Park and one of only three such sites in Bakewell. It is recognised in the Bakewell Employment Land and Retail Review (2016) (BEL&RR) as a suitable location for future office and light industrial uses, with high quality accommodation and good strategic road access. The appeal site itself offers a spacious undeveloped plot. It is recognised that the BEL&RR is now some seven years old and does not count the appeal site as part of the quantitative supply of employment land in Bakewell. However, neither is there a suggestion in the BEL&RR that it does not contribute to the future supply of employment sites in Bakewell, given its location on the Business Park.
34. More recent assessment of the need for employment land within the region has been undertaken by Derbyshire Dales District Council through the Derbyshire Dales Housing & Employment Land Needs Assessment Update 2023 (HELNAU). This states that a need for 15-18 ha of additional employment land should be planned for, and that “*market indicators suggest that demand remains relatively healthy particularly in the industrial sector and is expected to do so for the foreseeable future.*” Whilst the data is not broken down by geographical areas within the Derbyshire Dales District to such extent as to allow assessment of specific employment land needs within the National Park, Bakewell

forms part of the area covered and the data therefore provides further strong supporting evidence of the need to continue to protect and provide employment land in the locality.

35. The case made by the applicant is that there has been no interest in developing this area of land for employment use since the original permission for such use was granted, and that the current units at the site have been operating with a 30% vacancy rate for the last 2 years. A supporting statement from the chartered surveyors letting the units on behalf of the owner has been received, stating that they have been dealing with the marketing of the units for almost 12 months that the units currently have a 25% vacancy rate. It also notes that a trend towards increased homeworking and unaffordability of residential rents and mortgages within Bakewell are likely factors limiting interest in the units and office space within Bakewell more broadly.
36. Whilst these matters are noted, the surveyor have been dealing with the marketing of the units for under 12 months and there are further reasons that vacancies could have arisen, including short-term fluctuations in market demand related to wider economic instabilities, marketing channels/methods pursued, rates charged, or other terms of contract for tenants.
37. Further, and significantly, the application does not provide any data or evidence of local trends in Bakewell or the wider National Park in relation to the need for employment space that would contradict or disprove the aforementioned regional data from 2016 and 2023, both of which indicate a strong and ongoing requirement for employment land in the locality. Trends in homeworking asserted by the letting agent may well ultimately affect office space requirements in the locality and more widely in the longer term, but there isn't presently adequate evidence to accept that position in the face of broader strategic assessment indicating otherwise.
38. It is acknowledged that the plot forming the application site has been vacant since Deepdale Business Park opened and that the applicant advises it has been marketed with no take up to date. It is also recognised that the commercial property market in the sub-region, and more widely, is challenging and has been subject to particular volatility since 2020. However, plots on the Business Park have been taken up over time and the space which has been developed has been generally well let (22 out of 24 units were cited as being occupied in 2016, with the 70% occupancy rate now cited by the applicant having been the case for only the last two years by their account).
39. This suggests that there is demand for business space of the right quality and type in Bakewell, which is supported by the findings of the BEL&RR and the HELNAU. Therefore, we are not persuaded that the point has been reached where there is no reasonable prospect of the appeal site being used for employment purposes, to justify its development for an alternative use. On the contrary, given its quality, location and availability, and the difficulties with other sites in Bakewell (such as limited parking, and limitations on adaption of historic buildings), the appeal site remains an important part of the supply of employment land in Bakewell and the National Park.
40. The development of this site as proposed would therefore further the gradual material change of land use at the business park, eroding the overall land use mix in the town and representing a loss in one of the few core employment sites of high quality in the National Park. This view is shared by the Economic Development Team at the District Council who advise that the development would have a "*detrimental to the wider business sector in the Derbyshire Dales*" and would "*potentially weaken the economic base in the area.*"
41. The application therefore fails to demonstrate that there is a strategic need or Development Plan justification for the existing employment site to be changed in to a mixed use, in conflict with policy DME3.

Principle of Development – proposed use

42. Notwithstanding that the proposals conflict with policies E1 and DME3 as set out above, the question of whether Class C1 (hotels) embraces holiday accommodation units is central to establishing whether the proposed development otherwise complies with adopted policy in principle.
43. Case law has previously established that individual holiday accommodation units amount to C3 dwellings, rather than falling within any other use class or being a sui generis use.
44. The issue is therefore whether the development in question is a single C1 planning unit, or a number of C3 units contained within a single building.
45. Whilst case law establishes that a hotel use would generally include provision of services such as the provision of drinks and meals, it is not the case that the absence of this or any other particular service necessarily excludes the establishment from the definition of a hotel.
46. In this case, the floorplans illustrate that food or drink would not be available within the building, with the only shared space being the entrance foyer, landings, and stairwells. There is no suggestion of staff space, or a reception desk or area. As noted, this does not in itself establish the premises as falling outside of a C1 use.
47. It is necessary to also consider the degree of self-containment of the accommodation proposed. Each of the 13 self-catering units proposed contain all of the facilities of a dwelling; living, cooking, sleeping and bathroom facilities are included in each. Accessed from the foyer or landing, each unit has its own separate access and – aside from passage through the internal corridors – is not dependent on any other unit for entrance or occupation; in much the same way a block of residential flats would be occupied.
48. On the basis of these facts, whilst the development is described by the applicant as an ‘aparthotel’ it is concluded that the proposed development does not represent a C1 use, but rather an application for 13 residential flats falling within Use Class C3 and intended for holiday let occupation.
49. The development is therefore subject to general assessment as new build holiday accommodation under policy RT2 of the Core Strategy, rather than its provisions insofar as they would relate to a hotel.
50. Policy RT2 is specific that new build holiday accommodation will not be permitted, except for a new hotel in Bakewell. The development does not constitute a hotel for the reasons set out above, and as new build development is contrary to policy RT2 in principle.

Design and appearance

51. The design of the building is unchanged from that approved by the permission for an office building in 2006. The design therefore reflects that of neighbouring buildings on site.
52. The design however does retain a number of features reflecting the previously intended use including wide gables and a high roof which would incorporate roof lights to the proposed second floor. The design would also incorporate a high amount of glazing and a variety of different window openings.

53. Therefore, while the design would utilise appropriate local materials and reflect the design of surrounding units it would not reflect the high standard of design advocated by the Authority's current adopted design guide or National Policy which states that advocates for beautiful and sustainable buildings. This has been achieved by similar types of development in the recent past, for example at the replacement of the Rising Sun Hotel near Bamford.
54. The proposed design therefore does not take the opportunity to deliver a high standard of design or enhance the site contrary to policies GSP3, DM3 and the Authority's adopted Design Guide.

Landscape impacts

55. The site is well screened in wider views by topography and other buildings at the site and, as noted above, the buildings appearance is unchanged from that of the extant permission. There are therefore no objections to the proposals on landscape grounds.

Amenity impacts

56. In the context of the extant use of the application site and wider business park and residential units the proposed development would not give rise to noise or other disturbance nuisance to any nearby property.
57. The development would be located within the established business park where there are a variety of industrial uses which have the potential to generate noise. Occupants of holiday accommodation have a lower expectation of amenity compared to permanent residential uses. However, if permission were granted a scheme of noise mitigation measures to be incorporated into the design would need to be secured by planning condition.

Drainage, sustainable building and climate change

58. Policy CC1 requires new development to make the most efficient and sustainable use of natural resources and achieve the highest possible standards of carbon reductions and water efficiency. The application is not supported by a climate change statement and therefore does not demonstrate how it would comply with the requirements of policy CC1 or how the development would mitigate the impacts of climate change.
59. Policy CC5 requires development to include adequate measures such as Sustainable Drainage Systems (SuDS) . This reflects the requirements of paragraph 175 for major development to incorporate SuDS schemes. Foul drainage from the development would be to the main sewer which is acceptable. The application however form does not indicate how surface water would be disposed of and no Drainage Assessment or SuDS scheme has been submitted with the application.
60. The development would be served by safe access and therefore there are no objections to the development on highway safety grounds.
61. The proposed plan shows a total of 40 off-street parking spaces, one of which would be available for use by disabled people. The proposal is for 9 x 2-bedroom holiday flats and 4 x 1 bedroom flats. This would equate to a maximum of 13 parking spaces in accordance with the Authority's adopted parking standards. The proposal therefore represents a significant over provision of parking.

62. If permission were granted planning conditions would be required to secure a reduced level of parking along with secure cycle storage within the development. Furthermore, if permission were granted it would be necessary to secure the provision of a Travel Plan to meet the requirements of policy T2 and the National Planning Policy Framework.

Conclusion

63. Approval of the application would result in the loss of a site allocated and safeguarded for employment use only. There is no policy justification or evidence of other strategic need that would support the proposed development and the loss of the employment use would therefore be contrary to policies E1 and DME3.
64. Further, the proposed use amounts to new build holiday accommodation, contrary to adopted policy RT2.
65. There are no other material considerations that would indicate planning permission should be approved, and the application is therefore recommended for refusal.

Human Rights

66. Any human rights issues have been considered and addressed in the preparation of this report.
67. List of Background Papers (not previously published)
68. Nil
69. Report author: Mark Nuttall, Principal Planner.

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13. FULL APPLICATION – CONVERSION OF OUTFARM TO DWELLING AT HILLCREST BARN, PITS LANE, PARWICH (NP/DDD/0224/0143) (RD)

APPLICANT: MR TOM SLATER

Summary

1. The application seeks planning permission for the conversion of a traditional agricultural building to an open market dwelling at Hillcrest Barn, Pits Lane, Parwich.
2. The application proposes the conversion of the existing outfarm and the creation of a new, defined residential curtilage to more closely reflect the outfarm's original yard area.
3. The report concludes that the proposed conversion would cause significant harm to the landscape on account of the buildings isolated location in open countryside.
4. The application is recommended for refusal.

