

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.1142/5012

Date: 6 March 2025



NOTICE OF MEETING

Meeting: **Planning Committee**

Date: **Friday 14 March 2025**

Time: **10.00 am**

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

PHILIP MULLIGAN
CHIEF EXECUTIVE

AGENDA

1. **Apologies for Absence**
2. **Minutes of previous meeting held on 14 February 2025** *(Pages 5 - 14)*
3. **Urgent Business**
4. **Public Participation**
To note any questions or to receive any statements, representations, deputations and petitions which relate to the published reports on Part A of the Agenda.
5. **Members Declarations of Interests**
Members are asked to declare any disclosable pecuniary, personal or prejudicial interests they may have in relation to items on the agenda for this meeting.
6. **Full Application - Demolition of derelict outbuilding and construction of two-bedroomed detached dwelling with front garden to street and smaller private amenity space to rear at Site of former Natwest Bank, Bamford (NP/HPK/0125/0061 WE)** *(Pages 15 - 28)*
Site Plan
7. **Full Application - Proposed siting of 24 static holiday caravans with additional landscaping in lieu of 28 touring caravans and two tented camping areas - Newhaven Holiday Park, Newhaven (NP/DDD/1024/1137)/MN** *(Pages 29 - 38)*
Site Plan
8. **Full Application - For the proposed change of use of former chapel to create ancillary living accommodation for Lawson Cottage and short stay holiday accommodation use at Elton Methodist Church, West End, Elton (NP/DDD/0125/0071/GG)** *(Pages 39 - 52)*
Site Plan
9. **Full Application - Conversion of the stone field barn to create a five bedroom property with integrated 1 bedroomed annexe off Broadway Lane, Nr Priestcliffe, Taddington (NP/DDD/1224/1324, MN)** *(Pages 53 - 68)*
Site Plan
10. **Full Application - Alterations, extension and detached garage at Jolly Field Farm, Chelmorton (NP/DDD/1024/1161 PM)** *(Pages 69 - 80)*
Site Plan
11. **Authority Solicitor Report - Planning Appeals (A.1536/AE)** *(Pages 81 - 82)*

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: P Brady
Vice Chair: V Priestley

M Beer	R Bennett
M Buckler	M Chaplin
B Hanley	A Hart
L Hartshorne	I Huddleston
D Murphy	K Potter
K Richardson	K Smith
J Wharmby	

Other invited Members: (May speak but not vote)

Prof J Dugdale C Greaves

Constituent Authorities
Secretary of State for the Environment
Natural England

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



MINUTES

Meeting: **Planning Committee**

Date: Friday 14 February 2025 at 10.15 am

Venue: Aldern House, Baslow Road, Bakewell

Chair: P Brady

Present: V Priestley, M Beer, R Bennett, M Buckler, M Chaplin, B Hanley, A Hart, L Hartshorne, I Huddleston, D Murphy, K Potter, K Richardson, K Smith and J Wharmby

13/25 MINUTES OF PREVIOUS MEETING HELD ON 17 JANUARY 2025

The minutes of the last meeting of the Planning Committee held on 17 January 2025 were approved as a correct record.

14/25 URGENT BUSINESS

There was no urgent business.

15/25 PUBLIC PARTICIPATION

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

16/25 MEMBERS DECLARATIONS OF INTERESTS

Item 6

All members of the Planning Committee had received an email from the Agent.

Item 7

K Smith declared a personal interest in Item 7 having previously been a resident of the bungalow (1982/83) which is part of the application.

17/25 S.73 APPLICATION - FOR THE REMOVAL OR VARIATION OF CONDITION 2 ON NP/DDD/1221/1346: RETAIN THE LEAN-TO EXTENSION AND INTRODUCE SOLAR PV PANELS TO THE DEVELOPMENT AT SWALLOW CROFT BARN, LITTON (NP/DDD/1224/1328, 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.

The following spoke under the public participation at meetings scheme:

- James Smith – Applicant
- Emma Smith – Applicant
- Nick Marriott – Agent

Members discussed the proposed extension and the siting of the solar panels. There was concern that the new extension would be observable to members of the public due to the barn being sited in a prominent position in the landscape. Members were not against the use of the solar panels but were concerned about the location of the solar panels and discussed whether there could be a ground mounted solar panel array or other ways of reducing the visible impact. It was agreed there was a balance to be had between balancing national park objectives against climate change objectives.

A motion to refuse the application was proposed, seconded, voted on and lost.

The Planning Officer shared a list of conditions with Members. Two additional conditions were added to the original list and these covered the specification for the solar panels and one covering the updated ecology report and the recommendations which included some additional mitigation.

A motion to approve the application subject to an additional two conditions to be added was moved, seconded, voted on and carried.

RESOLVED:

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

- 1. The development hereby permitted shall be begun within 3 years from the date of this permission.**
- 2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the amended plans: 2105-04 Rev F PROP Site Plan; PROP Floor Plans 2105-5 Rev D; 2105-06 Rev D PROP Elevations, subject to the following conditions or modifications.**
- 3. The development hereby approved shall be undertaken in complete accordance with the Written Scheme of Investigation dated 02-05-2024 approved under NP/DIS/0324/0335 and the recommendations of the Historic Building Recording 2024/125 approved under NP/DIS/1124/1278. The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the archaeological Written Scheme of Investigation approved under condition (a) and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.**

- 4. The conversion hereby approved shall be carried out entirely within the shell of the existing building. No part of the building shall be rebuilt without the prior written consent of the National Park Authority.**
- 5. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (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 pv 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. The existing access to Hall Lane shall be modified in accordance with the approved plans before the dwelling is first occupied, laid out, constructed and maintained in perpetuity free from any impediment to its designated use.**
- 7. The entire site frontage shall be cleared, and maintained thereafter, clear of any obstruction exceeding 1m in height (0.6m in the case of vegetation) relative to the road level for a distance of 2m into the site from the nearside carriageway edge in order to maximise the visibility available to drivers emerging onto the highway.**
- 8. The proposed area of hardstanding within the curtilage of the application site shall be used for the parking and manoeuvring of vehicles clear of the highway and shall be maintained free of any impediment to its designated use.**
- 9. Before any hard landscaping is carried out a detailed scheme for hard landscaping (including walling and ground surfacing) shall be submitted to and approved in writing by the National Park Authority. Once approved, any walling or surfacing shown on the approved plan shall be completed before the building is first occupied.**
- 10. Before any work commences on external lighting, a lighting scheme shall be submitted to and approved in writing by the National Park Authority. Thereafter any external lighting shall be in full accordance with the approved scheme.**
- 11. The recommendations in section E of the submitted Bat and Barn Owl Survey Report by WDEC Environmental shall be fully adhered to.**
- 12. Before the dwelling hereby approved is first occupied, two swallow nesting cups shall be installed on the building in a suitable sheltered location under an overhanging eave. If this is not possible then two Swallow nest cups shall be placed in a Swallow terrace high up on one of the gable ends of the building.**

- 13. The development shall be undertaken in complete accordance with Section E of the updated Bat Survey Report, Supplementary Bat Roost Appraisal (Plus: Breeding Bird Assessment) by WDEC (October 2024). A single bat box and single outdoor barn owl nest / roost box shall be installed on the building in accordance with the recommendations of Section E prior to first occupation of the dwelling.**
- 14. Works should be undertaken outside of the nesting bird season (March-August), unless preceded by a nesting bird check (including Barn Owl) by a suitably qualified ecologist.**
- 15. Before the dwelling is first occupied, details of the air or ground source heat pump shall be submitted to and approved in writing by the National Park Authority. Thereafter the air or ground source heat pump shall be installed in full accordance with the approved details before the dwelling is first occupied.**
- 16. The roof of the main barn shall be clad in accordance with the natural local gritstone slate sample approved under NP/DIS/1124/1278. The gritstone slates shall be laid in diminishing courses in the traditional manner, before the dwelling is first occupied.**
- 17. All new stonework on the new lean-to shall be natural limestone, laid and pointed to match the existing.**
- 18. The rooflights on the lean-to shall be true conservation rooflights, fitted flush with the roof slope. Before work commences on the rooflights, full details shall be submitted to and approved in writing by the National Park Authority. Thereafter the roof lights shall be installed in full accordance with the approved details.**
- 19. The roof verges shall be flush cement pointed, with no barge boards or projecting timberwork.**
- 20. All soil vent pipes shall be completely internal.**
- 21. The metal flue pipe shall be painted matt black at the time of erection and shall be permanently so maintained.**
- 22. The rainwater goods shall be cast metal, painted black. The gutters shall be fixed directly to the stonework with brackets and without the use of fascia boards. There shall be no projecting or exposed rafters.**
- 23. The external finish of the timber doors and windows on the stone barn shall be in accordance with details approved under NP/DIS/1124/1278. Prior to the erection / provision of any timberwork on the lean-to extension, a detailed scheme for the external finish of the timberwork shall be submitted to and approved in writing by the National Park Authority. The development shall thereafter be carried**

out in accordance with the approved specification and the timberwork shall be permanently so maintained.

24. All window and door frames shall be recessed a minimum of 150 mm (approximately 6 inches) from the external face of the wall.

25. The pointing to all new external stonework shall be bag or brush-rubbed and slightly recessed from the external face of the stonework.

26. Prior to the installation of the solar panels, a detailed scheme for their precise siting, size, appearance including finish, and method of fixing shall be submitted to and approved in writing by the National Park Authority.

18/25 FULL APPLICATION - FOR THE CONSTRUCTION OF AN EARTH BANK SLURRY AND DIRTY WATER STORAGE LAGOON AT SNITTERTON HALL, SNITTERTON ROAD, SNITTERTON (NP/DDD/0924/0938/GG)

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.

It was noted that there was an error on page 29 of the report under point 4 of the Recommendations and the word "not" should be removed and the sentence should read "The development shall thereafter be carried out in accordance with the approved details".

The following spoke under the public participation at meetings scheme:

- Will Phillips - Agent

Members discussed the volume of the proposed lagoon and how it would be able to contain more than is currently required. Members were concerned that this meant there could be potential for the farm to expand in the future and requested an additional condition restricting the area of hardstanding and to remove future hardstanding development rights. It was noted that this proposal is in response to a change in the regulations and Members acknowledged that regulations may change again in the future and the proposed lagoon has capacity for this.

Concern was voiced regarding the impact on residents including potential air pollution and insect infestations and that a comprehensive air quality assessment had not been provided. The officer noted that an Ammonia Assessment had been submitted and consulted upon with Natural England and DDDC Environmental Health.

A motion to approve the application, with an additional condition relating to the removal of permitted development rights for further hard standing or structures, was proposed, seconded, voted on and carried.

K Potter requested that her vote against this application be recorded.

RESOLVED:-

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

- 1. Statutory time limit for implementation.**
- 2. In accordance with specified amended plans.**
- 3. Development shall not be operated other than in accordance with approved mitigation measure within the submitted air quality and odour report and construction traffic and managed plan.**
- 4. No development shall commence until a complaints procedure for odour and pests has been submitted and approved in writing by the National Park Authority. The development shall thereafter be carried out in accordance with the approved details.**
- 5. Submit and agree details of spoil disposal.**
- 6. Implementation of biodiversity gain plan in accordance with timescale to be approved.**
- 7. Notwithstanding submitted details a revised landscaping plan shall be submitted to and approved in writing by the National Park Authority before the commencement of the development and thereafter implemented in accordance with the approved details within first planting season following the first use of the development. Any trees or plants to be replaced within first 5 years.**
- 8. Remove development and restore the land in accordance with a scheme which shall have first been submitted to and approved development when no longer required.**
- 9. Notwithstanding the GDPO, no further hardstanding or structures, other than those approved under condition 7 above, shall be provided within the field in which the slurry lagoon is located.**

The meeting was adjourned from 11.25am until 11.35am following consideration of this item.

19/25 FULL APPLICATION - USE OF PROPERTY AS AN OPEN MARKET DWELLINGHOUSE AND PROPOSED EXTENSION AT NIELD BANK BUNGALOW, BUXTON ROAD, QUARNFORD (NP/SM/1124/1266/GG)

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

The following spoke under the public participation at meetings scheme:

- Andrew Dukesell – Agent

It was noted that this building has already been converted and is currently being used as a holiday let. The application is for an “open-market dwelling” with a single storey bedroom extension and Members discussed the reasoning behind this and questioned why an affordable local needs housing project was not being considered.

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

RESOLVED:

That the application be REFUSED for the following reasons:-

- 1. The proposed market dwelling is not required to achieve the conservation or enhancement of a valued vernacular or listed building and therefore is contrary in principle to Core Strategy policies DS1 and HC1.**
- 2. The proposed extension would harm the character and appearance of the existing building and the local area contrary to Core Strategy policies GSP2, GSP3, L1 and L3, Development Management Policies DMC3, DMC5 and DMC10 and the Authority's adopted design guidance and conversions supplementary planning documents.**

20/25 FULL APPLICATION - FOR THE CHANGE OF USE OF PART OF AN EXISTING BUILDING TO PROVIDE TWO RESIDENTIAL DWELLINGS AND EXTERNAL WORKS AT FRIDEN HOUSE, FRIDEN, NEWHAVEN (NP/DDD/1224/1398/GG)

Some Members had driven past 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:

- Caroline McIntyre – Agent

Members noted that given the proximity of the industrial site Condition 9 relating to the restriction of occupation of the dwelling to persons solely or mainly employed on the site was appropriate.

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

RESOLVED:

That subject to no adverse responses from statutory consultees or representations received on or before the end of the statutory consultation period 17 February 2025, that the application be APPROVED and delegated power granted to the Head of Planning, Development and Enforcement Manager and Area Team Manager, subject to the following conditions:-

- 1. Statutory time limit for implementation.**
- 2. In accordance with specified approved plans.**
- 3. Approval of details of materials for external works.**
- 4. Approval of details of any external meter box housings and their proposed locations.**

5. **Approval and implementation of ventilation system and air source heat pumps.**
6. **Approval of details of the surfacing of the car parking areas, their provision and retention.**
7. **Details of hard landscaping materials and boundary treatments.**
8. **Removal of permitted development rights for alterations, extensions, outbuildings, solar or photovoltaic panels, and boundary treatments.**
9. **Restriction of occupation of the dwellings to persons solely or mainly employed on the site and their dependants.**

21/25 FULL APPLICATION - USE OF APPROVED WARDENS ACCOMMODATION AS A HOLIDAY LET AT UPPER HURST CARAVAN SITE, TINMAN LANE, HULME END (NP/SM/1024/1038, SC)

Some Members had visited the site the previous day.

It was noted that the Applicant is Amy Dillon and not Mrs Sue Green as stated in the Officers report.

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:

- Amy Dillon – Applicant

Members who had visited the site commended the applicant on the quality and high standard of the buildings on the site.

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. **3-year statutory time limit.**
2. **Amended plans and details.**
3. **Design and materials.**
4. **Holiday let occupancy restriction ancillary to caravan and camping site.**

22/25 FULL APPLICATION - ERECTION OF A REPLACEMENT BUILDING FOR USES ANCILLARY TO THE UPPER HURST FARM CAMPING AND CARAVAN SITE AT UPPER HURST CARAVAN SITE, TINMAN LANE, HULME END (NP/SM/1024/1046, SC)

Some Members had visited the site the previous day.

It was noted that the Applicant is Amy Dillon and not Mrs Sue Green as stated in the Officers report.

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

It was noted that this application was for a replacement building which had been destroyed in a fire and would provide additional facilities for the campsite.

Members wished the applicants well in re-establishing their business.

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. 3-year statutory time limit.**
- 2. Submitted plans and details.**
- 3. Design and Materials.**
- 4. Use of building restricted to campsite activity centre only and for no other purpose and ancillary to the existing campsite.**
- 5. Details of climate change mitigation measures to be submitted, approved and implemented.**

23/25 APPROVAL OF DRAFT LOCAL VALIDATION LIST AND GUIDANCE FOR CONSULTATION (AM)

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

Members noted that there were a few points in the guidance which could be made clearer for the public to follow. The guidance would support a robust planning system which should be clear and accessible. The Planning Officer would work with the Policy Team to find the best method of consultation.

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

RESOLVED:

That the committee APPROVE the draft local list and guidance document for public consultation.

24/25 AUTHORITY SOLICITOR REPORT - PLANNING APPEALS (A.1536/AE)

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

A discussion took place regarding one of the appeals which had been allowed. The robust recording in the minutes of Member discussions regarding an application was mentioned as the Inspector will refer to the minutes of planning meetings when making decisions. It was noted that meetings are recorded and these recordings are kept for three years from the date of the meeting. The Chair highlighted that minutes are deliberately brief and the purpose of local authority minutes is to record the decisions made.

A motion to note the report was proposed, seconded, voted on and carried.

RESOLVED:

To note the report.

The meeting ended at 12.28 pm

6. FULL APPLICATION – DEMOLITION OF DERELICT OUTBUILDING AND CONSTRUCTION OF TWO BEDROOM DETACHED DWELLING WITH FRONT GARDEN TO STREET AND SMALLER PRIVATE AMENITY SPACE TO REAR AT SITE OF FORMER NATWEST BANK, BAMFORD (NP/HPK/0125/0061 WE)

APPLICANT: DR DANIEL HALE

Summary

1. This site benefits from an extant planning permission for the erection of a two-storey dwelling.
2. As a result of its scale, orientation and detailed design, the proposed house would have a negative impact on the visual amenity of the area and harm the Bamford Conservation Area. It would also have a harmful impact on the residential amenity of neighbouring properties. It would therefore fail to conserve and enhance the valued character of the built-environment and its immediate setting.
3. The application is recommended for refusal on this basis.

