

Public Document Pack

Peak District National Park Authority

Tel: 01629 816200

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

Web: www.peakdistrict.gov.uk

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



Our Values: Care – Enjoy – Pioneer

Our Ref: A.1142/5014

Date: 8 May 2025



NOTICE OF MEETING

Meeting: **Planning Committee**

Date: **Friday 16 May 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 11 April 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 - Erection of store for woodland management equipment at Smalldale Plantation, Batham Gate Road, Smalldale (NP/HPK/0225/0144, HW)** *(Pages 15 - 26)*
Site Plan
- 7. Full Application - Alterations and extension to an existing residential unit (Use Class C2) at The Lodge, Manchester Road, Sheffield (NP/S/1024/1162, WE)** *(Pages 27 - 38)*
Site Plan
- 8. Full Application - Creation of 3 additional campervan spaces and 11 additional parking spaces at North Lees Campsite, Birley Lane, Hathersage (NP/DDD/0325/0221, HF)** *(Pages 39 - 50)*
Site Plan
- 9. Full Application - For retrospective change of use of a tractor shed/workshop to a commercial garage and use of some of the concrete farmyard for parking at Broadham Farm, Reapsmoor, Longnor (NP/SM/1224/1409, GG)** *(Pages 51 - 60)*
Site Plan
- 10. Householder Application - Proposed garage and store building for purposes incidental to a dwelling at The Barn, South Church Street, Bakewell (NP/DDD/1024/1145, SC)** *(Pages 61 - 70)*
Site Plan
- 11. Planning Performance Update (BJT)** *(Pages 71 - 74)*
- 12. Monthly Appeals Report (BJT)** *(Pages 75 - 78)*

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
K Potter	K Richardson
K Smith	J Wharmby

Other invited Members: (May speak but not vote)

Prof J Dugdale	C Greaves
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Constituent Authorities
Secretary of State for the Environment
Natural England

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



MINUTES

Meeting: **Planning Committee**

Date: Friday 11 April 2025 at 10.00 am

Venue: Aldern House, Baslow Road, Bakewell

Chair: P Brady

Present: V Priestley, R Bennett, M Buckler, M Chaplin, B Hanley, L Hartshorne, I Huddlestone, K Potter, K Richardson and K Smith

Apologies for absence: M Beer, A Hart, D Murphy and J Wharmby.

35/25 MINUTES OF PREVIOUS MEETING HELD ON 14 MARCH 2025

The minutes of the last meeting of the Planning Committee held on 14 March 2025 were approved as a correct record.

36/25 URGENT BUSINESS

There was no urgent business.

37/25 PUBLIC PARTICIPATION

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

38/25 MEMBERS DECLARATIONS OF INTERESTS

Item 6

M Buckler declared an interest as he was the Ward District Councillor for Elton.

Item 9

A number of Members had received an email from the applicant, but was not responded too.

39/25 POLICY REFERRAL FOR 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/SW)

The Policy & Communities Officer presented the report and reminded Members that the application had been referred back to the April Planning Committee, due to Members being minded to approve the original application on the 14th March, which would have

been a departure from Policies HC4 and DMS2 of the Development Management Plan, which seeks to retain where possible, community services and facilities.

The Officer informed Members that if they considered that the community needs were satisfied elsewhere within the settlement, then the granting of permission for the current application was not considered to be a significant departure from the Development Plan.

The following spoke under the public participation at meetings scheme:

- Michele Cartwright, Applicant
- Nick Marriott, Agent

Members considered that it would be better to put the former chapel to good use before it deteriorated further, and that this was an accepted exception to policy in this case, particularly due to the close proximity of the chapel to the applicants dwelling and the limited range of alternative uses which may be acceptable in this location.

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

RESOLVED:

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

1. The development hereby permitted shall 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 submitted plans, subject to the following conditions.
3. Prior to the installation of any new or replacement doors or windows, details of their construction, glazing and external finish shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.
4. Prior to the installation of the solar panels, details including their precise location, specification and external finish shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.
5. Prior to the installation of any new or replacement render, details of the render including specification, colour and finish shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.
- 6a No development shall take place until a Written Scheme of Investigation for a Level 2 Historic building recording has been submitted to and approved by the National Park Authority in writing. The scheme shall include an assessment of significance and research questions; and
 1. The programme and methodology of site investigation and recording;
 2. The programme for post investigation assessment;
 3. Provision to be made for analysis of the site investigation and recording;

4. Provision to be made for publication and dissemination of the analysis and records of the site investigation;
 5. Provision to be made for archive deposition of the analysis and records of the site investigation;
 6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
- 6b No development shall take place until any pre-start element of the approved scheme has been completed to the written satisfaction of the National Park Authority and thereafter shall only take place in accordance with the archaeological Written Scheme of Investigation approved under part (a).
- 6c 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 part (a) and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.
7. Prior to the first occupation of the development hereby permitted, biodiversity enhancement measures (for example, bat features, swift bricks and nest boxes) shall be installed in accordance with details which shall have first been submitted to and approved in writing by the Local Planning Authority.
 8. This permission relates to the use of the building hereby approved for ancillary residential accommodation or short-let holiday accommodation ancillary to Lawson Cottage, Elton. The development hereby permitted shall be retained with Lawson Cottage in a single dwelling unit and shall not be occupied as an independent dwelling at any time.
- In the case use as short-let holiday accommodation, the development hereby permitted shall not be occupied by any one person for a period exceeding 28 days in any calendar year. The owner shall maintain a register of occupants for each calendar year, which shall be made available for inspection by the National Park Authority on request.
9. Notwithstanding the approved plans, no planning permission is granted for the alterations to the boundary wall or the creation of a parking space.
 10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order), no extensions or alterations shall be carried out to former chapel, the subject of this application, other than in accordance with a planning application, which shall have first been submitted to and approved in writing by the National Park Authority.

40/25 POLICY REFERRAL FOR FULL APPLICATION - PROPOSED SITING OF 24 STATIC HOLIDAY CARAVANS WITH ADDITIONAL LANDSCAPING IN LIEU OF 28 TOURING CARAVANS AND TWO TENTED CAMPING AREAS AT NEWHAVEN HOLIDAY PARK, NEWHAVEN (NP/DDD/1024/1137, AM)

The Policy & Communities Officer presented the report and reminded Members that the application had been referred back to the April Planning Committee, due to Members

being minded to approve the original application on the 14th March, which would have been a departure from Policy RT3B of the Core Strategy.

The Officer informed Members that the risk was low so the application was not considered to be a major departure from the Development Plan, due to there being exceptional reasons for approval in this case.

Members reminded the Planning Officer that the provision of EV Charging Points be added to the list of conditions as this was omitted from the original list of conditions.

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

RESOLVED:-

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**
- 15. Installation of EV Charging Points**

**41/25 FULL APPLICATION - REAR/SIDE EXTENSION AND INTERNAL ALTERATIONS.
NEW GLASSHOUSE AT OLD HALL, CREAMERY LANE, PARWICH
(NP/DDD/0125/0057, LB)**

Some Members had visited the site the previous day.

The Officer presented the report and outlined the reasons for refusal as set out in the report. Members were informed that on the site visit the previous day the applicant had suggested the external boiler element of the proposal would be withdrawn, but as yet it had not been formally removed from the application, so it did still form part of the proposal.

The Officer informed Members that although the Authority had no objections to the greenhouse element of the application, they did have concerns on the extension and external boiler as well as the form and position and arrangement of the extension.

The Officer also informed Members that to fully understand the impacts on the heritage significance of the building, a heritage assessment was needed so the application could be fully assessed. The accompanying Listed Building Consent application was withdrawn during the course of the application, so it was considered it would be prejudicial to grant planning permission without this consent, as the Authority had to consider the significance of the Listed Building in all of the planning decisions.

The following spoke under the public participation at meetings scheme:

- Mr & Mrs Harvey, Applicant – Statement read out by Democratic Services

Members were concerned that no Heritage Impact Assessment had been submitted, and that the applicant was advised 2 years ago that a detailed heritage assessment was required to fully assess the proposal, but none was submitted so previous applications had been withdrawn.

Members resolved to add a further reason for refusal, being that the design of the extension was inappropriate.

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

RESOLVED:

That the application be REFUSED for the following reasons:

- 1. The application fails to provide adequate heritage assessment to allow an understanding of the significance of the listed building to be reached, or for the impacts of the development on the significance, architectural or historic interest of the listed building or conservation area to be understood, contrary to Development Management policies DMC5 and DMC7 and the NPPF.**
- 2. The application fails to demonstrate that the development would conserve the significance of the listed building and conservation area, or that arising harm would be outweighed by public benefits, contrary to policies Core Strategy policy L3, Development Management policies DMC5 and DMC7, DMC8, and the NPPF.**

3. **The proposals would require and facilitate internal alterations to the building which would require listed building consent. No such consent has been granted at this time. Approval of the application could be deemed prejudicial to the consideration of any future listed building consent application. It would also not be appropriate to grant a planning permission that would not be capable of implementation.**
4. **The design of the proposed extension would fail to conserve the character and appearance of the dwelling, contrary to adopted planning policy.**

42/25 FULL APPLICATION - CONVERSION OF BARN TO A DWELLING (PART RETROSPECTIVE) AT CORNFIELD BARN, CORNFIELD ROAD, LYME HANDLEY (NP/CEC/0125/0095,HF)

Some Members had visited the site the previous day.

The Officer presented the report and informed Members that since the report was written, a further letter of support had been received, but it did not raise any new issues to what was already in the report, but it did bring the total number of letters of support now to 17.

The Officer also updated Members on the planning history of the site, when permission was granted in 2009 to convert the barn to a holiday let with a condition to restrict the occupancy to the dwelling, but the building was now being used as a dwelling, so the current application seeks permission for that use.

The Officer then went onto outline the reasons for refusal as set out in the report.

The following spoke under the public participation at meetings scheme:

- Mrs Clare Warr, Applicant

Members considered that the application be deferred to allow for further dialogue with the applicant as well as for a bat species survey to be completed and other options to be explored including the possibility of the dwelling meeting a local need.

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

RESOLVED:

That the application be DEFERRED to allow for further bat surveys to be completed and further discussions between the applicant and the Planning Officer to explore the possibility of the dwelling meeting a local need.

The meeting was adjourned from 10:55 until 11:05 following consideration of this item.

43/25 S.73 APPLICATION - FOR THE VARIATION OF CONDITIONS 2 AND 4 ON NP/HPK/0921/1048 AT NEWFOLD FARM, COOPERS CARAVAN SITE AND CAFE, UNNAMED ROAD FROM STONECROFT TO GRINDSLOW HOUSE, GRINDSBROOK BOOTH, EDALE (NP/HPK/1123/1343, HF)

The Officer informed Members that since the report was written, a further 5 representations had been received, 4 were from previous existing objectors and 1 was from a new objector.

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

Members asked if a BNG assessment had been done? The Officer reported that as this was an application under S73, a BNG was not required and also the application was partly retrospective and therefore would also be exempt.

Members asked if extra conditions could be added regarding signage along the public rights of way and a condition regarding EV charging points. The Officer agreed that this could be done.

A motion to approve the application was moved, seconded, put to the vote and carried, subject to an additional condition regarding EV charging spaces to be provided within 6 months and a condition regarding signage along the public rights of way to warn drivers accessing the car park.

RESOLVED:

That the application be APPROVED subject to the following conditions:

- 1. Accordance with amended plans**
- 2. Development carried out in accordance with tree report.**
- 3. Development to be carried out in accordance with amended landscape plans, to be carried out in first available planting season following completion or substantial completion of the development.**
- 4. Details of any new lighting being installed to be approved prior to installation.**
- 5. Details of any new entrance gates to be approved prior to installation.**
- 6. New parking spaces within the fields to be surfaced with a grow through material such as 'grasscrete' prior to their first use.**
- 7. Development to accord with the details contained in the document 'Measures to Combat Climate Change', including the details of the Travel Plan.**
- 8. Revised parking arrangement and surfacing for field 3 and directional signage to be installed within specified timescale.**
- 9. EV charging spaces to be provided within 6 months.**
- 10. Warning signs to be placed along the public rights of way.**

44/25 MONITORING & ENFORCEMENT ANNUAL REVIEW - APRIL 2025 (A1533/ (AJC)

The Principal Enforcement Planner introduced the report which provided a summary of the work carried out from April 2024 to March 2025, as well as information about the breaches of planning control that had been resolved in the last quarter, January – March 2025.

The Officer informed Members of the changes that have come into effect from April 2024 regarding planning enforcement legislation, in particular the changes in the periods after which enforcement action cannot be taken, otherwise known as immunity periods. Previously there were 2 periods, 4 years for operational development and change of use of a building to a single dwelling house, and 10 years for all other changes of use and breaches of conditions. The period now is 10 years for all breaches but there is a transitional period, where buildings completed or substantially completed prior to April 2024 would still be subject to the 4 year period.

The Officer reported that over the period 2024/25, 7 Enforcement Notices were served, 2 of which went to appeal, and 1 Temporary Stop Notice. 3 Appeals were dealt with in the same period, 2 of which were allowed and 1 was dismissed by the Planning Inspectorate. The Officer reported that the overall number of enforcement cases had dropped from 528 to 414, and that the number of breaches resolved over this time was 181.

The Officer then shared before and after photographs of some of the cases that had been resolved in the latest quarter.

K Potter left the meeting at 11:40 during consideration of this item.

Members asked the Officer what would happen if an enforcement notice compliance period ended and there was still no evidence that anything was happening? The Officer reported that if an Enforcement Notice had not been complied with, then an offence had been committed so the Authority could look at potential prosecution proceedings or take direct action.

Members were then updated regarding the appeal at Rocking Stone Farm, Birchover where the Planning Inspectorate had allowed the appeal. Officers had written to the Planning Inspectorate raising concerns about this and other cases where officers felt insufficient regard had been paid to the harm to the National Park and to limited exceptions set out in policy in order to further National Park purposes. The Head of Planning explained that the Authority is still awaiting a reply to the concerns raised.

Members asked whether the use of drones could help monitor compliance, particularly as it was likely that the Authority could have less resources in the future. Members were aware that the Moors for the Future Team used drones for monitoring purposes but felt there could be a reputational risk if they were used for enforcement purposes. The Officer stated that he was aware of their use by some local planning authorities and they may be of benefit in certain circumstances.

Members thanked the team for the progress made over the last period.

RESOLVED:

That the report be noted.