Site and Surroundings

5. The application relates to a redundant agricultural building located in a field some 300m due south of Parwich.
6. The building lies in an elevated position within an open and undomesticated agricultural landscape.
7. The building is mostly two-storey in height but contains a part one and a half storey section. The building is of limestone construction with a plain clay tile roof.
8. Access is via a rough track from Pitts Lane. There are public footpaths through nearby fields.
9. There are no nearby residential properties within 300m of the site.

Proposal

10. The application proposes the conversion of the existing outfarm and the creation of a new, defined residential curtilage.
11. Parking would be provided for two vehicles.

RECOMMENDATION:

12. **That the application is REFUSED for the following reason:**

The proposal development would harm the significance of the barn which is a non-designated heritage, its setting and surrounding landscape contrary to Core Strategy policies GSP3, L1, L3 and HC1, Development Management policies DMC3, DMC5 and DMC10, the Conservation of Historic Building Supplementary Planning Document and the National Planning Policy Framework.

Key Issues

13. The principle of the conversion to an open market dwelling; the impact upon character, appearance and significance of heritage asset; the impact upon landscape character; the impact upon residential amenities; the impact upon protected species, the impact upon highway safety and climate change mitigation.

History

14. April 2022 – NP/GDO/0322/0439: GDO Notification - Alteration of an existing road or highway – Application extended.
15. July 2008 – 2079230: Appeal against refusal of NP/DDD/1107/1036 – Appeal dismissed
16. February 2008 – NP/DDD/1107/1036: Conversion of barn to form local needs dwelling – Refused
17. December 2006 – 2032172: Appeal against non-determination of NP/DDD/0306/0237 – Withdrawn
18. May 2006 – NP/DDD/0306/0237: Conversion of barn to one residential unit for occupation by the applicants or other related farm worker – Withdrawn

Consultations

19. PDNPA Archaeology – This application triggered an archaeology consultation because the site and building are recorded in the Derbyshire HER and PDNPA HBSMR.
I have reviewed the application, your photos and the site history, and based on the amount of recent change to building I do not have any specific comments to make, and recommend that you follow to the principles and guidance of conversions SPD.
20. Highway Authority (Derbyshire County Council) – No objections
21. Parwich Parish Council – Support the application. *A concern was raised about the possible risk of an increase in light pollution. Resolved: To support this application on the grounds that it would be beneficial to both the farming economy and housing stock in the village. The conversion represented a sympathetic treatment of a historic asset and the high standard of the design presentation was appreciated. Passed by three votes to one.*

Representations

22. Two letters of representation have been received by the Authority.
23. One of support on the grounds that the conversion of disused farm buildings has National Planning Framework support outside of National Parks, and that, in the view of the representation, that this should be the case with this application.
24. The second letter raises an objection from the Ramblers Derbyshire Dales Group, providing that Parwich FP 29 remains unaffected at all times, that consideration is given to the safety of public users of the right of way, and advising that any encroachment of the path would need consultation from the DCC Rights of Way Team.

National Planning Policy Framework (NPPF)

25. National Park designation is the highest level of landscape designation in the UK. The Environment Act 1995 sets out two statutory purposes for national parks in England and Wales. These 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 park authorities 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.
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 prevailing policies in the Development Plan and government guidance in the NPPF.
27. Para 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.

Main Development Plan Policies

Core Strategy

28. GSP1, GSP2 - Securing National Park Purposes and sustainable development & Enhancing the National Park. These policies jointly seek to secure national park legal purposes and duties through the conservation and enhancement of the National Park's landscape and its natural and heritage assets.
29. GSP3 sets out development management principles and states that all development must respect, conserve and enhance all valued characteristics of the site and buildings, paying particular attention to, amongst other elements, impact on the character and setting of buildings, scale of the development appropriate to the character and appearance of the National Park, design in accordance with the National Park Authority Design Guide and impact on living conditions of communities.
30. Policy DS1 details the development strategy for the National Park, and is permissive of householder development in principle.
31. L1 identifies that development must conserve and enhance valued landscape character and valued characteristics, and other than in exceptional circumstances, proposals in the Natural Zone will not be permitted.
32. L3 requires that development must conserve and where appropriate enhance or reveal significance of archaeological, artistic or historic asset and their setting, including statutory designation and other heritage assets of international, national, regional or local importance or special interest.
33. Policy HC1 says that provision will not be made for housing solely to meet open market demand. New housing can be accepted where it would meet eligible local need for affordable housing, provides for key rural workers or
C. In accordance with core policies GSP1 and GSP2:

- it is required in order to achieve conservation and/or enhancement of valued vernacular or listed buildings; or
- it is required in order to achieve conservation or enhancement in settlements listed in core policy DS1.

34. Core Strategy policy CC1 requires development to make the most efficient and sustainable use of land and resources, to take account of the energy hierarchy, to achieve the highest standards of carbon reduction and water efficiency, and to be directed away from flood risk areas.

Development Management Policies

35. 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.

36. DMC5 - Assessing the impact of development on designated and non-designated heritage assets and their setting. The policy provides detailed advice relating to proposals affecting heritage assets and their settings, requiring new development to demonstrate how valued features will be conserved, as well as detailing the types and levels of information required to support such proposals. It also requires development to avoid harm to the significance, character, and appearance of heritage assets and details the exceptional circumstances in which development resulting in such harm may be supported.

37. DMC10 - Conversion of a heritage asset. Conversion will be permitted provided it can accommodate the new use without changes that adversely affect its character, including enlargement, subdivision, or other alterations to form and mass, inappropriate new window openings or doorways and major rebuilding, and that any changes conserves or enhances the heritage significance and its setting in accord with policy DMC5.

38. 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.

39. DMT8 - Residential off-street parking says, that off-street parking for residential development should be provided and the design and numbers of parking spaces associated with the residential development respects the valued characteristics of the area.

Supplementary Planning Documents

40. Peak District National Park Authority Design Guide (2007): The Design Guide states that, when considering a conversion, the building in question should be of sufficient historic or architectural merit to warrant its conversion. Factors such as location, size and character of the building and its means of access will all be assessed. The guiding principle behind the design of any conversion should be that the character of the original building and its setting should be respected and retained.

41. Peak District National Park Conversion of Traditional Buildings SPD (2022): The SPD provides detailed guidance on the principles to be considered when proposing the conversion of traditional buildings. This is set out as 6 key principles:

- a. Understanding the building and its setting
- b. Working with the existing form and character
- c. Following a conservation approach
- d. Creating responsive new design
- e. Using appropriate materials and detailing.
- f. Conserving and enhancing the setting.

Assessment

Principle of the development

42. Core Strategy policy DS1 (the development strategy) allows in principle the conversion of buildings for housing in countryside outside of the natural zone, preferably by re-use of traditional buildings. The proposal therefore accords with policy DS1. Core Strategy policy HC1 part C allows for the creation of open market housing if *“it is required in order to achieve conservation and/or enhancement of valued vernacular or listed buildings”*.

43. Paragraph 12.18 of the Core Strategy provides context on policy HC1 part C:

“Occasionally, new housing (whether newly built or from re-use of an existing building) may be the best way to achieve conservation and enhancement (for example of a valued building) or the treatment of a despoiled site. Sometimes this requires the impetus provided by open market values, but wherever possible and financially viable such developments should add to the stock of affordable housing, either on the site itself or elsewhere in the National Park. It is accepted that for small schemes capable of providing only one dwelling (whether new-build or changing the use of a building such as a barn) this is unlikely to be viable.”

44. The barn is a traditional farm building of vernacular design and appearance, a historic element of a historic farmstead which appears on the Derbyshire Historic Environment Record and is considered to be a non-designated heritage asset of local significance.

45. Therefore the conversion of the building to one market dwelling would in principle be in accordance with policies DS1 and HC1. The key issue therefore is the impact of the proposed development upon the barn, its setting and the and the landscape. proposed development has to conserve and enhance the heritage asset and its setting.

Design

46. The outfarm is constructed in rubble limestone with gritstone detailing around doors and windows. Some elevations of the barn have tooled gritstone quoins. The roof is clad in Staffordshire blue clay tiles. At present, door and window openings are boarded in ply. The barn is effectively split into two separate sections to accommodate the site topography – a lower section traditionally used for cattle, and a slightly higher level, single bay loose box element with first floor door openings into a hay loft.

47. The building’s main elevation faces south east and features three ground floor door openings, plus a ground floor pitching hole, and a first floor door opening. All of these openings have gritstone lintels, and the doors have gritstone quoins. All rainwater goods have recently been renewed on new rise and fall brackets.

48. The north east facing gable elevation has a first floor pitching hole with untooled gritstone sill and lintel and tooled gritstone quoins. The north west facing elevation is largely blank aside from a first floor door opening into the hay loft in the building's higher section with tooled gritstone sill, lintel and quoins.
49. The south west facing gable has a first floor pitching hole to mirror that in the opposite gable end. This pitching hole has no quoins but plain gritstone sill, lintel and jambs. This gable elevation has some projecting stones. A wooden owl box has been added just under the roof apex.
50. Proposals largely work within the shell of the existing building utilising available openings. New glazing would be introduced to existing openings and new timber doors and shutters. Four new rooflights would be installed, two to each roof slope.
51. The proposed design of the conversion broadly accords with relevant policy and the Conversion of historic buildings SPD.