Site and Surroundings

4. The site is located at Fidlers Well which is situated in the centre of Bamford village adjacent to The Green and within the Bamford Conservation Area. This is a small site on the eastern side of The Green which is adjacent to an attractive landscaped area with large gritstone troughs which abut its western boundary. There were two single-storey buildings on the site, which were previously used as a branch of the NatWest Bank. One of these buildings has subsequently been demolished and site clearance works commenced.
5. There is no vehicular access to the site. Access is via a small flight of stone steps off Fidlers Well.
6. The site has several direct neighbours, including Lea House which fronts directly onto the site and shares a common boundary, and 1 Fidlers Close to the south. On the opposite side of The Green is Moor Farm, a Grade II listed building.

Proposal

7. This application seeks full planning permission for the demolition of the remaining structures on site and the construction of a detached market dwelling house with associated garden and amenity space.
8. The proposed dwelling would be comprised of two elements. Fronting onto The Green would be a two-storey building measuring 6.5m in height to the ridge, 7.5m in length with a gable width of 5.1m. Extending from the rear on the northern end of this building at a perpendicular angle would be a three-storey element. This part of the building would measure 8.6m in height to the ridge, 6.5m in length and feature a gable width of 6.5m.
9. The dwelling would feature a front lawn and a small rear amenity space enclosed by the two elements of the building.

RECOMMENDATION:

That the application be **REFUSED** for the following reason;

1. **The design, scale, form, and massing of the proposed development would erode the setting of The Green and Filders Well which and harm the significance of the Bamford Conservation Area. The proposal is therefore contrary to Core Strategy policies GSP2, GSP3, L3 and HC1 and Development Management policies DMC3, DMC5, DMC8 and DMH6. The harm identified would be less than substantial but would not be outweighed by public benefits and therefore contrary to the National Planning Policy Framework.**
2. **The proposed development would be overbearing and have an unacceptable harmful impact upon the residential amenity of occupants of neighbouring properties contrary to Core Strategy policy GPS3 and Development Management policy DMC3.**

Key Issues

- Principle of development;
- Design and impact on heritage assets;
- Impact on residential amenity;
- Other matters.

History

10. 2001 (NP/HPK/110/1145 - Demolition of bank and part of outbuilding and erection of 2-bedroom dwelling – Granted conditionally
11. 2003 (NP/HPK/080/2129 – Erection of dwelling – Granted conditionally
12. 2007 (NP/HPK/1007/1016 – Renewal of 2003 permission – Granted conditionally
13. 2010 (NP/HPK/0510/0457) – Renewal of 2003 permission – Granted conditionally
14. 2012 (NP/HPK/0811/0828 - Removal of conditions 2, 12 and 13 on NP/HPK/0510/0457 – Granted conditionally.

NB: This application has been confirmed to have been lawfully implemented and is therefore an extant planning permission which could be carried out.

15. 2013 (NP/DIS/1013/0932 - Discharge of condition 4 - amended ground floor and first floor layout on NP/HPK/0811/0828 – Discharged
16. 2014 (NP/HPK/0813/0673) - Demolition of the former bank building and the erection of an open market dwelling (amended design) and implementation of the approved landscaping scheme – Granted conditionally

Consultations

17. Highway Authority – No objection from a highway safety perspective. Recommended a condition requiring the submission of a Construction Management Plan to ensure that the construction of the dwelling does not detrimentally impact adjacent properties and also conditioned the provision of secure bicycle storage on site.
18. Borough Council – No response to date

19. Parish Council – Support:

Despite acknowledging that already-existing on-street parking congestion at this location will cause the lack of off-street parking in the application to be problematic, the Council was supportive of the application, which has been thoughtfully and considerately designed, on what has long been a challenging site to develop.

On a point of detail, the Council wishes to see, before construction commences, a detailed Method of Work statement in regard to crantage of plant and materials over the Council's adjoining land.

20. PDNPA Ecology – No objection subject to conditions and informative notes:

If the demolition is to be undertaken during the bird nesting period (March-August), a pre-commencement check for nesting birds should be undertaken by a suitably qualified ecologist.

A precautionary approach to the clearance of any vegetation and existing material/brush piles from the site is recommended.

The ecological enhancement of the site is welcome and the applicant may wish to consider incorporating bat roost features into the development. Such enhancements would provide biodiversity net gain in line with National Planning Policy Framework (NPPF) (2023). Integral features are preferred as they provide more permanence. See Section 4.2.5 of the Bat Survey Report and Bats and Buildings 2012 for further recommendations and guidance. Bat roost features should not be illuminated. It is also recommended that 'bat safe' roofing membrane is used.

Nesting opportunities would also be welcomed for birds as an additional enhancement. Such enhancements would provide biodiversity net gain in line with National Planning Policy Framework (NPPF) (2023). Enhancements can include features for birds such as house martins or a swift box/brick. See Swift Bricks: The 'Universal' Nest Brick – by Dick Newell | CIEEM and Nest cups – House Martin Conservation UK & Ireland for further guidance.

21. PDNPA Tree Officer – No objection

Representations

22. 9 representations were received during the determination of the application.

23. 5 representations supported the proposed development. They raised the following matters:

- Sustainability credentials of new scheme is better than the approved dwelling;
- Positively contributes to the conservation area;
- Architecturally designed design;
- The relationship with the next-door property works better;
- Good boundary treatments on the frontage;
- Site is an eyesore;
- Commitment to reviving the historic wells with harvested rainwater;
- Native bee friendly planting and sustainable water management;
- Dwelling would enhance the site and village;
- Improved design.

24. 4 letters of objection were submitted. They raised the following matters:

- Design is awkward and at odds with design guide, in particular by the virtue of the overly complex, awkward roofline;
- Massing effect and loss of light/overshadowing on Lea House;
- Negative impact on the street-scene through depriving the street scene of the attractive frontage to Lea House which is on a popular route through the village;
- Questions whether the planning permission has lapsed and whether the site would be better utilised for a small-scale commercial use;
- Concerns that the submitted information is misleading;
- Negative impact on the outlook for properties on Fidlers Well and Fidlers Close;
- Too tall;
- Over development of a small site.

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: 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.

26. 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. In particular Paragraph 189 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.

27. 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 the NPPF.

Relevant 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 conversion and enhancement of the National Park's landscape and its natural and heritage assets.

29. GSP3 - *Development Management Principles*. Requires that particular attention is paid to the impact on the character and setting of buildings and that the design is in accord with the Authority's Design Guide and development is appropriate to the character and appearance of the National Park.

30. DS1 - *Development Strategy*. Sets out that most new development will be directed into named settlements. Bamford is a named settlement.

31. L1 - *Landscape character and valued characteristics*. Seeks to ensure that all development conserves and enhances valued landscape character and sites, features and species of biodiversity importance.
32. L2 – *Sites of biodiversity or geodiversity importance*. Development must conserve and enhance any sites, features or species of biodiversity importance and where appropriate their setting.
33. L3 – Cultural heritage assets. Seeks to ensure all development conserves and where appropriate enhances the significance of any heritage assets. In this case the Bradwell Conservation area is the relevant heritage asset.
34. Policy CC1 states that development must make the most efficient and sustainable use of land, buildings and natural resources.
35. Policy HC1 states provision will not be made for housing solely to meet open market demand. Housing land will not be allocated in the development plan. Exceptionally, new housing (whether newly built or from re-use of an existing building) can be accepted where:
 - C) In accordance with core policies GSP1 and GSP2:
 - i. it is required in order to achieve conservation and/or enhancement of valued vernacular or listed buildings; or
 - ii. it is required in order to achieve conservation or enhancement in settlements listed in core policy DS1.

Development Management Policies

36. Policy DMC3 – *Design*. Siting, Design, layout and landscaping. Reiterates, that where developments are acceptable in principle, Policy requires that design is to high standards and where possible enhances the natural beauty, quality and visual amenity of the landscape. The siting, mass, scale, height, design, building materials should all be appropriate to the context. Accessibility of the development should also be a key consideration.
37. Policy DMC5 – *Development affecting a heritage asset*. Planning applications for development affecting a heritage asset, including its setting must clearly demonstrate: (i) its significance including how any identified features of value will be conserved and where possible enhanced; and (ii) why the proposed development and related works are desirable or necessary.
38. Policy DMC7 – Listed Buildings. Planning applications for development affecting listed buildings and/or its setting should be determined in accordance with policy DMC5 and clearly demonstrate how their significance will be preserved and why the proposed development and related works are desirable of necessary.
39. Policy DMC8 - *Conservation Areas*: This states that applications for development in a Conservation Area should assess and clearly demonstrate how the character or appearance and significance of the Conservation Area will be preserved or enhanced.
40. Policy DMC11 – *Safeguarding, recording and enhancing nature conservation interest*. Proposals should aim to achieve net gains to biodiversity or geodiversity as a result of development. In considering whether a proposal conserves and enhances sites, features or species of wildlife, geological or geomorphological importance all reasonable measures must be taken to avoid net loss by demonstrating that in the below order of priority the following matters have been taken into consideration:
 - i) enhancement proportionate to the development;

- ii) adverse effects have been avoided;
 - iii) the 'do nothing' option and alternative sites that cause less harm;
 - iv) appropriate mitigation; and
 - v) in rare cases, as a last resort, compensation measures to offset loss.
41. Policy DMC12 - Sites, features or species of wildlife, geological or geomorphological importance:
- A) For Internationally designated or candidate sites, or European Protected Species, the exceptional circumstances where development may be permitted are those where it can be demonstrated that the legislative provisions to protect such sites or species can be fully met.
 - B) For sites, features or species of national importance, exceptional circumstances are those where development is essential:
 - i) for the management of those sites, features or species; or
 - ii) for the conservation and enhancement of the National Park's valued characteristics; or
 - iii) where the benefits of the development at a site clearly outweigh the impacts on the features of the site that make it of special scientific interest and any broader impacts on the national network of SSSIs.
42. Policy DMH6 - *Re-development of previously developed land to dwelling use*. Re-development of previously developed land for housing will be permitted provided that:
- i) the development conserves and enhances the valued character of the built environment or landscape on, around or adjacent to the site; and
 - ii) where the land is inside or on the edge of a Core Strategy policy DS1 settlement, and subject to viability, an element of the housing addresses local need for affordable housing potentially including starter home or custom or self-build housing provision.

Assessment

Principle of development

43. The development site was the location for a NatWest Bank branch which closed in the 1990s. Since the bank's closure, the site has been vacant. Historically, there were two buildings on site, and one of these buildings was demolished and that section of the site cleared in connection with planning permission NP/HPK/0811/0828.
44. That permission remains extant and the site could be re-developed in accordance with the approved plans. It should be noted that a later planning permission was granted on site (NP/HPK/0813/0673); however, it is unclear whether this permission was commenced within the three-year implementation date.
45. The development site meets the definition of previously developed land as defined by Annex 2 of the National Planning Policy Framework. While the site is relatively small, it is nevertheless a detracting influence in the street-scene in the centre of Bamford.
46. Policy HC1 states that exceptionally, new housing can be accepted where, in accordance with policies GSP1 and GSP2, it is required in order to achieve conservation or enhancement in settlements listed in core policy DS1. Bamford is a named settlement within policy DS1.
47. Development Management Policy DMH6 expands on the above, stating that re-

development of previously developed land for housing will be permitted provided that:

- i) the development conserves and enhances the valued character of the built environment or landscape on, around or adjacent to the site; and
- ii) where the land is inside or on the edge of a Core Strategy policy DS1 settlement, and subject to viability, an element of the housing addresses local need for affordable housing potentially including starter home or custom or self-build housing provision.

48. As noted, the site has extant permission for an open market dwelling. This is a significant material planning consideration which establishes the principle. In any event the application for a single dwelling does not need to demonstrate why it could not deliver affordable housing.

49. Therefore, the proposed development is acceptable in principle and should be approved if the proposed design is acceptable and if the development is acceptable in all other respects. Crucially, the enhancement of the site would need to comply with Core Strategy policy GSP2 which states *proposals intended to enhance the National Park will need to demonstrate that they offer significant overall benefit to the natural beauty, wildlife and cultural heritage of the area.*

Design and impact on heritage assets:

50. The submitted design features a L-shaped arrangement, wherein the street-facing building features a 2-storey element. The proportions of this element are reflective of a traditional cottage, featuring a low-eaves height, traditional roof-pitch, and appropriate gable width. It's overall massing appears to sit comfortably with the surrounding street and responds to the mix of smaller, traditional properties surrounding The Green.

51. Conversely, the proposed section of the building which runs perpendicular to the street-facing element substantially increases the overall massing of the proposed dwelling and would contribute to an overly complex and dominating form. The perpendicular section of the building is significantly taller than the street-facing element. For comparison, the street-facing element would feature an overall height of 6.5m when measured from the finished floor-level, whereas the other section of the building would measure 9m when measured from the finished floor level at the front of the site (8.6m when measured from the finished floor level).

52. In addition to this, the proportions of this section of the building are not reflective of the local character. The length of the building would be approximately 6.6m and the gable would measure approximately 6.5m giving a square plan form at odds with the rectangular vernacular building plan form. Coupled with the height of the building, this would create a very tall and narrow structure. The Peak District vernacular typically features properties with a horizontal proportion, and this is certainly the prevailing character of properties surrounding The Green.

53. The proposed height and width of the dwelling would also create overly steep asymmetrical roof-pitch which would be fully visible from the street-scene on The Green. The pitch of the front section would be 40 degrees and the rear 50 degrees, both significantly steeper than the local tradition of around 33 degrees for slate roofs. It should be noted that there are properties in the locality which feature steep roof-pitches; however, these are more modern.

54. The Design Guide (2007) outlines 6 principles which would help ensure that new buildings are designed in sympathy with the local tradition. The first three are:

1. Keep to a simple plan and roof shape;
 2. Keep to a narrow gable width;
 3. Keep the eaves as low as possible.
55. As submitted, the proposed dwelling would conflict with the first and third principles through the introduction of a complex built-form, steep roof-pitch and overly tall form.
56. The site is relatively small, measuring approximately 197sqm. Therefore, separating the building into two distinct elements creates a design with a disproportionately large form and massing which would appear out of scale on the small site and would also have an unduly dominating effect on the street-scene to the detriment of the visual amenity of the area.
57. The street-facing element would feature an irregular frontage comprised of openings of varying sizes. The properties surrounding The Green are predominantly older, vernacular buildings of utilitarian character. The properties typically feature uniform and formal frontages arranged in a symmetrical way. The proposed frontage would therefore poorly relate to its setting.
58. The taller element of the proposed dwelling would feature a (near) flat roofed dormer window. Our design guidance makes it clear that adding dormers to a design and especially flat-roofed dormer is generally unacceptable and it points out that even traditional, gabled dormers are not generally a feature of the Park and are therefore best avoided unless they are part of the building tradition in the village.
59. Officers therefore consider the dormer in this case to be a poor design feature which would give the appearance of an altered dwellinghouse, as opposed to a consolidated design which would be expected for new dwellings. It would be a visual and conspicuous feature, particularly when viewed from the south and from Fidlers Close.
60. The west facing gable would feature 2 windows and a door. This would weaken the solid-to-void ratio for this elevation wherein gable ends are typically left blank. Whilst this is a relatively small deviation from the local character, it should be noted that the gable end would form a feature in the street-scene by virtue of its scale and orientation. Cumulatively, this would further pull the building away from the local character and create a dwelling which would be visually strident and contrast with the locality.
61. The property would be constructed with gritstone and blue-slate. These are the prevailing building materials within Bamford and there are no concerns with the proposed material palette.
62. For the above reasons, the proposed detailed treatment of the dwelling would not be of a high standard that respects, protects or enhances the visual amenity of the site, street-scene and settlement as a whole. It is therefore in conflict with policy DMC3 and adopted design guidance.
63. The development site is in the Bamford Conservation Area. It is also in the setting of Moore Farm, a Grade II listed building, in addition to several non-designated heritage assets such as Lea House and the stone troughs at Bamford Green (HBSMR monument). The impact of the proposed development on the significance and setting of these heritage assets are a key consideration.
64. The site is located off The Green, a triangular shaped open-space within the centre of the Conservation Area which was created to commemorate the Diamond Jubilee of Queen Victoria in 1897. This section of the Conservation Area features a relatively low

density comprised of traditional buildings at varying angles and orientations.

65. There are some features which detract from the historic character of the Conservation Area, such as the properties at Fidlers Close; however, the area largely retains its character. Buildings such as Moore Farm (Grade II) and Lea House, in addition to features such as the Troughs, contribute towards the historic interest of the conservation area.
66. The development site is on the opposite side to The Green from Moore Farm. Given this separation distance, it is considered that the proposed development would not have a harmful impact on the setting of this designated heritage asset.
67. The proposed development would be in very close proximity to Lea House, with the large 9m section of the building being located approximately 7.6m from the property's frontage. This would conceal much of the frontage of Lea House and detract from the contribution it makes towards the Conservation Area.
68. Furthermore, the height and width of the west facing gable would be a dominant feature in the street-scene in very close proximity to The Green. The non-traditional design features would become visually strident and erode from the well-preserved historic core of the Conservation Area.
69. Therefore, the siting of the building would have a harmful impact on the setting of Fidlers Well and The Green which form the centre of the village and this would amount to less than substantial harm to the significance of the Conservation Area, in addition to several non-designated features which themselves contribute to the setting of the designation.
70. Policy DMC5 outlines that development of a designated will not be permitted if it would result in any harm to, or loss of, the significance, character and appearance of a heritage asset (from its alteration or destruction, or from development within its setting), unless:
 - i) for designated heritage assets, clear and convincing justification is provided, to the satisfaction of the Authority, that the:
 - a) substantial harm or loss of significance is necessary to achieve substantial public benefits that outweigh that harm or loss; or
 - b) in the case of less than substantial harm to its significance, the harm is weighed against the public benefits of the proposal, including securing its optimum viable use.
71. It is noted that the proposed development would find a viable use for an empty and deteriorating plot in the centre of the conservation area. It would also facilitate the removal of a poor-quality building and restoration of the boundary walls near the wells. However, when viewed in the balance, it is considered that these identified public benefits would not be outweighed by the harm to the significance of the Bamford Conservation Area. These benefits could be equally realised by developing an alternative design.
72. Therefore, the proposed development is in conflict with policies L3, DMC5 and DMC8 in addition to Chapter 16 of the National Planning Policy Framework.
73. The proposed development would not conserve and enhance the valued character of the built environment. It would fail to achieve the conservation or enhancement of a DS1 settlement. It would also fail to provide 'significant overall benefit to the natural beauty, wildlife and cultural heritage of the area'. The proposed development is

therefore in conflict with policies GSP2, HC1, and DMH6.