45/25 PLANNING APPEALS MONTHLY REPORT (A.1536/BT)

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

The Officer informed Members that over the last month 7 decisions had been received, 5 appeals were dismissed and 2 allowed, of which 1 related to an historic planning permission which had applied two agricultural occupancy conditions, one placed on an

existing house as well as a new build agricultural worker dwelling. The Inspector found that the house was beyond affordability of any agricultural worker and therefore the occupancy condition no longer served a useful purpose, did not meet the test of necessity and could be removed.

Members noted that overall there was good successes regarding planning appeals.

RESOLVED:

To note the report.

The meeting ended at 11.55 am

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6. FULL APPLICATION- ERECTION OF STORE FOR WOODLAND MANAGEMENT EQUIPMENT AT SMALLDALE PLANTATION, BATHAM GATE ROAD, SMALLDALE (NP/HPK/0225/0144, HW)

APPLICANT: MR & MRS JOHNSON

Summary

1. The application site lies within Smalldale Plantation, an area of woodland approximate 2.66ha located on a north facing slope adjacent to Batham Gate Road, Smalldale, to the south of Peak Forest.
2. The plantation is covered by a Tree Preservation Order (022)
3. A prior notification decided in December 2024 that planning permission was required for a proposed forestry building, referred to the Woodland Management Plan that has been submitted with this current application.
4. It was determined through the latest prior notification that the permanent siting of a building was not reasonably required for the purposes of forestry. Planning permission would therefore be required for the proposed building.
5. It is understood from the Woodland Management Plan that works are required within the woodland which mainly include the management of Ash Dieback and this would in result in the generation of timber. It is suggested within the Woodland Management Plan that the majority of the timber is left on the woodland floor as deadwood or for the creation of dead hedging.
6. It is considered that a permanent building for the storage of a quadbike, trailer and equipment is not reasonably necessary in the connection with works outlined in the Woodland Management Plan.
7. The application is therefore recommended for refusal.

Site and Surroundings

8. Smalldale Plantation is a rectangular area of woodland approximately 2.66ha in area which is located abutting the south side of Batham Gate Road, Smalldale, to the south of Peak Forest.
9. The plantation formerly owned by the Peak District National Park Authority was sold in 2016 and then sold again in 2021 to the current applicants.
10. Smalldale Plantation, given its elevated location on a gently sloping north facing hillside is clearly visible from several public vantage points and given the surrounding open landscape of the limestone plateau it is visible from a wide area.
11. The wood is accessed by a vehicle gate onto Batham Gate Road in the north east corner of the woodland. There is a small area of hardstanding between the gate and the highway and an area of hardstanding inside the gateway to the woodland.
12. The proposed storage building is shown set well back into the woodland from the road. Plans show it is 3.4 m by 4.4 m with an eaves height of 1.81 m and an overall height of 2.85 m. The building is to be constructed using the logs from the woodland. Entrance doors are located on the front elevation and two windows are proposed on one of the side elevations.

RECOMMENDATION:

That the application be REFUSED for the following reason:

- 1. The proposed forestry building is not acceptable in principle as the building is not functionally required for the purpose of implementing the Woodland Management Plan in connection with forestry works required at the site. The development is therefore contrary to Development Management Policy DME1.**

Key Issues

13. Whether the proposed store for woodland management equipment is considered functionally required for the purpose of forestry and whether the development is considered acceptable in relation to landscape impact and any impact on protected trees.

History

14. NP/GDO/0319/0277- GDO Notification for Proposed Tool Store determined that the proposal required planning permission.
15. NP/GDO/0224/0207- GDO Notification for Proposed Wooden Store – determined that Prior Approval was required, further details requested, none received.
16. NP/GDO/1124/1268- GDO Notification for a new Timber Store building for woodland management equipment. Determined that proposal required planning permission.

Consultations

17. Derbyshire Highway Authority – No objections to the proposal.
18. High Peak Borough Council – No comments received to date.
19. Peak Forest Parish Council- No comments to date.
20. Peak District National Park Authority's Tree Officer-
 - The site has a ten-year Woodland Management Plan which was approved in 2022 under a TPO application. The plan makes provision for the replanting of diverse tree species within the areas proposed for diseased ash removal
 - Any trees removed should be replaced in accordance with the approved plan.
 - If the application were to be approved, it is suggested that a condition is made for adherence to the approved Woodland Management Plan.

Representations

21. 4 letters of support have been received from the public and have raised the following matters:
 - The development is essential for the effective long-term management of this site.
 - The shed represents a responsible and environmentally conscious project and is to be constructed of materials on site.
 - Will allow the owner to maintain the plantation in a way that support biodiversity.
 - This will see an investment into the site, with the intention of ensuring the woodland is easier to maintain.
 - Without appropriate infrastructure to the woodland it is not difficult to maintain.

- The owner's intention is not for personal gain but to protect the woodland for future generations.
- Having to carry heavy tools over long distances creates barriers to effective management of the woodland.
- Disappointing that the application has not been approved under the prior approval route given its alignments with conservation and sustainability principles.
- The shed will be an excellent example of development with minimal environmental impact.
- Smalldale Plantation is a valuable pocket of biodiversity.
- The routine works were made unnecessarily difficult given the site is on a steep slope and tools have to be carried up from the gateway.
- The applicants have already encouraged wildlife to the woodland. Allowing them to store essential equipment in the wood will enable them to do much more to encourage more varieties of wildlife.

Main Policies

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

Relevant Development Management Local Plan policies: DME1, DMC3, DMC11, DMC13

National Planning Policy Framework

22. National Park designation is the highest level of landscape designation in the UK. The Environment Act 1995 sets out two statutory purposes for National Parks in England: 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 they carry out these purposes they also have the duty to; seek to foster the economic and social well-being of local communities in National Parks.
23. The NPPF is a material consideration and carries particular weight where a development plan is absent, silent or relevant policies are out of date. 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.
24. In the National Park, the development plan comprises the Authority's Core Strategy (2011) and the Development Management Policies (DMP) (2019). The development plan provides 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 Policies

25. GSP1, GSP2: 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.

- 26. GSP3: 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.
- 27. L1: Requires that development must conserve and enhance valued landscape character as identified in the Landscape Strategy and Action Plan, and other valued characteristics.
- 28. L2: Development must conserve and enhance any sites, features or species of biodiversity importance and where appropriate their setting.
- 29. CC1: Development must make the most efficient and sustainable use of land, buildings and natural resources.

Development Management Policies

- 30. DME1: Requires that new agricultural and forestry building, structures and associated working spaces or other development will be permitted provided that it is demonstrated to the Authority's satisfaction, that the building at the scale proposed is functionally required for that purpose from information provided by the applicant on all the relevant criteria:
 - (i) location and size of farm or forestry holding;
 - (ii) type of agriculture or forestry practiced on the farm or forestry holding;
 - (iii) intended use and size of proposed building;
 - (iv) intended location and appearance of proposed building;
 - (v) stocking type, numbers and density per hectare;
 - (vi) area covered by crops, including any timber crop;
 - (vii) existing buildings, uses and why these are unable to cope with existing or perceived demand;
 - (viii) dimensions and layout;
 - (ix) predicted building requirements by type of stock/crop/other usage; and
 - (x) contribution to the Authority's objectives, e.g. conservation of valued landscape character as established in the Landscape Strategy including winter housing to protect landscape.
- 31. DME1 also goes on to state that new agricultural and forestry buildings, structures and associated working spaces or other development shall:
 - (i) be located close to the farmstead or main group of farm buildings, and in all cases relate well to, and make best use of, existing buildings, trees, walls and other landscape features; and
 - (ii) not be in isolated locations requiring obtrusive access tracks, roads or services; and
 - (iii) respect the design, scale, mass and colouring of existing buildings and building traditions characteristic of the area, reflecting this as far as possible in their own design; and
 - (iv) avoid adverse effects on the area's valued characteristics including important local views, making use of the least obtrusive or otherwise damaging possible location; and
 - (v) avoid harm to the setting, fabric and integrity of the Natural Zone.
- 32. DMC3: A high standard of design is required which 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.

33. DMC11: Proposals should achieve net gains to biodiversity. In considering if a proposal conserves and enhances sites, features or species of wildlife importance all reasonable measures must be taken to avoid net loss by demonstrating the following matters in the below order have been considered: (i) enhancement proportionate to the development; (ii) avoidance of adverse effects; (iii) the 'do nothing' option and alternative sites causing less harm; (iv) appropriate mitigation; and (v) as a last resort, compensation measures.
34. DMC13: Requires that Planning applications should provide sufficient information to enable their impact on trees, woodlands and other landscape features to be properly considered in accordance with 'BS 5837: 2012 Trees in relation to design, demolition and construction – Recommendations' or equivalent
35. DMC13 goes on to state that trees and hedgerows, including ancient woodland and ancient and veteran trees, which positively contribute, either as individual specimens or as part of a wider group, 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. Part C of DMC13 states that development should incorporate existing trees, hedgerows or other landscape features within the site layout. Where this cannot be achieved the onus is on the applicant to justify the loss of trees and/or other features as part of the development proposal.
37. Part D of DMC13 states that trees, woodlands and other landscape features should be protected during the course of the development

Assessment

Principle of Development

38. Policy DME1 allows for the principle of a new forestry building where it is demonstrated that the building is functionally required for that purpose from information provided by the applicant and assessed against all the relevant criteria set out within the policy.
39. Smalldale Plantation is a block of woodland approximately 2.66ha. The woodland comprises mainly semi-natural broadleaf trees. This application seeks permission for the erection of a building within the main part of the woodland to store tools. The required tools are listed in the submitted Planning Statement and includes the following equipment:
- Quad Bike and Trailer- needed for moving tools and felled wood around and to the entrance gate
 - Axes
 - Loppers
 - Knives
 - Saws
 - Chain Saw
 - Barrel for making charcoal
 - Work bench for maintaining tools and sharpening equipment
 - Workbench for tools including screwdrivers, mallets, hammers and tools for maintaining boundaries.
40. The planning statement puts forward an argument of justified need for the building, stating that the applicant's live over 20 miles from the site. They own a modestly sized domestic vehicle and all of the equipment required does not fit within this

vehicle. It goes on to state that the site does not have a vehicle access into the site and it would not be desirable to introduce permanent tracks to facilitate this.

41. It is acknowledged within the planning statement that the area of the site requiring ash die back works, as identified in the Woodland Management Plan, is close to the highway. It is stated however that further works will be required throughout the woodland in the future. It is also stated that the applicant does not have alternative accommodation at home to store tools, a quad bike and trailer to transport these to site on an ad hoc basis.
42. Officers note that the Woodland Management Plan submitted to support this full application is the same plan submitted in support of the previous General Development Order Notification Application. The Authority's determination of that application concluded that the proposed building was not reasonably necessary for the purposes of forestry when considering the works required by the Woodland Management Plan, and therefore would require a full application for planning permission.
43. A site visit has shown that there is in fact a vehicle access into the site. There has been a longstanding timber 5-bar gate off the road into the wood at its the north-east corner. There is an area of vehicle hardstanding between the roadside and gate as well as a small hardstanding area inside the gateway.
44. As outlined in the Planning Statement and Woodland Management Plan, a large proportion of the works proposed relate to Ash dieback works. The plan divides the wood into compartments and sets out the recommended work in each. The first stage of the works is initially in 'Compartment One' which is adjacent to the highway, close to the vehicle access.
45. In 'Compartment One' ash is to be selectively removed and replanting is proposed. Some trees are to be retained as deadwood whilst other trees to be removed in this section are to be used to make habitat piles, dead hedging and path edges.
46. The access track from the vehicle access and hardstanding is proposed to be widened to give access for the quad bike and trailer for future management works.
47. 'Compartment Two', part of the centre of the area of woodland, comprises an open understory with mainly mature Beech Trees. This area of the site slopes up to the south of the site and then levels out. This compartment is where the proposed building is proposed to be located.
48. The recommendations in the woodland management plan include the management and regeneration to establish a more diverse understory by thinning some Beech Saplings and allowing mature ash to naturally decline or by pruning. Any dead or fallen trees are recommended to be retained to increase deadwood habitat. The understory is to be planted with shade tolerant species.
49. 'Compartment Three', on the eastern slope, outlines not much management is required within this area which is ecologically sensitive, with only limited removal of some Beech saplings to increase diversity. This area is to be allowed to re-wild, with all dead and fallen wood and limit access to this area by using dead hedging to create informal barriers.
50. 'Compartment Four', relates to the outer perimeter of the site. Recommendations in this area include removal of some of the most diseased ash trees and selectively thin the Beech and Sycamore Trees. The woodland edge is recommended to be replanted with suitable species and bird and bat boxes are recommended.

51. Whilst it is acknowledged that tools are required for the works proposed, it is not considered that storage within the proposed building or a quad bike and trailer are functionally required to carry out the works outlined in the Woodland Management Plan.
52. The works proposed include leaving a large amount of dead or felled trees and saplings as dead wood or for hedging. Therefore, the removal of the logs from the site is limited as outlined as one of the objectives of the management plan. Objective 8 states the woodland is to be managed to 'allow the extraction of limited amounts of wood' but leave large diameter fallen wood and some smaller diameter felled wood on site for biodiversity enhancement.
53. Once the works approved under the TPO application and set out in the Woodland Management Plan have been carried out, it is not considered that frequent works would be required to maintain the woodland. Given the scale of the operations, for a woodland of this size it is not considered that the proposed building is functionally required for forestry. The works are also proposed over a ten-year period and therefore the frequency of works being carried out at the site is limited.
54. Whilst the applicant's personal circumstances are considered in terms of their vehicle and space at home, this does not justify the need the permanent siting of a building within the woodland.
55. The hand tools required for the works would reasonably be able to fit within a modestly sized domestic vehicle and therefore a storage shed for these on site would not be justified. Given the significant amount of timber to be left within the woodland, and the limited timber being removed, a quad bike to be left permanently on site is not considered functionally required.
56. The works which are set out in the Woodland Management Plan do not demonstrate that the building at the scale proposed is functionally required for the purpose of the works to be carried out within the Woodland Management Plan and the proposed development is therefore contrary to part A of Development Management Policy DME1.
57. It is acknowledged that the building is to be sited within the woodland and constructed using the wood from trees which are to be felled. Given its location and surrounding tree cover, it is considered the proposal would comply with Part B of DME1, however the policy is assessed as a whole and as the building is not considered to be functionally required, the principle of a building in this location is not considered acceptable.

