

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.1142/5015

Date: 5 June 2025



NOTICE OF MEETING

Meeting: **Planning Committee**

Date: **Friday 13 June 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 16 May 2025** *(Pages 5 - 16)*
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.
3. **Urgent Business**
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.
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 Planning Application - The Redevelopment of the Former Brooklands Christian Care Home Site on Coombs Road, and the Creation of 4 Dwelling Houses on the Site at the Brooklands, Coombs Road, Bakewell (NP/DDD/0523/0494) MN** *(Pages 17 - 40)*
Site Plan
7. **Listed Building Consent Application - The Redevelopment of the Former Brooklands Christian Care Home Site on Coombs Road, and the Creation of 4 Dwelling Houses on the Site at the Brooklands, Coombs Road, Bakewell (NP/DDD/0523/0495) MN** *(Pages 41 - 54)*
Site Plan
8. **Full Application - Side and Rear Extensions to Dwelling at Thatchers Cottage, Redfern Lane, Hollinsclough (NP/SM/0325/0272) RD** *(Pages 55 - 62)*
9. **Full Application - Change of use of land to allow the stationing of a shepherd's hut, and the creation of a surfaced access track (retrospective) at land to the South East of The Glen, Hollinsclough Rake (NP/SM/0325/0233) PM** *(Pages 63 - 72)*
Site Plan
10. **Planning Appeals Monthly Report (A.1536/BT)** *(Pages 73 - 74)*

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 16 May 2025 at 10.00 am

Venue: Aldern House, Baslow Road, Bakewell

Chair: P Brady

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

Apologies for absence: A Hart, K Richardson and J Wharmby.

46/25 MINUTES OF PREVIOUS MEETING HELD ON 11 APRIL 2025

The minutes of the last meeting of the Planning Committee held on 11 April 2025 were approved as a correct record.

47/25 URGENT BUSINESS

There was no urgent business

48/25 PUBLIC PARTICIPATION

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

49/25 MEMBERS DECLARATIONS OF INTERESTS

Item 6

The Agent for this item is a former officer of the Peak District National Park Authority and is known to some members of the committee.

Item 8

It was noted that this application has been submitted by the Peak District National Park Authority.

50/25 FULL APPLICATION - ERECTION OF STORE FOR WOODLAND MANAGEMENT EQUIPMENT AT SMALLDALE PLANTATION, BATHAM GATE ROAD, SMALLDALE (NP/HPK/0225/0144, HW)

Some Members had visited the site the previous day.

The Planning Officer presented the report and outlined the reasons for refusal as outlined in the report. The following points were noted:-

- No concerns about the design of the building.
- All tree works have been approved by the tree officers from PDNPA.
- The key issue with this application is the policy principle.
- There is a tree preservation order on the whole woodland.

The following spoke under the public participation at meetings scheme:

- Jane Newman, Agent

It was noted that the Peak Forest Parish Council is in favour of this proposal.

Questions and Comments from Members:-

- There was concern that granting this application would set a precedent for other areas of privately owned woodland.
- The pathway to the site was discussed. There is no intention for a formal route. There is no need to fell trees to create access. Minimalist structure just for storage, no intention to install power etc. Land was sold off by PDNPA and is now with the 3rd owner, by refusing this application are the owners being deprived of the equipment to manage the woodland.
- The location plan was discussed and it was felt that it does not reflect what the Members experienced on their site visit. The topography is a significant factor in the management of this woodland. Have to get the balance correct between the policy principle and the desire to maintain and enhance the peak park. Security is also a consideration.
- Page 18 of report, paragraph 30, sets out policy DME1 and the criteria were discussed. Criteria (x) is not discussed in the officer's report. Members are making a judgement as to whether the application is meeting the criteria. Officers feel that the building is desirable but not functionally necessary. The permanency of the building was discussed and its life expectancy predicted at around 10 years.
- By not allowing storage on site we would be automatically insisting that whoever manages this wood drives to the site with a quad bike on a trailer instead of accessing the site on foot or by cycle which is contrary to some of our other policies.
- Members were in favour of a condition limiting the time span of the building to the end of the management plan plus 1 year and also a condition on not having a permanent track to the site.
- Regarding the conditions the Agent requested that the application have one more year added on to the management plan.
- It was felt that the requested building is reasonable but questioned the functionality of the quad bike being permanently on site and the impact on the soil structure by the quad bike.

A motion to approve the application, against officer recommendation, with the following conditions was moved, seconded, put to the vote and carried.

RESOLVED:

That the application be APPROVED subject to the following conditions:

- 1. This permission shall be for a limited period, expiring on 31 May 2033. On or before that date, the building hereby permitted shall be permanently removed from the land and the site shall reinstated to its former condition, unless an application to extend the permission has been approved in writing by the National Park Authority.**
- 2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the following approved plans, subject to the following conditions or modifications:**

Location/Block Plan (plan reference PJ/PF/P8 Edition 01)

Proposed Elevations (plan reference PJ/PF/P1)

- 3. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015, (or any order revoking and re-enacting that order) the building hereby permitted shall not be used for any purpose other than for purposes related directly to forestry undertaken at Smalldale Plantation.**
- 4. There shall be no surfacing of the access or creation of tracks to the building hereby permitted.**
- 5. No services shall be laid to the building hereby permitted.**

51/25 FULL APPLICATION - ALTERATIONS AND EXTENSION TO AN EXISTING RESIDENTIAL UNIT (USE CLASS C2) AT THE LODGE, MANCHESTER ROAD, SHEFFIELD (NP/S/1024/1162, WE)

Some Members had visited the site the previous day.

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

It was noted that some of the previously agreed landscaping has not been completed. Could there be a condition stating that landscaping scheme should be completed and enforced prior to any work commencing on this build? This would will require monitoring by Officers and would need to be carried out this autumn/winter season. It would not prejudice the work of the extension in anyway.

Questions & Comments from Members:-

- Could there be an additional condition which defines the use to the building and additional curtilage only, no creeping or change of use in the future?
- Need to be very clear about the landscaping with a 3 year implementation time and the extension would need to be up prior to the planting season (Nov-March).

- More trees being planted what have better BNG and would screen the site. It was felt that a hedge is not a deterrent for future development whereas trees are more permanent. Officers feel there are sufficient trees in proportion to the development proposed.
- The track is a limestone chipping track which is unattractive and not part of the local landscape, could there be a condition regarding the track.
- The open car park at the top would also need landscaping.
- It was acknowledged that there is a need to monitor and enforce the previous conditions.
- The previous application was not subject to BNG uplift. The baseline used for BNG is the existing site and not the previous application with the proposed planting that has not been implemented. This application consolidates the landscaping and the delivery of the landscaping shall be enforced.
- There was concern regarding possible future development on the west of the site.