Impact upon Landscape Character

52. The barn occupies a prominent and elevated valley location in an open, undomesticated and attractive agricultural landscape. The site is located outside the village of Parwich and stands well adrift from any other built development including farm buildings. The unpretentious utilitarian character of the existing stone building is an intrinsic part of a largely natural and somewhat remote landscape.
53. During a previous appeal decision (2079230) the Inspector considered the building to be *'of significant value to the character of the countryside'*.
54. In comparison to other permitted schemes which are either set in a village or farm context, or even those beside roadside walls this development would stand in an isolated and highly visible location where the readability of the traditional building in its historic landscape setting would be harmed leading to a loss of a key special quality of this National Park. The Development Management Policies document echoes guidance from our adopted Landscape Strategy which states at para 3.103 that *"The traditional field barns of the Peak District represent a valued feature of the historic landscape and where these are more remote from existing building groups and roadside walls they represent the biggest challenge for conversion schemes. This is because when they lie deep in historic field systems, the buildings and setting are more susceptible to harmful change and loss of character."*
55. The existing barn has a robust form and a clear functional relationship with the surrounding agricultural use. The guiding principle behind any conversion must be that it conserves the building and looks like a converted barn rather than a new dwelling, which remains appropriate to its landscape setting.
56. Hillcrest Barn is an isolated Farm building in open countryside, located some distance from the built up part of the settlement of Parwich and from other dwellings and buildings. The conversion of which to a dwelling would include the introduction of domestic elements into the landscape, such as bin stores, cars, garden furniture, washing lines, lighting/security measures etc.
57. The proposed site plan includes the creation of a domestic curtilage, including a meadow lawn, a large area of hard landscaped driveway, parking and turning space for two cars, all enclosed by a traditional style stone wall. These alterations to the site would result in significant domestication of the land which would be conspicuous in what is a generally open and uninhabited landscape.

58. Given the hillside location the garden area would be visible, in part, from the public footpaths nearby and beyond, and the presence of any vehicles and domestic paraphernalia / lighting would be apparent. Furthermore, this is a landscape where drystone walls are scarce, and adding the vertical elements to the landscape of drystone walls and steps increases the visual impact of the building.
59. The D&AS states 'The proposals to convert the outfarm into a dwelling will have little impact on the significance of the building itself as a local landscape feature, and have the potential to offer some enhancement.' As described above, this is considered unlikely to be the case.
60. The possible removal of permitted development rights would not adequately restrict the domestication of the site as many changes can occur outside of planning control.
61. In determining the previous appeal the Inspector concluded that *"given its hillside location the garden area would be visible, in part, from the public footpaths nearby and beyond, and the presence of any vehicles and domestic paraphernalia would be apparent. I also note that the Appellants indicate that they have no intention to over domesticate this curtilage area and for it to remain primarily functional, but I remain concerned that future occupiers of the appeal property may wish to create a garden area. I am, therefore, concerned that the domestication of this area could create a manicured effect, including the reconstructed dry stone wall, presenting a stark contrast to the agricultural landscape beyond. To my mind this would harm the character and appearance of the locality."*
62. In view of the remote position of the barn, it is considered that the alterations to the building and its surroundings would detract from the relationship between the building and its landscape setting. The domestication of the site would irreversibly elevate the appearance of the building from a simple vernacular barn sitting 'quietly' in the landscape into a prominent residential dwelling in the open countryside. It would be highly visible from the nearby public footpaths.
63. The previous Inspectors decision is a material consideration. There has been no change in the character of the building or its setting within the landscape. The Inspectors conclusions in regard to the impact of the scheme therefore should be given significant weight.
64. The proposed curtilage in this visible hillside location would be unduly obtrusive and as such would detrimentally affect the character of the countryside. This would be contrary to Core Strategy Policies GSP1, GSP2, GSP3, L1, L3, HC1 and Development Management Policies DMC3, DMC5, DMC10.

Impact upon Residential Amenities

65. Outlook, amenity, privacy and daylight are fundamental considerations when altering or extending a property. This is to ensure that habitable rooms achieve a satisfactory level of outlook and natural daylight, there is adequate privacy and outdoor private amenity space and that no overbearing or harmful overshadowing of neighbouring property results.
66. The nearest residential properties are approximately 300m away in the settlement area of Parwich.

67. Due to the intervening distances from these neighbouring properties, in this case, it is considered the amenity of these dwellings or any other dwellings in the locality would not be unduly compromised by the development.
68. Consequently, the proposal accords with policies GSP3 & DMC3 in respect of the impact on the residential amenity of neighbouring occupiers.

Impact upon Highway Safety

69. The Highway Authority has raised no objection to the proposal. The vehicular access to the proposed dwelling would be along a hard-core surfaced single track, which has a steep gradient in parts.
70. It is not considered that the proposal would generate a considerable amount of additional traffic which would require the significant upgrading of the track so as to require changes to the gradient or appearance.
71. Therefore, the proposal would not conflict with Policies DMT3 and DMT8.
72. The access is longstanding but has in recent years been widened and improved. The highway authority does note that the visibility from the access onto the highway is restricted. Therefore, a condition requiring visibility from the access to be maximised in accordance with a plan submitted to and approved, is considered to be reasonable and necessary in this instance.
73. Two off road parking spaces to serve the proposed dwelling and a space to turn within the curtilage of the dwelling to allow vehicles to exit the site in a forward gear, are to be provided.
74. The proposal is in accordance with policy DMT3.

Climate Change Mitigation

75. 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.
76. A comprehensive sustainability statement has been submitted in support of this application outlining, the proposals intentions to maximise benefits from natural ventilation and reduce excess solar gains in the summer, as well as noting high levels of thermal insulation, low energy light fittings and the use of natural daylight and natural ventilation will help to reduce the energy usage.
77. With regard to the above, the proposals are considered acceptable in meeting the climate change mitigation and adaption requirements of policy CC1 in these respects.

Conclusion

78. In view of the remote position of the barn, it is considered that the alterations to the building and its surroundings would detract from the relationship between the building and its landscape setting. The domestication of the site would irreversibly elevate the appearance of the building from a simple vernacular barn sitting 'quietly' in the landscape into a prominent residential dwelling in the open countryside.
79. The proposals would be contrary to Core Strategy Policies GSP1, GSP2, GSP3, L1, L3, HC1 and Development Management Policies DMC3, DMC5, DMC10.

80. There would be no residential amenity or highways issues arising from the proposed scheme.

81. The proposals are recommended for refusal on landscape impact resulting from the domestication of the site.

Human Rights

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

List of Background Papers (not previously published)

83. Nil

84. Report Author: Rachael Doyle – Assistant Planner: South Area.

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Hillcrest Barn, Pits Lane, Parwich

Item no. 13

Application no. NP/DDD/0224/0143

Committee date: 19/04/2024

Page 123
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14. EXTERNAL ALTERATIONS, REMOVAL OF ATMS AND NIGHT SAFE PLATE AT NAT WEST BANK, 1 WATER LANE, BAKEWELL (NP/DDD/1223/1467, CC)

APPLICANT: THE ROYAL BANK OF SCOTLAND PLC

Summary

1. The application site comprises a Grade II listed building in Bakewell.
2. Planning permission is sought for external alterations and the removal of signage, ATMs, and night safe plate.
3. The proposed works would result in no harm to the significance of the listed building, its setting or the Conservation Area.
4. The application is recommended for approval for the reasons set out in the report.

Site and Surroundings

5. 1 Water Lane is a Grade II listed building, listed on the 5th of December 1997. The building occupies a prominent position on the corner of Rutland Square and Water Lane in the town centre of Bakewell, and lies within the designated Conservation Area. The building was historically built as a bank and has a long-established use as one. The Nat West Bank (Subsidiary of Royal Bank of Scotland) has occupied the ground floor of 1 Water Lane since 1975.
6. The three-storey building is constructed from formally coursed, dressed and ashlar sandstone with a chamfered plinth, large quoins and various mullioned and transomed windows linked by flush sill bands and lintel bands with Tudor detailing, under a concrete tile roof. The entrance to the bank is on the elevation which faces north east onto Water Lane.

Proposal

7. Planning permission is sought for external alterations.
8. The external alterations proposed are removal of all fascia signage, with allowances for any making good to existing finishes following signage removal. All advertising is to be removed. The Automated Teller Machines (ATMs) are to be removed and infilled to match the existing ashlar sandstone. The night safe plate is to be removed and infilled to match the existing.
9. A separate Listed Building Consent has been submitted for the proposed works.

RECOMMENDATION:

That the application be APPROVED subject to the following conditions:

1. **3 year time limit**
2. **In accordance with submitted plans**
3. **Before work begins, sample panel(s) of all new facing stonework shall be provided on site showing the proposed sizes, texture face-bond; and pointing mortar mix, joint thickness and finish profile for approval in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved sample panel(s) which shall be retained on site until the work is completed.**

4. **Within 6 months of the date of this consent, the security lighting shown on the approved plans shall be removed from the building and the area made good in accordance with details which shall have first been submitted to and approved in writing by the National Park Authority.**

Key Issues

10. Impact on the character and appearance of the listed building, and its setting in the Conservation Area and in the wider landscape.