Design and Landscape

58. The proposed building is to be constructed using timber from trees which are to be felled. No solid base is proposed for the building.
59. The building would be sited within the woodland at the top of the slope which is screened by the existing trees.
60. There are views of the block of woodland from the wider landscape, however, due to the location of the proposed building within it and the materials proposed, any views of the building will be screened by vegetation and viewed against the existing woodland. It would therefore not have an adverse visual impact on the wider landscape

61. If the application were to be acceptable in principle, the proposed development is considered to comply with Development Management Policy DMC3 which states that where development is acceptable in principle, it will be permitted provided that its detailed treatment is of high standard that respects and where possible enhances the natural beauty, quality and visual amenity of the landscape.

Amenity

62. As the building is proposed to be located in an isolated position, away from other property, it is considered that the proposed building would not raise any issues in terms of amenity.

Trees

63. The whole of the woodland site is covered by a Tree Preservation Order. The works covered within the submitted Woodland Management Plan were approved under Tree Application NP/TPO/1122/1366.
64. The Authority's Tree Officer has provided comments on this application. It is acknowledged that the site has a 10-year Woodland Management Plan which was approved in 2022.
65. Section 8.2 of the approved Woodland Management Plan makes provision for the replanting of diverse tree species within the areas proposed diseased ash removal. Any trees which are removed in regard to this planning application should be replaced in accordance with the approved plan.
66. It was suggested within the Tree Officer's comments that if the application were to be approved, a condition be included requiring adherence to the approved Woodland Management Plan.
67. Subject to the Woodland Management Plan being complied with, it is considered that the proposed development would not cause damage to protected trees and therefore complies with Development Management Policy DMC13 which requires trees, woodland and other landscape features should be protected during the course of the development.

Highways

68. The site is accessed by a timber 5 bar gate. In the front of the gate, adjacent to the highway, this is parking for one car clear of the road. Inside of the gate there is a hardstanding area.
69. The Highway Authority have raised no objections to the proposal. It is therefore considered that the proposed development for the storage building would have adequate off-street parking and would not impact highway safety.

Ecology

70. As the area of the site proposed to be development is less than 25sqm, the development is considered exempt from providing the 10% statutory net gain for biodiversity. The Woodland Management Plan in itself would provide biodiversity enhancement to the woodland.
71. The Woodland Management Plan recognises the ecological sensitivity of the site and given the nature of the building and the building method utilising timber felled

on site, it is considered that the development would not cause ecological harm or adversely impact on any protected species.

72. Had the principle been acceptable, the applicant would have been reminded within any approval of the need to comply with the Wildlife and Countryside Act in relation to protected species.

73. On this basis, the proposal complies with policy L2 and DMC12, which require the ecological interests of the site to be protected.

Climate Change

74. The nature of the development limits the extent of measures that can be incorporated into the development in terms of providing renewable energy. However, the building is to be constructed of materials already on site and will include the re-planting of trees which will contribute to carbon reduction and it is considered that the development would comply with Core Strategy policy CC1.

Conclusion

75. The proposed store building within Smalldale Plantation is not considered to be functionally required for forestry purposes for the works set out in the Woodland Management Plan. The development is contrary to Development Management Policy DME1.

76. The application is therefore recommended for a 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: Heather Wynne, Planner

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Erection of store for woodland management equipment at Smalldale Plantation, Batham Gate Road, Smalldale

Item no. 6

Application no. NP/HPK/0225/0144

Committee date: Friday 16th May 2025

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Scale: 1:1,654 at A4 pagesize
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7. FULL APPLICATION – ALTERATIONS AND EXTENSION TO AN EXISTING RESIDENTIAL UNIT (USE CLASS C2) AT THE LODGE, MANCHESTER ROAD, SHEFFIELD (NP/S/1024/1162, WE)

APPLICANT: MOORVILLE RESIDENTIAL

Summary

1. The site includes a former dwelling which has been converted and extended to create a care home. The care home has since been expanded with extensions to the original building and new detached buildings constructed. The site is located in open countryside at Hollow Meadows.
2. This planning application proposes an extension to the north-western detached building. The extension would accommodate a lounge, office, 2-en-suite shower-rooms, with a WC and a double bedroom above.
3. Externally, the application proposes a modest patio area surrounding the extension. As part of the scheme of works, the application proposes a landscaping strategy and a scheme of biodiversity enhancements far in excess of the statutory requirement.
4. The proposed development is acceptable and subject to conditions would not have an adverse impact on the landscape, ecological interest or neighbouring amenity. It is recommended for approval on this basis.
5. **Officers note:** This application originally proposed a tennis court and outdoor swimming pool to the north-west of the site. Following correspondence between the case officer and planning agent, the applicant resolved to remove these elements of the proposal and seek permission for the extension only.

Site and Surroundings

6. The Lodge is located to the north of the A57 at Hollow Meadows. The property is a former dwelling now converted and extended to a residential care home following the grant of planning permission (see planning history section of the report). The property was originally associated with the old Hollow Meadows hospital located immediately to the east (now converted to housing).
7. The original Lodge building is two storey and constructed in natural gritstone under a blue slate roof. The 2017 extension is also two storeys, located to the west of the original building and linked to it by a conservatory. In 2018, a further extension to the building was approved and in 2021, 3x two-storey detached residential units to the rear of the Lodge were allowed on appeal following refusal of planning permission.
8. The built-form of the facility is concentrated to the north-east of the site. To the south and west, the site is comprised of improved grassland with scattered trees/vegetation and a pond.

Proposal

9. Planning permission is sought for a 1.5 storey extension to one of the 1.5-storey building located in the centre-north of the site. The extension would sit perpendicular to the host building and extend to the west. It would be constructed from matching materials to the host building.
10. The application also seeks consent for paving surrounding the building, in addition to an extension to the existing wall which surrounds it.

RECOMMENDATION:

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

1. Statutory 3-year implementation time
2. To be carried out in accordance with the amended plans and specifications.
3. The development hereby permitted shall be carried out in accordance with the approved biodiversity gain plan (approved under general condition imposed by paragraph 13(1), Schedule 7A of the Town and Country Planning Act (1990)) and the approved biodiversity gain plan shall be implemented before first use of the development hereby permitted.
4. Prior to any demolition or construction or any associated ground works or the arrival of any materials or machinery to the build location, an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) shall be submitted to and approved in writing by the National Park Authority and any specified physical tree protection measures shall be installed. The AMS and TPP shall be prepared in accordance with British Standard BS 5837:2012. All measures described in the AMS and TPP shall be implemented in full and any specified physical tree protection measures shall remain in place until the completion of the approved building works.
5. In first planting season following construction of the development, the planting shall be carried in strict accordance with the submitted 'Landscape Strategy Plan' Rev B which shall be modified to require the mixed hedgerow to span the height of the site unless an alternative landscaping scheme or timescale is first submitted to and agreed in writing by the National Park Authority. Thereafter, it shall be maintained in accordance with the submitted specifications.
6. Notwithstanding the aftercare period specified on 'Landscape Strategy Plan' Rev B, any tree retained or proposed by 'Landscape Strategy Plan' Rev B which is uprooted, destroyed, pruned, cut or damaged in any manner during the development phase and thereafter within 5 years from the date of occupation of the building for its permitted use, other than in accordance with the approved plans and particulars or as may be permitted by prior approval in writing from the National Park Authority. Any such tree which is cut down, uprooted, destroyed, pruned, cut or damaged within that period shall be replaced with another of the same species at the same location and of minimum height 2.5 metres above ground level except where an alternative is approved in writing by the National Park Authority.
7. There shall be no external lighting installed on the extension or the patio area except in accordance with a scheme which shall have first been submitted to and approved in writing by the National Park Authority.

Key Issues

- Principle of development;
- Design and landscape impact;
- Ecology;
- Amenity.

History

11. 2017 - Change of use of The Lodge from C3 to C2 (care home for adults) and retention of access to serve the Lodge (NP/S/1216/1235) – Granted conditionally
12. 2018 - Extension to existing care home (NP/S/1217/1246) – Granted conditionally
13. 2018 - Single storey and two storey extension to existing care home and polytunnels and storage shed (NP/S/0518/0432) – Granted conditionally
14. 2021 - Two storey detached residential units to existing care home (NP/S/1019/1109) – Refused but subsequently allowed at appeal
15. 2023 - Extension of an existing C2 residential unit to create respite care (C2), including a new associated outdoor swimming pool and tennis court (NP/S/1123/1374). Application was withdrawn following officer concerns.

Consultations

16. PDNPA Tree Officer: *This application does not propose tree removals, and there is no tree survey documentation provided. However, while the applicant may not be intending to remove trees, there are many ways in which development and associated building site activities can harm trees and thereby cause their loss.*

Damage to trees' rooting areas is often overlooked but is a frequent cause of unintended tree loss. I am comfortable that with the appropriate measures it is possible to implement the proposal without harming the trees' roots or rooting areas, so we do not require anything more prior to the planning decision.

If planning permission is granted, we will require an Arboricultural Method Statement (AMS) with Tree Protection Plan (TPP) – considering all relevant aspects and prepared following the guidance in BS5837:2012 Trees in relation to design, demolition and construction.

I note that the submitted landscape/planting proposal will require updating to current proposal, and assume that if planning permission is granted, the proposed tree planting will be covered within landscape condition(s).

17. PDNPA Landscape Officer: *The revised proposal to extend an existing C2 living unit with associated paved area and parking area is much more modest than the previous submission, the proposals are supported by the accompanying Landscape Framework shown on Landscape Strategy Plan Revision B which is in keeping with the area and will provide screening for the development by year 15 as summarised in the LVA.*

The proposed hedgerow to the west of the access track will provide separation from adjacent agricultural land and will help to soften the existing access track when viewed from the south and south west e.g. VCP3 taken from Headstone within CROW land, SCP5 taken from SHE 55#1 and from the A57 when travelling east. The proposed tree and shrub planting along with the hedge is appropriate for the area and well located to screen the extension but also the existing built form, along with any additional domestic paraphernalia introduced to the enclosed paved area in time.

I agree with the findings of the LVA and do not have any objections to the revised scheme and the landscape scheme submitted.

18. PDNPA Ecology: Requested site of the revised biodiversity metric and habitat condition sheets.

However, provisionally; subject to reviewing the BNG metric which needs to be submitted, I agree; the proposals are not likely to constitute a 'significant' uplift relative to the biodiversity value before development. The proposed habitats are generally native which is welcomed. The landscape strategy plan which outlines management of the proposed habitats should be conditioned.

19. Highway Authority: No response received to date.

20. City Council: No response received to date.

21. Parish Council: No response to date

Representations

22. Nine letters of objection have been received. The following reasons are given in the representations:

- The proposed development does not contribute towards the statutory purposes of the National Park;
- Creating the appearance of a housing estate in the open countryside;
- The anticipated timeframe for successful screening is unacceptable;
- The site has been heavily expanded over several years and approval of this application would compound the over-developed site;
- The site is a source of environmental pollution from inappropriately lighting and vehicular movements;
- The site impacts neighbouring amenity;
- The use of the site has resulted in a loss of local wildlife, including birds, small mammals and toads;
- Detrimental impact to the landscape from growth of the site over time;
- The development does not offer benefits to the local community;
- Inconsistencies and inaccuracies in the application, including the method of disposal for foul water, selective photographs within the LVIA, and status of biodiversity enhancements.

Main Policies

23. Relevant Core Strategy policies: GSP1, GSP2, GSP3, L1, L2, CC2

24. Relevant Development Management policies: DMC1, DMC3, DMC11, DMC13, DMC14

National Planning Policy Framework

25. 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.
26. 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.

27. 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

28. 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.
29. GSP2 – Proposals intended to enhance the National Park will need to demonstrate they offer significant overall benefit to natural beauty, wildlife and cultural heritage.
30. 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.
31. DS1 – Sets out the Development Strategy for the National Park. Residential extensions are acceptable in principle.
32. 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.
33. 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.
34. 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

35. DMC1 – In countryside beyond the edge of settlements listed in Core Strategy policy DS1, any development proposal with a wide scale landscape impact must provide a landscape assessment with reference to the Landscape Strategy and Action Plan. The assessment must be proportionate to the proposed development and clearly demonstrate how valued landscape character, including natural beauty, biodiversity, cultural heritage features and other valued characteristics will be conserved and, where possible, enhanced.
36. 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.
37. DMC11 – States that development should aim to achieve net gains to biodiversity as a result of development. All reasonable measures must be taken to avoid net loss. DMC11 B. says that details of appropriate safeguards and enhancement measures for nature conservation interests that could be affected by the development must be provided.

38. DMC13 – Planning applications should provide sufficient information to enable impact on trees and woodland to be properly considered. Trees and hedgerows that positively contribute to the visual amenity or biodiversity of the area will be protected and loss of these features will not be permitted.
39. DMC14 – States that development that presents a risk of pollution or disturbance will not be permitted unless adequate control measures are put in place to bring the pollution within acceptable limits.

Assessment

Principle of Development

40. The Lodge is a former dwelling and annex (Use Class C3) which has been converted to a care home (Use Class C2) and thereafter substantially extended.
41. This application proposes an extension to one of the existing detached care home buildings. There is no specific policy for the extension of a care-home; however, the Authority's development plan does allow for extensions to existing buildings in principle. In particular, Policies E2 and DME7 together say that the expansion of existing businesses will be carefully considered in terms of landscape impact and should be a modest scale in relation to existing activity and/or buildings.
42. Therefore, it is considered that relevant policies do offer support in principle for an extension to the existing care home provided that the design, scale and landscape impact was acceptable and that the development was acceptable in all other respects.

Design and landscape impact

43. Policy DMC3 advises 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.
44. The most significant element of this application relates to the proposed extension to the most westerly building on site. This building is 1.5-storeys and constructed from natural stone set under a Hardrow concrete tiled roof. It features UPVC windows and aluminium bi-fold doors and is oriented with its ridge running north-south with its south gable end looking down the access drive to the main site entrance.
45. The existing building has a length of approximately 15.6m. The proposed extension would extend from the west of the building by 11m. The ridge and eaves of the extension would be set below that of the host building. Officers acknowledge that it would be a sizeable extension to the existing building; however, on balance, the reduction in eaves and ridge height helps the extension appear as subservient to the main building despite its length.
46. The proposed extension would be constructed from matching materials. It would feature a 3-panelled bifold door with a 2-light window above on its western facing gable elevation which is reflective of the design for the host dwelling. While this would increase the potential for increased light-pollution on the local landscape, this would be mitigated by the additional screening on the western boundary of the site and would have limited visibility from publicly accessible vantage points. The detailing of the extension matches that of the host in terms of size and number of openings.