Impact on residential amenity

74. The development site features several immediate neighbours. To the north is Lea House, to the south is 1 Fidlers Close and to the east are the properties at Fidlers Close.
75. As mentioned, the taller section of the proposed building would be situated in front of Lea House. For comparison, the finished roof level (to the ridge) of Lea House is 186.46m AOD, while the finished roof level of the proposed development would be 187.1m AOD. The building would be approximately 0.7m from the shared boundary and approximately 7.6m from the frontage of Lea House. The height to the eaves would measure approximately 4.5m when measured from the floor levels of Lea House' garden. The walling would span from beyond the south-eastern edge of Lea House' existing garden shed and end at the point where the property's trellis ends. A site inspection found that this would span from Lea House' south-eastern windows and finish beyond the central doorway and upstairs window.
76. The application has been supported by a Daylight and Sunlight Report which assesses the impact of the proposed development on the daylight and sunlight of neighbouring properties. It found that the proposed development would result in some reductions to individual windows but the amount of daylight received within each of the neighbouring habitable rooms would be excess of the Building Research Establishment (BRE) criteria. The sunlight assessment to neighbouring windows and the assessment of overshadowing to neighbouring gardens also showed compliance with the BRE criteria
77. Notwithstanding the conclusions of the Daylight and Sunlight Report, Officers have significant concerns that the proposed development would be overbearing and dominating on the shared boundary.
78. The proposed development would result in a 4.5m blank wall being constructed within 0.7m of the shared boundary which would span over half of Lea House' frontage and much of its garden. In addition to the walling, the proposed roofing angle of this section of the property is steep and while it would slope away from the neighbouring property, its angle would offer limited relief from the overbearing influence. The impact would be most prevalent when in the garden; however, it would also impact the outlook from the middle and eastern windows of Lea House.
79. It is acknowledged that this application proposes to move the property further away from the shared boundary with Lea House compared to the extant permission. The extant permission (NP/0811/0828) shows the property immediately on the boundary.
80. On the other hand, however, the extant permission is for a lower building, approximately 1.8m tall when measured from the finished floor level of Lea House compared with the 4.5m eaves of this proposal. The extant scheme also features a shallower roof-pitch and would be located in the most north-easterly portion of the site. Therefore, the impact of the proposed development on the residential amenity of Lea House would be substantially greater than the extant permission.
81. The proposed overbearing influence and dominating impact on the shared boundary would amount to an unacceptable impact on the residential amenity of Lea House. This would be in conflict with policies GSP3 and DMC3.
82. The proposed development would also feature windows which would overlook the shared amenity space surrounding the properties at Fidlers Close; however, this is

shared amenity space which is already overlooked by many dwellings. Therefore, this would not amount to an unacceptable impact on the residential amenity of these properties.

Other matters

83. The Highway Authority raise no objections to the development from a highway safety perspective. To minimise disruption for neighbouring properties during the construction phase, they have suggested that a Construction Management Plan be conditioned. They also recommended a condition requiring sheltered bicycle storage to promote sustainable travel, in addition to an informative note referencing Considerate Constructors scheme.
84. This application has been supported by a Preliminary Ecology Assessment (PEA) and a Bat Survey Report. The PEA found moderate suitability to supporting bat roosts, and advised that avoidance and mitigation measures would be required in relation to nesting birds and amphibians. It recommended ecological enhancement measures, in addition to a Construction Environmental Management Plan (CEMP) to mitigate the impact of development on onsite biodiversity.
85. The Bat Survey Report, which included dusk emergence surveys, recorded no roosts within the building on site. The surveys found bats using the site and concluded it to be of local value to bat populations. Whilst some habitat will be lost on site, it is considered that this is of sub-optimal value to bats, and significant impacts will be avoided as a result of more suitable habitat being located to the northeast of the site and surrounding residential gardens on all aspects of the site. It recommended avoidance, mitigation and compensation measures.
86. Therefore, subject to the submission and approval of a CEMP and compensatory measures, in addition to compliance with precautionary measures, the proposed development would not have an impact on the biodiversity interest on and surround the site, nor protected species.
87. The proposed development is exempt from statutory Biodiversity Net Gain (BNG).
88. The proposed development would have regard to the energy hierarchy and reduce the need for energy through its orientation, solar gain, materials, airtightness and natural ventilation. It also proposes on site heat pumps and solar panels. It is acknowledged that the development would have extremely high sustainability credentials. It would therefore go beyond the requirements of CC1.

Conclusion

89. The development site has extant planning permission for an open-market dwelling and therefore the principle has been established. Applications for the re-development of previously developed land are required to demonstrate that they would conserve and enhance the valued character of the built environment or landscape on, around or adjacent to the site.
90. The proposed design has a massing and form which is not reflective of the street-scene nor local vernacular, in addition to a height which would dominate the locality and conservation area. The proposed development would therefore fail to conserve and enhance the valued character of the built-environment and would have a negative impact on the significance of the Bamford Conservation Area.

91. The proposed development would have an unacceptable impact on the residential amenity of Lea House as a result of the proposed developments orientation, proximity to site boundary, height and form. The proposed dwelling would be overbearing to the residents of Lea House and despoil their outlook from the property's south-facing windows.
92. For the above reasons, the proposed development is in conflict with design and heritage policies DMC3, DMC5, DMC8 in addition to policy DMH6 and Core Strategy policy GSP2 which requires *proposals intended to enhance the National Park will need to demonstrate that they offer significant overall benefit to the natural beauty, wildlife and cultural heritage of the area.*

Human Rights

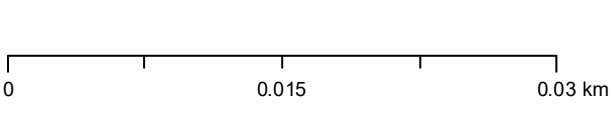
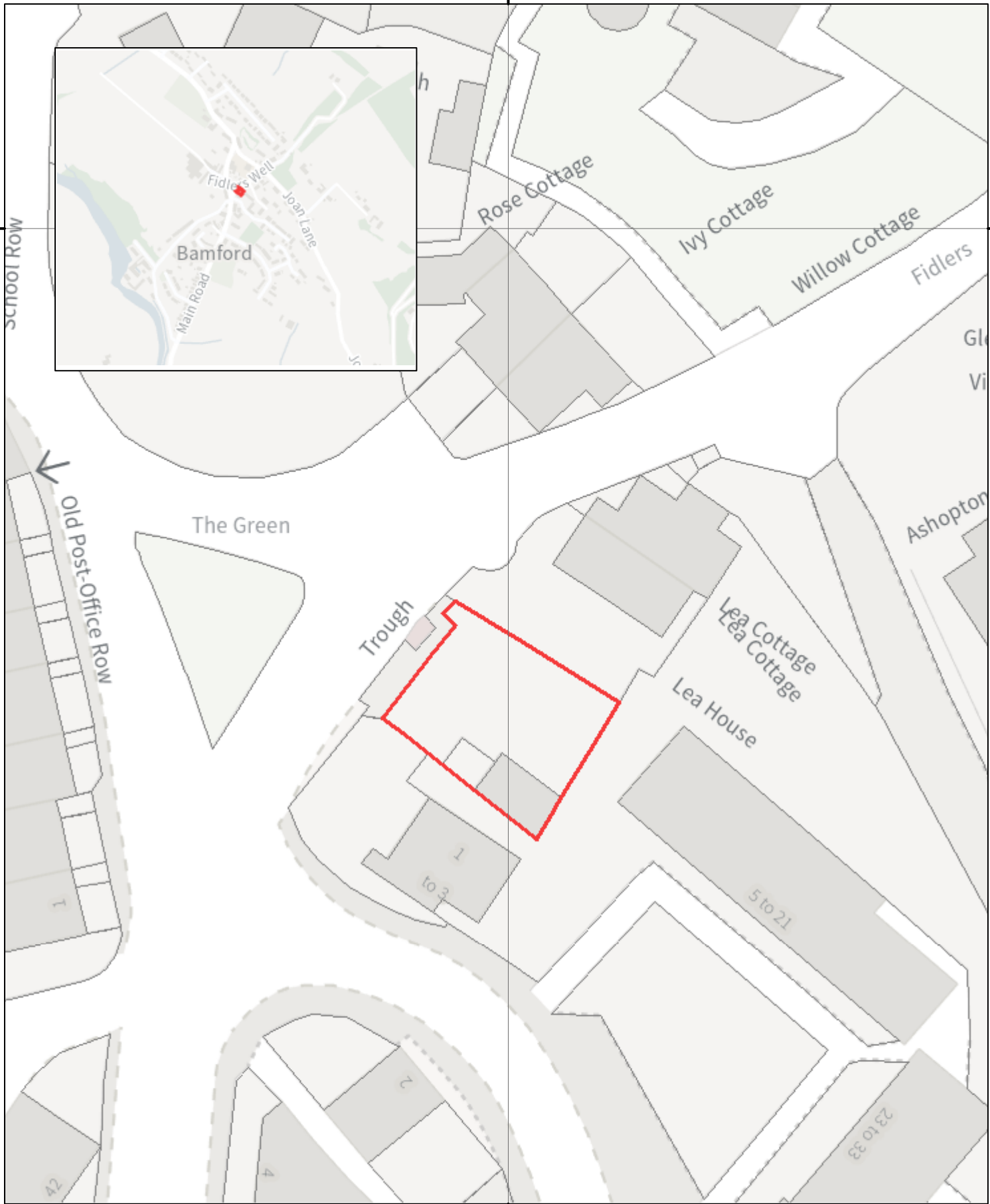
1. Any human rights issues have been considered and addressed in the preparation of this report.
2. List of Background Papers (not previously published)
3. Nil

Report author: Will Eyre, North Area Senior Planner

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Site of Former Natwest Bank, Bamford

Item no. 6
 Application no. NP/HPK/0125/0061
 Committee date: 14/03/2025

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 Scale: 1:413 at A4 pagesize
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7. FULL APPLICATION – PROPOSED SITING OF 24 STATIC HOLIDAY CARAVANS WITH ADDITIONAL LANDSCAPING IN LIEU OF 28 TOURING CARAVANS AND TWO TENTED CAMPING AREAS – NEWHAVEN HOLIDAY PARK, NEWHAVEN (NP/DDD/1024/1137) MN

APPLICANT: M PURDOM

Summary

1. The application seeks full planning permission for the use of land within an existing holiday park from touring pitches to the stationing of static caravans.
2. The proposal is an exception to the policy presumption against static caravans and represents a potential departure from the development plan.
3. The site is well-established and this part of the site is well-screened. The proposals also bring with them an opportunity to enhance the screening of the existing site and provide for biodiversity enhancement.
4. The application is therefore recommended for approval.

Site and Surroundings

5. Newhaven Holiday Park is situated at the junction of the A515 and the A5012, opposite the former Newhaven Hotel. The site is bounded on two sides by the A roads, and by open fields to the south and east. Much of the site is largely screened from public vantage points because a 2m high earth embankment runs along the northern and most of the western side, which together with a wide belt of mature trees restricts views from the two nearby A roads. Approved access to the site is from the A5102.

Proposals

6. Proposed siting of 24 static holiday caravans with additional landscaping in lieu of 28 touring caravans and two tented camping areas. This is within the northern camping field of the holiday park.

RECOMMENDATION:

That the application be APPROVED subject to the following conditions:

1. **Statutory 3 year time limit for implementation**
2. **In accordance with submitted and amended plans**
3. **28-day holiday occupancy restriction**
4. **Colour range of units to be approved and implemented**
5. **Biodiversity Net Gain plan to be implemented**
6. **Habitat creation and management plan to be approved and implemented**
7. **In accordance with the recommendations of the protected species report**
8. **In accordance with the recommendations of the tree report**

9. **Programme of monitoring and site supervision of arboricultural measures to be approved**
10. **Final Tree Protection Plan (TPP) and Arboricultural Method Statement (AMS) to be approved and implemented**
11. **Planting to be carried out as approved**
12. **Woodland management plan to be approved and implemented**
13. **Parking plan to be approved**
14. **Travel Plan to be approved if approved parking plan includes provision of more than 28 spaces**

Key Issues

- The principle of development
- Impact on the landscape character and special qualities of the National Park
- Tree impacts
- Ecological impacts
- Travel and transport

History

7. The site has been in operation since the 1960's and has a complex planning history. However, permission granted under NP/DDD/1009/0860 consolidated and rationalised the previous permissions and lawful use certificate into one single over-arching permission that provides clarity on the 'lawful' use of the site in terms of planning controls.
8. Subsequently, conditions 2 and 7 on NP/DDD/1009/0860 were formally discharged under Planning Application NP/DIS/0212/0143.
9. In 2015 a section 73 application was approved which sought to remove condition no. 6 from planning application ref NP/DDD/1009/0860. That condition stated that 'No touring caravan or tent shall be placed or retained at the site (other than in the designated winter storage area) for a continuous period exceeding 28 days.'
10. In 2017 a section 73 application was approved which sought to vary the same conditions no's 6 and 10 from planning approval ref NP/DDD/1009/0860. The application was approved but a additional condition was re- appended to limit touring caravans to no more than 28 days occupancy in order to prevent touring caravans from becoming permanent dwellings.
11. In 2019 permission was granted for the relocation of 16 static caravans to the central area of the site, together with the siting of a further 10 static caravans within this area.

Consultations

12. Highway Authority – No objection
13. District Council – no response
14. Parish Council – Support the proposals, on the basis of limited landscape impacts and improvements to highway safety that would arise from reducing the number of towing vehicles coming and going from the site.

15. Natural England – No objection
16. PDNPA Policy – Note that the application proposes parking for the proposed units in excess of the maximum provision set out by adopted parking standards, and request that a Travel Plan be secured to minimise traffic movements and to promote sustainable transport. The full response can be viewed on the Authority’s website.
17. PDNPA Ecologist – No objections subject to conditions to secure ecological mitigations and enhancements alongside the required BNG plan and measures. The full response can be viewed on the Authority’s website.
18. PDNPA Tree Officer – Initially raised concerns regarding a lack of information in relation to drainage runs and foundations, and more general tree protection. Further details have been submitted and the tree officer is now satisfied that subject to securing tree protection measures and a woodland management plan, the development would conserve the tree interest of the site. The full response can be viewed on the Authority’s website.

Representations

19. None received at time of writing.

Main Policies

20. Relevant Core Strategy policies: GSP1, GSP2, GSP3, GSP4, DS1, L1, RT3, T1, T2, T7, CC1
21. Relevant Local Plan policies: DMC3, DMC12, DMC13

National Planning Policy Framework

22. The National Planning Policy Framework (NPPF) is a material consideration. Development plan policies relevant to this application are up-to-date and in accordance with the NPPF and therefore should be given full weight in the determination of this application.
23. Paragraph 189 of the NPPF states: Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks.

Core Strategy

24. Policy DS1 sets out the Development Strategy for the National Park. Agricultural development is acceptable in principle in the open countryside outside of the natural zone.
25. Core Strategy policy GSP1 requires development to be consistent with the Parks purposes. GSP2 sets out that opportunities for enhancing valued characteristics will be acted upon, and GSP3 states that development must respect, conserve and enhance all valued characteristics of the site and buildings that are subject to the development proposal. GSP4 seeks to secure all of the above through planning conditions and obligations where appropriate.

26. 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.
27. L2 states, amongst other things that development must conserve and enhance any sites, features or species of biodiversity importance and where appropriate their setting.
28. Core Strategy policy RT3 states that static caravans, chalets or lodges will not be permitted. However, the supporting text says that, exceptionally, static caravans, chalets or lodges may be acceptable in locations where they are not intrusive in the landscape.
29. Core Strategy policy T1 states that conserving and enhancing the National Park's valued characteristics will be the primary criterion in the planning and design of transport and its management, and that sustainable access for the quiet enjoyment of the National Park, that does not cause harm to the valued characteristics, will be promoted.
30. Core Strategy policy T2 sets out that Travel Plans to reduce traffic movements and safeguard transport infrastructure will be required on appropriate new developments and encouraged on existing developments.
31. Core Strategy policy T7 sets out that residential parking and operational parking for service and delivery vehicles will be the minimum required for operational purposes, taking into account environmental constraints and future requirements, and that non-residential parking will be restricted in order to discourage car use, and will be managed to ensure that the location and nature of car and coach parking does not exceed environmental capacity.
32. Core Strategy Policy CC1 states that development must make the most efficient use of land, buildings and natural resources and take account of the energy hierarchy.

Development Management Policies

33. 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.
34. Development Management policy DMC12 requires development to protect the interests of protected species and sites, and states that for all other species, features, and sites of ecological value development will only be permitted where significant harm can be avoided and the conservation status of the population of the species or habitat concerned is maintained – and where the benefits of an arising harm are outweighed by other benefits.
35. DMC13 requires applications to be accompanied by sufficient information for their impacts on trees to be established, and states that development should incorporate existing trees, hedgerows or other landscape features within the site layout. It also states that trees, woodlands and other landscape features should be protected during the course of the development.

Assessment

Principle of development

36. The proposed development would result in the loss of 28 touring caravan pitches and their replacement with 24 static caravan pitches which would be on site all year round.

They would be permanent structures, with their own facilities, although they would also have access to the wider site facilities.