Relevant Planning History

11. 2021 - Listed Building consent - External Works: Replace external signage with new. Including replacement of logo and wording, opening times panel and ATM Signage, including 1 New signage above ATM and frosted manifestation to windows. NP/DDD/0921/0955 – Granted Conditionally
12. 2021 - Advertisement consent – Replacement of 1 x Fascia sign, 2 x Projecting Signs, 2 x ATM signs and 1 x Opening Hours signs. NP/DDD/0121/0956 – Granted conditionally
13. 2018 - Listed Building consent - Installation of Fibre Broadband line into the building through a small penetration into the external wall and a Broadband line will run through the building to small ceiling mounted WiFi boxes. NP/DDD/0118/0069 – Granted Conditionally
14. 2017 - Listed Building consent - Removal of 2 existing counters, section of queue rail and quick deposit unit, in order to facilitate implementation of new secure partition wall and new automated banking machines. NP/DDD/0817/0886 – Granted Conditionally
15. 2016 - Listed Building consent - Replacement of existing ATM Re-position power and data to suit new ATM 1no door to be removed/reinstated for ATM delivery. NP/DDD/0716/0659 – Granted Conditionally
16. 2015 - Listed Building Consent - Installation of the following external signage, post removal of signage currently in situ: 1no. 515mm high fascia with 1no. set 360mm high non-illuminated NatWest lettering and chevron logo. 2no. 500mm high non-illuminated projecting sign. 2no. 245mm high non-illuminated chevron logo, 1no. Nameplate 1no. Web/Tel vinyl. NP/DDD/0515/0493 and 0494 – Granted Conditionally
17. 2015 - Listed Building Consent - Installation of 5 internally illuminated signs and 2 non-illuminated signs and 1 nameplate. NP/DDD/0415/0274 and 0275 – Withdrawn
18. 2012 – Advertisement Consent - Internally illuminated ATM surround. NP/DDD/1012/1011. Refused.
19. 2011 – Enforcement - LISTED BUILDING security light above the door, plus internally illuminated ATM machine signs SIGNS REMOVED 28/02/2013 APPS IN FOR REMOVING REST - DEC 2023. 11/0184 – To be Determined
20. 2011 - The installation of one additional ATM machine to the existing branch frontage. NP/DDD/0511/0470 and Listed Building Consent 0484 - Granted Conditionally
21. 2004 - External alterations to improve disabled access - hand rails and new external lighting. NP/DDD/0604/0650 and Listed Building Consent 0651 - Granted Conditionally
22. 2003 - Erection of signs. NP/DDD/0303/107 - Granted Conditionally

23. 2000 - Installation of 60cm satellite dish. NP/DDD/1000/412 - Granted Conditionally
24. 1998 - Replacement/new signs. NP/DDD/0598/249 and 250 - Granted Conditionally
25. 1996 - Erection of sign. NP/DDD/0496/167 - Refused 06/06/1996
26. 1994 - New entrance doors, relocation of existing cash machine and night safe. NP/WED/1094/466 - Granted Conditionally
27. 1994 - Erection of sign. NP/WED/0194/030 - Granted Conditionally
28. 1993 - Erection of sign. NP/WED/1093/485 - Refused
29. 1993 - Erection of sign. NP/WED/0793/318 - Refused
30. 1984 - Installation of service till. NP/WED/0884/367 - Granted Conditionally
31. 1975 - Change of use to bank offices. NP/WED/675/261 - Granted Conditionally

Consultations

32. Highway Authority – No objections provided advice regarding procedures is sought from the County Council Traffic Management Team. All road closure and temporary traffic signal applications will have to be submitted via the County Councils web-site.
33. District Council – No response at time of writing.
34. Bakewell Town Council – No objection to the proposal on planning grounds. Making good should be undertaken with materials, and in colours that are sympathetic to and in keeping with the building.
35. PDNPA Conservation Officer – No objections subject to conditions. Comments are summarised below:

The application is being made in relation to the forthcoming closure of the Bakewell Branch of Natwest. This application is not for the closure, but a listed building consent application to remove the ATM machines, various signage, and the making good of any holes or openings.

Applications for listed building consent are determined in accordance with the 1990 Planning (Listed Building and Conservation Areas) Act, as well as local and national planning policy.

Both Peak District development management policies, as well as paragraph 200 of the NPPF state that the local planning authority should require an applicant to describe the significance of any heritage assets affected, including the contribution made by their setting. The level of detail should be proportionate and no more than is sufficient to understand the potential impact of the proposal on their significance.

The submitted heritage statement is very basic, and in most cases would not be sufficient to evidence an application. However, the application is only for the removal of signage and ATM machines. Provided a method statement is provided on how and with what the walls will be made good, there is sufficient information for the Authority to determine the application. If and when an application arrives for more changes to the building a more detailed heritage statement will be required.

Even though the application only relates to minor external details, I was shown the entire building during my site visit, including the upper floors. It should be noted that the upper floors have been little altered and retain many significant features, including a largely intact layout, decorative features, and historic windows.

During the site meeting I asked about the plans for the five war memorial plaques in the bank's lobby and was informed that the plan is to remove them to the NatWest archive in Edinburgh. After receiving more information about the origins of the memorials, I have determined that two of them form a part of the listed building and cannot be removed without consent. These commemorate Arthur Bentley, Lawrence Douglas, and Henry Derbyshire. The other memorials were moved to the Bakewell Branch from other closed branches between 2015 and 2017 and are not protected by listing.

Removal of signs:

Provided any damage from the installation of the signs is made good in an appropriate manner there will be no harm to the significance of the building.

Removal of ATMs:

The removal of the ATMs would leave large openings in the side of the building that would need to be infilled. The applicant has stated that the openings will be filled with matching ashlar stone. The Authority is still awaiting a sample of the proposed stone and a methodology and proposed mortar mix. If these cannot be provided prior to determination then these elements can be left as a condition. In principle, the removal of the ATMs would not harm the significance of the building.

Overall, subject to agreeing the details I have no objections.

Suggested mitigation/conditions/footnotes:

- *Before work begins, sample panel(s) of all new facing stonework shall be provided on site showing the proposed -stone types, sizes, colour, texture face-bond; and pointing mortar mix, joint thickness and finish profile. Confirmation of the materials and methods shall be approved in writing with the Local Planning Authority and carried out accordingly. The approved sample panel(s) shall be retained on site until the work is completed and the Condition is discharged.*
- *Full details of 'making good' exposed areas revealed by demolitions are to be submitted and approved in writing by the Local Planning Authority*

Representations

36. The Authority has received 16 letters of representation in objection to the application to date.
37. Understandably, many letters raise concerns over the closure of the bank and the loss of what is considered to be an important service for the community. These concerns are understood by Officers, however, this planning application relates solely to the proposed alterations to the ground floor of the building.
38. Planning permission is not required for an occupant to close any business premises and the application does not propose the change of use of the building. The Government has also introduced changes to the Use Class Order which would allow the change of use of the bank to a wide variety of other uses within Use Class E. The Authority therefore has limited power to control the use of the building.

39. Therefore, while the concerns about the loss of the banking services are understood, the Authority cannot give weight to them in dealing with this application.
40. Three representations raised material considerations and make the following points:
- a) Concern about lack of detail within the applicant's submitted heritage report, especially regarding the memorial plaques.
41. The proposal to remove memorial plaques raised objections from the Authority Conservation Officer which were shared with the applicant. The applicant therefore omitted the proposal to remove the memorial plaques from the planning application. The applicant may submit a separate application to remove the memorial plaques in the future.
42. This application, the heritage report, and the representations received are therefore assessed only in relation to the proposals, which do not include the memorial plaques.

Main Policies

43. Relevant Core Strategy policies: GSP1, GSP2, GSP3, DS1, L3, CC1
44. Relevant Development Management policies: DMC3, DMC7, DMC8

National Planning Policy Framework

45. The National Planning Policy Framework (NPPF) is a material consideration and carries particular weight where a development plan is absent, silent or relevant policies are out of date.
46. In the National Park the development plan comprises the Authority's Core Strategy (2011) and the 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.
47. Therefore, full weight should be given to policies in the development plan and the application should be determined in accordance with the Authority's policies unless material considerations indicate otherwise.
48. 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.
49. Paragraph 200 states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. It notes that the level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. It advises that as a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

50. 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 (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.
51. Paragraph 206 states that 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. Substantial harm to or loss of Grade II listed buildings should be exceptional.
52. Paragraph 207 states that where a proposed development will lead to substantial harm (or total loss of significance of) a heritage asset consent should be refused unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or that all of the following apply:
- a) the nature of the heritage asset prevents all reasonable uses of the site; and
 - b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
 - c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
 - d) the harm or loss is outweighed by the benefit of bringing the site back into use.
53. Paragraph 208 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

54. GSP1 and GSP2 - Securing National Park Purposes and sustainable development & Enhancing the National Park. These policies jointly seek to secure national park legal purposes and duties through the conversion and enhancement of the National Park's landscape and its natural and heritage assets.
55. 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.
56. DS1 - Development Strategy supports the development and alternative uses needed to secure effective conservation and enhancement of the National Park.
57. L3 - Cultural heritage assets of archaeological, architectural, artistic or historic significance deals with cultural heritage assets or archaeological, architectural, artistic or historic significance. It explains that development must conserve and where appropriately enhance or reveal the significance of historic assets and their setting. 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 or its setting.
58. 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

59. DMC3 - Siting, Design, layout and landscaping states 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.
60. Policy DMC7 provides detailed criteria relating to proposals affected listed buildings and states that;
- a. Planning applications for development affecting a Listed Building and/or its setting should be determined in accordance with policy DMC5 and clearly demonstrate:
 - (i) how their significance will be preserved;
 - (ii) why the proposed development and related works are desirable or necessary.
 - b. Development will not be permitted if applicants fail to provide adequate or accurate detailed information to show the effect on the significance and architectural and historic interest of the Listed Building and its setting and any curtilage listed features.
 - c. Development will not be permitted if it would:
 - (i) adversely affect the character, scale, proportion, design, detailing of, or materials used in the Listed Building; or
 - (ii) result in the loss of or irreversible change to original features or other features of importance or interest.
 - d. In particular, development will not be permitted if it would directly, indirectly or cumulatively lead to (amongst other things):
 - (i) removal of original walls, stairs, or entrances or subdivision of large interior spaces
 - (ii) removal, alteration or unnecessary replacement of structural elements including walls, roof structures, beams and floors.
61. DMC8 Conservation Areas says 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.

Assessment

The impact of the development upon the significance of the listed building and its setting

62. The proposed development includes removal of all fascia signage and marketing, making good to existing finishes following signage removal, and the removal of ATMs which will then be infilled to match the existing ashlar sandstone. The external walls will be finished in stone to match existing. There are no existing parking spaces nor are any proposed. No new access is proposed.
63. Although the submitted heritage report is basic, the Conservation Officer is satisfied that the level of detail is proportionate to the proposals and sufficient to understand the potential impact upon significance due to the minor alterations proposed. Provided that a method statement is provided on how and with what the walls will be made good, there is sufficient information for the Authority to determine the application.