47. The proposed extension would therefore be interpreted as a relatively large, albeit subservient, element to the host building. The scale, mass, form, materials and detailing are reflective of the host. Therefore, the proposed development is in compliance with design policy DMC3.
48. As noted, the Lodge is in the open countryside in the enclosed gritstone upland landscape character type of the Dark Peak. This landscape type is characterised by rolling uplands, localised pockets of peat with bracken and gorse, small remnant woodlands and scattered trees along cloughs and field boundaries and regular pattern of medium to large fields.
49. With regard to the built-form of the area, the local landscape is characterised by intermittent and dispersed development on the north side of the A57. Despite its open countryside location, the built-form of the site is fairly well related to the neighbouring Hollow Meadows Mews (of which the original building was formerly associated with). The fields immediately surrounding The Lodge and Hollow Meadow Mews appear to be improved grassland pasture arranged in larger, semi-regular field parcels separated by drystone walls and boundary trees.
50. Historically, the built-form of the site was restricted to the eastern half of field-parcel, with a mature hedgerow bisecting the residential property's garden from the adjacent land which was agricultural in character. The division of the site has been eroded overtime since the original change of use application was granted despite several planning conditions from previous planning applications requiring the reinstatement of the boundary hedge. At present, the site remains open with the western half of the site appearing as leisure/amenity space for the residential facility.
51. Subject to appropriation screening and appropriate rooflight models (heritage-conservation models fitted flush in the roofslope), the proposed extension would have a very limited impact on the landscape. It would increase the degree of built-form to the west of the site, but as discussed above the proposed scale and design of the building would appear as a subservient element to the host building. Therefore, it would not intensify the degree of built-form on site to an unacceptable amount.
52. Similarly, the extension would also increase the degree of light pollution on site by a small degree; however, the proposed landscaping would mitigate much of the light spillage from the extension.
53. The proposed patio area and walling surrounding the extension would extend further to the west. Officers are conscious that the built-form of the care facility should be located to the east of the site; however, this small degree of expansion to the west of the site would be largely imperceptible from the local landscape. Furthermore, the proposed landscaping scheme, which includes a hedgerow separating the built-form on the east to the open area to the west, in addition to planting directly in front of the patio, would screen this element in the wider landscape and reinforce a firm boundary between the two halves of the site. It is noted that the submitted landscaping scheme proposes the hedgerow end stopping short of the top of the field. Officers consider it important that the hedgerow connect to the north of the site to retain proper differentiation between the amenity land associated with the care home and the open agricultural land to the west. It is therefore suggested that a planning condition be applied to any approval requiring strict approval with the landscaping scheme with an amendment stipulating that the mixed hedgerow runs the whole height of the site and connects to the vegetation on the north of the site.
54. The PDNPA Landscape Officer has assessed the proposed development and reviewed the findings of the Landscape Visual Assessment (LVA). They concur with the findings of the LVA and consider that the proposed hedging, tree and shrub planting is appropriate for the area – the proposed species mix is expansive and includes field maple, hornbeam,

Scots pine, and field oak for the trees, and the hedge would be predominantly Hawthorn with a relatively large proportion of black-thorn and common hazel amongst other fruiting and flowering species.

55. Therefore, subject to the specified modifications to the landscaping scheme, the proposed development would not have a detrimental impact on the landscape and it would not harm or impact the valued characteristics of the landscape type. The proposed development, as mitigated by the landscaping scheme, would conserve the valued landscape character. It is therefore in compliance with policies DMC1 and L1.
56. It should be acknowledged that there is an outstanding enforcement enquiry open at the Lodge regarding the failure to submit and carry out a detailed scheme for landscaping (in addition to other boundary and ground treatments) as required by appeal decision APP/M9496/W/20/3257551. Furthermore, the site operators have failed to plant a hedgerow on the western side of the driveway as required applications NP/S/0518/0432 and NP/S/1019/1109. To ensure that the proposed development does not detrimentally impact the National Park's valued characteristics, Officers will need to monitor the site to ensure that the landscaping scheme with the amendment suggested above to extend the boundary hedgerow planting all the way to the top of the site is carried out in accordance with the submitted details.

Ecology

57. The proposed development is required to provide the statutory 10% net-gain to onsite habitats.
58. A Biodiversity Net-Gain Report has been submitted with this application which has assessed the baseline habitat interest of the site. It concluded that full compliance with the submitted landscaping scheme would provide a net gain of 22.99% for area habitats and a net-gain of 62.64% for linear habitat units.
59. This would be far in excess of the 10% statutory gains. Accordingly, the proposed development would satisfy the legislative requirement in addition to policies L3 and DMC11.
60. This application does not propose the removal of any trees; however, there is the potential that the development may impact the rooting zones of adjacent trees. The Tree Conservation Officer has reviewed the application and is satisfied that with appropriate mitigation the proposed development is capable without harming the rooting zones.
61. Therefore, Officers recommend the inclusion of 2 arboricultural conditions to mitigate the impact of the development on trees. The first would require the submission of an Arboricultural Method Statement and a Tree Protection Plan for approval in writing prior to commencement of the development. The second condition would require the replacement of any of the proposed or retained trees with a similar specimen for a period of 5-years following occupation of the extension.
62. Subject to the above conditions, the proposed development would not harm the onsite trees and would therefore be in compliance with policy DMC13.

Impact upon residential amenity

63. The proposed extension would house one additional bedroom. The Planning Statement advises that the extension would enable a form of respite care where an individual from the wider care group could be taken for a holiday-like experience.

64. As the overall scale of accommodation provided by the proposed extension would be minimal (one-bedroom and a lounge), it is not anticipated that the proposed development would contribute to a significant increase in vehicular traffic visiting the site. This application also proposes to regularise 3-car parking bays. This is considered acceptable, particularly when considering that appeal decision APP/M9496/W/20/3257551 permitted an additional 9 bedrooms for 6 residents without an increase in parking provision for residents, carers and visitors.
65. The proposed development would be situated in the north of the site with the additional outdoor patio further to the west. The nearest third-party neighbour would be some 100m to the south-east and screened by existing buildings and boundary planting. Therefore, the proposed development would not create an unacceptable level of noise, nor amount to a loss of privacy. The proposed development is therefore acceptable on residential amenity grounds.

Conclusion

66. This application proposes an extension to an existing building at the care facility The Lodge at Hollow Meadows.
67. The proposed extension would match the materials and detailing of the host dwelling and would be subservient to the host building. It is therefore acceptable on design grounds. Subject to appropriate mitigation and strict compliance with the submitted landscaping scheme, the proposed development would not have an adverse impact on the landscape.
68. The proposed development would 22.9% net-gains to onsite area habitat and 62.4% of linear habitat. This would be far in excess of the statutory 10%. Subject to conditions, the proposed development would not have a harmful impact on the tree rooting zones.
69. The proposed development is acceptable with regard to residential amenity and highway safety.
70. Therefore, this application is in compliance with the development plan and recommended for approval.

Human Rights

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

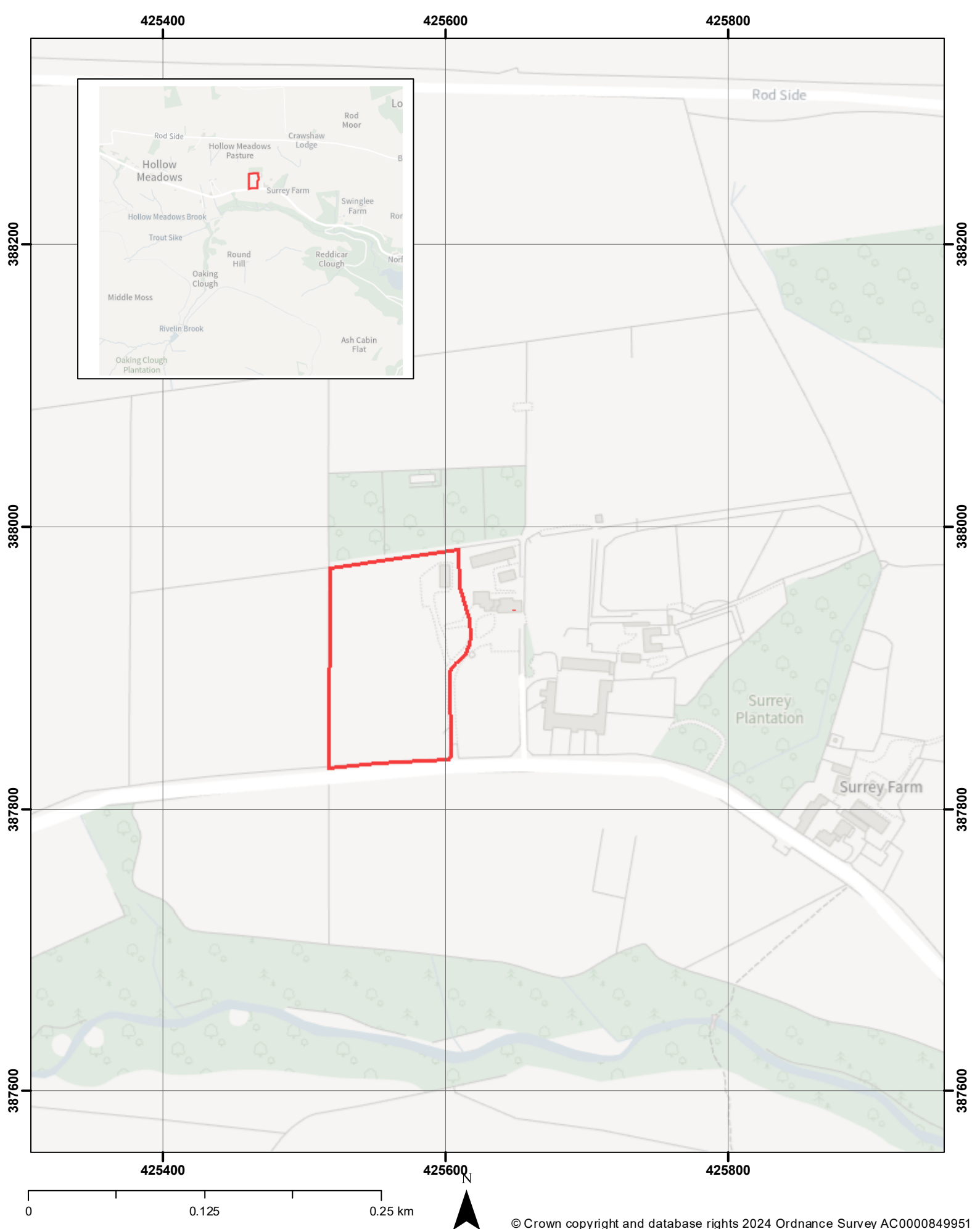
List of Background Papers (not previously published)

Nil

Report Author and Job Title

Will Eyre – Principal Planner – North Area.

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The Lodge, Manchester Road, Sheffield

Item no. 7

Application no. 1024/1162

Committee date: 16-05-2025

Page 37

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**PEAK
DISTRICT**
NATIONAL
PARK

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8. FULL APPLICATION – CREATION OF 3 ADDITIONAL CAMPERVAN SPACES AND 11 ADDITIONAL PARKING SPACES AT NORTH LEES CAMPSITE, BIRLEY LANE, HATHERSAGE (NP/DDD/0325/0221, HF)

APPLICANT: PEAK DISTRICT NATIONAL PARK AUTHORITY

Summary

1. North Lees Campsite is located in open countryside approximately 1.5km north of Hathersage.
2. The application proposes the creation of 3 additional campervan spaces and provision of 11 additional car parking spaces within the existing site.
3. The development is acceptable in principle and the proposed design, layout and associated landscaping would ensure the development conserves, and in this case enhances the local landscape which is a valued characteristic of the National Park. The application has demonstrated it can achieve biodiversity net gains and that there would be no harm in respect of residential amenity, trees or highway safety.
4. The application is therefore recommended for approval, subject to conditions.

Site and Surroundings

5. North Lees Campsite is located in open countryside approximately 1.5km north of Hathersage. The campsite is owned and operated by the National Park Authority and comprises an existing single storey office / amenity building, camping pods, tent pitches and a number of campervan spaces.
6. The existing campsite is enclosed by woodland planting which is subject to a Tree Preservation Order.
7. Access to the campsite is off Birley Lane. The nearest neighbouring properties are North Lees Hall north of the site, Bronte Cottage to the west, Cattis Side to the east and Cow Close Farm to the south. The Grade II* Listed North Lees Hall and associated buildings is to the north, however due to the distance, intervening landscaping and change in levels, the site and development is not considered to impact the setting of the Hall.
8. There are Public Rights of Way (PRoW) to the north west and south of the campsite. The campsite is designated as Access Land.

RECOMMENDATION:

That the application be APPROVED subject to the following conditions:

1. **Statutory 3 year implementation.**
2. **Development in accordance with approved plans.**
3. **The new car parking and campervan spaces shall be surfaced with a grass mesh surfacing prior to their first use.**
4. **The proposed landscaping shall be carried out within the first planting and seeding season following first use or substantial completion of the new campervan and car parking spaces. Requirement for ongoing maintenance.**

5. The development hereby permitted shall be carried out in accordance with the approved biodiversity gain plan (approved under general condition imposed by paragraph 13(1), Schedule 7A of the Town and Country Planning Act (1990)) and the approved biodiversity gain plan shall be implemented before first use of the development hereby permitted.
6. Restrict occupancy of campervan spaces to short term holiday letting (no more than 28 days occupancy by any individual per calendar year).
7. All new service lines associated with the approved development, and on land with the applicant's ownership and control, shall be placed underground and the ground restored to its original condition thereafter.
8. There shall be no external lighting on the new campervan bays or car parking spaces hereby approved.
9. Surfacing of the widened track to match the existing materials of the track.
10. Nesting bird checks to be undertaken by a suitably qualified ecologist if any works (including vegetation removal) are undertaken during the main nesting bird season.

Key Issues

- The principle of development,
- impact on the landscape,
- highway safety,
- neighbouring amenity.