37. Policy RT3 B explicitly states that static caravans, chalets or lodges will not be permitted. However, the supporting text says that, exceptionally, static caravans, chalets or lodges may be acceptable in locations where they are not intrusive in the landscape. RT3 therefore makes a general and strong presumption against this type of development. However, there is acknowledgement in the supporting text to this policy that there may be sites suitable for such development in exceptional circumstances.
38. The proposal is therefore in conflict with policy RT3 unless it can be demonstrated that there are exceptional reasons for approval.
39. This part of the caravan and camping site is well screened from wider view by mature planting. The site is already in use for the siting of touring caravans and tents, with conditions on the existing permissions at the site preventing their siting in this area in the months of November, December, and January. The Authority has no control over the colour or more general appearance of these units.
40. It is also pertinent that the current application includes additional planting and landscaping proposals that would serve to further screen the area of the site, as well as an opportunity to secure existing screening related to the proposed development – providing an opportunity to materially reduce the impact that the site as a whole in the landscape.
41. Further, the approval of this application would not set a precedent for further approvals that might extend the site because it forms part of the existing site with a lawful use for 28 touring units over which the Authority has limited control.
42. On this basis, it is concluded that the development would not be intrusive in the landscape. Furthermore, the development offers an opportunity to further reduce the landscape impacts of the site. As such, subject to consideration of the details of the scheme, it is concluded to represent a case where an exception to policy RT3 B may be appropriate.
43. The application does not propose a 28 day occupancy restriction. Instead the proposal is to restrict occupancy of the static units to the extent that each cannot be a permanent residence for any single person.
44. Whilst the submission suggests a further planning condition that allows occupation “for holiday purposes only”, ‘holiday purposes’ is undefined and in practice the conditions proposed by the applicant would allow occupation of the units by any one person for up to 11 months a year. This would be tantamount to a permanent dwelling or second home and wholly contrary to housing policy in the National Park.
45. The proposed occupancy conditions would not comply with current adopted planning policy. Policy DMR2 addresses occupancy for touring caravans rather than statics (because there is a presumption against support for such development in the first place), but the supporting text does more broadly and very clearly define what the Authority consider to represent holiday occupancy:

“The National Park Authority defines holiday use as occupation for no more than 28 days per calendar year by any one person. Anything over 28 days occupation by any one person is classed as full-time residential use and will be prevented where necessary by the enforcement of conditions or legal agreements.”

46. In the absence of a precise and enforceable holiday occupancy condition the proposed development would not be acceptable in principle. As such, the proposed occupancy conditions would not make the development policy compliant. It is therefore recommended that a 28-day occupancy restriction is imposed on the units in accordance with policy DMR2 and to prevent occupancy as permanent dwellings contrary to adopted housing policy.
47. This matter has been discussed with the applicant who has advised that they would, without prejudicing their right to appeal, accept this planning condition for the benefit of securing a permission overall.

Landscape

48. As this report sets out above, the site is well established, and the Authority's landscape officer advises that the scheme has the potential to reduce the visual impacts of the site if properly controlled.
49. As noted by the tree officer, the tree planting currently screening the site from the adjacent highway would benefit from proper long-term management. Given that the decline of this woodland would increase the visual impacts of the development, and because the development is being considered as an exception to adopted policy, it is considered that securing a woodland management plan as recommended by the tree officer would be appropriate, and add weight to an argument for supporting the development in the planning balance.
50. There is also scope to control the colour of the proposed units; a control that the Authority does not currently have in relation to the use of this field by touring caravans and tents.
51. Taking these issues into account, and the specific circumstances of this site, it is concluded, that the replacement of the seasonal touring units on part of the site with permanent, but seasonally occupied, units is acceptable, subject to conditions to secure additional planting, woodland management, and the colour of new units brought to site as part of the development. With those safeguards, the development would conserve and enhance the landscape of the locality as required by policies GSP1, GSP3, L1, RT3, and DMC3.

Tree impacts

52. The Authority's Tree Officer raised initial concerns regarding a lack of information in relation to drainage runs and foundations, and more general tree protection. Further details have since been submitted by the applicant and the tree officer is now satisfied that subject to securing tree protection measures and a woodland management plan through condition, the development would conserve the tree interest of the site, complying with the requirements of policy DMC13.
53. The woodland management plan would conserve and enhance trees that are not directly impacted by the development. This is considered necessary in this case; as established earlier in this report, the development is contrary to adopted policy in principle and is only acceptable as an exception due, in part, to this area of the site being well screened from public views. Were that screening to decline, such justification would also decline, changing the planning balance. It is therefore reasonable and necessary to ensure that the woodland management is secured throughout the lifetime of the development.

Biodiversity Net Gain (BNG) and other ecological considerations

54. The proposals are subject to BNG requirements, and the completed metric and design report have been submitted. These give rise to no objections from the Authority's Ecologist, subject to details of how the habitat creation and management measures set

out in the report will be achieved. This can be secured by condition along with implementation.

55. A preliminary ecological appraisal is also included with the application, and having regard to advice from our Ecologist we are satisfied that the development will not give rise to other adverse ecological impacts providing that its recommendations are followed. That could also be secured by condition.
56. On this basis the proposals comply with policy L2 and DMC12, which require the ecological interests of the site to be protected.

Highway Safety, Parking, and Transport impacts

57. The proposed development includes 2 parking spaces per unit. In their consultation response the Authority's policy team state:
58. *The number of parking spaces is contrary to the Peak District National Park Parking Standards, which set a maximum of 1 space per plot. This approach is aimed at providing sufficient parking whilst not providing an oversupply. Our approach is based on an emphasis in encouraging sustainable transport as set out within Core Strategy Policy T1: Reducing the general need to travel and encouraging sustainable transport. This approach focusses on making best use of the limited amount of land available for any development within the National Park.... There may be justification for the provision of additional visitor parking to serve the units. There may also be scope to justify the need for the 10 twin lodge units to have two parking spaces. However, these are holiday accommodations rather than permanent residencies. Therefore, any deviation from the maximum parking standards will require robust and detailed justification.*
59. No justification has been put forward to deviate from adopted parking standards. It is therefore recommended that if permission is granted a condition be imposed for final levels of parking provision to agreed, notwithstanding the approved plans.
60. The policy team response also notes that the provision of 2 parking spaces per unit challenges the assumptions around traffic movements that are set out in the submitted transport statement. The current 38 touring pitches (including tents) would typically be expected to attract a single vehicle. If each of the 24 proposed static units was to attract 2 vehicles then this would result in 48 vehicles in total. As such, an increase of 10 vehicles at the site would arise during peak occupancy.
61. On this basis, given the nature and scale of development, it would be appropriate to secure a Travel Plan by condition to ensure accordance with policy T2, which seeks to reduce traffic movements and promote sustainable travel. Whilst the recommendation of the policy team for this to apply to the site as a whole is noted, and it might be that this is a logical approach that the developer adopts, a Travel Plan could only be reasonably required by condition insofar as it relates to the proposed development, given that the remainder of the site would be unaffected in terms of traffic generation.
62. Should the application be approved and the outcome of the condition regarding the amount of parking provision result in the development not giving rise to an increased level of parking provision, it would not then be reasonable or necessary to require a Travel Plan; therefore, any condition requiring the submission and approval of a Travel Plan should be framed with that caveat.

Climate Change Mitigation

63. The nature of the development limits the extent of measures that can be incorporated in to the development. Tree planting is the only measure beneficial to carbon reduction that

is proposed, but given the type of development proposed it is concluded that further measures could not be reasonably required to further compliance with policy CC1.

Amenity

64. The site is sufficiently removed from any neighbouring property that the development would have no bearing on residential amenity; and in any case, noise disturbance from occupation and vehicle movements would be reduced by the development, whilst the overall screening around the site edges would be increased. As such, the development would comply with policy DMC3 insofar as it relates to protecting the amenity of other properties.

Other Matters

65. In terms of continuing to provide access for a range of visitor types to the National Park the site would still offer a range of accommodation and pitches on the site, with the field south of the area subject to development being available for short season touring and camping. The proposals would therefore not prejudice access to this area of the National Park in this regard.

Conclusion

66. It is concluded that the proposal is acceptable as an exception to the normal policy presumption against permanent static caravans and lodges. The site is relatively large and this part of it is generally well screened. The site as a whole would still offer a range of accommodation and pitches on the site, thus continuing to contribute to the enjoyment of the National Park. The approval of this application would not set a precedent for further approvals on the site because this part of the site already has a lawful use for a long season for touring units, and its further development would not impact the landscape. The recommendation also takes account of, and gives weight to, the related additional landscape and biodiversity enhancements that the development would deliver if secured by condition.

Human Rights

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 and Job Title

68. Mark Nuttall – Principal Planner - South

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Newhaven Holiday Park, Newhaven

Item no. 7
 Application no. NP/DDD/1024/1137
 Committee date: 14/03/2025

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 Scale: 1:1,654 at A4 pagesize
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8. FULL APPLICATION - FOR THE PROPOSED CHANGE OF USE OF FORMER CHAPEL TO CREATE ANCILLARY LIVING ACCOMMODATION FOR LAWSON COTTAGE AND SHORT STAY HOLIDAY ACCOMMODATION USE AT ELTON METHODIST CHURCH, WEST END, ELTON (NP/DDD/0125/0071/GG)

APPLICANTS: T HEARNDEN & M CARTWRIGHT

Summary

1. The application seeks planning permission to convert the Chapel, to create accommodation ancillary to Lawson Cottage which can also be used for short stay visitor accommodation. The application proposes that the Chapel would become part of the single dwelling planning unit that is Lawson Cottage.
2. The chapel is a community facility and there is a general presumption that such buildings shall be safeguarded in named settlements such as Elton. Where a change of use is sought, evidence of reasonable attempts to sell or let the community facility as a going concern must be provided and it should be demonstrated that the building is incapable of being utilised as a community asset going forward.
3. Without such a justification having been submitted with the application, the proposal fails to comply with Core Strategy Policy HC4, Development Management Policy DMS2 and the National Planning Policy Framework.
4. The application is recommended for refusal.

Site and Surroundings

5. As detailed in the Applicant's Heritage Statement, the building is a former Methodist Chapel with a date stone of 1843. Externally the building is traditional in form, being rectangular on plan under a pitched slate roof. The walls have been rendered and embossed with 'tramlines' to give a vague effect of masonry coursing. The gables are topped with raking gritstone copings with cement 'flaunching' to the junction with the natural blue slate roof tiles.
6. The principal elevation contains a central doorway accessed by stone steps with symmetrical arched windows either side. Above the door there is an inset stone plaque which reads "Primitive Methodist Chapel 1843." All window and door openings have full 'tooled and dressed' gritstone surrounds and the windows are timber with textured glass.
7. Internally, the building consists of a single room space. Given its age, function and appearance, the building is a non-designated heritage asset that contributes to the character and appearance of the village and the Elton Conservation Area within which it is located and which is a designated heritage asset.
8. The premises are also adjacent to Lawson Cottage. This dwelling has windows in the gable at right angles to the chapel and outbuildings in close proximity to the chapel. These have glazed openings facing, and also at right angles to, the Chapel.

Proposal

9. Conversion of the Chapel to create accommodation ancillary to Lawson Cottage, which can also be used for short stay visitor accommodation. On completion, the Chapel would become a single planning unit with Lawson Cottage.

10. This application follows recent planning application (ref: NP/DDD/0824/0814) which was refused permission. This application is being presented to the Planning Committee as Elton Parish Council have advised of their full support for the application and the Applicants have submitted a letter from the Parish Council to that effect.
11. In terms of alterations to the Chapel, these would retain the form and fenestration of the original Chapel. It is proposed to provide a solar panel array. The external appearance will be otherwise unchanged except for general repairs and upgrading of the building fabric where necessary to prevent deterioration.
12. The existing main entrance would retain its function and provide access to an open plan living and kitchen space, with a mezzanine bedroom space proposed above the kitchen area. It is proposed that an attached outbuilding to the rear will be converted to form a bathroom and utility for the proposed accommodation.
13. With respect to parking, one off street car parking space is proposed to be provided adjacent to the existing parking area to the front of Lawson Cottage. Access into the building is via steps from the main road but level or ramped access is proposed via a new access to the rear. It is proposed that bin storage and collection would coordinate with Lawson Cottage and continue unaffected as currently managed.

RECOMMENDATION:

That the application be REFUSED for the following reasons:

1. **The chapel is a community facility and there is a general presumption that such uses shall be safeguarded in named settlements such as Elton. Where a change of use is sought, evidence of reasonable attempts to sell or let the community facility as a going concern must be provided and it should be demonstrated that the building is incapable of being utilised as a community asset going forward. Without such a justification having been submitted with the application, the proposal fails to comply with Core Strategy Policy HC4, Development Management Policy DMS2 and the National Planning Policy Framework.**

Key Issues

- Whether the principle of conversion of the building to a residential use is acceptable in policy terms
- The impact of the proposed development on the character and appearance of the Chapel
- Whether the proposals impact on amenity
- Whether the proposals impact on parking provision

History

14. 2024 - NP/DDD/0824/0814 - Proposed change of use of former chapel to create ancillary living accommodation for Lawson cottage and Short Stay Holiday Accommodation use. The new accommodation would remain within the planning unit of Lawson Cottage – Refused.
15. 2015 - NP/DDD/0115/0018 - Change of use from a (now un-used) place of worship to a wheelchair accessible holiday let – Refused.

Consultations

16. Highway Authority:

- Refer to previous comments and note that proposed parking remains the same but an electric car charging point and bicycle storage are now detailed in Drawing no. 2313-03 Rev. G - a condition can be attached to any permission with regard to being undertaken in accordance with this drawing
- Provide informative notes regarding dropped curb and drainage in the highway.

17. Parish Council:

- Fully support the application
- Will make good use of the building, enhance its appearance and improve the general street scene
- As previously stated, Elton already has ample community buildings which compete for a small number of users.

18. PDNPA Archaeologist:

- building is a non-designated heritage asset of historical, architectural and archaeological interest
- supporting heritage information meets the requirements of NPPF
- the chapel does have some archaeological interest because, with specialist study, the building has the potential to reveal currently concealed and unrecorded evidence of its construction, development and use within its fabric
- this interest is of local level only and secondary to its historic and architectural interest
- proposed development is to take place within the shell of the building with minimal changes that will affect its archaeological interest (minor harm) and will leave the Built Environment team to comment in more detail on matters of historic and architectural interest
- as a non-designated heritage asset, a balanced planning decision that has regard to this harm and the significance of the heritage asset is required (NPPF para.216)
- recommend that, should this balance be favourable, taking into account the advice of the building conservation officer, that a conditioned programme of building recording is secured by condition to secure a basic record of the building, its form, character and spaces prior to conversion
- a level 2 survey, in accordance with Historic England's 2016 guidance would be proportionate and secure the basic record required and needs to be carried out by a suitable qualified and experienced contractor in accordance with a written scheme of investigation approved by the Authority, and in accordance with the standards and guidance of the Chartered Institute for Archaeologists
- suggest wording of a condition.

19. PDNPA Ecologist (comments on previous planning application):

- National Park Protected Species Form ticked to indicate the proposed development is not a type listed in Box 1 or 2 and no information regarding impacts on protected species has been included within the application
- However, the building meets criteria A and B in Box 1 as it was built before 1939 and is a traditional building (as stated within the Design and Access Statement)
- Advise that a building of this type, in this setting, would require an assessment of impacts on protected species

- However, there appears to negligible-low potential for bats with sealed brickwork, roof etc. and suggest a bat survey is not required
- Applicant should be advised that if they do find bats to be present during the course of work, it is illegal to disturb them without a license and they should seek advice
- Recommend incorporating wildlife enhancements as per NPPF such as bat features, swift bricks, bee bricks and/or house martin nest boxes.

Representations

20. The Authority has received four representations supporting the proposals. The following reasons are given:

- building is unused and has been so for many years
- it is unkempt and the interior and windows need attention
- believe the property will be enhanced and maintained rather than being neglected and left to ruin
- provides short term holiday accommodation alongside ancillary accommodation
- far better alternative to larger homes in the village being purchased for investment purposes which is a trend which negatively impacts on the community
- not large enough to serve as a permanent residence or community facility
- no shortage of community spaces, with excellent provision already available through the Church, Village Hall, Jubilee Fields and Pavilion
- will ensure long term viable sustainability of the building
- appearance will be enhanced and benefit the streetscene of West End
- everything the applicants have done to Lawson Cottage has been sympathetically completed to the highest standard.

Main Policies

21. Relevant Core Strategy policies: GSP1, GSP2, GSP3, CC1, CC2, L1, L2, L3, HC1, HC4, RT2 & T7

22. Relevant Local Plan policies: DM1, DMC3, DMC5, DMC8, DMC10, DMC11, DMS2 & DMT8

23. Supplementary Planning Documents

- Design Guide
- Conversion of Historic Buildings
- Residential Annexes
- Climate Change and Sustainable Building

24. National Planning Policy Framework

Wider Policy Context

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

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

National Planning Policy Framework

26. The National Planning Policy Framework (NPPF) replaced a significant proportion of central government planning policy with immediate effect. 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.
27. In the National Park the development plan comprises the Authority's Core Strategy 2011 and policies in the Peak District National Park Development Management Policies document 2019. Policies in the Development Plan provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. It is considered that in this case there is no significant conflict between prevailing policies in the Development Plan and more recent Government guidance in the NPPF.
28. Paragraph 189 of the NPPF states that '*great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in all these areas, and should be given great weight in National Parks and the Broads.*'

Peak District National Park Core Strategy

29. GSP1 & GSP2 - *Securing National Park Purposes and sustainable development & Enhancing the National Park.* These policies set out the broad strategy for achieving the National Park's objectives, and jointly seek to secure national park legal purposes and duties through the conversion and enhancement of the National Park's landscape and its natural and heritage
30. GSP3 - *Development Management Principles.* This states that all development must respect, conserve and enhance all valued characteristics of the site and buildings, paying particular attention to, amongst other elements, impact on the character and setting of buildings, scale of the development appropriate to the character and appearance of the National Park, design in accordance with the National Park Authority Design Guide and impact on living conditions of communities.
31. CC1 – *Climate change mitigation and adaptation.* This requires all development to make the most efficient and sustainable use of land, buildings and natural resources to achieve the highest possible standards of carbon reductions.
32. DS1 - *Development Strategy.* This sets out what forms of development are acceptable in principle within the National Park.
33. L1 - *Landscape character and valued characteristics.* This states that all development must conserve and enhance valued landscape character and valued characteristics, and other than in exceptional circumstances, proposals in the Natural Zone will not be permitted.
34. L2 - *Sites of biodiversity or geodiversity importance:* this states that development must conserve and enhance any sites, features or species of biodiversity importance and where appropriate their setting.
35. L3 - *Cultural heritage assets of archaeological, architectural, artistic or historic significance:* This states that development must conserve and, where appropriate,

enhance or reveal the significance of archaeological, architectural, artistic or historic assets and their settings, including statutory designations.