A motion to approve the application with additional conditions 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 amended plan 'P300-4', subject to the following conditions and/or modifications.**
- 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 the completion or first occupation 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 site, 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. Notwithstanding the submitted plans, in the first planting season following commencement of the development, new tree and hedgerow planting shall be carried in complete accordance with a revised Landscaping Strategy and Maintenance Plan which shall**

first have been submitted to and approved in writing by the National Park Authority. The landscaping strategy shall include additional tree planting across the site and the inclusion of mixed hedgerow which shall span the height of the site along the access track.

6. Any retained tree or new tree proposed by the revised Landscaping Strategy (approved under condition 5) shall not be uprooted, destroyed, pruned, cut or damaged in any manner during the development phase and thereafter within 5 years from the date of first occupation of the building, other than in accordance with the revised Maintenance Plan. Any such tree which is cut down, uprooted or destroyed 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 or in accordance with alternative details which shall have first been submitted to and approved in writing by the National Park Authority.
7. There shall be no external lighting installed on the extension or the patio area other than in accordance with a scheme which shall have first been submitted to and approved in writing by the National Park Authority.
8. The approved residential use (Use Class C2) shall be restricted to the approved extension, car parking and paved area immediately surrounding the building as shown on plan 'P300-4'. No planning permission is granted for the change of use of any other land within the site.

Members requested that this development be carefully monitored so that the landscaping is installed at the correct time and to the agreed specifications.

52/25 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)

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

The Parish Council had raised concerns regarding vehicles to and from the site so some advisory signs on site are recommended to advise customers to proceed with caution.

There were no comments from Members.

A motion to approve the applications 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 following plans: 001 P02 Location Plan; 003 P04 Proposed Site Plan.
3. The new car parking and campervan spaces shall be surfaced with a grow through material such as grass mesh or similar, prior to their first use, unless an alternative surfacing is otherwise agreed in writing by the National Park Authority.
4. The proposed landscaping shown on drawing '003 P04 Proposed Site Plan' shall be carried out in the first planting season following substantial completion or first use of the development, whichever is the sooner.
5. Any trees or hedges which die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species or in accordance with an alternative scheme previously agreed in writing by the National Park Authority
6. 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.
7. There shall be no external lighting associated with the new car parking or campervan spaces other than in complete accordance with a detailed scheme which shall have first been submitted to and approved in writing by the National Park Authority.
8. The surfacing of the widened access track shall match the materials and appearance of the existing track.
9. 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.
10. No caravan or campervan shall be occupied other than short stay holiday accommodation and no caravan or campervan shall be occupied by any one person for a period exceeding 28 days in any calendar year.
11. 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.
12. Works (including vegetation clearance) should avoid taking place during the main breeding bird season, between March to August

inclusive. If works occur during this period a check for breeding birds shall take place by a suitably experienced ecologist, no more than 48 hours prior to works commencing. If nesting birds are present, works shall be postponed until after the breeding season or a suitable buffer put in place as advised by the supervising ecologist.

53/25 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)

Some Members had visited the site the previous day.

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

It was established that this is not a working farm.

The following spoke under the public participation at meetings scheme:

- Mark Longson, Applicant – Statement read out by Democratic Services

Questions and Comments from Members:-

- There was concern that approval of this development could lead to the development of a mini industrial estate.
- Looking at the sustainability of the proposal it seems reasonable to provide a local service otherwise locals may have to travel some distance to access a garage.
- If permission were granted are there conditions on advertising? – advertising consent is a separate process however the business would be able to display adverts of a certain size but this could be constrained to the site boundary.
- This seems like a good opportunity to support a local resident to make use of a redundant building. The use would be tied to the occupants of the house.
- Would additional screening be possible so that it is not so visible from the road.
- Concern regarding the vehicles awaiting scrap being left on the yard.
- Is it possible to limit the number of cars on site and to restrict the number of vehicles being parked there? There could be a condition to restrict the number of cars however this would be hard to enforce. Cars should not be parked at the front of the building.

The Head of Planning confirmed that an element of this application was contrary to strategic policy E2 in relation to new employment uses in the open countryside. The existing modern buildings were to be retained and reused therefore no enhancement could be demonstrated. However, the low-key nature of the use allowed the landscape to be essentially conserved, plus there was very little harm (e.g. from noise, light etc.) and the impacts were capable of being mitigated through further landscaping. Noting that the use was also a beneficial business use and service to the area this would also contribute to other

development plan aims. As such the aims of the development plan would not be significantly harmed or undermined. On this basis the Head of Planning confirmed there was no reason to refer the item under standing orders.

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

RESOLVED:

That delegated power be granted to the Head of Planning and Development and Enforcement Manager to APPROVE the application subject to seeking amendments in regard to parking and subject to the following conditions:

- 1. The development hereby permitted shall not be carried out other than in complete accordance with the submitted plans, except as amended by the site location plan received 27 June 2025, subject to the following conditions.**
- 2. The premises hereby permitted shall not be occupied other than ancillary to Broadham Farm and the garage, parking and existing farmstead shall be retained within a single planning unit.**
- 3. The premises hereby permitted shall be used for a commercial garage (repair, testing and servicing) and associated parking only and for no other purpose (including any other purpose in Class B2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).**
- 4. The use hereby permitted shall not take place other than between the hours of 07:00 to 18:00 Monday to Friday, 08:00 to 13:00 on Saturdays and at no time on Sundays or Bank Holidays.**
- 5. No deliveries shall be taken at or despatched from the site other than between the hours of 07:00 to 18:00 Monday to Friday, 08:00 to 13:00 on Saturdays and at no time on Sundays or Bank Holidays.**
- 6. No power tools or machinery shall be used outside the building at any time.**
- 7. No external lighting shall be provided on the site other than in accordance with details which shall have first been submitted to and approved in writing by the Local Planning Authority.**
- 8. No scrap, waste or other materials shall be stored outside of the application building other than in accordance with details which shall have first been submitted to and approved in writing by the Local Planning Authority.**
- 9. Visibility splays of 2.4m x 50m to the north and south shall be maintained throughout the lifetime of the development. The visibility splay shall be kept free of all obstructions to visibility over a height of 900mm above the adjacent carriageway level.**
- 10. Within 6 months of the date of this permission, a landscaping scheme (including tree and hedge planting to soften views of the application site) shall be submitted to and approved in writing by the Local**

Planning Authority. The planting within the approved landscaping scheme shall then be completed out within the planting season (October 2025 to March 2026) or an alternative timescale first approved in writing by the Local Planning Authority. Any plants dying, being severely damaged or diseased shall be replaced within the next planting season with plants of an equivalent size and species or in accordance with an alternative scheme first agreed in writing by the National Park Authority before any trees are removed.

- 11. Notwithstanding the provisions of Schedule 2, Part 7 the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order), no extensions or alterations to the building, the subject of this application, shall be carried out other than in accordance with a planning application which shall have first been submitted to and approved in writing by the Local Planning Authority.**

54/25 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)

Some Members had visited the site the previous day.