History

9. None relevant.

Consultations

10. Derbyshire County Council Highways: No objection. Informative to be included in respect of Public Rights of Way,
11. Derbyshire Dales District Council: No response received to date.
12. Hathersage Parish Council: No objection to the additional campervan spaces. The Parish Council would like to see additional provision for formalised campervan parking in the area. No objection to the additional 11 parking spaces however request that site users are clearly signposted and directed regarding site entry and exist, including directing users to turn left towards Hathersage when departing. Site entry / exit was agreed in the original site planning permission.
13. Peak District National Park Authority Access and Rights of Way: *In 2005, the Authority dedicated as access land the woodland surrounding the campsite. The campsite was in operation at the time of dedication of the woodlands for public access. The mapped extent, provides a right of access on foot for the purpose of open-air recreation within the woodland and an area of the campsite.*

Under the Countryside and Rights of Way Act 2000, access land covered by buildings is viewed as 'excepted land'. This includes any tent, caravan, or other temporary or moveable structure. In these areas, the public right of access is not exercisable. As the

proposal provides for campervans in an area previously available for camping, there is considered to be no material change in the availability or otherwise of access in this area.

It is further considered that, as the woodland is accessed from the campsite and from a public footpath to the north of site, this access and the track through the campsite would be unaffected by the development.

There is therefore no objection to the submitted proposal. It would not have a material impact on public access to the woodland, nor affect that which is not exercisable. However, as the Access Authority, we would look to enhance the means of access into the woodland, including through the provision of additional access from the roadside.

The following footnote is recommended clarifying the availability and extent of the public's rights of access.

Footnote

The site and adjoining woodland are access land as designated under the Countryside and Rights of Way Act 2000. Please note that the grant of planning permission is separate to the public's rights of access which remain unaffected by the development, unless otherwise agreed in writing by the Authority's Access and Rights of Way Officer.

14. Peak District National Park Authority Ecology: *The baseline habitats are 0.12 habitat units (modified grassland) and 0.23 hedgerow units. The development proposals will result in the loss of 58 m of young hedgerow and 0.06 ha amenity grassland.*

The BNG proposals will achieve a net unit change of 0.02 habitat units (17.58%) and 0.11 increase in hedgerow units (45.72%). This will be achieved by creating 0.0072 ha of grassland sown with a meadow mixture along with 0.0259 ha of robust lawn mix suitable for camping site requirements. 5 small native trees will also be planted (although species have not been specified). The trading rules of the metric are satisfied as the same distinctiveness or better habitat will be achieved.

It is noted that the condition assessments have been undertaken within a sub-optimal period (November). However, given the type of habitat present (nutrient rich, amenity grassland), it is considered that extant habitats have not been undervalued.

Conditions recommended in respect of Biodiversity Net Gains (BNG) and nesting birds.

Conclusion

The areas of habitat creation or enhancement are not considered significant relative to existing habitats on site; therefore, in this case, it is not considered proportionate to require monitoring to be secured by legal agreement for 30 years. However, management will still be required to achieve the proposed biodiversity uplift and this is recommended to be secured by a condition. Please see recommendations below.

15. Peak District National Park Authority Landscape: *Campsite is located in the slopes and valleys with woodland in the Derwent Valley and is nestled at the bottom of a wooded valley which continues on a meandering uphill slope to the NE, there are wooded banks directly to the North beyond which the site borders North Lees hall and to the South up to edge of Birley Lane. Much of the wood and the campsite itself along with Cattis-side Moor to the east is classed as open access land, this includes the area for proposed carparking and campervan plots.*

Birley Lane is well used by walkers (as well as vehicles and bikes) as is the lane up to North Lees Hall which is PRoW WD81/7. There will be some visibility to the new area for campervans and cars from FP WD81/7, and there is good visibility through the mature tree trunks from Birley Lane directly to the South.

The topography and wooded nature of the landscape provide a high level of screening for the proposed development from the wider landscape and within the campsite itself stone walls and blocks of planting provide a good level of screening from northern viewpoints, there is a clump of trees to the east of the proposed campervan plots that isn't shown on the existing or proposed plans which helps to provide screening which in my view should be retained. The proposed bunding and hedges will contribute further to screening within the site and provide some mitigation for the views affected from Birley Lane and FP WD81/7. However I would question if they go far enough, as mentioned there will be visibility into the area from the north and south and the character of this land will change from an open grass field with scattered picnic benches and tents with a well concealed track passing through the middle, to a view of campervans and cars in the popular months of the year. I am in support of the scheme generally however would recommend a stronger planting scheme is considered to help to integrate the proposals into the landscape better which could include:

- Denser planting buffers around the bunds of a width of 5m, the mix to include small trees and shrubs,*
- Understorey planting to the Southern edge of Tain Wood where it meets Birley Lane (from close to the site entrance up to just beyond the beginning of the stone wall.)*
- Additional scattered trees in the open space between the proposed carpark area and Tain wood this would integrate well with the area being used for picnic benches.*
- (Suitable species and densities are given in the Upland Landscape section of the Wooded Landscape Plan.)*

16. Natural England: No response received to date.

Representations

17. A single response has been received from the Ramblers Derbyshire Dales District Group which raises concerns over the impact of the development on Access Land and the encroachment of parking across this land, with a request for the National Park Authority to be consulted on the above points.

Main Policies

Relevant Core Strategy policies: GSP1, GSP3, DS1, L1, RT3

Relevant Development Management Policies: DMC3, DMC11, DMC12, DMC13, DMR1, DMR2, DMT6

National Planning Policy Framework (NPPF)

18. National Park designation is the highest level of landscape designation in the UK. The Environment Act 1995 sets out two statutory purposes for National Parks in England: 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 they carry out these purposes they also have the duty to; seek to foster the economic and social well-being of local communities in National Parks.

19. The NPPF is a material consideration and carries particular weight where a development plan is absent, silent or relevant policies are out of date. 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.
20. In the National Park, the development plan comprises the Authority's Core Strategy (2011) and the Development Management Policies (DMP) (2019). The development plan provides 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

21. GSP1, GSP2: 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.
22. GSP3: 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, including in respect of access, traffic levels and landscaping.
23. DS1: Development in the countryside which is acceptable includes recreation and tourism, and conversion or change of use for visitor accommodation.
24. L1: Development must conserve and enhance valued landscape character, as identified in the Landscape Strategy and Action Plan, and other valued characteristics.
25. RT3: Proposals for caravan and camping sites must conform to the principles set out under the policy criteria. Part C. states provision of improved facilities on existing caravan and camping sites must be of a scale appropriate to the site. Part D. states development that would improve the quality of existing sites, including improvements to access and landscaping, will be encouraged.

Development Management Policies

26. DMC3: Development that is acceptable in principle will be permitted provided it is of a high standard that respects, protects and where possible enhances the natural beauty, quality and visual amenity of the landscape and cultural heritage, with attention paid to siting, scale, impact on landscape features and the landscape setting which contribute to the valued character and appearance of the area. Attention will be paid to parking.
27. DMC11: Proposals should aim to achieve net gains in biodiversity and should ensure all reasonable measures are undertaken to avoid net loss in accordance with the ecological hierarchy outlined at (i) – (v).
28. DMC12: Development may be permitted where it is demonstrated the legislative provisions to protect Internationally designated or candidate sites, or European Protected Species, can be fully met.

29. DMC13: Planning applications should provide sufficient information to enable their impact on trees to be properly considered in accordance with 'BS 5837: 2012 Trees in relation to design, demolition and construction – Recommendations' or equivalent. Development should incorporate existing trees, hedgerows or other landscape features within the site layout.
30. DMR1: The development of a new touring camping or caravan site, or small extension to an existing site, will not be permitted unless its scale, location, access, landscape setting and impact upon neighbouring uses are acceptable, and it does not dominate its surroundings.
31. DMR2: Where the development of a touring camping or caravan site is acceptable, its use will be restricted to no more than 28 days per calendar year by any one person.
32. DMT6: New or enlarged car parks will not be permitted unless there is a clear, demonstrable need. Where planning permission is required, additional parking should be of a limited nature, whilst being appropriate to the size of development and accounting for its location and visual impact.

Assessment

Principle & landscape impact

33. Policy RT3 states that provision of improved facilities on existing caravan and camping sites must be of a scale appropriate to the site itself.
34. Policy DMR1 states small extensions to existing touring camping and caravan sites will not be permitted unless its scale, location, access, landscape setting and impact on neighbouring uses are acceptable and it does not dominate its surroundings.
35. The application proposes 3 new campervan spaces within the existing North Lees campsite, and provision of 11 additional car parking spaces. An existing campervan space would be repositioned. Spaces would have grass grid surfacing.
36. The campsite was established in order to reduce camping pressure in the surrounding area, and the application states the latest proposals seek to address increased demand for campervans on the site. In this respect, it is recognised there is an increasing presence of campervans parking overnight along the edge of the highway in the local vicinity and outside of the campsite. Whilst the increase in campervan parking spaces is limited, the proposal would nonetheless offer a potential benefit in offering an alternative location for campervans to stay, in a location that is designated for camping and is better contained and less harmful to the wider landscape.
37. The additional car parking and campervan spaces would be provided within the confines of the existing campsite and the impact within that setting is considered to be acceptable and the scale proportionate to the campsite.
38. The proposed landscaping including re-located bunds and use of grass grid surfacing would help the spaces to integrate well within the site.
39. Whilst the campsite is well established, initial concerns were raised by officers and the Authority's landscape officer regarding the increase in vehicle and campervan parking within the site which could lead to an urbanising effect in the countryside, with particular concern raised regarding the thinning of the woodland edge of the campsite to the south and east of the campsite along Birley Lane, particularly during winter months.

40. The campsite is within the 'Slopes and Valleys with Woodland' area of the 'Dark Peak Yorkshire Fringe'. This area is typically a steeply sloping and undulating topography below the gritstone edge of Stanage. It has patches of acid grassland and bracken, with irregular blocks of semi-natural and secondary woodland. Typically there are open glades comprising small fields enclosed by gritstone walls in this character area, though not in the immediate vicinity of the site itself.
41. Landscaping surrounding the campsite includes a mix of mature tree planting which provides considerable screening of the site within the wider landscape, particularly during the summer months. However, during the visit to site in early Spring there were clear views into the site from Birley Lane from the south and east, when deciduous tree species were not in leaf. It is also unclear if there has been a reduction in understorey planting over the years.
42. Views along the PRoW to the north west would largely be of the landscaped edge of the campsite along the north / north west boundary, with views into the site disrupted by the level change.
43. To address concerns regarding the urbanising impact of the new campervan and car parking spaces, the applicant has submitted amended plans which propose a more comprehensive landscaping scheme to the site.
44. Internally within the campsite, it is now proposed to move the existing 3m wide by 0.5m bunds either side of the track and position these north and south of the campervan and parking bays. The existing mature native hedges on top of those bunds will be carefully relocated to sit on top of the southern bund in order to provide a more instant screening to the south due to the height and maturity of that hedging. New hedging of similar species would be planted along the bund to the north. Holly and hazel feathered whips are proposed along the south edge of the parking spaces to further enclose the spaces, whilst existing trees to the north east end of the campervan spaces would screen the area from the wider campsite to the north east.
45. Meanwhile, the application proposes the planting of understorey vegetation within the woodland edge to the south between the campsite and Birley Lane, comprising a total of 43 holly feathered whips. The Landscape Strategy confirms species within the Slopes and Valleys with Woodland Landscape Character Type includes ancient semi-natural woodland usually with a mixture of species which include holly. The use of holly is therefore appropriate to the local landscape character and would have the benefit of being an evergreen species, thereby helping to screen the campsite during the winter months when other vegetation thins. The quantum of holly planting that is proposed would offer a significant screening benefit.
46. The proposed car parking and campervan pitches would therefore not only be an appropriate scale and well accommodated within the landscape setting as required by RT3 and DMR1, but would also include significant improvements to landscaping which RT3.D indicates will be encouraged. The screening afforded by evergreen species in the winter months would deliver a significant benefit to the local landscape and the development therefore offers an opportunity to enhance the valued characteristics of the National Park, as encouraged by Policy GSP2.A, whilst also supporting National Park purposes in accordance with Policy GSP1.
47. Officers are therefore satisfied the proposals are of a small scale appropriate to the size of the existing campsite, and that the development is acceptable in terms of its scale, siting and impact on the wider landscape setting, thereby complying with Policies GSP1, GSP3, L1, RT3, DMC3 and DMR1.

48. The additional campervan spaces will be subject to a condition restricting their occupation to no more than 28 days by any one person, as required by Policy DMR2.

Ecology

49. The application is supported by a Biodiversity Net Gains (BNG) Assessment which confirms that the proposed development would achieve 10% Biodiversity Net Gains within the site boundary. The Authority's ecologist has confirmed management to achieve the proposed uplift will need to be secured by condition.
50. Notwithstanding the above, the application has been subject to minor amendments to allow sufficient manoeuvring space for the campervans and cars accessing the proposed spaces. This is a minor change which is not considered to be material, however does result in a change to the overall BNG calculations. The final updated report is awaited as are comments from the Authority's ecologist, which will be provided verbally at the committee meeting.

Residential Amenity

51. Due to the nature of the existing site, small scale of the proposed development and the intervening distance and landscaping (both existing and proposed) between the site and nearest neighbouring properties, it is not considered the development would harm the residential amenity of those properties. The development complies with Policies GSP3, RT3, DMC3 and DMR1.A in this respect.

Access

52. A response from the Ramblers Derbyshire Dales District Group which raises concerns over the impact of the development on Access Land and the encroachment of parking across this land, with a request for the National Park Authority to be consulted on the above points.
53. The Authority's Access and Rights of Way (ARoW) officer has been consulted and has responded that whilst the site is Access Land, under the Countryside and Rights of Way Act 2000 Access Land that is covered by buildings is viewed as 'excepted land' and for the purposes of that view, this includes any tent, caravan or other temporary / moveable structure. The public right of access is not exercisable in such areas, however as the proposal would provide for campervans in any area previously available for camping, the ARoW officer considers there to be no material change in the availability or otherwise of access to this area.
54. Means of enhancing access to the woodland around the campsite are being looked at separately by the Authority, and are not directly relevant for the purposes of this application.
55. The response of the Parish Council is noted in respect of access / exit signage and the applicant has agreed to mark low-key signage on exit of the site on the plan.

Conclusion

56. The proposed car parking and campervan spaces are of a scale appropriate to the size of the existing campsite. The layout and accompanying landscaping proposals would ensure the development is acceptable in terms of its siting and impact on the wider landscape setting in accordance with Policies GSP1, GSP3, L1, RT3, DMC3 and DMR1.