36. HC1 – *New housing*. This states that provision will not be made for housing solely to meet an open market demand, and sets out the exceptional circumstances where new housing can be accepted in open countryside.
37. HC4 - *Provision and retention of community services and facilities*: This states that proposals to change the use of buildings or sites which provide community services and facilities to non-community uses must demonstrate that the service or facility is no longer needed, is available elsewhere in the settlement or can no longer be viable. Wherever possible, the new use must either meet another community need, or offer alternative community benefit such as social housing. Evidence of reasonable attempts to secure such a use must be provided before any other use is permitted.
38. RC2 - *Hotels, bed and breakfast and self-catering accommodation*: This states that the change of use of a traditional building of historic or vernacular merit to serviced or self-catering holiday accommodation will be permitted, except where it would create unacceptable landscape impact in open countryside.
39. T7 - *Minimising the adverse impact of motor vehicles...*: This advises that residential parking will be the minimum required for operational purposes, taking into account environmental constraints and future requirements.

Local Plan Development Management Policies

40. DM1 - The presumption of sustainable development in the context of National Park purposes: This advises that the Authority will take a positive approach, that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework and will work proactively with applicants to find solutions that are consistent with National Park purposes to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park and to promote opportunities for the understanding and enjoyment of the valued characteristics of the National Park. Planning applications that accord with the policies in the Development Plan will be approved without unnecessary delay, unless material considerations indicate otherwise.
41. DMC3 - *Siting, design, layout and landscaping*. This states that where development is acceptable in principle, it will be permitted provided that its detailed treatment is of a high standard that respects, protects and where possible enhances the natural beauty, quality and visual amenity of the landscape, including the wildlife and cultural heritage that contribute to the distinctive sense of place.
42. DMC5 - *Assessing the impact of development on designated and non-designated heritage assets and their settings*: This states that planning applications for development affecting a heritage asset, including its setting, must clearly demonstrate its significance, including how any identified features of value will be conserved and where possible enhanced, and why the proposed development and related works are desirable or necessary. Development of a designated heritage asset will not be permitted if it would result in any harm to, or loss of, the significance, character and appearance of a heritage asset unless clear and convincing justification is provided that the loss of significance is necessary to achieve substantial public benefits that outweigh that harm or loss or, in the case of a non-designated heritage asset, development is considered by the Authority to be acceptable following a balanced judgement that takes into account the significance of the heritage asset.

43. DMC8 – *Conservation Areas*: This states that applications for development in a Conservation Area should assess and clearly demonstrate how the character or appearance and significance of the Conservation Area will be preserved or enhanced.
44. DMC10 - *Conversion of a heritage asset*: This states that conversion of a heritage asset will be permitted where the building is capable of conversion, the extent of which would not compromise the significance and character of the building, it can be demonstrated that conversion to a market dwelling is required in order to achieve the conservation and attention will be paid to the impact of domestication and urbanisation brought about by the use on landscape character and the built environment.
45. DMC11 - *Safeguarding, recording and enhancing nature conservation interests*: This states that proposals should safeguard species of nature conservation importance and aim to achieve net gains to biodiversity as a result of development.
46. DMS2 – *Change of use of shops, community services and facilities*: This states that where a change of use is sought from a community service/facility to a non-community use, evidence of reasonable attempts to sell or let the community service/facility as a going concern must be provided.
47. DMR3 - *Holiday occupancy of self-catering accommodation*: This states that within a settlement listed in Core Strategy policy DS1 a holiday occupancy condition will be applied to self-catering accommodation if the property being converted has inadequate indoor or outdoor living space or is so closely related to adjoining properties that the introduction of residential use would cause unacceptable harm to their amenity.
48. DMT8 – *Access and design criteria*: This advises that development which includes a new or improved access onto a public highway will only be permitted where safe access that is achievable for all people, can be provided in a way which does not detract from the character and appearance of the locality and, where possible, enhances it.

Supplementary Planning Guidance

49. The PDNPA Design Guide refers to the principles of good design and designing in harmony with the local building tradition. However, this must only be applied where a development is otherwise justified by other policy criteria.
50. Climate Change and Sustainable Building SPD
51. Conversion of Historic Buildings SPD: Solar panels may be incompatible with the character of the building or surroundings. Exceptions may be where they can be located on a hidden elevation or roof valley.

Assessment

Background

52. This planning application is a resubmission of planning application NP/DDD/0824/0814 which was refused last year. The reasons for refusal were:
 1. *The building is a community facility and there is a general presumption that such buildings shall be safeguarded in named settlements such as Elton. Where a change of use is sought, evidence of reasonable attempts to sell or let the community facility as a going concern must be provided and it should be demonstrated that the building is incapable of being utilised as a community asset going forward. Without such a justification having been submitted with the application, the proposal fails to comply*

with Core Strategy Policy HC4, Development Management Policy DMS2 and guidance in the National Planning Policy Framework.

2. *The building is considered to be a non-designated heritage asset and the introduction of a flue to the roof of this former place of worship would be an anomalous feature that would detract from the historic character and appearance of the building and the character and setting of the Conservation Area. In addition, the introduction of a mezzanine floor, which could be evident through the windows of the building, would serve to harm the building's historic character and appearance as a former chapel within Elton. As such, the proposals fail to comply with Policies GSP3 and L3 of the Core Strategy and Policies DMC5, DMC8 and DMC10 of the Development Management Plan with no overriding public benefits identified.*

Principle

53. The building is a former chapel and that appears to remain the lawful use of the building. The building has more recently been used by the applicant but there is no evidence to demonstrate that this change of use has become lawful. Therefore, from a policy perspective the use of the building remains as a community facility as defined by relevant policies.
54. To this end, Paragraph 98(c) of the NPPF guards against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs. This is reflected upon with Policy HC4 which sets out a general presumption that community facilities should be safeguarded and encourages the improvement of community facilities and services in named settlements.
55. Policy DMS2 is also directly relevant and states that, where a change of use from a community facility to a non-community use is sought, evidence of reasonable attempts to sell or let the community facility as a going concern must be provided. This includes evidence of a thorough viability assessment and a marketing exercise with a commercial property agent, sustained over at least 12 months, to sell or let the building for alternative community uses or facilities, including local needs affordable housing.
56. It appears that the applicants acquired the Chapel from the Trustees of Elton Chapel further to the refusal of planning application NP/DDD/0115/0018 in 2015 to convert the building into a wheelchair accessible holiday let. To this end, no evidence has been provided as to how the building was marketed for other community uses at that time or since.
57. In addition, no details of any contact made with the Parish Council and adjacent Parish Councils, to establish the needs existing in the local area, have been submitted. It is evident that the Parish Council do not consider that the building is needed to provide for the community as they support the proposals for conversion to ancillary accommodation/holiday let. However, there is no evidence that use for other community purposes or affordable housing have been explored.
58. However, as the use of the building as an independent holiday let to Lawson Cottage was considered previously to be of potential harm to amenity, it should be conceded that the use as a permanent affordable dwelling would have similar impacts.
59. The Applicant's Agent advises that, further to the update of the Use Classes Order, a place of worship is now categorised as a Class F1 use, and alternative community uses no longer share the same as they fall into Class E. The Agent considers that, as a result, many uses which may have been feasible beforehand now also face the need to obtain

planning permission and that the potential for viable uses within the new use class are greatly reduced.

60. This is of little weight as this does not override policy principle. The fact that planning permission may be required for an alternative community use does not make that unrealistic or unviable. Indeed, this planning application has been made to change the use of the building to ancillary accommodation/holiday let where it could have otherwise have been submitted to change the use from a place of worship to other uses within Class E which could be policy complaint.

61. No evidence has been submitted by the applicants to demonstrate that they have made any attempt to use the space for alternative community use, or to market the building for sale or rent, for those purposes. The applicant has advised that advertising the site as a going concern presents two challenges:

(i) it has long ceased operation

Officers acknowledge that the use as a Methodist Church is advised to have ceased at least 13 years ago. However, the reason why the building has ceased any form of community operation is that it was purchased by the applicant after the refusal of planning permission in 2015 to change its use to a holiday let. The building has not been marketed for any alternative community facility use since purchase by the applicant. It is therefore unsurprising that former use has not re-commenced.

(ii) as a place of worship, it cannot be sold on a commercial basis and that the Planning Inspector considering an appeal in 2019 advised that commercial and financial viability are not relevant to the resale of a place of worship.

This appeal related to a Methodist Church in Darley Dale which was considered having regard to policies contained in the Derbyshire Dales Local Plan and so carries very limited weight in relation to the application subject of this report. As an aside, the Inspector in that appeal ref: APP/P1045/W/19/3241930) did go on to conclude:

‘However, no further evidence is provided to demonstrate that the building’s use as a place of worship is not needed by other groups within the community. Moreover, the appellant has not explored alternative community uses that may otherwise be appropriate for the building’.

That Appeal was dismissed.

62. The Applicants refer to Paragraph 7.27 of the Development Management policies which states:

The loss or change of use of existing public services, including existing health facilities, will be acceptable if it is shown that this forms part of a wider estate reorganisation programme to ensure the continued delivery of services. Evidence of such a programme will be accepted as a clear demonstration that the facility under consideration is neither needed nor viable and that adequate facilities are or will be made available to meet the ongoing needs of the local population. In such cases policy DMS2A would not apply and no viability or marketing information will be required.

63. No evidence of a wider estate reorganisation has been provided which explains the closure of the chapel which after all happened some 13 years ago. Policy HC4 (c) is clear that evidence of reasonable attempts to secure such a community use must be provided before any other use is permitted and this has not been provided.

64. Therefore, in summary, despite the Parish Council being supportive of the application, it has not been clearly demonstrated that the community use of the building is no longer needed and that the building can no longer be viably used for community use. There is no evidence that reasonable attempts have been made to secure an alternative community use.
65. Officers are sympathetic of the views of the Parish Council. However, without evidence and serious marketing for alternative community uses there can be no objective decision this community facility is no longer required. To take such an approach would risk the loss of facilities which remain in need. Consequently, the principle of the conversion is not acceptable as the requirements of Core Strategy Policy HC4 and DMS2 of the Development Management Plan have not been fully met.

Character and appearance and impact on the Conservation Area

66. Few alterations are proposed to the external appearance of the building. There is however concern with respect to the introduction of the solar panels to a former place of worship; this addition would result in harm to the significance of the building and the character of this part of the Conservation Area. However, this has to be balanced with the public benefit derived from the generation of sustainable energy for the building.
67. The windows are currently of timber construction. The proposal to replace the windows could have a harmful impact on the character and appearance of the building, where other uses of the building may not require such alteration. Nevertheless, it is considered that appropriate replacement window details could be secured as a condition on any grant of planning permission.
68. The previous proposals included the insertion of a mezzanine floor and concerns were raised previously as this would cut across the windows and therefore be evident from outside of the building. There would be therefore a degree of harm from this intervention, however, this would be limited and if a new use was demonstrably required to secure the building would be acceptable in the balance.
69. In these respects, the proposals are considered to be in accordance with Core Strategy Policies GSP3 and L3 and Development Management Plan Policies DMC5, DMC8 and DMC10. However, as highlighted in the Policy section of this report, the conversion of the building would result in the loss of a community facility and insufficient evidence has been provided to justify this loss..

Amenity

70. Concerns were raised with the previous planning application with regard to the then proposed use as a holiday let having the potential to impact on the occupiers of Lawson Cottage. However, this has now been resolved, given that the building is now owned by the owners of Lawson Cottage and that the proposal is for ancillary accommodation to that property. This could be controlled by planning condition if permission were granted.
71. It is considered that other residents in the locality would not have their amenity impacted upon by the proposed change of use given the nature of the proposals and distance / relationship to neighbouring properties.

Archaeology

72. The Authority's Archaeologist has advised that the Chapel has some archaeological interest because, with specialist study, the building has the potential to reveal currently

concealed and unrecorded evidence of its construction, development and use within its fabric. This interest is of local level only and secondary to its historic and architectural interest.

73. The proposed development is to take place within the building with minimal changes that will affect its archaeological interest (minor harm). It is advised that, as a non-designated heritage asset, a balanced planning decision, that has regard to this harm and the significance of the heritage asset, is required. If permission were granted a programme of building recording could be secured by condition to secure a basic record of the building, its form, character and spaces prior to conversion.

Protected Species

74. The Authority's Ecologist has assessed the submitted information and advises that there appears to be negligible-low potential for bats with sealed brickwork, roof, etc. In this case, it is suggested that a bat survey is not required, but the Applicant should be advised that, if they do find bats to be present during the course of work, it is illegal to disturb them without a license and they should seek advice.
75. If permission was to be granted, the Ecologist recommends incorporating wildlife enhancements as per NPPF such as bat features, swift bricks, bee bricks and/or house martin nest boxes as a condition of any planning permission.
76. The proposed development is exempt from statutory Biodiversity Net Gain (BNG).

Highway Matters

77. The Highway Authority, has advised there are no objections but point out that the vehicle dropped crossing will require extending to accommodate the additional vehicle that would relate to the use of the Chapel building as a holiday let or guest accommodation. They recommend conditions that the development shall not be occupied/brought into use until the access, parking and turning facilities, and sheltered, secure and accessible bicycle parking, have been provided.
78. However, it is considered that the additional parking space would cause harm to the streetscene and the setting of Lawson Cottage by requiring the removal of the historic boundary wall to the dwellinghouse and, if the proposals are considered acceptable, it is considered reasonable to require that the space is not provided in this instance as a condition on any grant of planning permission.
79. Whilst the normal requirement would be to provide off-street parking, the use as a Methodist Church, independent of Lawson Cottage, would have generated a degree of parking requirement in the area, as would a re-use as a community facility. There is the ability to park on West End in the event that the building is used as a holiday let and, in its use as ancillary accommodation, additional off-street parking provision may not be required.
80. To this end, given the harm that would be caused to the wall of the former listed building, it is considered an exception is reasonable in this case. Overall, the development would be deemed to comply with DMT8 of the Development Management Plan document.
81. With regard to bicycle storage, the applicant has advised that this would be provided in an existing outbuilding. It would be expected that the applicants would provide such for visitors, as this would add to the facilities available to the holiday let, and it is not considered necessary to attach a specific condition to any grant of planning permission in this respect.

Sustainability

82. Policy CC1 requires development to make the most efficient and sustainable use of land, buildings and natural resources in order to build in resilience to and mitigate the causes of climate change. To this end, the conversion of the building to ancillary accommodation/holiday let would need to be compliant with current Building Regulations. In addition, the applicants now propose to install an array of solar panels on the rear roofslope of the building.
83. Whilst this would cause harm to the traditional character and appearance of this non-designated heritage asset, set within a Conservation Area which is a designated heritage asset, this has to be balanced with the public benefits associated with mitigating the carbon footprint of the development and providing for a sustainable energy source.
84. The array would be on the rear roofslope of the building and not visible from the street scene. However, it would be visible from the public footpath (Footpath WD33/3) which runs to the south (rear) of the building. Nevertheless, this array would be read contextually with those on the rear roofscape of Lawson Cottage, and it is considered that the proposed array is acceptable in the balance of the considerations.

Conclusion

85. It has not been demonstrated by evidence that a community use is no longer needed and there is no evidence that reasonable attempts have been made to secure an alternative community use.
86. It is appreciated that the Parish Council have identified no community need for the building and that they consider the village has adequate facilities for such. In addition, it is noted that the use of the chapel as an affordable dwelling would be unlikely to be acceptable on amenity grounds.
87. However, it remains the case that no marketing evidence to demonstrate that the chapel is no longer required or that the building could not be put to a different community use has been submitted. This evidence is explicitly required by policies HC4 and DMS2 and in the absence of this the Authority is not able to conclude that the proposal is in accordance with the development plan. Local and national policies seek to protect such facilities for our communities.
88. In the absence of any other material considerations the proposal is contrary to the development plan. The application is therefore recommended for refusal.

Human Rights

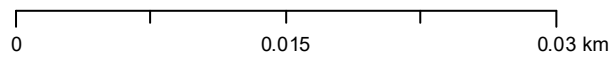
Any human rights issues have been considered and addressed in the preparation of this report.

List of Background Papers (not previously published)

Nil

Report Author and Job Title

Gareth Griffiths – Planner – South Area



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Elton Methodist Church, West End, Elton

Item no. 8
 Application no. NP/DDD/0125/0071
 Committee date: 14/03/2025

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9. FULL APPLICATION – CONVERSION OF THE STONE FIELD BARN TO CREATE A FIVE BEDROOM PROPERTY WITH INTEGRATED 1 BEDROOMED ANNEXE OFF BROADWAY LANE, NR PRIESTLIFFE, TADDINGTON (NP/DDD/1224/1324) MN

APPLICANT: MISS ELLIE HENSBY

Summary

1. The application proposed conversion of an historic field barn to a dwelling with integral annexe for occupation as a holiday let or ancillary accommodation.
2. The barn stands in an isolated and prominent countryside location, with the immediate area highly characteristic of the Limestone Village Farmlands landscape character type in which it sits.
3. The conversion would result in significant harm to both the historic agricultural character and significance of the barn and its setting through loss of features and domestication of setting.
4. It would also result in significant domestication of the landscape in this location, harming its rural agricultural character.
5. Other material considerations do not suggest that the application should otherwise be supported.
6. The application is therefore recommended for refusal.