64. Although the proposal only relates to minor external and internal details, the site visit included the upper floors for a recording of their current condition and assessment of significance by the Authority's Conservation Officer. It is noted in the officer's report that the upper floors have been little altered and retain many significant features, including a largely intact layout, decorative features, and historic windows.
65. Removal of Signage: The removal of signage from a building would not normally be development requiring planning permission. Nevertheless, provided any damage from the installation of the signs is made good in an appropriate manner, it is considered that there will be no harm to the significance of the building.
66. Removal of ATMs: The removal of the ATMs would leave large openings in the side of the building that would need to be infilled. The ATMs are later additions to the building and their removal would restore the original appearance of the building resulting in enhancement. The applicant has stated that the openings will be filled with matching ashlar stone which is acceptable in principle. The Authority has received a sample of the proposed stone, but awaits a methodology and proposed mortar mix. The stone will also need to be dressed to match the tooling of the rest of the wall. However, these elements can be controlled by planning condition
67. The proposed development will enhance the listed building, its setting and the Conservation Area. The proposed development is therefore in accordance with policies GSP3, L3, DMC3, DMC7 and DMC8.

Other Issues

68. The Highway Authority raises no objections. Given the nature of the proposals the development would not harm highway safety or the amenity of road users. The development would also not result in any harm to the amenity, privacy or security of any neighbouring property.

Environmental Management

69. No environmental management measures are proposed. Officers will seek to ensure that new stonework is sourced from local quarries.

Conclusion

70. The concern surrounding the bank closure and the strength of feeling from the public surrounding this issue is understood by Officers. However, this application relates solely to the minor alterations to the ground floor of the building and external alterations only.
71. Therefore, while the concerns about the loss of the bank are understood, these issues can not be given weight in the determination of this planning application.
72. The proposed development will enhance the listed building, its setting and the Conservation Area in accordance with relevant policies.
73. Subject to conditions, the works would not harm the listed building, conserving its integrity, character and setting. Regarding this, the application does not conflict with Section 16 or 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework, or relevant Development Plan policies.
74. There is otherwise no conflict between the intent of policies in the Development Plan and the National Planning Policy Framework and there are no further material considerations that would indicate planning permission should be refused.
75. Accordingly, the application is recommended for conditional approval.

Human Rights

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

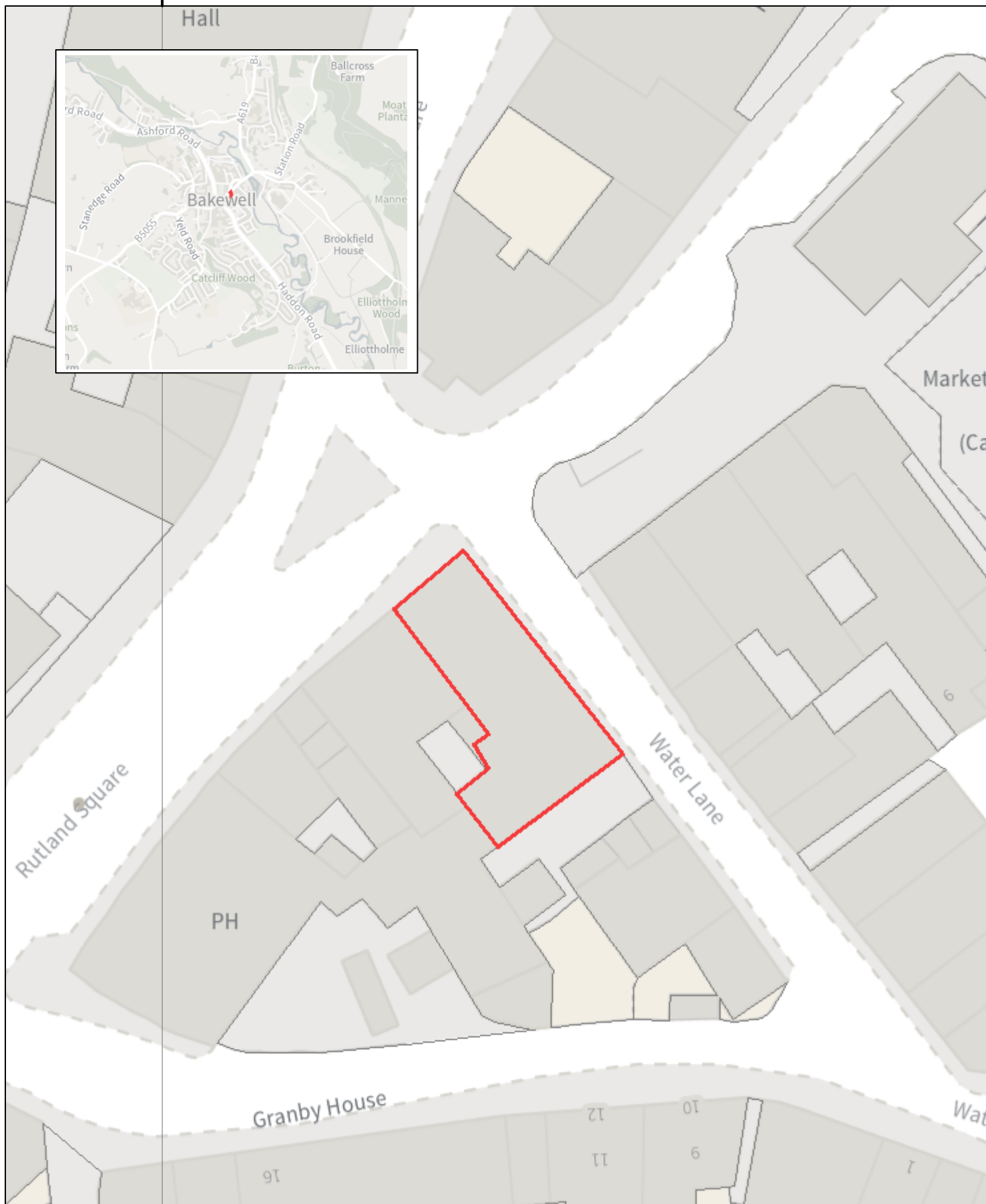
List of Background Papers (not previously published)

77. Nil

Report Author: Charlotte Clarke – Assistant Planner

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Nat West Bank, 1 Water Lane, Bakewell

Item no. 14 & 15

Application no. NP/DDD/1223/1467 & NP/DDD/1223/1468

Committee date: 19/04/2024

Page 135

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Map centre grid ref: 421,828 368,536



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DISTRICT**
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15. LISTED BUILDING CONSENT - INTERNAL ALTERATIONS INCLUDING REMOVING INTERNAL SIGNAGE, FIXTURES AND SAFE UNITS. EXTERNAL ALTERATIONS INCLUDING GLAZING TO BE SECURED TO ALL AREAS, MAKING GOOD AS REQUIRED, REMOVAL OF FASCIA SIGNAGE, REMOVAL OF ATMS AND REMOVAL OF NIGHT SAFE PLATE AT NAT WEST BANK, 1 WATER LANE, BAKEWELL (NP/DDD/1223/1468, CC)

APPLICANT: THE ROYAL BANK OF SCOTLAND PLC

Summary

1. The application site comprises a Grade II listed building in Bakewell.
2. Listed Building Consent is sought for internal alterations and the removal of signage, ATMs, and night safe plate.
3. The proposed works would result in no harm to the significance of the listed building or its setting.
4. The application is recommended for approval for the reasons set out in the report.

Site and Surroundings

5. 1 Water Lane is a Grade II listed building, listed on the 5th of December 1997. The building occupies a prominent position on the corner of Rutland Square and Water Lane in the town centre of Bakewell, and lies within the designated conservation area. The building was historically built as a bank and has a long-established use as one. The Nat West bank (Subsidiary of Royal Bank of Scotland) has occupied the ground floor of 1 Water Lane since 1975.
6. The three-storey building is constructed from formally coursed, dressed and ashlar sandstone with a chamfered plinth, large quoins and various mullioned and transomed windows linked by flush sill bands and lintel bands with Tudor detailing, under a concrete tile roof. The entrance to the bank is on the elevation which faces north east onto Water Lane.

Proposal

7. Listed Building Consent is sought for for internal and external alterations.
8. The internal alterations are the removal of non-original internal signage, marketing, including manifestation, fixtures, fittings, racking, IT equipment, equipment relating to the operation of the retail bank, security elements with the exception of the perimeter alarm, and furniture. For safe units, glazing is to be secured to all areas, making good as required. All automation is to be removed.
9. External alterations proposed are all fascia signage is to be removed, with allowances for any making good to existing finishes following signage removal. All marketing is to be removed. ATMs are to be removed and infilled to match the existing ashlar sandstone. The night safe plate is to be removed and infilled to match the existing.
10. No changes are proposed above the ground floor of the building and no works to redecorate are proposed.
11. A separate planning application has been submitted for the proposal (application reference NP/DDD/1223/1467).

RECOMMENDATION:

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

1. 3 year time limit
2. In accordance with submitted plans
3. Before the erection or repair of any stonework, sample panel(s) of all new facing stonework shall be provided on site showing the proposed sizes, texture face-bond; and pointing mortar mix, joint thickness and finish profile for approval in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved sample panel(s) which shall be retained on site until the work is completed.
4. No works to remove any elements of the building or advertisements shall take place other than in accordance with a methodology (to include how building fabric is to be made good following removal) which shall have first been submitted to and approved in writing by the National Park Authority.
5. Within 6 months of the date of this consent, the security lighting shown on the approved plans shall be removed from the building and the area made good in accordance with details which shall have first been submitted to and approved in writing by the National Park Authority.