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

The following spoke under the public participation at meetings scheme:

- John Colebrook, Objector
- Nick Marriott, Agent

Questions and Comments from Members:-

- It was noted that the site is within a conservation area. Will this building have an unacceptable impact on both of the neighbouring properties? - Officers are satisfied that the building will not be over-bearing on neighbouring properties.
- It is important to respect the objections. Unusual site as it is an open site in a dense town area and quite a large ancillary building. Are there better ways of achieving something similar, one of the issues being the height of the proposed building.
- The location of the proposed building was discussed and if it was possible to locate it do another area.
- Is it necessary for a pitched roof when the space above is not being used, could it be a lower angle on the pitch or a flat roof. What other options have been considered?
- It was noted that Bakewell Town Council had objected to this application.

A motion to refuse the application against Officer recommendation was moved, seconded, put to the vote and carried.

RESOLVED:

That the application be REFUSED for the following reason:

- 1. The development would have an unacceptable overbearing impact and result in a significant loss of light to neighbouring properties. The development would therefore harm the residential amenity of occupants of neighbouring properties contrary to Core Strategy policy GSP3, Development Management policies DMC3 and DMH7 and the Authority's Supplementary Planning Document on Alterations & Extensions.**

55/25 PLANNING PERFORMANCE UPDATE (BJT)

The Head of Planning presented the report and updated the committee on the current performance of the Authority's Development Management function.

- There has been growth in the team with 4 new apprenticeships and an enhanced career structure now in place.
- Work was also progressing on a career graded conservation officer post.
- There shall be a report to the Planning Committee once or twice a year to keep Members informed.
- A range of other improvement initiatives are also progressing such as the review and adoption of the local validation list, standard conditions, and a review of consultation input to the planning process from specialist areas such as heritage (archaeology and historic buildings advice to improve officer capacity and speed up determination periods).

Questions and Comments from Members:-

- How do the Ministry of Housing judge the quality of decisions taken? - they take total number of applications that are determined divided by the total number of appeals that we lose.
- Support and congratulations were given from the Members all members of team to get to this place and to maintain this position.
- There was a discussion regarding the uptake of the Pre-Application Service. The Pre-App service achieved 2/3rd of budget in the first year, this year seem to be busier with pre apps and seem to be busier and better engagement, end of this financial year have a better idea of statistics.
- Will there be a forum for agents this year? - An invite to agents has been sent out for a meeting next month, focus being on design and already started a review of design guide, inviting agents to discuss.

The recommendation to note the report was moved, seconded, put to the vote and carried.

RESOLVED:

To note the report.

A proposal to congratulate the Head of Planning and all members of team was moved, seconded, put to the vote and carried.

RESOLVED:

To extend congratulations to the Head of Planning and all members of the team.

56/25 MONTHLY APPEALS REPORT (BJT)

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

The recommendation to note the report was moved, seconded, put to the vote and carried.

RESOLVED:

To note the report.

The meeting ended at 12.10 pm

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FULL PLANNING APPLICATION – THE REDEVELOPMENT OF THE FORMER BROOKLANDS CHRISTIAN CARE HOME SITE ON COOMBS ROAD, AND THE CREATION OF 4 DWELLING HOUSES ON THE SITE AT THE BROOKLANDS, COOMBS ROAD, BAKEWELL (NP/DDD/0523/0494/MN)

APPLICANT: MR PETER HUNT

Summary

1. The application relates to proposals redevelop the site of the care home at The Brooklands, Coombs Road, Bakewell. The application has a number of elements:
 - the conversion of the main building from a residential care home to a single dwelling, with the refurbishment of the listed building, together with a replacement single storey extension and earth-sheltered garage;
 - the conversion and extension of former garden and agricultural buildings within the curtilage to a dwelling;
 - the demolition of an existing cottage and the erection of a new dwelling;
 - the demolition of ancillary accommodation and the erection of a dwelling.
2. This report concludes that the proposals are acceptable in principle, and are the minimum development required to support the viable conversion and restoration of the principal listed building back to a single dwellinghouse – it's optimal use. Whilst the development would result in some harm to the heritage significance of the listed buildings, the development is generally sensitively designed and it is concluded the arising harm is outweighed by the public benefits of bringing the listed buildings back in to viable use, securing their long-term conservation.
3. The application is therefore recommended for approval.

Site and Surroundings

4. The Brooklands lies off Coombs Road, a short distance to the east of Bakewell town centre. The site occupies a prominent location on sloping land overlooking Bakewell Showground and Agriculture Business Centre. The Monsal Trail is to the east of the site. The site comprises Brooklands, its associated access, landscaped gardens, outbuildings and former walled kitchen garden. The application site also includes a small group of former farm buildings, a two-bedroom house (Bethcar), and a staff accommodation bungalow. Access to the site is via a narrow drive which has an acute angled junction with Coombs Road. The gates at the junction between the drive and Coombs Road, and the associated boundary walls are Grade II listed structures.
5. The Brooklands is a Grade II listed building and was formerly a dwelling house which was last in use as a care home with 19 bedrooms. It was run as a Christian Residential Home for the elderly. The site contains three separate grade II listed buildings. These comprise:
6. The Brooklands including service range and linking wall. The building was included on the statutory list of buildings of special architectural or historic interest in January 1970;
7. Entrance gateway and attached garden wall at The Brooklands. The gateway and walls were placed on the statutory list in 1974;

8. Kitchen garden walls with attached potting sheds at The Brooklands. These structures were included on the statutory list in 1974.
9. All other structures are considered to be curtilage listed.
10. The submitted Heritage Statement explains that The Brooklands was formerly a residence and bleaching works and that around 1827 it was enlarged for use as a small country house. In 1954 it was converted to a residential care home, which it was until its closure in 2019.
11. The majority of the application site lies within Bakewell's Development Boundary, as shown in the Development Management DPD. However, the wooded area to the north east of the Brooklands is outside of the development boundary (DMB1, see inset map).
12. The entire application site lies outside of the designated Bakewell Conservation Area. To the south of Brooklands there is a grade II listed former coach house which has been extended and converted to a dwelling. To the west of the site there is a small estate of detached houses and bungalows. A public footpath runs from Coombs Road, through the Outrake, to the Monsal Trail and through the woods beyond. The rear of the site is visible from this footpath.

Proposal

13. The application is for the creation of four dwellinghouses on the site, two by conversion of existing buildings, and two by new build replacement dwellings.
14. In addition to the detailed plans, the application is accompanied by a Design, Access and Heritage Impact Assessment which also includes an assessment of landscape impact and the setting of the heritage assets. The application also includes a Planning Statement which sets out planning policies and addresses the key planning issues. The submission also includes an energy statement with reference to policy CC1 and CC2, and a full ecological report and a tree survey.
15. In more detail, the proposal is for four open market dwellings comprising:

Plot 1

The principal listed building and former residential home for the elderly: change of use to form a seven bedroomed dwelling. Repair, alterations, renewal of services with associated landscaping, and a detached subterranean garage. Repair and reinstatement of the historic entrance gates. The subterranean three car garage is proposed adjacent to Brook Lodge, the former stables to The Brooklands. The garage would be accessed via walled ramp.