Site and Surroundings

7. The application site is a substantial field barn, situated in an isolated location in open countryside. The nearest settlement is Priestcliffe, a small hamlet located approximately 0.7km to the south west. The immediate landscape setting is open pastoral land with medium scaled fields and fossilised strip fields to the south. The site falls within the Limestone Village Farmlands LCT within the adopted Landscape Strategy. The barn sits in the centre of a small rectangular field parcel and there is a smaller enclosed paddock to the south west.
8. The barn is located at the junction of Bulltor Lane and Broadway Lane. It is understood that Bulltor Lane is a non-classified road, but it does not have a bound surface and is deeply rutted. Broadway Lane to the west of the barn is a public footpath.
9. The barn is of substantial size with a simple gable form. It has two storeys. There is a lean-to off shot on the rear (north) side. The barn dates from the 18th or early 19th century and was a cowhouse with loft over. It is constructed in natural limestone under a blue slate roof. There is a gated access onto Bulltor Lane to the south.

Proposals

10. Planning permission is sought to convert the barn to a single, three bedroomed, open market dwelling, with an annexe at the western end to provide ancillary accommodation. There would be an open plan living/dining/kitchen space on the ground floor, together with a living room/kitchen and en-suite bedroom for the annexe. On the first floor would be three bedrooms and a family bathroom. The conversion would take place within the shell of the building and existing openings would be utilised.

11. The plans show that the residential curtilage would extend around the property, with the field north of the dwelling being dissected east-west by a timber fence to bound the edge of the rear garden area from the remainder of the field, which would remain in an unchanged use.
12. The existing vehicular access onto Bulltor Lane would be retained and parking and manoeuvring space provided on a gravel surfaced area to the south of the barn.

RECOMMENDATION:

That the application be REFUSED for the following reasons:

1. **The proposed conversion would harm the heritage significance of the barn by virtue of domestication of its character and setting, with no material planning considerations outweighing that harm, contrary to policies L3, DMC3, DMC5, and DMC10, and to the heritage provisions of the NPPF.**
2. **The proposed conversion would harm the special landscape character of the locality by virtue of domestication of the barn and its rural agricultural setting, with no material planning considerations outweighing that harm, contrary to policies L1, DMC3, and DMC10, and to the provisions of the NPPF insofar as they relate to landscape protection within National Parks.**

Key Issues

- Principle of Development
- Impact on the significance of the heritage asset.
- Landscape and Setting Impacts.
- Highways
- Ecological considerations
- Climate change mitigation

History

13. 2017 – pre-application enquiry submitted about the possibility of converting the barn to an open market dwelling. Enquirer advised that due to the isolated location of the barn, the impact of a residential use on the setting of the barn would cause harm to the landscape of the National Park and would be unlikely to be looked upon favourably.
14. 2024 – Planning permission refused for conversion of stone field barn to create a three-bedroom property with integrated one-bedroom accommodation for use as annexe or holiday accommodation

Consultations

15. Highway Authority – Note that they raised no objections to the previously refused scheme on highway grounds, but that the previously submitted parking and turning plan does not form part of the current application.
16. District Council – no response
17. Parish Council – Objects – *‘Taddington and Priestcliffe Parish Council raised objections to a previous application for development at this site in March 2023, and also wish to object to the current application made on multiple grounds, and also to raise further questions, which seem unaddressed in the application in its current form.*

18. *As stated previously, the Barn at the site occupies a prominent and exposed position in a landscape of exceptional value which should be safeguarded because of its intrinsic scenic beauty. It is still felt that the current proposals fail to meet/achieve this objective. In addition, the proposed residential conversion of the barn would spoil its character and setting. In this case, by virtue of its remote and isolated location in open countryside and by virtue of the harmful impacts associated with the barn conversion, the benefits of granting the planning permission for the development proposals would still be significantly and demonstrably outweighed by the adverse impacts of doing so. Therefore, it is still felt that the proposals, are contrary to the principles of sustainable development set out in national planning policies.*
19. *The current application mentions parking for four cars, an expansion on the previous application which was to include space for three cars. The Parish Council have strong concerns around the impact of additional traffic on Priestcliffe Road and Broadway Lane, which are both single track roads with no official passing points. The capacity and nature of the site mean that the infrastructure simply isn't sufficient to cope with additional traffic, access is limited and any additional traffic could impact road safety.*
20. *The Parish Council also note that there are no mentioned provisions in the application for domestic waste storage or collection. Both the Parish Council and residents of Priestcliffe are very concerned that the applicants would leave their wheely bins where Priestcliffe Road and Broadway Lane meet. Priestcliffe residents are already in dispute with the owners of Lees Farm who leave their bins at this junction on a permanent basis. Leaving refuse bins at this location is totally unsuitable, with bins left at this location regularly blown over and the contents scattered all over grounds used by tourist and locals. The rubbish is an environmental hazard and encourages rats and foxes and failure to include appropriate waste provision is indeed a valid concern in relation to planning applications both on grounds of inadequate infrastructure for the development and also other areas such as smells, impacts on nature and landscaping.*
21. *The original application included horse stables and ancillary equipment, which were emphasized as very important to the applicant in their application. There is no mention of these in the current application. If the PDNPA is mindful to grant the current application, the Parish Council would explicitly ask that no future developments within the curtilage are granted.*
22. *It is noted that the applicant states their profession is Builder, Joiner and Plumber. The Parish Council wish to raise the question whether it is the applicant's intention to carry out these trades at the barn and if so, whether provision has been made in the application to store building materials on site.*
23. *The Parish Council wish for their objections and concerns to be noted appropriately and feel that at this time they have duty to oppose development which could detrimentally impact the site and surroundings'.*
24. Natural England – No objection
25. PDNPA Ecologist – No objections to the ecological subject to the measures set out in the submitted protected species report being followed, and to additional conditions to mitigate impacts and secure ecological enhancement. Advises that in relation to Biodiversity Net Gain, further assessment of existing habitat is required, and the matrix and plans adjusted to reflect this.
26. PDNPA Archaeologist – The barn is a non-designated heritage asset of regional significance. The barn is an unusually unaltered late 18th or early 19th century cowhouse with hay loft over that function as a field barn, allowing and remote from the home farmstead to be managed efficiently by avoiding the need for stock or produce to be

brought back to the main farmstead. Field barns are a highly characteristic elements of the Peak District landscape and contribute strongly to local distinctiveness.

27. Its historic interest lies in external elevations, its apertures (legibility of historic function) high level of survival of historic layout, fixtures and fittings internally (legibility of historic function) including floorplan, 19th century hay cratches and boskins, open character of hayloft, reused historic timbers in the roof (mortice visible in one of the heritage statement photos), surviving original hayloft ladder. The historic layout of the barn and its historic features have survived the insertion of later upgrades including a concrete floor, some ceramic feed troughs and automatic water spouts.
28. Its landscape setting makes a positive contribution to its significance, particularly the historic dewpond and the relationship of the barn to its fieldscape on the boundary between the ancient enclosure with surviving features of medieval strip farming and post-medieval parliamentary enclosure and changing agricultural practice over time.
29. The scheme works within the shell of the building. One new opening is proposed to accommodate a window on the south elevation, but this is in the form, style and size of the existing pitching hole openings. Although a change to the building, it will not harm the legibility of its agricultural origin.
30. However, the conversion proposals, although revised, still do not work well with the internal features and significance of the building. The hayloft areas, currently open within the bays are proposed to accommodate most of the bedrooms and with the loft spaces proposed to be subdivided. The ground floor, currently subdivided by boskins and animal house is proposed to accommodate the more open plan living areas, although I note an internal wall is now to be retained. At first floor the layout of rooms and spaces has been changed slightly, but the extent and impact of subdivision remains.
31. I am mindful of the advice of Historic England on the retention of internal fixtures and fittings and retaining the character of internal space (particularly open haylofts), and the requirements of NPPF para.208 to minimise harm between any aspects of a development proposals and the conservation of significance of a heritage asset.
32. Surviving 19th century internal fixtures and fittings are a relatively rare survival. In most Peak District barn, they have largely been replaced by modern fittings and concrete floors. The Authority should therefore be seeking a scheme that accommodates and retains at least some of these significant features. Historic England guidance and advice on Adapting Traditional Farm Buildings is that 'Machinery and internal fittings provide important evidence of a building's former use and some are now very rare. Most can with some degree of ingenuity be retained as part of the adaption work' (Historic England, 2017 pp.32). To not accommodate some of these features within the conversion scheme is contrary to Historic England advice and guidance on the adaption and conversion of traditional farm buildings and is harmful to the significance of the building.
33. I note the comment in the Design and Access statement [also annotated on submitted floor plan] that the owner is willing to accommodate some of the surviving 19th century fixtures and fittings within the annex. Whilst I welcome the sentiment, these are shown in neither the as existing nor as proposed plans therefore it is not possible to be sure of what will be retained and in what form or location. It is therefore difficult to meaningfully take this into account in any assessment of impact. Plans that show what survives where and what elements will be retained and in what location are needed.
34. The benefit of securing the future of this non-designated heritage asset is acknowledged. But, a scheme that works more successfully to retain the open character of the loft areas at first floor, and retaining elements of historic fixtures and fittings internally is possible,

and would result in a conversion scheme that is more distinctive, attractive development and more successfully conserve the significance of the heritage asset.

35. With respect to the historic landscape, in its current form and use the site is integrated within its surrounding agricultural landscape, and it owes its existence and position to the way this landscape, enclosure and farming practice has developed. The introduction of a residential and domestic use into this location within this historical landscape, with everything this entails (domestic curtilage and paraphernalia, parking, provision of services, light pollution, movement of vehicles, provision of a bin store, post and rail fence etc.) would introduce elements that are out of place, incongruous and are harmful to this heritage asset, and given its location and position in the landscape this cannot be mitigated.
36. PDNPA Landscape Architect – The application site is located within the Limestone Village Farmlands LCT in the White Peak LCA. It is not located in s3 land. This is a small-scale settled agricultural landscape characterised by limestone villages, set within a repeating pattern of narrow strip fields bounded by drystone walls.
37. Its key characteristics are:
 - A gently undulating plateau
 - Pastoral farmland enclosed by drystone walls made from limestone
 - A repeating pattern of narrow strip fields originating from medieval open fields
 - Scattered boundary trees and tree groups around buildings
 - Discrete limestone villages and clusters of stone dwellings
 - Relict mine shafts and associated lead mining remains
 - Localised field dewponds
38. Tree cover is largely restricted to small groups of trees and a scattering of trees along boundaries around village margins, often creating quite intimate rural scenes. Elsewhere the landscape is often more open, but even here more distant views are typically framed by surrounding hills, or rising ground.
39. The farmed landscape is characterised by a sub-regular pattern of small to medium sized fields enclosed by drystone walls built out of the local pale coloured limestone. Large areas of narrow fields exist in many places, reflecting piecemeal enclosure of strips in the former open fields from late medieval times onwards. Field pattern tends to be a fairly prominent element in this landscape, creating a strong sense of scale and visual unity.
40. The present settlement pattern is long established within this landscape, with origins before the Norman Conquest, and tends to be strongly nucleated, with most farmsteads and dwellings concentrated into a central village within each parish, reflecting historic townships.
41. There is a very distinctive and unified settlement character and isolated domestic properties are not a characteristic feature – and insensitive conversion has the potential to result in adverse effects on the special landscape character within the national park.
42. This is a relatively isolated field barn in a relatively open landscape, with some groups / lines of trees in the surrounding landscape.
43. No LVA is included with the application (so it's potential effects on surrounding landscape character and views have not been included in the application). There also is no landscape plan included (which shows the outside treatment of the landscape within the red line boundary, would indicate how any adverse landscape and visual effects identified by the LVA could potentially be mitigated and potentially offer enhancement opportunities).

44. In the absence of an LVA and landscape plan, it is highly likely that adverse effects would be experienced as a result of the conversion of the property and elements of domesticity would be introduced (such as vehicle movements, car parking and garden).
45. Given the sensitivity of the landscape and the number of visual receptors, the potential for adverse effects on landscape character and views (there are a number of PRoW in the immediate vicinity), these are a significant omission and I object to the application on the grounds of a lack of information - and on the significant adverse landscape and visual effects which would likely be experienced as a result of the scheme.
46. While not covering landscape or visual issues, the D&AS states 'A wildflower and bat friendly planting scheme can be incorporated as recommended by the ecology consultants.' This would need to be defined and included within the submission. The planting scheme would also need to look at tree planting (to try to screen domestic 'clutter' and accommodate the domestic conversion into the landscape).
47. There is the potential for landscape and visual harm as a result of the conversion and no mitigation or enhancement is defined within the application – as a result, I do not consider it complies with Policy L1 conserve and enhance valued landscape character.
48. PDNPA – Arboriculture – Note 2 trees within the application site area, and that no information on these has been provided. Request assessment and appropriate protection in the event that the application is to be approved

Representations

49. Twenty-five letters of support have been received raising the following points (in summary – the full letters can be read on the application file):
 - Restoring and converting the barn will conserve a building of heritage significance.
 - Re-purposing old barns reduces the need for new build housing development.
 - There is a housing shortage in the area.
 - Proposals will help a local person stay in the area.
 - The building is redundant for agricultural purposes and will fall into disrepair if not developed.
 - Policy HC1 supports the conversion of such buildings.
 - The proposals will be of benefit to the local community.
 - Proposals are sympathetic to the character of the barn.

Main Policies

50. Relevant Core Strategy policies: GSP1, GSP2, GSP3, DS1, HC1, L1, L2, L3
51. Relevant Local Plan policies: DMC3, DMC5, DMC10, DMC12, DMR4, DMT3, DMT8,

National Planning Policy Framework

52. The National Planning Policy Framework (NPPF) is a relevant factor for the purposes of the regulations. Development plan policies relevant to this application are up-to-date and in accordance with the NPPF and therefore should be given full weight in the determination of this application.
53. Paragraph 189 of the NPPF states: Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife

and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks.

54. Paragraph 216 of the NPPF 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.

Core Strategy

55. Policy DS1 sets out the Development Strategy for the National Park. Agricultural development is acceptable in principle in the open countryside outside of the natural zone.
56. Core Strategy policy GSP3 states that development must respect, conserve and enhance all valued characteristics of the site and buildings that are subject to the development proposal.
57. Policy HC1. C I and II states that exceptionally new housing will be permitted in accordance with core policies GSP1 and GSP2 if it is required in order to achieve conservation and/or enhancement of valued vernacular or listed buildings or where it is required in order to achieve conservation or enhancement within designated settlements.
58. 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.
59. L2 states, amongst other things that development must conserve and enhance any sites, features or species of biodiversity importance and where appropriate their setting.
60. Core Strategy policy 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.
61. Core Strategy Policy CC1 states that development must make the most efficient use of land, buildings and natural resources and take account of the energy hierarchy.

Development Management Policies

62. 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.
63. Development Management policy DMC5 states that applications affecting a heritage asset should clearly demonstrate its significance including how any identified features will be preserved and where possible enhanced and why the proposed works are desirable or necessary. Development of a heritage asset will not be permitted if it would result in harm to, or loss of significance character and appearance unless the harm would be outweighed by public benefit.

64. Policy DMC10 states that the conversion of a heritage asset will be permitted provided that it can accommodate the new use without changes that would adversely affect its character (such changes include significant enlargement, or other alteration to form and mass, inappropriate new window spacings or doorways, major rebuilding); and the building is capable of conversion without compromising the significance and character of the building; and any new use conserve or enhancement the asset; and the new use of the building would not be visually intrusive in its landscape or have adverse impact on tranquillity, dark skies or other characteristics.
65. DMC12 states that with regard to protected species development will only be permitted where significant harm can be avoided and the conservation status of the species is maintained and the need for and the benefits of the development clearly outweigh any adverse effect.
66. Policy DMR4 allows for facilities for the keeping and riding of horses provided that the development does not detract from the landscape or valued characteristics of the area, is located adjacent to existing building or groups of building, is not likely to cause road safety problem and does not constitute a nuisance to neighbours.
67. 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.
68. Development Management Policy DMT8 states that off-street parking for residential development should be provided unless it can be demonstrated that on-street parking meets highways standards and does not negatively impact on the visual and other amenity of the local community. It notes that the design and number of parking spaces must respect the valued characteristics of the area, particularly in conservation areas.

Assessment

Principle of Development

69. The relevant housing policy is Core Strategy policy HC1. This policy continues the Authority's long standing policy position that housing will not be permitted solely to meet open market demand. This approach is consistent with the National Park Circular and the NPPF.
70. Core Strategy policy HC1 sets out the exceptional circumstances in which new housing will be permitted in the National Park. The approach of allowing affordable housing and workers housing where there is an established need, and, of allowing market housing where it is required to achieve significant conservation and enhancement in accordance with policies GSP1 and GSP2 is considered to be a sustainable approach for providing housing within the National Park without undermining the landscape and valued characteristics.
71. The building is not listed. It is therefore necessary to establish whether the building constitutes a non-designated heritage asset. A heritage statement has been provided during the course of the application. This confirms that the building has archaeological, architectural and historic interest sufficient that is considered to be a non-designated heritage asset. We agree with that assessment. The internal fixtures and fittings, together with the barn's setting contribute to its significance.
72. A structural survey has been submitted which confirms that the general condition of the structural fabric is reasonable and conversion can be carried out without any demolition and re-build. There are some obvious signs that the building has been repaired in recent

years, e.g. the roof, the majority of which has been recovered with clay tiles. The roof supports have also been found to be in a generally sound condition.