Key Issues

12. Impact on the character and appearance of the listed building.

Relevant Planning History

13. 2021 - Listed Building consent - External Works: Replace external signage with new. Including replacement of logo and wording, opening times panel and ATM Signage, including 1 New signage above ATM and frosted manifestation to windows. NP/DDD/0921/0955 – Granted Conditionally
14. 2021 - Advertisement consent – Replacement of 1 x Fascia sign, 2 x Projecting Signs, 2 x ATM signs and 1 x Opening Hours signs. NP/DDD/0121/0956 – Granted conditionally
15. 2018 - Listed Building consent - Installation of Fibre Broadband line into the building through a small penetration into the external wall and a Broadband line will run through the building to small ceiling mounted WiFi boxes. NP/DDD/0118/0069 – Granted Conditionally
16. 2017 - Listed Building consent - Removal of 2 existing counters, section of queue rail and quick deposit unit, in order to facilitate implementation of new secure partition wall and new automated banking machines. NP/DDD/0817/0886 – Granted Conditionally
17. 2016 - Listed Building consent - Replacement of existing ATM Re-position power and data to suit new ATM 1no door to be removed/reinstated for ATM delivery. NP/DDD/0716/0659 – Granted Conditionally
18. 2015 - Listed Building Consent - Installation of the following external signage, post removal of signage currently in situ: 1no. 515mm high fascia with 1no. set 360mm high non-illuminated NatWest lettering and chevron logo. 2no. 500mm high non-illuminated projecting sign. 2no. 245mm high non-illuminated chevron logo, 1no. Nameplate 1no. Web/Tel vinyl. NP/DDD/0515/0493 and 0494 – Granted Conditionally

19. 2015 - Listed Building Consent - Installation of 5 internally illuminated signs and 2 non-illuminated signs and 1 nameplate. NP/DDD/0415/0274 and 0275 – Withdrawn
20. 2012 – Advertisement Consent - Internally illuminated ATM surround. NP/DDD/1012/1011. Refused.
21. 2011 – Enforcement - LISTED BUILDING security light above the door, plus internally illuminated ATM machine signs SIGNS REMOVED 28/02/2013 APPS IN FOR REMOVING REST - DEC 2023. 11/0184 – To be Determined
22. 2011 - The installation of one additional ATM machine to the existing branch frontage. NP/DDD/0511/0470 and Listed Building Consent 0484 - Granted Conditionally
23. 2004 - External alterations to improve disabled access - hand rails and new external lighting. NP/DDD/0604/0650 and Listed Building Consent 0651 - Granted Conditionally
24. 2003 - Erection of signs. NP/DDD/0303/107 - Granted Conditionally
25. 2000 - Installation of 60cm satellite dish. NP/DDD/1000/412 - Granted Conditionally
26. 1998 - Replacement/new signs. NP/DDD/0598/249 and 250 - Granted Conditionally
27. 1996 - Erection of sign. NP/DDD/0496/167 - Refused 06/06/1996
28. 1994 - New entrance doors, relocation of existing cash machine and night safe. NP/WED/1094/466 - Granted Conditionally
29. 1994 - Erection of sign. NP/WED/0194/030 - Granted Conditionally
30. 1993 - Erection of sign. NP/WED/1093/485 - Refused
31. 1993 - Erection of sign. NP/WED/0793/318 - Refused
32. 1984 - Installation of service till. NP/WED/0884/367 - Granted Conditionally
33. 1975 - Change of use to bank offices. NP/WED/675/261 - Granted Conditionally

Consultations

34. Highway Authority – No objections provided advice regarding procedures is sought from the County Council Traffic Management Team. All road closure and temporary traffic signal applications will have to be submitted via the County Councils web-site.
35. District Council – No response at time of writing.
36. Bakewell Town Council – No objection to the proposal on planning grounds. Making good should be undertaken with materials, and in colours that are sympathetic to and in keeping with the building.
37. PDNPA Conservation Officer – No objections subject to conditions. Comments are summarised below:

The application is being made in relation to the forthcoming closure of the Bakewell Branch of Natwest. This application is not for the closure, but a listed building consent application to remove the ATM machines, various signage, and the making good of any holes or openings.

Applications for listed building consent are determined in accordance with the 1990 Planning (Listed Building and Conservation Areas) Act, as well as local and national planning policy.

Both Peak District development management policies, as well as paragraph 200 of the NPPF state that the local planning authority should require an applicant to describe the significance of any heritage assets affected, including the contribution made by their setting. The level of detail should be proportionate and no more than is sufficient to understand the potential impact of the proposal on their significance. The submitted heritage statement is very basic, and in most cases would not be sufficient to evidence an application. However, the application is only for the removal of signage and ATM machines. Provided a method statement is provided on how and with what the walls will be made good, there is sufficient information for the Authority to determine the application. If and when an application arrives for more changes to the building a more detailed heritage statement will be required.

Even though the application only relates to minor external details, I was shown the entire building during my site visit, including the upper floors. It should be noted that the upper floors have been little altered and retain many significant features, including a largely intact layout, decorative features, and historic windows.

During the site meeting I asked about the plans for the five war memorial plaques in the bank's lobby and was informed that the plan is to remove them to the NatWest archive in Edinburgh. After receiving more information about the origins of the memorials, I have determined that two of them form a part of the listed building and cannot be removed without consent. These commemorate Arthur Bentley, Lawrence Douglas, and Henry Derbyshire. The other memorials were moved to the Bakewell Branch from other closed branches between 2015 and 2017 and are not protected by listing.

Removal of signs:

Provided any damage from the installation of the signs is made good in an appropriate manner there will be no harm to the significance of the building.

Removal of ATMs:

The removal of the ATMs would leave large openings in the side of the building that would need to be infilled. The applicant has stated that the openings will be filled with matching ashlar stone. The Authority is still awaiting a sample of the proposed stone and a methodology and proposed mortar mix. If these cannot be provided prior to determination then these elements can be left as a condition. In principle, the removal of the ATMs would not harm the significance of the building.

Overall, subject to agreeing the details I have no objections.

Suggested mitigation/conditions/footnotes:

- Before work begins, sample panel(s) of all new facing stonework shall be provided on site showing the proposed -stone types, sizes, colour, texture face-bond; and pointing mortar mix, joint thickness and finish profile. Confirmation of the materials and methods shall be approved in writing with the Local Planning Authority and carried out accordingly. The approved sample panel(s) shall be retained on site until the work is completed and the Condition is discharged.*
- Full details of 'making good' exposed areas revealed by demolitions are to be submitted and approved in writing by the Local Planning Authority*

Representations

38. The Authority has received 10 letters of representation in objection to the application to date.
39. Understandably, many letters raise concerns over the closure of the bank and the loss of what is considered to be an important service for the community. These concerns are understood by Officers, however, this listed building consent application relates solely to the proposed alterations to the ground floor of the building.
40. Listed Building consent is not required for an occupant to close any business premises or for the change of use of a building (which is not proposed in any event).
41. Therefore, while the concerns about the loss of the banking services are understood, the Authority cannot give weight to them in dealing with this application.
42. Three representations raised material considerations and make the following points:
 - a) Concern about lack of detail within the applicant's submitted heritage report, especially regarding the memorial plaques.
43. The proposal to remove memorial plaques raised objections from the Authority Conservation Officer which were shared with the applicant. The applicant therefore omitted the proposal to remove the memorial plaques from the planning application. The applicant may submit a separate application to remove the memorial plaques in the future.
44. This application, the heritage report, and the representations received are therefore assessed only in relation to the proposals, which do not include the memorial plaques.

Main Policies

45. Relevant Core Strategy policies: L3
46. Relevant Development Management policies: DMC7

National Planning Policy Framework

47. The National Planning Policy Framework (NPPF) is a material consideration and carries particular weight where a development plan is absent, silent or relevant policies are out of date.
48. In the National Park the development plan comprises the Authority's Core Strategy (2011) and the 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.
49. Therefore, full weight should be given to policies in the development plan and the application should be determined in accordance with the Authority's policies unless material considerations indicate otherwise.
50. 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.

51. Paragraph 200 states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. It notes that the level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. It advises that as a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.
52. 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 (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.
53. Paragraph 206 states that 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. Substantial harm to or loss of Grade II listed buildings should be exceptional.
54. Paragraph 207 states that where a proposed development will lead to substantial harm (or total loss of significance of) a heritage asset consent should be refused unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or that all of the following apply:
- a) the nature of the heritage asset prevents all reasonable uses of the site; and
 - b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
 - c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
 - d) the harm or loss is outweighed by the benefit of bringing the site back into use.
55. Paragraph 208 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

56. Policy L3 states that development must conserve and enhance significance of cultural heritage assets.

Development Management Policies

57. Policy DMC7 provides detailed criteria relating to proposals affecting listed buildings and states that;
- a. Planning applications for development affecting a Listed Building and/or its setting should be determined in accordance with policy DMC5 and clearly demonstrate:
 - (i) how their significance will be preserved;
 - (ii) why the proposed development and related works are desirable or necessary.

- b. Development will not be permitted if applicants fail to provide adequate or accurate detailed information to show the effect on the significance and architectural and historic interest of the Listed Building and its setting and any curtilage listed features.
- c. Development will not be permitted if it would:
 - (i) adversely affect the character, scale, proportion, design, detailing of, or materials used in the Listed Building; or
 - (ii) result in the loss of or irreversible change to original features or other features of importance or interest.
- d. In particular, development will not be permitted if it would directly, indirectly or cumulatively lead to (amongst other things):
 - (i) removal of original walls, stairs, or entrances or subdivision of large interior spaces
 - (ii) removal, alteration or unnecessary replacement of structural elements including walls, roof structures, beams and floors.