- 57. The extent of landscaping proposed to the woodland edge to North Lees Campsite would offer a significant enhancement to the screening of the both the proposed development and the existing campsite as a whole when viewed within the local landscape along Birley Lane. Such enhancements are encouraged by Policies GSP2 A and RT3 C.
- 58. The development would not harm the amenity of neighbouring properties, trees or highway safety and has demonstrated it can achieve 10% Biodiversity Net Gains.
- 59. Therefore, having taken into account all other material considerations raised we conclude that the development is in accordance with the development plan. The application is therefore recommended for approval, subject to conditions set out in the report.

Human Rights

- 60. Any human rights issues have been considered and addressed in the preparation of this report.
- 61. List of Background Papers (not previously published)
- 62. Nil
- 63. Report Author: Hannah Freer, Senior Planner

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North Lees Campsite, Birley Lane, Hathersage

Item no. 8

Application no. NP/DDD/0325/0221

Committee date: 16th May 2025

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9. FULL APPLICATION - FOR RETROSPECTIVE CHANGE OF USE OF A TRACTOR SHED/WORKSHOP TO A COMMERCIAL GARAGE AND USE OF SOME OF THE CONCRETE FARMYARD FOR PARKING AT BROADHAM FARM, REAPSMOOR, LONGNOR (NP/SM/1224/1409/GG)

APPLICANT: MR. MARK LONGSON

Summary

1. The application is for the retrospective change of use of a tractor shed/workshop to a commercial garage and the use of part of the farmyard for the parking of clients' vehicles.
2. The proposed use is contrary in principle due to the location of the site in open countryside away from any named settlement. There is no evidence that the development is required for farm diversification.
3. The application is recommended for refusal.

Site and Surroundings

4. Broadham Farm is located in open countryside off the B5053 road between Warslow and Longnor. The immediate local area is the spread out hamlet of Reapsmoor set within an open countryside landscape defined as the South West Peak Character Type.
5. The site can be accessed by vehicle from the existing farm access points off the B5053 and Moor Road. The application site is a garage/tractor shed set contextually to the farmhouse and agricultural buildings.

Proposal

6. Retention of the use of an agricultural building as a vehicle repair and maintenance workshop for cars, agricultural machinery, plant and smaller items such as garden machinery.

RECOMMENDATION:

That the application be REFUSED for the following reason:

1. **The site is in open countryside where the visitors to the site would be reliant upon the private car. The proposed use would not be farm diversification or required to support land management and therefore would represent an unsustainable form of development in this location contrary to Core Strategy policies DS1 and E2.**

Key Issues

- whether the proposal is acceptable in principle in this location;
- whether the proposal has a detrimental effect on the character and appearance of the site and its setting, or the wider landscape setting within which it sits;
- ecology and biodiversity impacts; and
- whether the proposal would harm the amenities of nearby neighbouring properties.

History

None relevant

Consultations

7. Staffordshire County Council (Highway Authority):

- main access is off B5053 where visibility is restricted
- current records show that there were no personal injury collisions on B5053 within 215m either side of the property access in the previous five years
- a mirror is placed on the opposite side of the road, which are not approved for use on the highway and should not be relied upon, and shows the owners acknowledge a visibility issue and have taken steps to address the issue
- hedge on the B5053 is kept maintained and visibility could be improved by further reducing the height of the hedge to no greater than 900mm for 160m to the north (to the junction with Moor Road) and 215m to the south
- request a condition that visibility splays of 2.4m x 160m to the north and 2.4m x 215m to the south shall be provided and kept free of all obstructions to visibility over a height of 900 mm above the adjacent carriageway level.

8. Fawfieldhead Parish Council:

- Majority of the PC members support the application as the garage provides a valuable service for the local community, and in addition local employment.

9. Environmental Health Department (Staffordshire Moorlands District Council)

- Noise – Operation/ Delivery Times (Condition)
- Plant and Machinery/ Operational Noise (Condition)
- Artificial Lighting – (Condition)
- Oil Interceptor – (Condition)
- Asbestos - a demolition or refurbishment asbestos survey and risk assessment should be carried out prior to the demolition/renovation of the existing buildings
- Nuisance - there is no record of any validated complaint against this premises in the previous 6 years to application
- granting of planning permission does not in any way indemnify against statutory nuisance action being taken should substantiated complaints within the remit of part III of the Environmental Protection Act 1990 be received.

Representations

10. To date the Authority has received 15 representations supporting the proposal. The following reasons are given:

- Applicant is a hardworking and valuable mechanic to the local area
- proposed change would make for a more modern and efficient workshop helping the business he is trying to run to support his family
- garage provides employment for a family in a rural location
- great demand for this sort of business and great addition to the area
- local residents in Longnor, Warslow and the surrounding area find it beneficial to have a commercial garage and repair shop situated close to where they live
- offers a sustainable alternative to people having to travel to Leek, Buxton or Ashbourne to get their vehicle repaired
- very much needed and valued local service
- people not having to travel for what they need and not adding to the carbon footprint of the area
- low environmental impact using a redundant shed
- any visual impact would be minimal

- no adverse effect in the landscape
- may also provide work for local people.

Main Policies

11. Relevant Core Strategy policies: GSP1, GSP2, GSP3, DS1, L1, CC1, E2 & T1
12. Relevant Local Plan policies: DM1, DMC3, DMC13, DMC14, DME2 and DME8

Wider Policy Context

13. 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

14. Policies in the Development Plan provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. It is considered that in this case there is no significant conflict between prevailing policies in the Development Plan and the NPPF.
15. Paragraph 88 of the NPPF states that planning policies and decisions should enable the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, new building and the development and diversification of agricultural and other land-based rural businesses.
16. Paragraph 89 states that planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances, it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.
17. 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.
18. Paragraph 111 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Peak District National Park Core Strategy

19. 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
20. 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.
21. DS1 - *Development Strategy*. This sets out what forms of development are acceptable in principle within the National Park.
22. 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.
23. 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.
24. L2 - *Sites of biodiversity or geodiversity importance*: This states that development must conserve and enhance any features or species of biodiversity importance and, where appropriate, their setting. It also advises that, other than in exceptional circumstances, development will not be permitted where it is likely to have an adverse impact on any features or species of biodiversity importance.
25. E2 – *Business in the countryside*: This states that businesses in the countryside should be located in existing traditional buildings of historic or vernacular merit in smaller settlements, on farmsteads, and in groups of buildings in sustainable locations. However, where no suitable traditional building exists, the reuse of modern buildings may be acceptable provided that there is no scope for further enhancement through a more appropriate replacement building. It also advises, on farmsteads, that small scale business development will be permitted provided that it supports an existing agricultural use.

Local Plan Development Management Policies

26. DM1 - *The presumption of sustainable development in the context of National Park purposes*: This advises that, when considering development proposals, the National Park Authority will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework
27. 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.

28. DMC11 - *Safeguarding, recording and enhancing nature conservation interests*: This advises that proposals should aim to achieve net gains to biodiversity as a result of development. In considering whether a proposal conserves and enhances sites, features or species of wildlife, 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;....
- (iv) appropriate mitigation; and
- (v) in rare cases, as a last resort, compensation measures to offset loss.

Details of appropriate safeguards and enhancement measures for a site, feature or species of nature conservation importance, which could be affected by the development, must be provided in line with the Biodiversity Action Plan.

29. DMC12 - *Sites, features or species of wildlife, geological or geomorphological importance*: This advises that development will only be permitted where significant harm to protected species can be avoided and the conservation status of the population of the species or habitat concerned is maintained or the need for, and the benefits of, the development in that location clearly outweigh any adverse effect.

30. DMC13 - *Protecting trees, woodland or other landscape features put at risk by development*: This advises that hedgerows which positively contribute to the visual amenity or biodiversity of the location will be protected and, other than in exceptional circumstances, development involving loss of these features will not be permitted.

31. DMC14 – *Pollution and disturbance*: This advises that development that presents a risk of pollution, disturbance or odour that could adversely affect the amenity of neighbours and neighbouring uses will not be permitted.

32. DME2 – *Farm diversification*: This advises that development will be permitted if there is clear evidence that the new business use will remain ancillary to the agricultural operation of the farm business, meaning that the new business use is a subsidiary or secondary use or operation associated with the agricultural unit

33. DME8 - *Design, layout and neighbourliness of employment sites including haulage depots*: This advises, where development for employment purposes is acceptable in principle, it will only be permitted where every practicable means is used to minimise any adverse effects on the valued characteristics and amenity of the surrounding area. This includes visibility from vantage points, site access, vehicular circulation, parking and the storage of vehicles or other equipment and landscaping and other screening and noise and proposed times of operation. Where necessary, planning conditions will restrict future growth and intensity of the activities on site.

Supplementary Planning Guidance

34. 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. The PDNPA Climate Change and Sustainable Building Supplementary Planning Document advises on means by which new development should seek to mitigate its carbon footprint.

Assessment

Principle of the development

35. The site is located in open countryside and not within a named settlement for the purposes of policy DS1. Therefore, the relevant policy for the consideration of this application development is Policy E2. This states that proposals for business development in the countryside must take account of the following principles (Officer emphasis):
- A. Businesses should be located in existing traditional buildings of historic or vernacular merit in smaller settlements, on farmsteads, and in groups of buildings in **sustainable locations**. However where no suitable traditional building exists, the reuse of modern buildings may be acceptable provided that there is no scope for further enhancement through a more appropriate replacement building.*
- B. On farmsteads, or groups of estate buildings, small scale business development will be permitted provided that it **supports an existing agricultural or other primary business responsible for estate or land management**. The primary business must retain ownership and control of the site and building, to ensure that income will be returned to appropriate management of the landscape...*
36. Outside of named settlements E2 A. restricts business development to sustainable locations. This site is located some distance from the nearest named settlement Longnor which is approximately 1.6km to the north. The site is otherwise not well served by public transport and therefore staff and customers would rely on the private car. This site is not in a sustainable location for the purposes of policy E2.
37. The only other scope for business development is provided by E2 B. which allows for small scale business development to support land management (farm diversification). The site is physically located at a farmstead; however, the applicant is not employed in agriculture and there is no established agricultural business at the site which is responsible for land management; the associated land is rented out and the buildings are redundant to agricultural use.
38. There is local support for the retention of the use on this site, as evidenced in the representations. It is stated that this is a sustainable development to meet the needs of local people. The support for this service is understood and our policies do support such services for the community but directs them to sustainable locations for sound and well-established environmental purposes.
39. Furthermore, a search identifies that there are existing similar facilities in Longnor and Hartington. Competition between businesses is not a material planning consideration, however, the evidence indicates that there are existing similar facilities in the locality in more sustainable locations than the proposal. Therefore, there is no compelling evidence of need for the proposal which would override the Authority's established policy position nor any evidence that if there were a need that it could only be met on this site.
40. Given the above, the proposed use does not meet any of the exceptional circumstances set out in Policy E2 of the Core Strategy and is therefore is unacceptable in principle and would represent an unsustainable form of development in this location.

Highway safety

41. The use of the building proposed would generate additional vehicle movements compared to the lawful use as an agricultural building. The visibility splays to the access off the B5053 are constrained, as advised by the Highway Authority, and would need improvement if permission were granted. The Highway Authority has requested that the hedgerow onto the B5053 be managed to a height not exceeding 900mm to allow for adequate visibility splays to be maintained.
42. If permission were granted it would be possible to impose a planning condition requiring the hedges to be maintained at this height as the hedges are on land within the blue edged landownership detailed in the application.
43. Access can also be achieved off Moor Lane but, given that this is a more modest road, it is likely that the principal access will be via the B5053. However, the access onto Moor Lane is gated and is bounded by a wall. The use of the access to Moor Lane therefore could not reasonably be secured by planning condition and the Applicant has advised that this is not used for the purposes of gaining access to the site for the purposes of the application.
44. There is sufficient space on site and within the building for parking of vehicles related to the proposed use.
45. Based on the information with the application it is possible for the Authority to require safe visibility splays be provided and maintained and therefore the development would not harm highway safety in accordance with policies GSP3 and DMC3.

Character and appearance

46. The building is existing and no alterations are proposed to facilitate the proposal. The proposed use would generate additional traffic related to visitors and deliveries. This activity and parked vehicles would be greater than expected at a farmstead but would nevertheless be read against the existing building group which would limit visual impact.
47. The proposed use would also generate scrap, old tyres, oil and other materials which would need to be stored for collection and recycling. There is no information in the application as to where this is proposed. Such material if stored outside could have an adverse visual impact in this rural location and therefore if permission were granted the approval of a satisfactory compound within the site would need to be approved; this could be a condition of any grant of planning permission with potential to utilise redundant agricultural buildings for such a purpose.
48. The provision of safe access as proposed by the Highway Authority would require a significant extent of the hedgerow to be maintained no greater than 900mm. As stated above, this can be secured by planning condition. However, provision of the visibility splays would lead to the hedge either side of the access being managed such that it would appear uncharacteristically low in the landscape.
49. The proposal would introduce noise from tools and equipment related to the use. The site is within a tranquil area where noise particularly from grinders, air powered tools and hammers would be audible in the local area. It is accepted that farms can create such noise, however, this would be less frequent than a vehicle repair use.
50. The development therefore would result in some visual impact related to vehicles, scrap and material storage and to the hedgerows adjacent to the access if these were required to be maintained at 900mm. There would also be impacts from noise related to the use

of tools. These impacts would result in a degree of harm which would need to be mitigated by conditions, where possible, to comply with the requirements of policies GSP3, DMC3, DMC14 and DMC8.

Amenity

51. The Environmental Health Department (Staffordshire Moorland District Council) has been consulted with regards to whether the use of the premises would be likely to cause nuisance to residents in the locality. It is advised they have no records of complaints being received and that they have no objection to the application. However, it is advised that conditions to protect the local environment and neighbourhood amenity, with respect to artificial lighting, machinery noise, operation and delivery times and the provision of oil inceptors, should be attached to any grant of planning permission. Informatives have also been provided with regards to noise attenuation and lighting.
52. Given the close proximity of the proposed use to the adjacent dwelling, noise would be clearly audible. However, the use would remain within the control of the applicant. If permission were granted, conditions would be required to control hours of operation and delivery and to require the use to remain ancillary to the house. Noise from the development would not harm the residential amenity of occupants of the neighbouring dwelling and therefore there would be no conflict with policies GSP3, DMC3 and DMC14 in this regard.