73. Despite this sound general condition, the longer-term conservation of the building remains an important consideration. As such the conversion of the property to an open market dwelling is acceptable in principle and in accordance with HC1, subject to considerations of matters such as impacts on heritage significance, landscape impacts and ecological considerations.
74. Policy RT2 addresses holiday accommodation, supporting this in principle through conversion of buildings of historic and vernacular merit. The sometime-use of the proposed annexe for this purpose would therefore accord with adopted policy in principle.
75. For clarity, this application is not for an affordable house to meet an identified local need or for a farm workers dwelling, it is for an open market dwelling. A lot of weight has been given by third parties who have supported the application to the applicant's local connections, however it must be stressed that the application does not propose a dwelling that would have a local occupancy restriction. The Authority would have no control over future occupiers and whether or not they would have any local connection. In any case, with an internal floor area well in excess of the maximum permissible floorspace set out in policy for even for a 5 person affordable dwelling, the property would be very unlikely to remain affordable to those on low to moderate incomes anyway.

Design and Impact of alterations on Heritage Significance

76. The submitted Heritage Assessment recognises the value of the barn as an early 19th century field barn. It states that its age, location and isolation are contributors to its heritage significance alongside its functional vernacular architecture and its internal fixtures.
77. The simple character and traditional utilitarian livestock shelter functionality remains intact with a strong prominence in the immediate landscape setting, separated in visual context from any other building. The building, whilst subject to some limited modern interventions and repairs (e.g. a new roof covering in blue slate) remains of a simple, substantial, solid and undiluted upland field barn character.
78. Externally the proposals are largely sympathetic to the character of the barn. The proposal wholly uses existing openings. Doors would be largely fully glazed but simple frame designs for all openings would reflect the functional character of the barn. The application form states that windows and doors would be either timber or upvc. Upvc would be wholly inappropriate in this setting and traditional timber frames would be required. If the application were acceptable in all other respects a condition would be required to ensure the use of timber and to agree the final finish. A flue pipe would extend up the north facing wall and above the roof at the eaves. It would be preferable if the pipe could be routed internally until it reaches roof level to reduce its impact on the character of the barn.
79. Internally, as described in the Heritage Assessment and by the Authority's Archaeologist, there are original 19th century fixtures. This is relatively rare, as in most barns they have been replaced by modern fittings and concrete floors. At ground floor level the historic timber stall dividers, hayracks and ceramic troughs, surviving hayloft ladder, all remain and are very attractive features. At first floor level the hayloft is open within each of the three bays. The proposals would see the removal of historic features at ground floor level, in order to create open plan living accommodation. The proposed floor plans are annotated to that that "2 boskins, a small section of hayrack and loft ladder to be retained...". These are not marked on the plans however and so an assessment of the compatibility of this, or extent of retention, cannot be established or from the submission.

80. Officers concur with the Authority's archaeologist that a scheme that better conserves the internal character of the building is required, and is perfectly feasible. For example, the living accommodation could be reversed with the bedroom accommodation (which requires more subdivision) sited on the ground floor, and the more open plan living accommodation within the open lofts space above. This would better preserve the historic plan form of the building. This application does make changes to the internal layout compared to the previous application – where similar concerns were raised and formed part of the reason for refusal – but it has not reduced or fundamentally reduced the degree of subdivision; it has simply re-positioned it.
81. Overall, the scheme would harm the character and significance of the barn in these respects and is contrary to policies HC1, DMC5 and DMC10.

Landscape and Setting Impacts

82. The barn stands in an isolated and prominent plateau location. The immediate area is highly characteristic of the Limestone Village Farmlands landscape character type in which it sits. The protection of historic field barns is set out as a priority within the landscape strategy for this area.
83. The site is considerably removed from other settlement and has a tranquil, pastoral character. The adjacent Bulltor Lane, whilst being an adopted highway, appears to be little used by vehicular traffic. It is unsurfaced and has a rural character as a quiet green lane. The barn and its immediate setting are very prominent from both Bull Tor Lane and the public footpath adjacent to the site to the west. The barn and its fieldscape setting is an important historic element of the immediate landscape.
84. The Authority's Landscape Architect advises that the scheme has the potential to result in adverse landscape impacts and objects to the lack of an LVA being provided. They do however go on to make an assessment of the impacts of the development in so far as they are able, based on the information provided. They identify the barn as isolated within open landscape, and that the potential from harm arises from domestication of setting.
85. We agree, and having visited and walked the site are of the view that a full assessment of impact is possible without reliance on an LVA document in this instance. This is because the building is already present in the landscape, officers are familiar with the elements of domestication that would arise from the development, and because key views of the building are evident and accessible on the ground.
86. In looking at the building in its current form and use as part of that assessment, the site is integrated within its surrounding agricultural landscape, and it owes its existence and position to the way this landscape, enclosure and farming practice has developed. The introduction of a residential and domestic use into this location within this historic landscape, with everything this entails (domestic curtilage and paraphernalia, parking, provision of services, light pollution, movement of vehicles, provision of a bin store, etc.) would introduce elements that are out of place, incongruous and are harmful to the setting of this heritage asset.
87. Occupation of the barn would result in internal lighting being apparent in hours of darkness within an extensively open location away from other light sources. Internal lighting is likely to be visible in hours of darkness through windows in an otherwise dark landscape. This is not likely to be reasonably or effectively controlled by condition. External lighting would also cause harm.

88. The parking and garden areas, with their associated cars, domestic landscaping, and domestic furniture etc would be screened partially by the drystone boundary walls, but they would still be clearly seen in views over the walls from the adjacent rights of way. Such visibility should be considered against the existing lawful use of the barn as an agricultural building and curtilage, within which it would be expected tractors, trailer or other farm machinery and storage of wrapped bails etc. which would also be prominent. However, these features are a more accepted part of an agricultural landscape and do not have the same impacts on the overall character of the landscape or the barn itself as the domestic paraphernalia described above.
89. Whilst the application must be considered on its own merits, it is noted that the domestic curtilage including parking area is smaller than that of the previous (refused) application, presumably in an effort to address the concerns previously raised regarding its impacts. It would still however extend to approximately 720m², having been reduced by approximately 55m². Further, the omitted section to the north east of the barn leaves a field of irregular shape to the north, which would appear incongruous in itself. It is also noted that the aspiration to include no domestic garden as was set out in the previous applications Design and Access statement has now been omitted.
90. As noted by the Landscape Architect, landscaping mitigation proposals do not form part of the application. Nonetheless, it is difficult to see how such proposals could address the landscape and setting harm identified above. Notwithstanding that any scheme for planting would take a number of years to establish, the enclosure of the barn with surrounding planting to screen it in the wider landscape would in itself be inappropriate; it would effectively remove the contribution the barn makes to the character of the landscape in this location. Further, given the relatively open character of the land and extent and grouping of planting that would be required to provide effective screening, the planting itself would likely appear out of place in this landscape, causing harm to its open character.
91. In conclusion the proposed scheme would cause harm to the landscape setting of the barn contrary to policies L1, L3, DMR3 and DMC10.

Ecological Considerations

92. The necessary bat surveys have been carried out, and found no evidence of bat roosting. Assessment of great crested newt habitat also found that this would be unaffected. Mitigation and enhancement by way of bird nesting opportunities is proposed. Subject to conditions to ensure appropriate working methods and to secure the mitigation measures, the proposals therefore do not give rise to objection on ecological grounds, according with adopted policy.
93. Due to the area of affected land exceeding 25m² the proposals are subject to the requirements of Biodiversity Net Gain (BNG). A completed metric and report have been submitted in support of the application. The Authority's Ecologist advises that generally, the assessment and report are appropriate and undertaken within relevant guidelines. But state that clarification and more detail are required regarding the existing baseline habitat. If the application was approved, this would need addressing as part of the mandatory BNG plan that would need submitting to the Authority ahead of development commencing – there is no suggestion however that the necessary BNG uplift cannot be secured, and so it would not form a reason for refusal of the current application.

Highway impacts

94. In the context of the current use of the site, the proposed use would not result in such intensification of use to give to highway safety or amenity concerns; whilst served by a single width track, the likelihood of conflict with other traffic is low. The track is of sufficient

width and visibility that the use would not pose a safety risk to other users of the right of way. The highway authority observation regarding the lack of parking on turning plan is noted. However, this was submitted under the previous application and gave rise to no concerns from the highway authority. On that basis, given that the proposals are unchanged in relation to highway impacts, it would be sufficient and reasonable to secure the submission of such a plan by condition if the application was to be approved. Subject to this, the development is concluded to be acceptable in relation to associated highway impacts.

Tree impacts

95. There are trees of unidentified species at the edge of the application site area, south east of the barn. The Authority's tree officer notes that these could be Ash that will likely suffer from Ash dieback, but may also be other species. These are outside of the application site area but adjacent to it. The adjacent land within the application site area to the north is to remain undeveloped as garden, with surfaced driveway to the west. Subject to conditions to protect the trees during works, avoid siting of materials upon or excavation within root protection areas, the tree interests could be protected. If permission was granted these could all be secured by planning condition.

Climate Change Mitigation

96. The submitted sustainability statement sets out the following proposed measures:
- Ensuring a highly insulated construction throughout, meeting (and potentially exceeding) the building regulation requirements and using eco-friendly insulation.
 - Energy Efficient, windows and doors, again meeting building regulation requirements for U Values and ventilation.
 - Ensure no thermal bridging to prevent drafts.
 - Air-source heat pump (proposed to rear wall of barn) combined with under-floor heating
 - Historically correct and breathable lime mortar and paints.
 - Rainwater harvesting.
97. Whilst not sufficiently precise to ensure compliance with policy CC1 or to be enforceable, a condition requiring these proposals to be further detailed and for the approved measures to be carried out could reasonably be imposed if the application was to be approved.

Conclusion

98. The principle of converting the building to an open market dwelling and annexe/holiday let accords with policy in principle.
99. However, the scheme would result in significant harm to the historic significance and agricultural character of the barn and its setting within the landscape.
100. On that basis, in making a balanced judgement on the proposals as required by policy DMC5, we conclude that the benefits arising from the conversion, being the long-term retention of the building, are limited given the harm that would arise to its character, and they fail to outweigh the identified harm that would arise from the development.
101. There are no other policy or material considerations that would indicate that planning permission should be granted, and the application is therefore recommended for refusal.

Human Rights

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

List of Background Papers (not previously published)

Nil

Report Author and Job Title

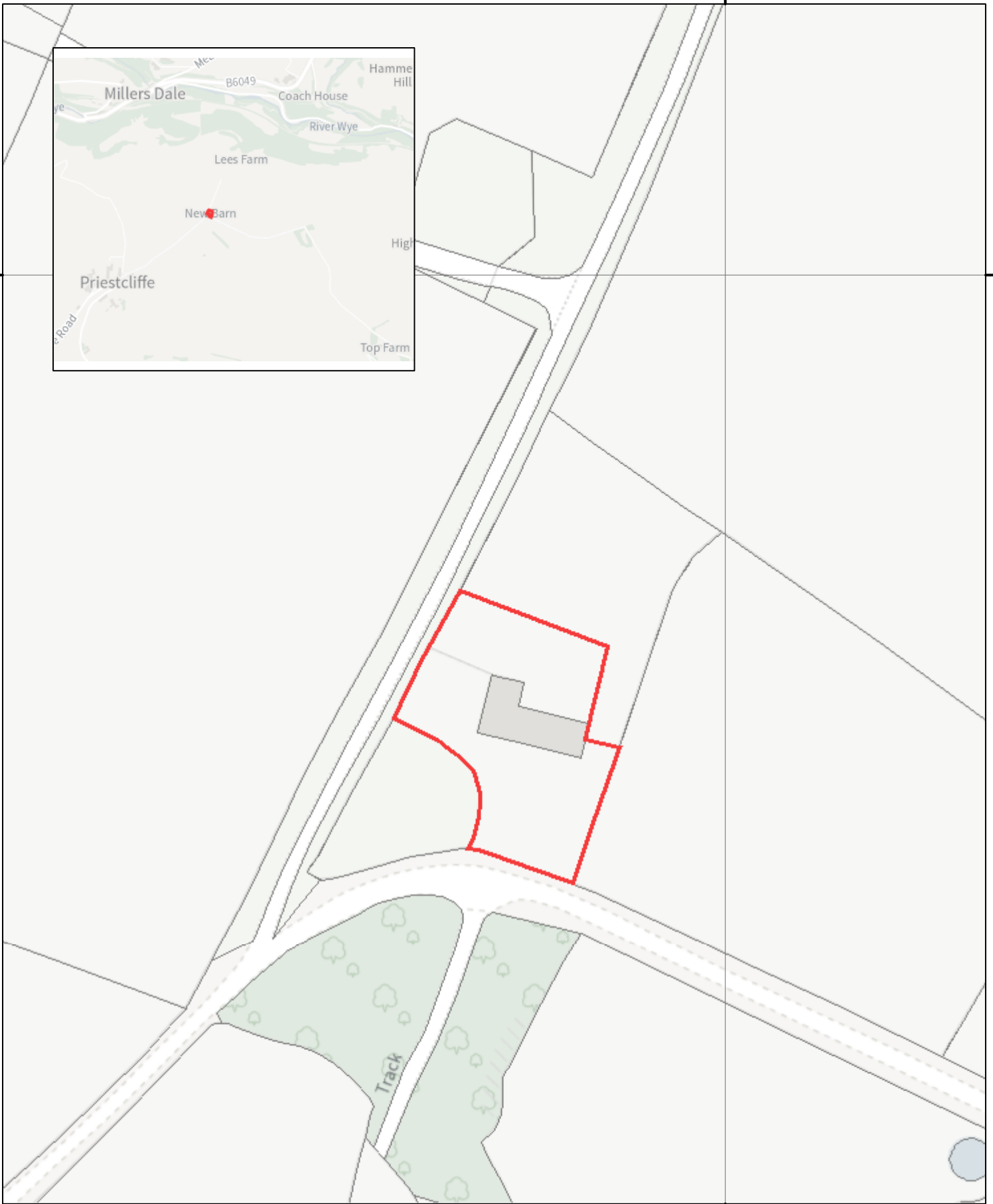
Mark Nuttall – Principal Planner - South

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10. HOUSEHOLDER APPLICATION – ALTERATIONS, EXTENSION AND DETACHED GARAGE AT JOLLY FIELD FARM, COMMON LANE, CHELMORTON (NP/DDD/1024/1161, PM)

APPLICANT: MRS EMILY NOBLE

Summary

1. Jolly Field Farm is a residential property, a barn conversion located within the Chelmorton Conservation Area. The building is a non-designated heritage asset.
2. Planning permission is sought for alterations and extensions to the property and a detached garage.
3. Overall, the proposal would not conserve or enhance the character of the existing property or the wider Chelmorton Conservation Area.
4. The application is therefore recommended for refusal.

Site and Surroundings

5. The application site comprises a residential property and associated garden land situated beside Common Lane at the edge of the village of Chelmorton.
6. The property is a former agricultural barn which was converted to a residential dwelling in the 1990s. To the south west of the former barn is an outbuilding approved in 2001 as a garage / stable.
7. The property is a non-designated heritage asset and is listed on the Derbyshire Historic Environment Record (HER) as a partially extant 19th century farmstead. The site is located within the Chelmorton Conservation Area.
8. Historically, the barn was separated from the core of the village by a small paddock, which now forms garden land serving the property. Post war residential development has encroached upon the site to the north bringing the built-up area of the village nearer to the application site. However, the converted barn itself is located opposite the entrance to Rock House Farm, beyond the western extent of residential development along the north side of Common Lane.

Proposal

9. Planning permission is sought for a detached triple garage with home office above, a porch to the south east elevation constructed from stone with a blue slate roof and a glazed link along the north west elevation of the dwelling between the main dwelling and the existing outbuilding.
10. Timber fencing has been erected along the boundary with Common Lane. Although shown on some of the proposed plans this is unauthorised, does not form part of the current planning application and the authority is seeking its removal.

RECOMMENDATION:

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

1. The application includes insufficient heritage assessment of the site, or of the impacts of the proposed development on its significance, character and appearance, and setting, contrary to Development Management policy DMC5 and paragraph 207 of the NPPF. Due to the lack of sufficient heritage assessment it is not possible to conclude that the heritage significance of the site would be conserved by the development, contrary to Core Strategy policy L3 and Development Management policies DMC3 and DMC5.
2. By reason of its proposed design and materials, the proposed ‘glazed link’ extension would detract from the character and appearance of the existing building and its setting as a former agricultural barn contrary to Core Strategy policies GSP3 and L3 and Development Management policies DMC3, DMC5 and DMH7.
3. By reason of its siting and scale the proposed garage does not conserve or enhance the setting of the former barn (a non-designated heritage asset) or the valued characteristics of the Chelmorton Conservation Area contrary to Core Strategy policies GSP3 and L3 and Development Management policies DMC3, DMC5 and DMH8.
4. The proposed garage would fall within the Root Protection Area (RPA) of T1 (lime tree). This tree makes a significant positive contribution to the character of the Chelmorton Conservation Area by reason of its prominence and good condition and life expectancy. Further built development within the RPA of T1 would harm its long-term life expectancy resulting ultimately in its loss. As such the proposal is contrary to Core Strategy policies GSP3 and L3 and Development Management policies DMC3, DMC5, DMC8 and DMC13.

Key Issues

- Principle of Development
- Impact upon character and appearance of non-designated heritage asset and wider conservation area and setting.
- Impact upon trees
- Impact upon residential amenity
- Climate change mitigation

History

11. 1996 – Conversion of barn to dwelling – Planning Permission Granted (ref DDD0196041).
12. 2001 - Erection of garage/stable – Planning Permission Granted (ref DDD0401160).
13. 2004 - Removal of condition no.3 - local need housing on NP/DDD/0196/041- Planning Permission Granted (ref NP/DDD/0504/0551).

Consultations

14. PDNPA Archaeology: No comments to make.

15. PDNPA Tree Officer: *Having read the tree report and carefully assessed all available information, there is a significant likelihood that the actual resulting arboricultural impacts will not be acceptable.*

In my comments below I use the tree numbering which is used in the tree report (different numbering is used on the architect's drawings). I note also that the tree cover which can be seen on Street view imagery (dated 2023) has significantly deteriorated - with two trees failed by windblown failure and two in very poor condition (photograph in tree report).