Assessment

The impact of the works upon the significance of the listed building and its setting

- 58. The proposed works externally include a removal of all fascia signage and marketing, making good to existing finishes following signage removal, and the removal of ATMs which will then be infilled to match the existing ashlar sandstone. The external walls will be finished in stone to match existing. There are no existing parking spaces nor are any proposed. No new access is proposed.
- 59. Although the submitted heritage report is basic, the Conservation Officer is satisfied that the level of detail is proportionate to the proposals and sufficient to understand the potential impact upon significance due to the minor alterations proposed. Provided that a method statement is provided on how and with what the walls will be made good, there is sufficient information for the Authority to determine the application.
- 60. Although the proposal only relates to minor external and internal details, the site visit included the upper floors for a recording of their current condition and assessment of significance by the Authority's Conservation Officer. It is noted in the officer's report that the upper floors have been little altered and retain many significant features, including a largely intact layout, decorative features, and historic windows.
- 61. Removal of Signage: Provided any damage from the installation of the signs is made good in an appropriate manner, it is considered that there will be no harm to the significance of the building.
- 62. Removal of ATMs: The removal of the ATMs would leave large openings in the side of the building that would need to be infilled. The ATMs are later additions to the building and their removal would restore the original appearance of the building resulting in enhancement. The applicant has stated that the openings will be filled with matching ashlar stone which is acceptable in principle. The Authority has received a sample of the proposed stone, but awaits a methodology and proposed mortar mix. The stone will also need to be dressed to match the tooling of the rest of the wall. However, these elements can be controlled by planning condition
- 63. The proposed works will enhance the listed building and its setting. The proposed works are therefore in accordance with policies L3 and DMC7.

Conclusion

64. The concern surrounding the bank closure and the strength of feeling from the public surrounding this issue is understood by Officers. However, this application relates solely to the minor alterations to the ground floor of the building and external alterations only.
65. Therefore, while the concerns about the loss of the bank is are understood, these issues can not be given weight in the determination of this application for listed building consent.
66. The proposed works will enhance the listed building and its setting.
67. Subject to conditions, the works would not harm the listed building, conserving its integrity, character and setting. Regarding this, the application does not conflict with Section 16 or 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework, or relevant Development Plan policies.
68. There is otherwise no conflict between the intent of policies in the Development Plan and the National Planning Policy Framework and there are no further material considerations that would indicate planning permission should be refused.
69. Accordingly, the application is recommended for conditional approval.

Human Rights

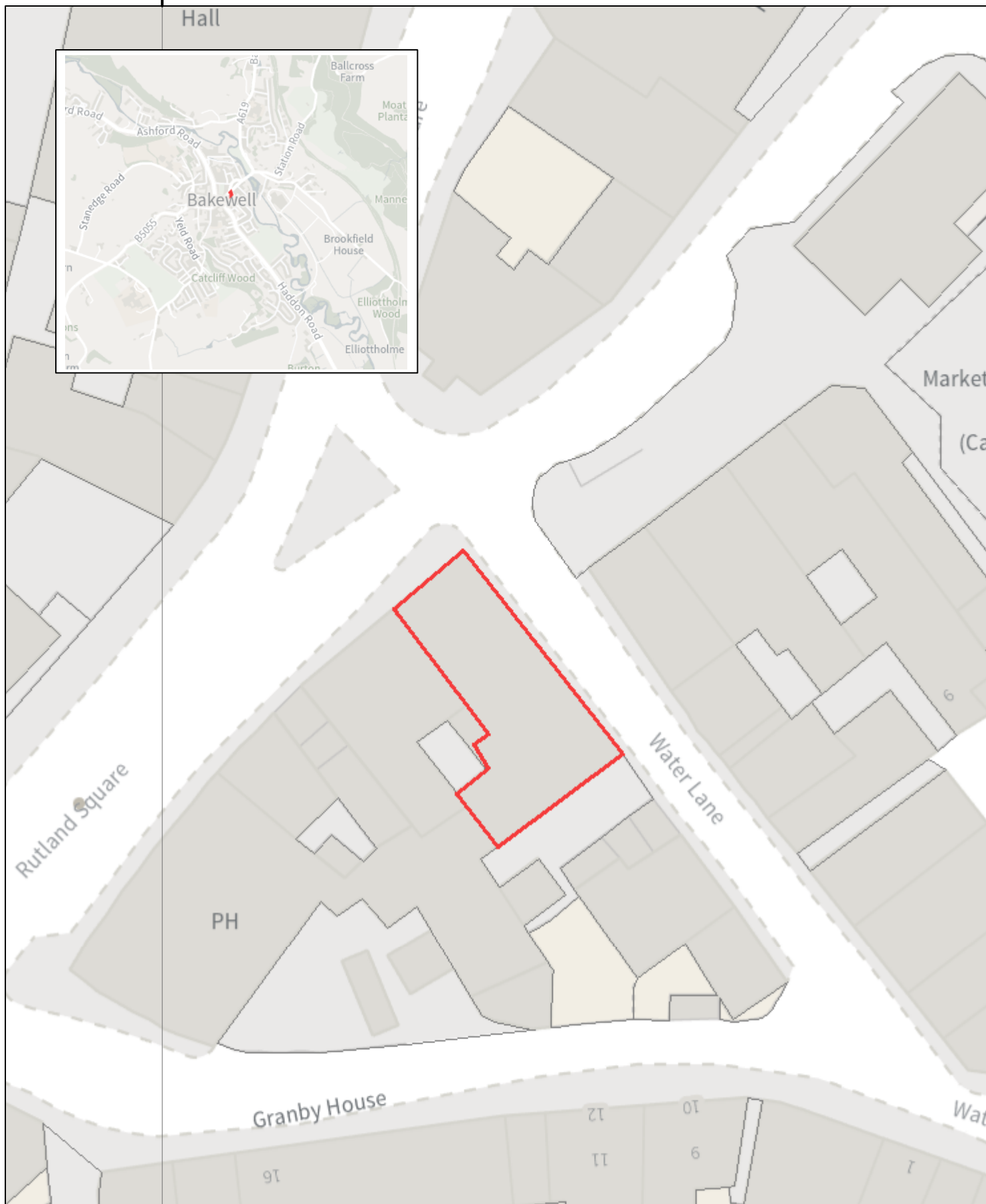
70. Any human rights issues have been considered and addressed in the preparation of this report.

List of Background Papers (not previously published)

71. Nil

Report Author: Charlotte Clarke – Assistant Planner

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Nat West Bank, 1 Water Lane, Bakewell

Item no. 14 & 15

Application no. NP/DDD/1223/1467 & NP/DDD/1223/1468

Committee date: 19/04/2024

Page 145
Scale: 1:413 at A4 pagesize
Map centre grid ref: 421,828 368,536



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16. MONITORING & ENFORCEMENT ANNUAL REVIEW – APRIL 2024 (A.1533/AJC)

Introduction

1. This report provides a summary of the work carried out over the last year (April 2023 – March 2024) as well as information about the breaches of planning control we have resolved in the latest quarter (January – March 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 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.
4. The National Planning Policy Framework states that Local Planning Authorities (LPAs) should consider publishing a Local Enforcement Plan ('LEP') to manage enforcement proactively, in a way that is appropriate to their area. Our LEP, which was published in 2014 and last updated in 2018, sets out what breaches of planning control are, how potential breaches can be reported to the Authority, what matters may or may not be investigated and our priorities for investigation and action. It also outlines the tools that are available to us to resolve any breaches. Officers have a commitment to review and update the LEP over the next three months in consultation with the Chair and Vice-Chair of Planning Committee and it is anticipated that a final draft will be reported to the Planning Committee in July 2024.

5. Resources

The last quarterly report in January 2024 informed members of the recent restructuring of the Planning Service and, in particular, the changes for our monitoring and enforcement work. It also reported on the progress that had been made in recruiting to vacant posts. This progress has continued as we have now appointed Stuart Richardson in the Senior Monitoring and Enforcement Officer post in the North Area Team and he is due to start on 8 April 2024.

6. After an initial unsuccessful recruitment process, we also readvertised a 2 year full-time contract focussing on listed building enforcement cases, which is the last remaining vacant post. Following an interview on 21 March 2024, the post has now been offered to the successful candidate and verbally accepted so we are currently going through the pre-employment checks before agreeing a start date, which we anticipate will be in May.
7. It is worth noting that the long-term issues with recruitment and retention which we have suffered are by no means unique to this Authority. According to research conducted by the Royal Town Planning Institute (RTPI) in 2022, commissioned by The Department for Levelling Up, Housing and Communities (DLUHC), 80% of planners expressed concerns about the insufficient number of enforcement officers to manage the workload and 70% of councils reported difficulties in recruiting enforcement officers over the past five years. In light of this, the RTPI and DLUHC have recently embarked on an initiative to address the critical shortage of planning enforcement officers across local planning authorities nationwide. This is designed to engage school and college students, showcasing the vital, dynamic, and diverse role of a planning enforcement officer and the positive impact enforcement has on communities. It also aims to illustrate the various pathways into planning enforcement. We are looking at ways we can actively promote this initiative in schools and colleges in and around the National Park.

RECOMMENDATION:

That the report be noted.

Summary of Activity 2023-24

8. Notices issued

22/0040 Land at Cressbrook Dale (Otherwise known as Litton Frith Farm)	Construction of hardstanding/parking area, steps and a path and erection of tipi.	EN issued 6 April 2023 – came into effect 22 May 2023 – partially complied with through ‘works in default’ to remove hardstanding/parking area and tipi and restore land on 13/14 December 2023.
20/0141 343, Woodhead Road, Holme	Creation of vehicular access and parking area and associated change of use of land.	EN issued 24 August 2023 – came into effect 27 September 2023 – retrospective planning permission granted – EN withdrawn 3 October 2023.
22/0057 Rocking Stone Farm, Rowtor Lane, Birchover	Building operations comprising installation of a holiday let cabin and associated structures; and material change of use to independent residential use/use as holiday accommodation.	EN issued 14 December 2023 – due to come into effect 30 January 2024 – appeal lodged.