Plot 2

The kitchen garden walls and former potting shed, cartshed, cowsheds, pigsties and kennels: conversion and extension to form a single 5-bed dwelling, including repair, consolidation and alterations to existing structures.

Plot 3

Demolition of Bethcar, an existing 2 storey dwelling with associated external ancillary structures, and erection of a single storey 5-bed dwelling over a semi-subterranean basement/garage

Plot 4

Demolition of staff accommodation bungalow, built in 1987, and erection of a two storey 5-bedroomed dwelling with garaging.

RECOMMENDATION:

That delegated power be granted to the Head of Planning, Development and Enforcement Manager and Area Team Manager to APPROVE the application subject to agreement of drainage matters and relevant conditions with the Lead Local Flood Authority and subject to the following conditions:

- 1 3-year time limit**
- 2 In accordance with amended plans and details**
- 3 Phasing of development to secure the conservation works to the principal listed building prior to the commencement of other parts of the development**
- 4 Scheme of archaeological recording and monitoring**
- 5 Scheme of landscaping**
- 6 Implement tree protection measures during construction.**
- 7 Remove permitted development rights for alterations, extensions, outbuildings, and boundaries**
- 8 Conversion of buildings only with no demolition other than shown on plans**
- 9 Design and repair details, to include amongst other things window retention, works to floors, and roof alterations**
- 10 Scheme of external lighting**
- 11 Climate change mitigation measures to be implemented**
- 12 Recommendations of the ecological assessment to be implemented**
- 14 Agree construction compound**
- 15 Provision and maintenance of modified access through lifetime of the development.**
- 16 Retain garages for the parking of domestic vehicles.**

Key Issues

16. Whether the development is acceptable in principle, including whether it is major development, whether the loss of a community facility is justified, and whether a scheme of exclusively open market housing complies with adopted planning policies that seek to provide affordable housing on schemes of this type wherever viable
17. The impact of the development on the landscape character of the National Park.
18. Other issues, including ecological impacts and site drainage

Relevant planning history

19. 1985: Planning permission granted for conversion of stable block to dwelling

20. 1987: Planning permission granted for extension to care home
21. 1987: Planning permission granted for extension of outbuildings to form dwelling
22. 2004: Planning application seeking planning permission for conversion of the Brooklands to 10 flats, a 40-bed care home and erection of two assisted living units (plus demolition of kitchen garden walls and outbuildings) and associated application for listed building consent. WITHDRAWN prior to determination.
23. 2005: Application REFUSED for planning permission for conversion of residential home to five apartments and the erection of a 40-bed care home, assisted living accommodation amenity block and access and associated application for listed building consent.
24. 2006: Planning permission and associated listed building consent GRANTED for conversion of the Brooklands to two dwellings and the construction of a 40-bed care home. A legal agreement was attached to the planning permission restricting long term occupancy of the care home to local people or dependents of local people
25. 2007: Listed building consent GRANTED for works to the listed buildings within the current application site to facilitate conversion of the Brooklands to two dwellings and construction of a 60-bed residential nursing home (NPIDDD/1007/0970). This scheme was a revision of that granted consent in 2006 and was approved taking into account that the revised scheme better preserved the listed structures.
26. 2008: Planning permission GRANTED for conversion of 'The Brooklands' to two dwellings and the construction of a 60-bed residential nursing home (NP/DDD/1007/0969). This scheme was a revision of that granted consent in 2006 and was approved taking into account the revised scheme better preserved the listed structures within the current application site and the proposed new build care home was considered to be of better design than that previously consented. A section 106 legal agreement was attached to the 2008 planning permission restricting long term occupancy of the care home to local people or dependents of local people. The plans approved in 2008 show a free-standing building with two three-storey stone-built buildings and a glass atrium, which would lie between them, arranged around a court yard on a horseshoe. A single storey wing would run off the east facing elevation of the second stone-built building. The single storey wing would be mainly constructed from stone but would also be provided with a significant amount of glazing. The design of the three-storey stone-built buildings broadly reflected the character and appearance of The Brooklands, the remaining elements of the care home were more contemporary in style.
27. 2011: Planning permission and listed building consent GRANTED for an extension to the time limit for implementing the planning permission granted in 2008 for the conversion of the Brooklands to two dwellings and the construction of a 60-bed care home (NP/DDD/1007/0969). The permissions were implemented by the demolition of a glass house. Although the works were very small, the Authority accepted that this constituted a commencement so the permissions (NP/DDD/1110/1185 and NP/DDD/1110/1186) were therefore saved in perpetuity.
28. 2021: Pre-application advice given on a draft masterplan which was submitted to prompt discussion about the key principles of redeveloping the site to allow for a large holiday let within the main house; a new house within the walled gardens; conversion and extension of the farm buildings to form a dwelling; and three new build dwellings to the north.
29. 2022: Planning permission and listed building consent REFUSED for the redevelopment of the former Brooklands Christian Care Home site on Coombs Road, and the creation

of 5 dwelling houses on the site; two by conversion of existing buildings, and three by new build. This was refused on the grounds of harm arising that was not demonstrated to be required to, or achieve, the conservation or enhancement of the principal listed building, that it failed to provide enough heritage assessment for impacts to be properly considered, that the proposed dwellings in some instances gave rise to adverse landscape impacts, and matters of surface water drainage remaining unresolved.

Consultations

30. Highway Authority – No objections subject to conditions.
31. District Council – No response.
32. Town Council – No objection overall to this application subject to the following;
33. The Development Boundary Breach disclosed must be addressed either by redesign by the developer or classed as an exception by the Planning Authority if not confirmed as a permitted development extension within a curtilage.
34. A Section 106 Agreement for Affordable Housing must be made, as this a major development of resultant high net value open market properties. Affordable Housing would not be reasonably expected to be provided on this heritage site and may affect viability of the project within this unique setting, whereas a Section 106 agreement would offset this.
35. The detached property built in 1897 show as “Bethcar”, represents a historical link to the whole estate, being built as a farm workers cottage. Although in a poor state of neglect, this property should be saved and sympathetically developed retaining an important heritage link to the history of the former estate as well as being a noticeable house within the current landscape.
36. PDNPA – Conservation – Advise that the scheme would result in less than substantial harm, largely caused by harm to the setting of Brooklands and the contribution this makes to the significance of the listed buildings. They state that furthermore, the scheme to the house has been amended to respond to their concerns, but that the risk is that the amended scheme does not comprise a full scheme of conservation which would provide the public benefits to outweigh the harm to the buildings’ significance. They note the importance of ensuring that the heritage benefits of enabling development are realised after an approval. The full response can be viewed on the Authority’s website.
37. PDNPA – Archaeology – Advise that the works have the potential to uncover or remove some features of archaeological significance, most notably the loss of Bethcar. Advise that if the planning balance supports the proposals as scheme of archaeological monitoring and recording should be secured. The full response can be viewed on the Authority’s website.
38. PDNPA – Tree officer – No objections.
39. PDNPA – Ecology – Advise that the mitigation measures set out in the submitted ecological assessment should be adhered to, and that a lighting plans should be secured.
40. PDNPA – Landscape – Objects to the proposals on the grounds of lack of information and recommends that a landscape and visual assessment is carried out, and that a landscaping plan is secured.
41. Historic England – No comments.