Tree T1 is a lime tree assigned category B. It is prominent in the streetscape and contributes significant visual amenity. Some minor pruning requirements are identified which will not have any significant effect on that amenity. This lime T1 and also tree T6 sycamore are the two best trees on site. In that context their protection and retention should be prioritised. Tree T7 is an ash tree which has Ash Dieback and which can be expected to be lost in the coming years.

Trees T4 and T5 are assigned category U indicating that their removal is advised due to their particularly poor condition. Trees T2 elm and T3 sycamore are recorded as having low vitality, and this is apparent from various of the photographic views available. As an elm it is likely that tree T2 will be lost to Dutch Elm Disease in the coming years (may be the cause of current low vitality). It would also not be surprising if T3 were to be lost – given its low vitality, and the recent history of decline and failure among its immediately adjacent trees.

In the context that the healthiest tree with the best visual amenity (T1) should be preferred for retention, the garage position would logically be entirely clear of the Root Protection Area (RPA) of T1. Building within its RPA cannot be considered acceptable when approximately 20% of its RPA is already covered by the asphalt surface of Common Lane. The lawned area proposed for building is the best part of this tree's rooting area.

It seems the main reason for positioning the garage within the RPA of T1 is to allow space for caravan access down the west side of the garage. This isn't a sufficient justification for risking tree loss. Typically, in cases like this, the harm to the tree is not immediately apparent, but over the subsequent few years tree vitality declines due to loss of rooting area - until tree condition becomes such that removal is inevitable.

Moving the garage entirely outside the RPA of T1 would likely require an incursion into T3's RPA. This would likely hasten T3's decline, but as already stated that may anyhow be inevitable for this already low vitality sycamore.

New planting along the plot's western boundary has been suggested and would be good. But the success of young growing trees is far less assured than the continued existing presence of healthy mature trees which are protected through development.

In summary, for these trees in this southern part of site, the only way to entirely avoid harm would be to alter the proposal to entirely avoid their RPAs. If some tree impacts are to be considered acceptable, it is better that they affect T2 and T3 (the less viable trees for the long-term). Lime tree T1 should be prioritised for retention and protection with RPA fully avoided.

If this application were approved (which is not recommended with the proposed layout) conditions would need to include:

- Detailed Arboricultural Method Statement (AMS) (also including proposed drainage shown clear of RPAs). With Tree Protection Plan (TPP).*
- Programme of Site Supervision and the reporting of the outcome of this.*

- *A thorough Tree Planting scheme.*

16. Highway Authority: No material impact on the public highway and therefore no comments to make.
17. District Council: No response received to date.
18. Parish Council: Chelmorton Parish Council supports this practical solution to remedy layout issues with the property and the need for garage and home office to create a work/life balance.

Representations

19. Six letters of objection have been received. The following reasons are given in the representations:
 - The triple garage would be in an area of ground which is within the Chelmorton strip field system.
 - The triple garage would erode an open area within the conservation area.
 - Concern about potential for large amounts of soil removal required to achieve a flat area for triple garage.
 - Triple garage will lead to increased vehicle movements along Common Lane - a single track road with no pavement for pedestrians.
 - Triple garage will be seen from Common Lane whereas application submission states that the proposals will not be seen from the street.
 - The scale and or potential use of the triple garage is commercial rather than residential in nature, noting that commercial vehicles associated with the applicant's business are currently parked at the property.
 - A garage was approved to serve the dwelling in 2001 however this was subsequently converted to ancillary residential use.
 - Triple garage would lead to loss of light to neighbouring occupier and disturbance due to increased vehicle movements.
 - Disruption during the construction period.
 - Concern that construction in a well-established residential garden will disrupt a well-established wildlife habitat.
 - Understand that the stone trough under the footprint of the proposed triple garage has a natural spring below.
 - Concern about loss of trees to accommodate the proposed triple garage.

Main Policies

20. Relevant Core Strategy policies: GSP1, GSP2, GSP3, DS1, L1, L3, CC1
21. Relevant Development Management policies: DMC3, DMC5, DMC8, DMC13, DMH7, DMH8

National Planning Policy Framework

22. The NPPF (revised December 2024) is a material consideration which carries particular weight where a development plan is absent, silent or relevant policies are out of date.
23. The development plan for the National Park comprises the Core Strategy 2011 and Development Management Policies 2019. Policies in the development plan provide a clear starting point consistent with the National Park's statutory purposes for determining

this application. In this case there is not considered to be any significant conflict between prevailing policies in the development plan and the NPPF.

24. Paragraph 189 states great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, which have the highest status of protection in relation to these matters. The conservation and enhancement of wildlife and heritage are also important considerations and should be given great weight.

Peak District National Park Core Strategy

25. GSP1, GSP2 – Set out the broad strategy for achieving the National Park’s objectives, and seek to secure national park legal purposes and duties through the conversion and enhancement of the National Park’s landscape and its wildlife and heritage.
26. GSP2 – Proposals intended to enhance the National Park will need to demonstrate they offer significant overall benefit to natural beauty, wildlife and cultural heritage.
27. GSP3 – All development must respect, conserve and enhance all valued characteristics of the site and buildings, paying particular attention to impact on the character and setting of buildings, scale of the development appropriate to the character and appearance of the National Park, materials, design in accordance with the National Park Authority Design Guide and adapting to and mitigating the impacts of climate change.
28. DS1 – Sets out the Development Strategy for the National Park. Residential extensions are acceptable in principle.
29. L1 – Development must conserve and enhance valued landscape character, as identified in the Landscape Strategy and Action Plan and other valued characteristics, and other than in exceptional circumstances.
30. L3 – Development must conserve and where appropriate enhance or reveal the significance of archaeological, architectural, artistic or historic assets and their settings. Other than in exceptional circumstances development will not be permitted where likely to cause harm to the significance of any cultural heritage asset.
31. CC1 – All development must make the most efficient use of land and buildings and take account of the energy hierarchy by reducing the need for energy, using energy more efficiently, supplying energy efficiently and using low carbon and renewable energy. Development should be directed away from areas of flood risk.

Development Management Policies

32. DMC3 – Design is required to be of a high standard which where possible enhances the natural beauty, quality and visual amenity of the landscape, including cultural heritage that contributes to the distinctive sense of place. Design and materials should be appropriate to the context.
33. DMC5 – Planning applications for development affecting a heritage asset, including its setting must clearly demonstrate:
 - its significance including how any identified features of value will be conserved and where possible enhanced; and
 - why the proposed development and related works are desirable or necessary.Development causing harm to a designated asset will not be permitted unless less than substantial harm to significance is outweighed by the public benefits including securing an optimum viable use. Development causing harm to a non-designated asset will not be permitted unless the development is considered to be acceptable following a balanced judgement accounting for the significance of the heritage asset.

34. DMC8 – Development within or which affects the setting of (including important views into) a Conservation Area should clearly demonstrate how the character or appearance of the Conservation Area will be preserved or enhanced, accounting for views and vistas into the area and locally distinctive design.
35. DMC13 – Trees and hedgerows which positively contribute to the visual amenity or biodiversity of the location will be protected. Other than in exceptional circumstances development involving loss of these features will not be permitted.
36. DMH7 - Extensions and alterations. States that extensions and alterations to dwellings will be permitted provided that the proposal does not detract from the character, appearance or amenity of the original building, its setting or neighbouring buildings.
37. DMH8 – New outbuildings and alterations and extensions to existing outbuildings in the curtilage of dwelling houses. New outbuildings within the curtilage of dwelling houses will be permitted provided the scale, mass, form and design of the new building conserves and enhances:
 - the immediate dwelling and curtilage
 - any valued characteristics of the adjacent built environment and / or landscape

Supplementary Planning Documents and other material considerations

38. The Authority has adopted three separate supplementary planning documents (SPD) that offers design guidance on householder development namely the Design Guide, the Building Design Guide and the Detailed Design Guide on Alterations and Extensions.
39. The adopted Chelmorton Conservation Area Appraisal is a material consideration.

Assessment

Principle of Development

40. Policies DS1, DMH7 and DMH8 support the principle of extensions to existing residential buildings and new outbuildings within the curtilage of residential dwellings in all settlements and in countryside outside of the Natural Zone.

Impact upon heritage assets

41. The residential conversion scheme for the former barn which was approved in 1996 sought to conserve the agricultural character and setting of the former barn. It is important that further additions and alterations to the property including outbuildings within the curtilage seek to conserve the character of its former use as an agricultural barn and do not overly domesticate the character of the building and its setting.
42. The application site contains a non-designated heritage asset (the existing property) and falls within the designated Chelmorton conservation area. Therefore, policies DMC5 and DMC8 require that the proposal should be accompanied by a heritage assessment setting out the significance of the heritage assets including how identified features of value will be conserved or enhanced and why the proposed development is desirable or necessary. The submitted application does not include a heritage assessment of the site and therefore there is a lack of information to demonstrate that the heritage significance of the site would be conserved by the development, contrary to policies L3, DMC3 and DMC5.

43. The proposed triple garage would be a substantial structure with a footprint of approximately 9.5 metres by 6.5 metres and an approximate height of 2.9 metres to the eaves and 5.4 metres to the ridge. Its location away from site boundaries and existing structures would increase its prominence within the setting of the non-designated heritage asset and the wider conservation area. The proposed garage would erode the open character of the site where a break in built development exists between the ancient core of the village in the vicinity of Main Street and the former barn serving the strip field system and located beyond the original core of the village.
44. By reason of its siting and scale the proposed garage does not conserve or enhance the setting of the former barn (a non-designated heritage asset) or the valued characteristics of the Chelmorton Conservation Area. The proposal is therefore contrary to policy DMH8. It should be noted that timber fencing along the boundary adjacent to Common Lane, which would screen the proposed garage to an extent, is unauthorised.
45. Turning to the proposed porch to the south east elevation of the property. The siting, scale, design and materials of the amended scheme incorporating a mono pitched roof does conserve and enhance the existing character of the property, its setting and the wider conservation area and as such this element accords with policy DMH7.
46. With regard to the proposed timber glazed link along the north west elevation of the dwelling, whilst the scale and siting of this element is considered acceptable, the proposed design and materials, comprising a large amount of timber and glazing would detract from the character and appearance of the existing building and its setting as a former agricultural barn and as such would be contrary to policy DMH7. In design terms the link would have the appearance of a domestic conservatory which is not appropriate in character for the building.
47. Many of the windows on the former barn have been replaced with inappropriate multi pane sash windows which has greatly increased the domestic character of the property. An additional window has also been inserted at first floor level on the roadside elevation. These windows, both replacement and additions are unauthorised and would have required planning permission for their insertion, permitted development rights having been removed for alterations to the external appearance of the dwelling by the planning permission for the conversion of the barn to a residential dwelling. It is unclear when these windows were inserted although it was between 2011 and 2023 (according to google street view captures). No evidence has been provided to the authority that show that these alterations are immune from enforcement action.
48. Even if the sash windows are ultimately retained on the property, due to being immune from enforcement action, it is considered that the cumulative impact resulting from the introduction of glazed timber link, further eroding the agricultural heritage of the building would be contrary to policy DMH7.

Impact upon trees

49. A mature lime tree (identified as T1 within the submitted Arboricultural Impact Assessment) is located immediately to the east of the existing vehicular entrance. The tree is prominent within the street scene and makes a significant positive contribution to the character of this part of the Chelmorton Conservation Area.
50. An Arboricultural Impact Assessment (AIA) has been submitted with the application. This sets out the quality and life expectancy of the trees on site and identifies the root protection areas (RPAs) of the trees on site. The AIA identifies that the lime tree is a tree in good condition, of early mature age and with a life expectancy exceeding 40 years. Along with tree T6 (sycamore) it is one of the two best trees on the site in terms of its

maturity, condition and life expectancy. T6 is unaffected by the proposal but is much less prominent within the street scene. Therefore, T1 is the most significant tree on the site in terms of its maturity, condition, life expectancy and its public prominence and contribution to the conservation area.

51. Part of the RPA of T1 falls within the footprint of the proposed garage. The Authority's Tree Conservation Officer advises that building within the RPA of T1 cannot be considered acceptable when approximately 20% of the RPA of T1 is already covered by the asphalt surface of Common Lane. The area proposed for building of the garage is the best part of T1's rooting area.
52. The Authority's Tree Conservation Officer advises that if some tree impacts are to be considered acceptable, it is better that they affect T2 and T3 (less viable trees for the long-term and with less visual presence within the street scene). Due to the good condition and life expectancy of T1, this tree should be prioritised for retention and protection with further building in the RPA fully avoided.
53. The main reason for positioning the garage within the RPA of T1 is to allow space for caravan access down the west side of the garage. This isn't a sufficient justification for risking tree loss and does not amount to the exceptional circumstances referred to in policy DMC13.
54. The proposed scheme is considered contrary to policy DMC13. The scheme would lead ultimately (due to a reduction in vitality and life expectancy of the tree due to building within the RPA) to the loss of a tree which contributes positively to the character of the Chelmorton Conservation area.

Impact upon residential amenity

55. The proposed extensions and garage, given their location, scale, design and the intervening distance to closest neighbouring properties, are considered not to be harmful to the residential amenity of the neighbouring properties.

Climate change mitigation

56. As a standalone structure which will be heated at first floor level (home office) it is considered reasonable that a form of renewable energy generating equipment is required to be installed to generate required energy for the detached garage. Were the proposal acceptable in other respects this would be controlled via condition to ensure the proposal accords with policy CC1.

Conclusion

57. The application includes insufficient heritage assessment of the site, or of the impacts of the proposed development on its significance, character and appearance, and setting, contrary to Development Management policy DMC5 and paragraph 207 of the NPPF. Due to the lack of sufficient heritage assessment it is not possible to conclude that the heritage significance of the site would be conserved by the development, contrary to Core Strategy policy L3, and Development Management policies DMC3 and DMC5.
58. By reason of its siting and scale the proposed garage does not conserve or enhance the setting of the former barn (a non-designated heritage asset) or the valued characteristics of the Chelmorton Conservation Area. The proposal is therefore contrary Development Management policies DMC8 and DMH8.
59. The proposed garage would fall within the Root Protection Area (RPA) of T1 (lime tree). This tree makes a significant positive contribution to the character of the Chelmorton

Conservation Area by reason of its prominence and good condition and life expectancy. Further built development within the RPA of T1 would harm its long-term life expectancy resulting ultimately in its loss. As such the proposal is contrary to Development Management policy DMC13.

60. By reason of its proposed design and materials, the proposed 'glazed link' extension would detract from the character and appearance of the existing building and its setting as a former agricultural barn and as such is contrary to Development Management policy DMH7.
61. There are no other policy or material considerations that would indicate that planning permission should be granted, and the application is therefore recommended for refusal.

Human Rights

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

List of Background Papers (not previously published)

Nil

Report Author and Job Title

Peter Mansbridge – Planner – South Area.

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Jolly Field Farm, Chelmorton

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 Application no. NP/DDD/1024/1161
 Committee date: 14/03/2025

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 Map centre grid ref: 411,272 370,160



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11. AUTHORITY SOLICITOR REPORT – PLANNING APPEALS REPORT (A.1536/AE)**1. APPEALS LODGED**

The following appeals have been lodged since the last report.

<u>Reference</u>	<u>Details</u>	<u>Method of Appeal</u>	<u>Committee/ Delegated</u>
NP/DDD/0724/0684 3356834	Proposed re-use of garage/store as a mixed use building with flexible space that can be purposed for residential and business use at Land to the Rear of the former RBS, Main Road, Hathersage	Written Representations	Committee
NP/DDD/0424/0460 3357258	Proposed retention of forestry storage shed at Oaks Wood, Highlow	Written Representations	Delegated
NP/DDD/1024/1047 3358361	S.73 application for the variation of condition No 2 on NP/DDD/0522/0669 at 15 The Beeches, Baslow	Householder	Delegated

2. APPEALS WITHDRAWN

The following appeal has been withdrawn during this month.

<u>Reference</u>	<u>Details</u>	<u>Method of Appeal</u>	<u>Decision</u>	<u>Committee/ Delegated</u>
ENF 21/0054 3358331	Two unauthorised buildings and track at Hallfield Farm, Strawberry Lee Lane, Sheffield	Written Representations	Withdrawn	Delegated

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/HPK/0923/1117 3345822	Retrospective planning permission for change of use of land to allow siting of three small scale units to be used as holiday accommodation at Booth Farm, Hollinsclough	Written Representations	Allowed	Delegated

The Inspector considered that the structures “formed only a small part of an expansive view and the buildings were small and patently subservient to the larger agricultural ones”. In the view of the Inspector their simple design and use of natural materials addressed any incongruity. As a result, the Inspector felt that the scheme did not harm the character and appearance of the area and states that the scheme complied with Policies GSP1, GSP3, RT3 and L1 of the CS and Policies DMC3 and DMR1 of the Peak District National Park Development Management Policies 2019. Officers disagree with this assessment as policy DMR1 limits camping pods to wooded locations in order to conserve and enhance the wider landscape and special qualities of the National Park. An allowance is made in policy for a single shepherd’s hut on a farm as this works more comfortably with the characteristics of the area and reduces the “clutter” effect of additional modern structures in the context of historic farmsteads. Nevertheless the appeal was allowed.

NP/S/0523/0530 3335166	Retrospective planning application for a timber, open fronted implements store, and a circular horse training centre at Hallfield Farm, Strawberry Lee Lane, Sheffield	Written Representation	Dismissed	Delegated
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The Inspector considered the main issues were the effect of the proposal on the character and appearance of the area, and whether the proposal would be in a suitable location within the Natural Zone and concluded that the proposal would result in demonstrable harm to the character and appearance of the area, where the Framework required great weight to be applied to the conservation and enhancement of the landscape and the scenic beauty of a National Park. Accordingly, the proposal would not accord with the development plan, when taken as a whole, and there were no material considerations of sufficient magnitude to indicate that the appeal should be determined other than in accordance with the development plan. Consequently, the appeal was dismissed.

4. RECOMMENDATION:

To note the report.