Conclusion

53. The site is in an unsustainable rural location and utilises a building that is not deemed to be of traditional character and appearance and, therefore, the proposal is contrary to the core aims of policies DS1 and E2 of the Core Strategy.
54. The development would result in changes to the hedgerows adjacent to the access, parking, outside storage and noise which would result in some harm to the character and appearance of the locality which would need to be mitigated, as far as possible, by planning condition.
55. The representations in support of the application are noted and have been considered. However, for the reasons set out in this report these do not outweigh the harm to policy identified. In the absence of any other material considerations the application is recommended for refusal.

Human Rights

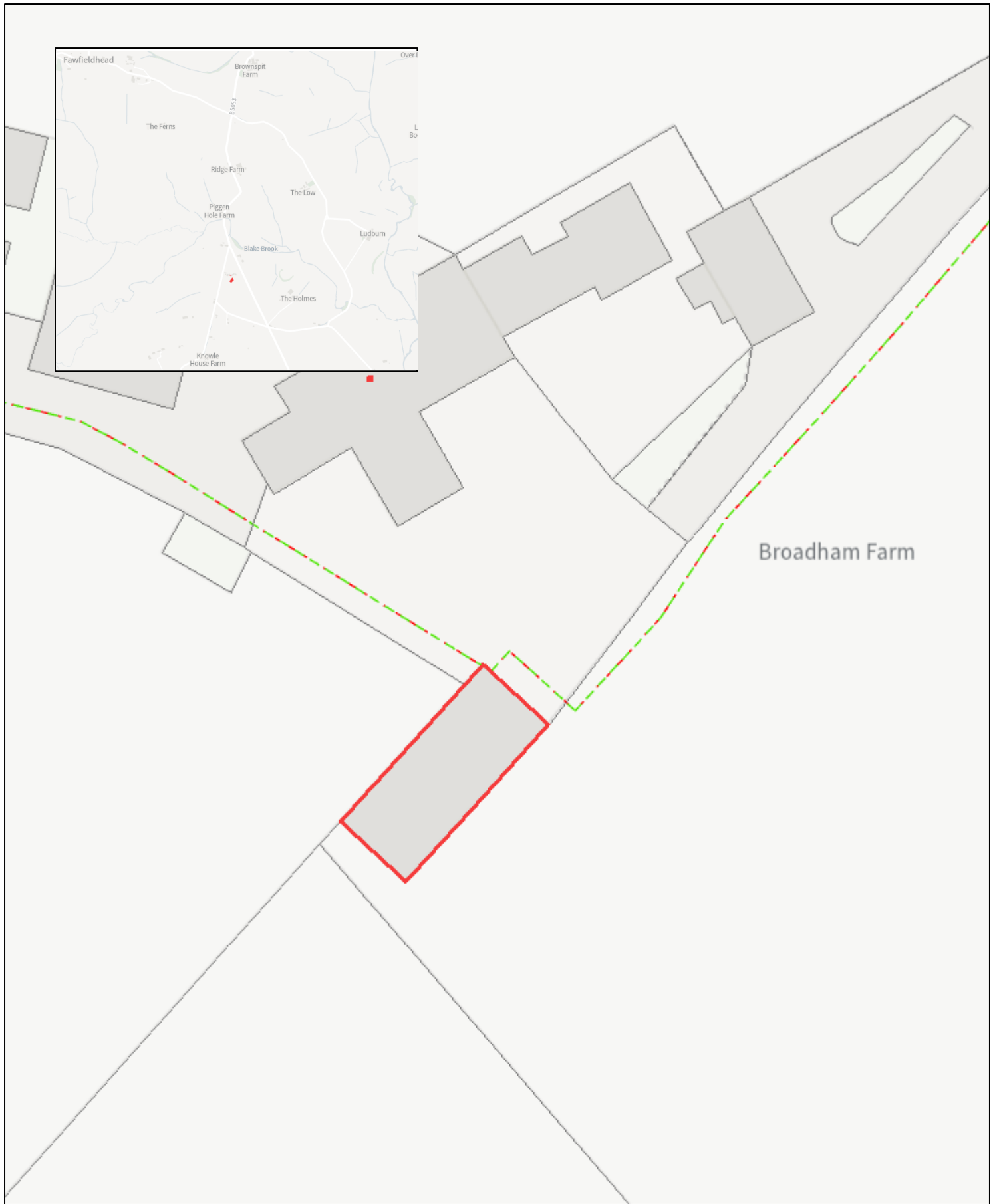
Any human rights issues have been considered and addressed in the preparation of this report.

List of Background Papers (not previously published)

Nil

Report Author and Job Title

Gareth Griffiths, Planner, South Area



Broadham Farm, Reapsmoor, Longnor

Item no. 9

Application no. NP/SM/1224/1409

Committee date: 16th May 2025

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10. HOUSEHOLDER APPLICATION – PROPOSED GARAGE AND STORE BUILDING FOR PURPOSES INCIDENTAL TO A DWELLING AT THE BARN, SOUTH CHURCH STREET, BAKEWELL (NP/DDD/1024/1145/SC)

APPLICANT: MR & MRS G SLACK

Summary

1. The application seeks permission for a detached single garage and workshop/store building for domestic residential use.
2. The key considerations are the principle of the development, the potential impact on the character and appearance of the host property and the Conservation Area and the privacy and amenity of neighbouring dwellings.
3. In this case, the proposals are considered acceptable in amenity, conservation and design terms and compliant with policies in the Development Plan and the National Planning Policy Framework in all other respects, therefore recommended to members for approval.

Site and Surroundings

4. The application site lies off South Church Street, close to Bakewell Town Centre and within the Town Conservation Area. The property was converted to a dwelling in 2011/2012 and consists of two separate barns connected by a flat roofed glazed link extension.
5. A garden and parking area are located to the front of the dwelling, with access to the site along a private drive off South Church Street.
6. The curtilage of the dwelling bounds other properties on three sides, Erica Cottage to the east, Kirkwood to the south and Barnes Cottage/3 South Church Street and 5 Stoneycroft South Church Street to the north. The nearest listed building (Belvoir Cottage) is sited on butts Road some 27m away to the east of the development site.

Proposal

7. Planning permission was originally sought to erect a single storey stone outbuilding with a mezzanine floor area in the roof space. to provide garaging of a vehicle, and to provide workshop and storage areas incidental to the use of the main dwelling.
8. Amended plans have since been submitted, showing a reduction in the scale, design and massing of the building. These plans now form the basis of the current application and are considered in detail in the following assessment of the report.

RECOMMENDATION:

That the application be APPROVED subject to the following conditions:

- 1 **Standard 3-year time limit.**
- 2 **Compliance with amended plans and details.**
- 3 **Design & Materials.**
- 4 **Garage to remain for garaging of private domestic vehicles only.**

5 Workshop/store to remain ancillary to main dwelling.

6 Details of climate change mitigation measures to be approved and implemented.

Key Issues

- Whether the development is acceptable in principle.
- The potential impact on the host property and the Conservation Area.
- The privacy and amenity of neighbouring dwellings.
- Highway safety.

Relevant planning history

9. 2011 - NP/DDD/0211/0122 - Proposed conversion of two disused barns to a single detached dwelling. Granted.

Consultations

10. Highway Authority – No objections.
11. District Council – No response.
12. Town Council – Object on the following material planning grounds (due to the height):
 - Layout and density of buildings.
 - Planning history of the site.
 - Overshadowing/overbearing presence near a common boundary.
 - Overlooking/loss of privacy.
 - Loss of light.
 - Effect on listed buildings and Conservation Areas.

Representations

13. Four letters have been received, each objecting to the scheme on the following grounds:
 - Planning history of the site.
 - Overshadowing and overbearing presence near a common boundary.
 - Loss of light.
 - Effect on the conservation area.
 - Overlooking/loss of privacy.
 - Noise and disturbance resulting from use.
 - Loss of trees.
 - Impact on nature conservation interests & biodiversity opportunities.
 - Car parking provision.
14. The Town Council and neighbouring properties affected by the development have been re-consulted on the amended scheme. Responses to the amendments have been received from both the Town Council and neighbouring properties repeating their previous objections to the scheme.

Statutory Framework

15. 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:

- a) Conserve and enhance the natural beauty, wildlife and cultural heritage
 - b) Promote opportunities for the understanding and enjoyment of the special qualities of national parks by the public
16. 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.
17. In the National Park, the development plan comprises the Authority's Core Strategy and the new Development Management Policies (DMP). These Development Plan Policies provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. This application must be determined in accordance with the development plan unless material considerations indicate otherwise.

Core Strategy Policies: GSP1, GSP2, GSP3, DS1, L3, CC1

Development Management Policies: DMC3, DMC5, DMC8, DMH7, DMT3, DMT8

The Authority has adopted three separate supplementary planning documents that offers design guidance on householder development, namely the Building Design Guide (1987), Design Guide (2007) and the Detailed Design Guide on Alterations and Extensions (2014). The latter offering specific criteria for assessing the impacts of householder development on neighbouring properties.

National Planning Policy Framework (NPPF)

18. 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.
19. Para: 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.

Core Strategy policies

20. 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.
21. 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, the impact on living conditions of communities and development is appropriate to the character and appearance of the National Park.
22. DS1 - *Development Strategy*. Supports extensions and alterations to dwellinghouses in principle, subject to a satisfactory scale, design and external appearance.
23. L3 - *Cultural Heritage assets or archaeological, architectural, artistic or historic significance*. Explains that development must conserve and where appropriately enhance or reveal the significance of historic assets and their setting. Other than in exceptional circumstances, development will not be permitted where it is likely to cause harm to the significance of any cultural heritage asset or its setting.

24. CC1 - *Climate change mitigation and adaption*. Sets out that development must make the most efficient and sustainable use of land, buildings and natural resources. Development must also achieve the highest possible standards of carbon reductions and water efficiency.

Development Management Policies

25. DMC3 - *Siting, Design, layout and landscaping*. Reiterates, that where developments are acceptable in principle, Policy requires that design is to high standards and where possible enhances the natural beauty, quality and visual amenity of the landscape. The siting, mass, scale, height, design, building materials should all be appropriate to the context. Accessibility of the development should also be a key consideration.
26. DMC5 - *Assessing the impact of development on designated and non-designated heritage assets and their setting*. Provides detailed advice relating to proposals affecting heritage assets and their settings, requiring new development to demonstrate how valued features will be conserved, as well as detailing the types and levels of information required to support such proposals.
27. DMC8 - *Conservation Areas*. States, that applications for development in a Conservation Area, or for development that affects it's setting or important views into or out of the area, across or through the area should assess and clearly demonstrate how the existing character and appearance of the Conservation Area will be preserved and, where possible, enhanced. Applications should also be determined in accordance with policy DMC5 considering amongst other things, form and layout, street pattern scale, height, form and massing, local distinctive design details and the nature and quality of materials.
28. 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.
29. DMH8 A - *New Outbuilding and alterations and extensions to existing outbuildings in the curtilages of dwellinghouses*. States that, new outbuildings 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 the landscape, including Listed Building status and setting, Conservation Area character, important open space and valued landscape character. In addition, the use of the buildings will be restricted through conditions, where necessary.
30. DMT3 - *Access and design criteria*. This affirms that where transport related infrastructure is developed, this should be to the highest environmental design and materials, and where safe access for people is achievable.
31. DMT8 - *Residential off-street parking*. Off-street parking for residential development should be provided unless it can be demonstrated that on-street parking meets highway standards and does not negatively impact on the visual and other amenity of local communities. In addition, the design and numbers of parking spaces associated with residential development must respect the valued characteristics of the area, particularly in Conservation Areas.

Assessment

Principle of the development

32. There is no objection in principle, provided that the development is subordinate in scale, mass, form and design, conserves and enhances the immediate dwelling and its curtilage and pays particular attention to the amenity of nearby properties.

33. In this case, it is considered the principle is acceptable and therefore in accordance with policies DS1 & DMC3 in these respects.

Siting, design & materials

34. Policy DMC3 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.
35. Policy DMH7 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.
36. Policy DMH8 states that new outbuildings 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 the landscape, including Listed Building status and setting.
37. The Authority's Design Guidance on garages says these should be designed in sympathy with the property they serve with materials and roof pitches reflecting those of the main dwelling. Also, if size requirements for a garage result in a building of a size that cannot be considered to be of a design that is sympathetic to the property it serves; for example, they don't appear subservient or are out of proportion with the house itself, these concerns will outweigh any considerations towards car storage.
38. The amended plans show a reduction in the size and design and subsequently the massing of the new building. This has been achieved by removing the proposed first-floor mezzanine storage area, enabling the eaves to be lowered and subsequently reducing the roof pitch. The net effect is that the ridge is approximately 800mm lower and the eaves around 500mm lower than the original scheme.
39. The building has also been repositioned slightly, so it now stands around one metre away from each of the adjoining neighbouring boundaries of Erica Cottage and Barnes Cottage/3 South Church Street. To accommodate for some loss of first floor storage, the building has been made slightly longer (340mm) across its front elevation axis.
40. In this case, the proposed new building would be sited towards the northeast corner of the garden and would replace an unauthorised timber storage shed. A hard standing/parking and manoeuvring area would be provided to the front of the new building. Access would be through the existing entrance to the site.
41. The new building would measure approximately 7.8m along its front elevation x 6.1m in depth x around 4.39m to the ridge. To the front elevation of the building (which faces into the garden area towards the house) there would be a single garage door, a small window and a single access door, with gritstone headers to the doors and a header and sill to the window. Both gables and rear elevation of the building would be left blank.
42. The roof to the building would be pitched at 30 degrees and would incorporate natural blue slate, with natural limestone for the walls, the doors to the garage would be conditioned to be either vertically ribbed metal or timber boarded, with the single vertically boarded timber door. Internally, the building would incorporate a single garage space, workshop and storage area.

43. Regarding the above, the new building would appear subordinate in scale and massing in relation to the main dwelling. Moreover, it would reflect a design and use of materials that would complement the host building, helping to preserve its traditional character and appearance and that of the surrounding vernacular.
44. Consequently, the development by virtue of its siting, scale, design and use of materials, would accord with policies DMC3, DMH7 & DMH8 in these respects.