42. Lead Local Flood Authority – Following initial comments and the submission of additional information from the applicant, the following response was received:

43. the following points require addressing before we are able to formally comment.

- A suitable drainage layout and associated drainage calculations which display the existing drainage/drainage features, proposed surface water drainage, SuDS, and outfall for the site while demonstrating that the site will not cause flood risk to any proposed or existing infrastructure.
- Further explanation regarding how existing surface water flood risk will be diverted away from properties during the re-development.
- What is the flood risk posed by the private pipes referred to as land drains in the FRA? Where are they located? Will existing flows change during or following development?
- The surface water outfall would need to cross Coombs Road to enter the watercourse on the southwest side. How would this be achieved?
- The flow route of the watercourse shown as Figure 1 in the most recent drainage strategy does not align with our data records, i.e., the watercourse does not cross Coombs Road c.400m downstream of the proposed outfall. Is there evidence available to show that connectivity has been established between the watercourse on the southwest side and northeast side of Coombs Road?
- What is the total proposed impermeable area for the development?
- A range of sustainable drainage techniques must be considered prior to or in conjunction with the planning layout. Information regarding possible SuDS techniques can be seen within 1.1 of the CIRIA SuDS Manual C753 (page. 29).
- It needs be demonstrated that surface water will be treated in line with Table 26.3 of the CIRIA SuDS Manual C753 (page. 569).
- How the sustainable drainage systems integrate with the open space and green infrastructure should be described and what multifunctional benefits they provide should be stated, as per paragraph 59 of planning practice guidance (Aug 2022).
- Derbyshire County Council as LLFA would not adopt or maintain the proposed SuDS. Could further details be provided explaining who the responsible party would be to carry out maintenance of the SuDS.

44. The Victorian Society – the Victorian Society objects to these works due to the harm they represent to the setting and understanding of a listed building. The demolition of Bethcar is unjustified and would result in the complete loss of an important aspect of Brooklands setting and character. Secondly, the proposed designs for the site are wholly inappropriate for the Conservation Area of the National Park. They do not respect the historic nature of the site and would negatively impact the listed building and readability of its history. The Society recommends more appropriate architectural choices that would complement and enhance the historic character of the site, not challenge and disrupt it. The full response can be viewed on the Authority's website.

45. The Georgian Group – Conclude that the Georgian Group has considerable concerns about the impact of the proposed new development within the grounds of Brooklands on the setting and significance of the listed structures. The proposed development may also prejudice the future viability of the mansion as a single private dwelling. The full response can be viewed on the Authority's website.

46. Natural England – No objection.

Representations

47. None received at time of writing. However, one letter was received in relation to the parallel listed building consent application and is reported here as it has greater

relevance to planning matters than listed building ones. It seeks to bring the following matters to the Authority's attention:

i) Plot 3 Bethcar. We note it is intended to demolish the existing building and replace with a new build within the curtilage of current wall around the existing house (Bethcar). Having looked at the submitted plans it is clear that the proposed new dwelling extends well beyond the current wall on the west side of the development. In the previous planning application for the erection of a nursing home on the Brookland Christian Care home site there was a commitment to create a 'wildlife' buffer zone and bat run between the border of our property and the proposed care home – the west elevation of this proposed building was aligned to the current stone wall. Having stated that the proposed new building will be within the curtilage of the existing wall around Bethcar we are unclear why the plans show that this is not the case.

ii) We remain concerned (as outlined in our feedback on the previous planning application) with the impact of extensive evacuation of land required for the footings of the new build on the roots of the very tall preserved trees, rain water run-off and nearby springs. Please note, prior to the current owners, a spring (behind Bethcar) fed the pool/pond. This is no longer the situation and the pool/pond is empty of water. We would like reassurance that the impact on land drainage and feed to the swimming pool have been thoroughly considered prior to the commencement of any building.

Statutory Framework

48. 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:
49. Conserve and enhance the natural beauty, wildlife and cultural heritage
50. Promote opportunities for the understanding and enjoyment of the special qualities of national parks by the public
51. 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.
52. 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.
53. Relevant Core Strategy policies: GSP1, GSP2, GSP3, GSP4, DS1, CC1, HC1, HC4, L1, L2 and L3.
54. Relevant Development Management policies: DMC3, DMC5, DMC7, DMC10, DMC11, DMC13, DMH9, DMS2, DMT3, DMT8, and DMB1.
55. 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).

National Planning Policy Framework

56. The National Planning Policy Framework (NPPF) should be considered as a material consideration and carry particular weight where a development plan is absent, silent or relevant policies are out of date. In the National Park the development plan comprises our Core Strategy 2011 and the Development Management Policies 2019. Policies in the development plan provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. There is no significant conflict between prevailing policies in the development plan and the NPPF and our policies should be given full weight in the determination of this application.
57. Paragraph 189 states that *“great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks and the Broads.”*
58. Paragraph 221 sets out that local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

Peak District National Park Core Strategy

59. Policy GSP1 sets out the broad strategy for achieving the National Park's objectives having regard to the Sandford Principle, (that is, where there are conflicting desired outcomes in achieving national park purposes, greater priority must be given to the conservation of the natural beauty, wildlife and cultural heritage of the area, even at the cost of socio-economic benefits). GPS1 also sets out the need for sustainable development and to avoid major development unless it is essential, and the need to mitigate localised harm where essential major development is allowed.
60. Policy GSP2: *Enhancing the National Park* states that:
61. Opportunities for enhancing the valued characteristics of the National Park will be identified and acted upon.
62. Proposals intended to enhance the National Park will need to demonstrate that they offer significant overall benefit to the natural beauty, wildlife and cultural heritage of the area.
63. When development is permitted, a design will be sought that respects the character of the area.
64. Opportunities will be taken to enhance the National Park by the treatment or removal of undesirable features or buildings. Work must be undertaken in a manner which conserves the valued characteristics of the site and its surroundings.
65. Development in settlements necessary for the treatment, removal or relocation of nonconforming uses to an acceptable site, or which would enhance the valued characteristics of the National Park will be permitted.
66. Policy GSP3 sets out development management principles and states that all development must respect, conserve and enhance all valued characteristics of the site and buildings, paying particular attention to, amongst other elements, impact on the character and setting of buildings, scale of the development appropriate to the character and appearance of the National Park, design in accordance with the National Park Authority Design Guide and impact on living conditions of communities.