9. Appeals determined

19/0113 The Hut, Wilshaw Bottom, Hollinsclough	Construction of timber cabin, formation of a hard surfaced access and parking area, laying of water pipes, installation of septic tank and access track and change of use of cabin and land to residential use.	EN issued 24 August 2022 – appeal dismissed 11 April 2023 – compliance dates: 11 June 2023 (cease use) 11 September 2023 (remove cabin and associated items, and restore land to former condition).
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Workload and performance

- This section of the report summarises our performance over the last year. We have resolved 103 breaches in the past year, which is a significant improvement on the figure of 70 for the previous year – although still below our target of 150 in the Service Delivery Plan. In view of the progress made on filling vacancies, as referred to in paragraphs 5 and 6 above, it is anticipated that our performance will continue to improve over the coming year – particularly when the new officers settle in to their roles.

11. As mentioned in the previous two quarterly reports, we have also been addressing the backlog of outstanding enforcement cases which had built up over the last four years or so, including a number of cases where enforcement notices had been issued but had not been complied with. As a result of this, the overall number of outstanding cases has been reduced from 640 (at the end of March 2023) to 528. It is important to note that this is a net figure taking into account the creation of 63 new enforcement cases over the same period which means that we have closed 175 cases over the last year.
12. The number of outstanding enforcement cases is now at its lowest level since October 2017, when it stood at 521. Again, we expect the reduction in outstanding cases to continue over the coming year as the newly appointed officers settle in and the pressure on established officers eases. By the end of 2024/25 we aim to be in a position where individual officers have a manageable caseload and are able to work in a more efficient and productive way.
13. Our performance on dealing with enquiries has been impacted by the vacancies over the last year. Although the number of enquiries received has fallen significantly compared to the previous year (350 compared to 464) only 42% have been investigated within 30 working days against our target of 80%. However, the number of enquiries outstanding at the end of the year has remained almost static (244 compared to 243 in 2022/23) following an increase of 55 in the previous year. This is due to addressing the backlog of enquiries that had built up during two significant periods of vacancy in a key post over the last two years.
14. In November 2023, we introduced a new online form for reporting alleged breaches of planning control. This is designed to improve efficiency and the speed of investigation by ensuring that enquirers provide a minimum level of information before we log their enquiry and start investigating. Enquirers can also pinpoint the location on an interactive map and attach a photograph if they wish. Since the introduction of the form we have also allowed enquirers to continue to report issues via e-mail, letter and phone. However, we are shortly moving to a situation where we will only accept enquiries submitted online unless that is not possible.
15. The table below summarises the position at year end (31 March 2024). The figures in brackets are for the previous year (2022/23).

	Received	Investigated/Resolved	Outstanding At Year End
Enquiries	350 (464)	353 (397)	244 (243)
Breaches	63 (83)	103 (70)	528 (640)

16. Breaches resolved in the latest quarter (January – March 2024)

21/0035 Erection of stables
Land rear of
2 Chapel
Terrace
Ashbourne Road
Fenny Bentley
Ashbourne

Planning permission
granted

14/0515 Lees Farm Fenny Bentley Ashbourne	LISTED BUILDING – Replacement front door and erection of satellite dish	Satellite dish removed and door replaced with approved design
19/0036 Rock House Main Road Stanton In Peak	Installation of air source heat pump	Heat pump removed
23/0063 Carpenters Cottage Main Street Winster	LISTED BUILDING - painting of windows and doors	Windows and doors re-painted in approved colours
19/0030 Knotlow Farm Wormhill	Breach of planning permission HPK/0618/0511- failure to comply with noise mitigation requirements.	Noise mitigation requirements complied with
15/0051 The Brown House High Bradfield	Breach of conditions 15 (parking area) & 16 (landscaping) attached to planning permission NP/S/0411/0367	Planning permission granted for amended scheme with updated conditions
19/0216 Old Smithy Commercial Road Tideswell	Breach of condition 3 (archaeological WSI) on application NP/DDD/0616/0579	Condition discharged
20/0037 Little Mistal Meal Hill Road Holme	Partial removal of wall in Conservation Area	No breach of planning control
24/0011 Bike & Boot Leisure Hotel (site of former Rising Sun Hotel) Hope Road Bamford	Display of flag advertisements	Flags removed
18/0125 Toll Bar Cottage Owler Bar Near Holmesfield	LISTED BUILDING - Timber side extension, Lean to extension not in compliance with approval NP/NED/0117/0033 and installation of replacement windows	Side extension removed and other breaches resolved

21/0077 Wisteria Cottage Riley Back Lane Eyam	Erection of timber verandah	Verandah removed
22/0073 Mere Farm House Rakes Road Monyash	LISTED BUILDING – Erection of shed and installation of oil tank, air-source heat pump and tap; replacement doors	Shed immune from enforcement action; oil tank removed; permission granted for relocated air source heat pump, replacement doors and tap
21/0009 18 Sherwood Road Tideswell	Erection of satellite dish	Not expedient to take enforcement action
21/0086 Valley View Farm Hayfield Road Chinley	Package treatment plant not in the approved location	Not expedient to take enforcement action
24/0012 Mates, Mobiles & Vapes 7 Buxton Road Bakewell	Display of advertisements	Advertisements removed
19/0091 Churchdale Hall Baslow Road Ashford In the Water	Erection of summerhouse	Summerhouse removed
22/0012 Golden Green Garage Barrow Moor Longnor	Display of illuminated advertisement	Advertisement consent granted
18/0036 Trespass 38 Matlock Street Bakewell	Internal alterations to listed building	Listed building consent granted
18/0116 Beech Croft Farm Caravan Park Blackwell Buxton	Siting of touring caravans outside of permitted area	Use of area restricted to camping only

19/0179 Bruntmoor Cottage Ashbourne Road Monyash	Conversion of garage to a dwelling	Planning permission granted
24/0006 Dragonfly Cottage 1 Fly Hill Bakewell	Erection of two sheds	Planning permission granted
17.	<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 granted SSSI consent for works 30 May 2023 – appeal pending against NE consent
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 – conditions relating to submission of details etc not complied with

22/0040 Land at Cressbrook Dale (Otherwise known as Litton Frith Farm)	Construction of hardstanding/parking area, steps and a path and erection of tipi	EN issued 6 April 2023 – came into effect 22 May 2023 – partially complied with through ‘works in default’ to remove hardstanding/parking area and tipi and restore land on 13/14 December 2023.
21/0060 Home Farm Main Street Sheldon	Various developments, including construction of track and hardstanding, erection of building, construction of timber sheds/structures, siting of caravans and conversion of building to residential dwellings	Application for injunction made – trial held on 5/6 December 2023 – injunction granted and court order issued and served – partly retrospective planning application submitted 16 January 2024

Report Author: Andrew Cook, Principal Enforcement Planner

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17. **AUTHORITY SOLICITOR REPORT - PLANNING APPEALS (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/S/0123/0090 3334755	Outline application with all matters except access reserved for erection of a new self-build dwelling on wooded site at Kirk Edge Road, High Bradfield	Written Representations	Delegated
NP/SM/0623/0673 3332843	Conversion and alteration of kennels and cattery to form two 3-bedroom holiday lets with amenity space, access and parking at White Shaw Farm, Rushton Spencer	Written Representations	Delegated
NP/DDD/0223/0128 3330484	Retrospective planning permission for the extension of the existing terrace area to be used as part of the garden at Yew Tree Cottage, Froggatt	Written Representations	Delegated
NP/DDD/0723/0782 3335965	Removal of cement render and repointing of stone wall at Biggin Grange, Biggin	Written Representations	Delegated
NP/HPK/1222/1563 3337477	Construction to re-establish an L-Shaped building including landmark east elevation of to provide 21 open market apartments and construction of separate terrace of 3 affordable houses with associated car parking and landscaping at the marquis of Granby, Bamford	Hearing	Committee

2. **APPEALS WITHDRAWN**

There were 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/GDO/1222/1606 3325415	Change of use from agricultural building to Class C1 Hotel at Ladywash Farm. Edge Road, Eyam.	Written representations	Dismissed	Delegated

The Inspector's view was that based on the evidence provided to them, the appeal building did comprise of an agricultural building that could benefit from permitted development rights under Schedule 2, Part 3, Class R of the GPDO. However, considering the slurry pits are within the overall structure and form part of the appeal building then the floor space would exceed 500 sqm. The Inspector therefore concluded that the proposal would exceed the cumulative floor space limit of 500 sqm. This development would not meet the requirement in paragraph R.1 (b) relating to the floor space limit and therefore would not be permitted development. The appeal was therefore dismissed.

NP/HPK/0922/1170 3321415	Use of a field as a seasonal campsite at Land to the east of Bamford Tennis Club	Written representations	Dismissed	Non-Determination
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The Inspector considered that the proposal would introduce a more vulnerable use to a site that was located partially within a flood zone, and would also increase the use of the junction of Water Lane and Station Road which had visibility constraints, so would result in harm to highway safety, and would not conserve or enhance the appearance of the Bamford Conservation Area. The appeal was dismissed.

NP/SM/1022/1316 3325986	Erection of double garage at Old Dains Mill, Upper Hulme	Written representations	Allowed	Committee
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The Inspector considered that it was unlikely that the proposed building would be clearly seen from any elevated vantage points. Even if it were, it would be seen within the context of the existing two buildings which share a similar roofscape, palette of materials. Consequently, the Inspector considered the proposal would conserve the landscape and scenic beauty of the National Park. The appeal was allowed.

4. **RECOMMENDATION:**

To note the report.