Heritage

45. Policy DMC5 provides detailed advice relating to proposals affecting heritage assets and their settings whilst also requiring development to avoid harm to the significance, character, and appearance of heritage assets.
46. Whilst Policy DMC8 states, that applications for development in a Conservation Area, or for development that affects its setting or important views into or out of the area, across or through the area should assess and clearly demonstrate how the existing character and appearance of the Conservation Area will be preserved and, where possible, enhanced.
47. In this case, it is considered the siting of the outbuilding within an enclosed garden area would appear as a simple outbuilding serving the host property, but clearly subordinate to it. As such, it would be viewed as a sensitive and integral part of the site and its surrounding architectural vernacular.
48. Consequently, the addition of this domestic outbuilding is considered an appropriate addition to the site and would complement the existing property whilst preserving the character and appearance of the conservation area within which it would be sited. Therefore, in accordance with policies DMC5 & DMC8 respectively.

Amenity

49. Policy GSP3 states, that all development must respect the living conditions of communities. Whilst policy DMC3 reiterates that where developments are acceptable in principle, particular attention will be paid to the amenity, privacy and security of the development and other properties that the development affects.
50. In addition, the Authority's SPD on 'Extensions & Alterations' states amongst other things, that outlook, amenity, privacy and daylight are fundamental considerations when altering or extending a property.
51. This is to ensure that habitable rooms achieve a satisfactory level of outlook and natural daylight, there is adequate privacy and outdoor private amenity space and that no overbearing or harmful overshadowing of neighbouring property results.
52. The nearest neighbouring dwellings are Erica Cottage to the east, Kirkwood to the south and Barnes Cottage / 3 South Church Street and 5 Stoneycroft, South Church Street to the north.
53. The two properties most affected by the development are Barnes Cottage / 3 South Church Street and Erica Cottage. Taking firstly Barnes Cottage / 3 South Church Street, the furthest distance between the rear elevation windows of the property and the gable elevation of the new building, would according to the amended plans amount to around 13m.

54. Whilst the garden level is lower than the development site, it is considered that the distance (13m) would afford the habitable rooms of this property to achieve a satisfactory level of outlook and natural daylight. No windows would overlook their garden area from the new building and so it is considered there would be adequate privacy to their outdoor amenity space, with no harmful overshadowing of the property.
55. The agent has provided cross sections of the site in relation to the neighbouring properties which show an assessment of the 25-degree light rule (sunlight assessment), which according to the Building Research Establishment (BRE) guidance, would be considered satisfactory in this case.
56. With regard to Erica Cottage, the garden area of the cottage is also set below the level of the development site and therefore a perception of overbearing would be present should the building be constructed. However, the siting of the building away from the boundary coupled with the roofslope pitching away from the cottage, would help mitigate any adverse impact on the amenity of the dwelling from this perspective.
57. The first floor west facing window in the dormer extension of the cottage would face toward the rear of the proposed garage, however, using the 25-degree rule assessment (as presented on the amended cross section drawings) there would be minimal loss of light to this window.
58. Moreover, the room to which the window relates also benefits from a set of south facing glazed doors, closely adjacent and at right angles to the window in question. Therefore, the available daylight and sunlight to that room would still remain substantially in excess of the requirement for reasonable amenity set out in BRE Guidance.
59. In addition, the first floor west facing window in the dormer extension of the Erica's Cottage could be construed as presenting a greater amenity issue for the applicants, as it already overlooks the garden area of their dwelling.
60. The erection of the garage in this location would therefore go some way to mitigating any perceived overlooking of the applicants garden and views from this window at Erica Cottage towards the main front elevation of the application property and vice versa.
61. Subsequently, whilst the proposed building would be constructed close to neighbouring boundaries, it would by virtue of its position within the northeast corner of the plot have no significant negative impact on the amenity of these neighbouring dwellings or any other residential dwellings in the locality. In accordance with policies GSP3 & DMC3 in these respects.

Highway matters

62. Policy DMT3 states amongst other things, that a safe access should be provided in a way that does not detract from the character and appearance of the locality and where possible enhances it.
63. Whilst Policy DMT8 says that, the design and numbers of parking spaces associated with residential development must respect the valued characteristics of the area, particularly in Conservation Areas.
64. The Local Highway Authority has raised no objections to the scheme, as there would be no material impact on the public highway than already exists, nor would it impose any adverse impact on the valued characteristics of the area. Subsequently, the development is acceptable in Highway Safety terms in accord with policies DMT3 & DMT8 in these respects.

Environmental Management and sustainability

- 65. Policy CC1 sets out that development must make the most efficient and sustainable use of land, buildings and natural resources.
- 66. According to the submitted climate statement, the scheme would be built to the updated building regulations, which are now more stringent in their approach to energy use.
- 67. In this case, the proposed scheme would use a palette of natural materials (stone under a slate roof) to match the existing and constructed to conserve fuel and power, limiting heat gains and losses, whilst making the most efficient and sustainable use of the land.
- 68. Due to the smaller scale of development, it is considered the proposal would generally meet the requirements of policy CC1 in these respects.

Other matters

- 69. This householder application is exempt from statutory biodiversity net gain.

Conclusion

- 70. In conclusion, the proposed new building is of an appropriate scale, design and appearance in relation to the existing property and uses natural materials in keeping with the local building tradition.
- 71. Moreover, there would be no undue adverse impacts on the appearance of the conservation area, the privacy and amenity of neighbouring dwellings or highway safety to warrant refusal of the application.
- 72. Consequently, the scheme is in accordance with National and Development Plan Policies and adopted Design Guidance, therefore recommended to members for approval subject to conditions.

Human Rights

- 73. Any human rights issues have been considered and addressed in the preparation of this report.
- 74. List of Background Papers (not previously published)
- 75. Nil
- 76. Report Author: Steve Coombes, South Area

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The Barn, South Church Street, Bakewell

Item no. 10

Applicator NP/DDD/1024/1145

Committee date: 16/05/2025

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Scale: 1:500 at A4 pagesize
Map centre grid ref: 421,646 368,415



**PEAK
DISTRICT**
NATIONAL
PARK

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11. PLANNING PERFORMANCE UPDATE (BJT)

1. Purpose of the report

To update members on current performance of the Authority's development management function.

Key Issues

- **Whether performance is above nationally prescribed standards**

2. Recommendation:

- 1. That the report be noted.**

How does this contribute to our policies and legal obligations?

3. The criteria for assessing the performance of Local Planning Authorities is defined by Section 62A of the Town and Country Planning Act 1990.

Background Information

4. Planning statistics are reported quarterly to the Ministry of Housing, Communities and Local Government (MHCLG), and the performance of planning authorities is judged against criteria related to:
 - The speed of determining applications for major development;
 - The quality of decisions made by the authority on applications for major development;
 - The speed of determining applications for non-major development;
 - The quality of decisions made by the authority on applications for non-major development.
5. The speed of determination thresholds for 2025 below which a local planning authority is eligible for designation are: a) For applications for major development (District Matters): less than 60 per cent of an authority's decisions made within the statutory determination period (13 weeks) or such extended period as has been agreed in writing with the applicant; b) For applications for major development (County Matters): less than 60 percent of authority's decisions are made within the statutory determination period (13 weeks) or such extended period as has been agreed in writing with the applicant; and c) For applications for non-major development: less than 70 per cent of an authority's decisions made within the statutory determination period (8 weeks) or such extended period as has been agreed in writing with the applicant.
6. The performance of the Authority's Development and Enforcement teams on the above is as follows:
 - a) Major Development (District Matters) = 100% (designation period average 83%)
 - b) Major Development (County Matters) = 0 decision in last quarter (designation period average 100%)
 - c) Non Majors = 93% (designation period average 88%)

7. With this in mind officers are maintaining efforts regarding performance improvement and continue to respond to the recommendations offered by the Planning Advisory Service from their review of the service in 2024.
8. A critical element in achieving better performance will be the resumption of our charged for pre-application advice service as of the 1st March 2024. This came on the back of a successful Forum with over 20 local agents where we discussed bringing back the service, improving our communications, and getting involved in future design review. These additional actions add real value to the way we engage with communities and local businesses.

Other improvement projects

- **Pre-application advice service** – has now been operating for a full year which has assisted service quality and performance and also enables improved budget sustainability.
- **Local Validation list** – has now been updated and consulted upon. Officers will be bringing the new list to Planning Committee
- **Standard conditions** – to be updated and will bring greater efficiency and consistency to reports and decision notices
- **Specialist consultations** – a review of both archaeology and built historic buildings inputs which will reduce the number of cases consulted upon and focus in on those heritage assets with the highest levels of significance and complexity. These are the cases which are most helpful for additional input to planners and offer the necessary mitigating conditions. Other lower level cases can be dealt with by senior planners. A new career graded conservation officer is also being developed to enable a broader scope of heritage work to be undertaken and to facilitate further home-grown talent.

Proposals

9. To maintain our performance improvement commitment and develop further actions in response to the recommendation from the Planning Advisory Service.

Are there any corporate implications members should be concerned about?

Financial:

10. There will be a need to continually monitor the update of pre-application advice during the financial year and ensure sufficient cost recovery to sustain the Planning Service budget.

Risk Management:

11. Moving consistently above national standards for the speed of planning decision making removes a significant corporate risk. .

Sustainability:

12. The recent improvements in staff capacity, allied to the return of pre-application advice and income generation are all positive indicators that the Planning Service is reaching a sustainable state once more. This will then impact positively on the services and quality we can offer the outcomes this brings for the National Park.

Equality, Diversity and Inclusion:

13. Recent changes to the way we recruit have brought about a more diverse staffing structure to the planning service with a balance of gender and age profiles allied with new opportunities for career progression, all of which we hope will be an attraction and strength to new and existing staff in the Service.

14. **Climate Change**

Maintaining a sustainable caseload with a positive approach to decision making is a key means of delivering our policy objectives for climate change, including energy efficiency, transport and biodiversity gain. Having a sustainable caseload also enables the broader planning team to engage in the reviews of our Local Plan and design guides, ensuring they are up to date and fit for purpose.

15. **Background papers (not previously published)**

None

16. **Appendices**

NONE

Report Author, Job Title and Publication Date

Brian Taylor, Head of Planning, 8 May 2025
brian.taylor@peakdistrict.gov.uk

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12. **PLANNING APPEALS MONTHLY REPORT (A.1536/BT)**

1. **APPEALS LODGED**

The following appeals have been lodged during this month.

<u>Reference</u>	<u>Details</u>	<u>Method of Appeal</u>	<u>Committee/ Delegated</u>
NP/DDD/0124/0111 3663131	Replacement of windows to the front elevation of the public house The Moon Inn, Stoney Middleton	Written Representations	Delegated
NP/DDD/1224/1362 3363039	Conversion of agricultural barn to open market dwelling at Barn and Croft to the east of Robin Hey, Main Road, Wardlow	Written Representations	Delegated
NP/SM/0924/1017 3364097	Two storey extension of northwest gable and erection of a balcony/patio area including minor internal revisions at Ye Olde Rock Inn, Upper Hulme	Written Representations	Delegated
NP/DDD/0924/0916 3364693	Listed Building consent - The provision of two parking bays with hipped roof canopy. Proposed removal of a disused oil tank, excavation of hillside alongside driveway, and the felling of 4 low quality trees in woodland. To include associated landscaping and hard-standing provision.	Written Representations	Delegated

2. **APPEALS WITHDRAWN**

There have been no appeals withdrawn during this month.

3. **APPEALS DECIDED**

The following appeals have been decided during this month.

NP/DDD/0624/0624 3354957	Proposed alteration and extension at The Gables, Greaves Lane, Ashford in the Water	Householder	Dismissed	Delegated
<p>The Inspector considered that the main issues were a) whether the proposed development would preserve or enhance the character or appearance of the Ashford in the Water Conservation Area, b) the effect of the appeal scheme on the living conditions of the occupiers of neighbouring properties with specific regard to outlook and light and c) the suitability of the proposal with specific regard to climate change mitigation and flood resilience.</p> <p>The Inspector states that the scale of the extension would create a bulky mass to the rear that</p>				

would be unreflective of and thus an unacceptably jar against the quaintness of the original dwelling. It would have a dominating presence that would also erode the sense of spaciousness. The proposal would also include bi-fold doors that would be an alien feature against the more traditional and prevailing smaller proportioned openings of the existing house.

The proposal would be set an adequate distance away from neighbouring properties and it was considered that the scale would not cause harm to the living conditions of these occupants, however a lack of flood risk assessment also meant that this other material issue could not be adequately addressed.

Overall there were no material considerations which would outweigh the significant harms set out to the character and appearance of the original dwelling and as such the appeal was dismissed.

NP/DDD/0524/0534 3352304	Change of use to dwelling The Old School, Main Street, Great Longstone	Written Representations	Dismissed	Delegated
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The Inspector set out the main issues as: whether the proposed development would result in an unacceptable loss of a community facility; the effect of the proposal on protected species; and the effect of the proposal on the character and appearance of the area, including the wider National Park landscape, and the extent to which it would preserve or enhance the character or appearance of the Great Longstone Conservation Area and the effect on a non-designated heritage asset (NDHA).

While the Inspector found that the wider impacts on the Conservation Area were not considered significant and could have been mitigated, the Inspector concluded that the proposal would result in the unacceptable loss of a community facility. It would therefore conflict with CS Policy HC4 and DMP Policy DMS2 which together seek, among other things, to protect community facilities unless it is demonstrated and evidenced that reasonable attempts have been made to sell or let the building for an alternative community facility for a period of at least 12-months; and that the community facility is no longer needed; is available elsewhere; or is no longer viable.

Furthermore, there was insufficient information to adequately demonstrate the proposed development would not cause harm to protected species.

On this basis the appeal was dismissed.

NP/DDD/0324/0306 3351162	Proposed heightening of stone wall between garden and road from 1m to 1.82m at Lathkill View, Church Street, Monyash	Householder	Dismissed	Delegated
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The Inspector considered that the main issue was the effect of the proposed development on the character and appearance of the area and the setting of the Monyash Conservation Area (CA).

The Inspector found that the development would provide improved security and privacy for the appellant and future occupants of Lathkill View. However, set against this the altered wall would be a discordant feature in this particular location. Its height would be very apparent in views into the CA and it would be visually prominent due to its proximity to the road. As a consequence, the wall would detrimentally affect the manner in which the CA is experienced and harm the significance of the heritage asset through development in its setting.

The Inspector concluded that the proposal conflicted with the development plan and the material considerations did not indicate that the appeal should be decided other than in accordance with it.

The appeal was therefore dismissed.

4. RECOMMENDATION:

To note the report.

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