67. Policy GSP4 says that to aid the achievement of its spatial outcomes, the National Park Authority will consider the contribution that a development can make directly and/or to its setting, including, where consistent with government guidance, using planning conditions and planning obligations.
68. Policy DS1 sets out the Development Strategy for the National Park.
69. Policy HC1 says that exceptionally, new housing can be accepted where the proposals would address eligible local needs and would be for homes that remain affordable with occupation restricted to local people in perpetuity. The provisions of HC1 are supported by policy DH1, DH2 and DH3 of the Development Management Policies, which gives more detailed criteria to assess applications for affordable housing to meet local need.
70. Policy HC4(C) states: *“C. Proposals to change the use of buildings or sites which provide community services and facilities including shops and financial and professional services to non-community uses must demonstrate that the service or facility is: i) no longer needed; or ii) available elsewhere in the settlement; or iii) can no longer be viable. Wherever possible, the new use must either meet another community need or offer alternative community benefit such as social housing. Evidence or reasonable attempts to secure such a use must be provided before any other use is permitted.”*
71. Policy L1 states that development must conserve and enhance valued landscape character and valued characteristics.
72. Policy L2 states that development must conserve and enhance any sites, features or species of biodiversity importance and where appropriate their setting. Other than in exceptional circumstances development will not be permitted where it is likely to have an adverse impact on any sites, features or species of biodiversity importance or their setting that have statutory designation or are of international or national importance for their biodiversity.
73. Policy L3 ‘Cultural heritage assets of archaeological, architectural, artistic or historic significance’ states that:
74. *‘Development must conserve and where appropriate enhance or reveal the significance of archaeological, architectural, artistic or historic assets and their settings, including statutory designations and other heritage assets of international, national, regional or local importance or special interest;*
75. *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 of archaeological, architectural, artistic or historic significance or its setting, including statutory designations or other heritage assets of international, national, regional or local importance or special interest;*
76. *Proposals for development will be expected to meet the objectives of any strategy, wholly or partly covering the National Park, that has, as an objective, the conservation and where possible the enhancement of cultural heritage assets. This includes, but is not exclusive to, the Cultural Heritage Strategy for the Peak District National Park and any successor strategy.*
77. Policy CC1 states that development must make the most efficient and sustainable use of land, buildings and natural resources, taking into account the energy hierarchy and achieving the highest possible standards of carbon reductions and water efficiency.

78. CC2 states that proposals for low carbon and renewable energy development will be encouraged provided that they can be accommodated without adversely affecting landscape character, cultural heritage assets, other valued characteristics, or other established uses of the area.
79. CC5: *Flood risk and water conservation states:*
80. *Development proposals which may have a harmful impact upon the functionality of floodwater storage, or surface water conveyance corridors, or which would otherwise unacceptably increase flood risk, will not be permitted unless net benefits can be secured for increased floodwater storage and surface water management from compensatory measures.*
81. *Where flood management schemes are proposed to reduce the risk of flooding to established material assets, they should wherever possible secure wider benefits for the natural environment, such as habitat creation or landscape enhancement.*
82. *Development which increases roof and hard surface area must include adequate measures such as Sustainable Drainage Systems to deal with the run-off of surface water. Such measures must not increase the risk of a local water course flooding.*
83. *New development must allow an appropriate set-back distance for adequate maintenance of watercourses.*

Development Management Policies

84. The most relevant development management policies are DMC3, DMC5, DMC7, DMC10, DMC11, DMH9, DMS2 and DMB1.
85. Policy DMC3A says 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.
86. Policy DMC3B sets out various aspects that particular attention will be paid to including: siting, scale, form, mass, levels, height and orientation, settlement form and character, landscape, details, materials and finishes landscaping, access, utilities and parking, amenity, accessibility and the principles embedded in the design related SPD and the technical guide.
87. Policy DMC5 provides detailed advice relating to proposals affecting heritage assets and their settings, requiring new development to demonstrate how valued features will be conserved, as well as detailing the types and levels of information required to support such proposals. It also requires development to avoid harm to the significance, character, and appearance of heritage assets and details the exceptional circumstances in which development resulting in such harm may be supported.
88. Policy DMC7 relates to listed buildings. It states that planning applications for development affecting a Listed Building and/or its setting should be determined in accordance with policy DMC5 and clearly demonstrate: (i) how their significance will be preserved; and (ii) why the proposed development and related works are desirable or necessary. Applications will not be considered if they do not contain sufficient information to assess impact on significance. Proposals that adversely affect the listed building will not be permitted, particularly if they lead to a loss of original fabric or seek unnecessary alterations to key features. DMC7 also resists the loss of curtilage features which complement the character and appearance of the building. Consistent with the NPPF, the policy allows for properly justified impacts that are less than substantial or that have

a public benefit. Where change to a Listed Building is acceptable, an appropriate record of the building will be required.

89. Policy DMC10 addresses conversion of heritage assets, permitting this where the new use would conserve its character and significance, and where the new use and associated infrastructure conserve the asset, its setting, and valued landscape character. It also notes that new uses or curtilages should not be visually intrusive in the landscape or have an adverse impact on tranquility, dark skies, or other valued characteristics.
90. Policy DMC11 Safeguarding, recording and enhancing nature conservation interests. Proposals should aim to achieve net gains to biodiversity or geodiversity as a result of development and that details of appropriate safeguards and enhancement measures for a site, feature or species of nature conservation importance must be provided in line with the Biodiversity Action Plan. For all sites, features and species development proposals must consider amongst other things, the setting of the development in relation to other features of importance, historical and cultural.
91. Policy DMC13 says that planning applications should provide sufficient information to enable impact on trees, woodlands and other landscape features to be properly considered. Development should incorporate existing trees which should be protected during the course of the development.
92. Policy DMH9 deals with replacement dwellings. Replacement dwellings will be permitted where the dwelling to be replaced: (i) is not Listed individually or as part of a group listing; and (ii) is not considered to have cultural heritage significance; and (iii) is not considered to contribute positively towards the valued landscape character or built environment in which it is located. Where replacement dwellings are larger than the original dwelling, it should be demonstrated that there will be significant overall enhancement to the site and the wider landscape. Replacement dwellings should also enhance the character of the site, not impact upon the amenity of neighbours, and must exhibit high sustainability standards.
93. Policy DMS2 deals with community services and facilities. It states:
94. *Where an applicant is seeking change of use from a shop or a community service/facility to a non-community use, evidence of reasonable attempts to sell or let the shop or community service/facility as a going concern must be provided including:*
- evidence of a thorough viability assessment and a marketing exercise with a commercial property agent, sustained over at least 12 months, to sell or let the building for alternative community uses or facilities including local needs affordable housing; and*
- evidence of marketing of the property through the Economic Development Team of the appropriate local authority for at least 12 months; and*
- details of contact made with the Town Council, Parish Council or Meeting and other adjacent Parishes to establish the needs existing in the local area and an assessment of the local affordable housing needs in the Parish or adjoining Parishes with reference to an up to date Housing Needs Survey prepared by or in consultation with the district authority as Housing Authority.*
95. *The Authority will consider favourably proposals for the change of use of shops, community services and facilities to mixed use community schemes including the provision of affordable housing for eligible local need and for workspace.*
96. *Where the ground floor of a dwelling is a mixed residential and retail use, residential amenity will be fully taken into account when considering change of use. Permission will*

be granted for change of use of the retail area to residential use if the retail use has an unacceptable impact on residential amenity, and segregation of the retail area from the dwelling would also have an unacceptable impact on residential amenity.

97. Policy DMB1 *Bakewell's Development Boundary* says that the future development of Bakewell will be contained within the Development Boundary.

Assessment

Principle of the development:

Major development tests

98. Paragraph 190 of the NPPF states that major development within National Parks should be refused unless it can be demonstrated that the proposals are in the public interest and pass the three tests set out in the NPPF (namely, need, scope for the development to take place elsewhere, and effect on the environment). This is reflected in policies GSP1 and DM1.
99. However, footnote 67 of the NPPF states that the definition of major development is that it is for the decision maker to define what is major development, considering its nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the area has been designated or defined.
100. The development is for a relatively small number of dwellings on the edge of Bakewell and is therefore not a major development in terms of its nature or scale. The site is however sensitive given the listed building and cultural heritage is a purpose for which the National Park has been designated.
101. While the development would impact the listed building, it is not considered to be major in nature or scale having regard to the NPPF. Consequently, Officers consider that the proposed development is not a "major" development in terms of the NPPF, so the presumption against major development in a National Park does not apply in this case.

Loss of a Community Facility

102. Before assessing the scheme in detail, it is necessary to consider whether the loss of a community facility is acceptable in principle. Core Strategy policy HC4 and Development Management policy DMS2 set out the Authority's approach to the loss of a community facility. These policies are consistent with paragraph 93(c) of the NPPF. The supporting statements submitted with application set out the case for the loss of the care home facilities. They explain that at its peak the Brooklands care home had capacity for 19 residents (10 with specialist dementia care requirements) and employed 22 staff members.
103. The operational care home was limited to the main house where corridor widths are limited (aside from the main entrance hall, corridors are 1m wide or less) and there is access to only one small lift. Most rooms had shared bathrooms and did not meet the requisite dimensions recommended by the Care Quality Commission (CQC). The floorplan of the building is complex, involving many level changes.
104. In their 2007 inspection report, the CQC stated that 'refurbishment of the home as detailed in the report must be undertaken as matter of urgency', but significant works were never undertaken. The CQC requires that modern care homes should ideally provide en-suite bedrooms of at least 12msq that allow carers to access both sides of a bed. The building should also be designed to take loadings so that hoists can be added over beds and showers to take the full weight of residents. Doorways should be 800mm

wide. Lift access should be provided to all floors and all parts of the building should be wheelchair accessible. The supporting statement says that the Brooklands would be unable to meet any of these requirements even after refurbishment.

105. These constraints were a significant factor in the Authority's approval in 2006 of an application for a large new-build facility to the west of the house. This was followed by subsequent approvals, resulting in an extant permission for a 60-bed unit. These were subject to a S.106 legal agreement which required all residents to be from the National Park.
106. However, in 2013, with the care home struggling to generate enough revenue to commence the construction of the new facility, the site was put on the market. Several parties expressed an interest in the site as a going concern but it was not sold. The submitted information says that the site was continuously marketed between 2013 and 2019 as 'The Brooklands' and the permissions for a new-build facility were referred to in the sale particulars. It adds that the description of the site would not have prevented operators of other community facilities (schools, training centres etc) from exploring the potential use of the property for alternative purposes. The Planning Statement says that all care home operators who initially showed interest were deterred by the S.106 agreement and the fact that the approved 60 bed care home had already become too small for modern standards and so would require new planning permission and listed building consent.
107. The need for refurbishment and/or redevelopment, coupled with the site failing to meet modern standards began to have significant viability implications for the care home. The application provides confidential accounting information for the period 2016-2019 which show the business only turned a reasonable profit in 2019 due to the sale of its main asset (the Brooklands property), otherwise it had been incurring small losses or at best breaking even for several years. It is acknowledged that the buildings and structures on the site clearly require a very high level of capital investment to ensure their long-term survival and beneficial use, which would be significant consideration for any prospective purchaser.
108. There are alternative residential care home facilities within Bakewell at Burton Closes Hall, Bakewell Cottage Nursing Home, and the Old Vicarage. There are also residential facilities for the elderly at Hoyle Court, off Dagnall Gardens.
109. In terms of the Development Plan policies, we are satisfied that policy HC4 is complied with because the community facility is no longer needed (because it does not meet modern standards, and because it was not taken on despite reasonable attempts at sale), is available elsewhere in the settlement, and can no longer be viable. The sales particulars also did not preclude operators of other community facilities from exploring alternative community use of the site, but none have come forward. Whilst the marketing was undertaken some time ago now, given the matters set out above we are not of the view that further marketing is now necessary, or would yield different results. For the same reasons, we are satisfied that policy DMS2 has been complied with to the extent necessary to accept the loss of the care home use.

Provision of open market housing

110. The Authority's adopted policies do not allow new housing in the National Park unless there are exceptional circumstances. With regards to the principle of residential use, policy HC1(C)I of the Core Strategy states that exceptionally new housing can be accepted where, in accordance with core policies GSP1 and GSP2, it is required in order to achieve conservation and/or enhancement of valued vernacular or listed buildings.

111. The main justification for the proposed development is that it will allow the main dwelling, The Brooklands, to be returned to its original use as a dwelling, together with consequential works of enhancement and restoration. It would also bring other listed buildings within the site in to viable use.
112. In principle, the restoration of a listed building to its original use would be in accordance with Authority's policies and with Historic England guidance, returning the building to what is accepted to be its optimal use. Similarly, conversion of other existing listed buildings to residential use is acceptable in principle, if it is required to secure their conservation.
113. Policy HC1, at part C, also requires that in the case of the provision of more than a dwellinghouse, provision be made for all further housing to be affordable housing so far as is financially viable. In this instance the application has been accompanied by a financial viability assessment. This seeks to establish not only that it would not be financially viable to provide any affordable housing as part of the redevelopment of the site as a whole, but that the conservation deficit of the proposals to restore the principal listed building are such that the proposed extent of redevelopment of the wider site is the minimum necessary to secure the building and return it to its optimal use.
114. The Authority has commissioned an independent review of this assessment. Following detailed discussions between the Authority's consultant and that of the applicant, the conclusions of the viability assessment have been found to be sound and therefore the redevelopment of the site for housing as proposed complies with policy HC1 in principle – because it is required for the conservation of the listed building, subject to achieving that conservation directly, or when weighing other public benefits in the planning balance.

Replacement dwellings

115. Policy DMH9 supports replacement dwellings where they are not listed or of heritage significance, or making a positive contribution to the area. Larger dwellings should demonstrate enhancement to their setting. These matters are considered in the assessment below.

Whether the development would conserve the heritage assets at the site

Main House

116. The Planning Statement explains that the house was first brought into use as a single, family dwelling following a period of development after 1832, and reversion to its original use would represent the optimum use of the asset. Inappropriate modern partitions to facilitate the care home use will be removed and the proposed layout will closely follow the original layout of the property whilst ensuring the house is attractive and functional as a modern dwelling.
117. National guidance recognises that ensuring heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time. The conversion into a single dwelling would not require significant changes to the building's form. The proposed interventions to facilitate the conversion are set out in detail in the Heritage Statement, which concludes that they will ensure conservation and enhancement of the asset and are required for the future conservation of the asset which has been neglected in recent years. The change of use and restoration of Brooklands back to a single dwelling is proposed as a positive enhancement through the removal of inappropriate alterations which harm the heritage asset and through its overall restoration and repair.
118. The Authority's conservation officer raises some concerns regarding matters of detail in relation to the works to the house, including proposed window replacements, potential

works to floors, extent of roof damage and queries regarding services installations. The applicant's agent has since agreed to retain all but 2 (modern) windows, with others to be repaired. This is welcomed, and other matters could be controlled by planning condition.

119. The demolition of the 1987 extension and construction of a garden-room in structural glass and stainless-steel columns is considered to be a positive enhancement as the 1987 extension is of poor design and detailing. The replacement garden room would be a modern structure but its transparency which would reveal and enhance the elevation, and the significance of the heritage asset and contribute towards the conservation of the asset.
120. In addition to this, there would be other restoration works, including the aforementioned replacement of unsympathetic windows and the dismantling and rebuilding of the curved garden wall to the original geometry. The remaining section of retaining wall to be locally consolidated repaired. The original wall was straight with orthogonal steps and a gap, but this was reconstructed as a curve, abutting the east elevation of the house. This created an inaccessible, saturated and unmaintained lightwell to the east elevation of the house. It is therefore proposed to reinstate the original wall geometry and provide access to the lightwell for maintenance and access.
121. The proposals also include the erection of a subterranean, 3 car garage on land to the immediate south of the main house, in close proximity to the boundary of the neighbouring property. Whilst this is outside of the curtilage of the listed building, the proposals have been developed to ensure no adverse landscape impact. By virtue of its design and siting, it would not have a harmful impact on the setting of the listed building or on the wider landscape.
122. Overall the works are considered to be positive and would substantially contribute towards the conservation of the heritage asset, according with policies HC1, L3, DMC3, DMC5 and DMC7.

Plot 2 (Walled Garden)

123. It is arguable whether the proposals at Plot 2 amount to conversion with extension, or to a new build dwelling. Whilst the area of new footprint is large, it is less than half the footprint of the overall dwellinghouse proposed. Given this, and that the development seeks to utilise rather than replace or substantially alter the existing historic buildings comprises the majority of its volume, we are satisfied that it should be treated as a scheme of conversion.
124. In design terms, the scheme as a whole takes a different approach to the 2021 application, which was refused – amongst other reasons – on the grounds that the proposed new-build dwellings were not appropriate in their context.
125. Plot 2 is the dwelling proposed in the former kitchen garden area to the west of the main house, and would include the agricultural building and kennels north of the wall as an annexe as part of the same dwellinghouse. The proposals also include the listed potting shed abutted against the garden walls. The proposal is to convert the historic buildings, repair the walls, and to construct part of the new dwelling within the garden immediately south of the walls. The house would have five bedrooms, including two in the annexe, and a double garage. The potting sheds would be converted for use as a bathroom, plant room, a utility room and a home office.
126. The Planning Statement says that the concept of a house in the walled garden is based upon the conversion of the potting sheds, the stabilisation of the listed walls, and the development of a new house on the footprint of previous historic glasshouse structures.

This part of the building has been reduced in scale at the request of officers to reduce its encroachment towards the principal listed building and to reduce its dominance within the wider site.

127. In terms of its materials and form this section of new build development seeks to respond to both the historic development within the walled garden, and to integrate the building in to its setting. It has some success in doing so. Whilst seemingly occupying a much larger footprint than any historic glasshouses in this position, the use of extended glazed walling nods to that previous development, and the proposed use of brick walling reflects the parallel listed walling behind, both respecting and blending the new development with the historic fabric it sits alongside. It would however still obscure areas of the existing historic garden wall and affix to it, resulting in a degree of harm.
128. The former stone built agricultural buildings located just north of the existing wall that severs plot 2 consist of pig sties, a dairy, an abattoir, a cart shed and kennels, plus a later red brick estate office. These buildings would have formed a 'home farm' and, together with the kitchen gardens, would have supplied fresh produce to the main house. As such they were integral to the use and function of the household and make an important contribution to the significance of the site. They are in a very poor state of repair, having clearly been out of sustainable use for many years. These would be converted largely within their shells without extension (in stark contrast to the aforementioned 2021 proposals), and as such their significance would be largely maintained. The only notable exception was a previously-proposed forwards extension of a cartshed to become a garage, which the Authority's conservation officer objected to on the grounds that historic fabric, form and layout would be harmed. The applicant's agent has since submitted amended plans to address that matter.

Plot 3

129. This part of the development proposes the demolition of the existing dwelling in the north-west corner of the site, known as Bethcar, and its replacement with a new single storey five-bedroomed dwelling over a semi-subterranean basement/garage.
130. The Statement of Heritage Significance attributes a 'Neutral' significance to Bethcar, which was constructed in 1897 as an estate workers' cottage. It notes that no original fenestration survives, and that the building has been heavily altered. The Heritage Statement also says that Bethcar is in a poor condition, with decayed roof timbers, holed ceilings, and offers limited potential for an energy efficient refurbishment. It has no internal sanitation.
131. The responses of consultees – the Authority's conservation officer, the Georgian Society, and the Victorian Society – all place greater heritage value on Bethcar than the submitted statement does. There is, however, disagreement on its value with the Authority's Archaeologist describing it as being of low/local interest, the Georgian Society describing its significance as 'modest' whilst the Victorian Society indicate that its value to the heritage interest and understanding of the site is much greater.
132. It is noted that permission was previously granted for the demolition of Bethcar under the extant permissions for the site (NP/DDD/1110/1185 and NP/DDD/1110/1186), which must be afforded some weight. However, the planning balance for that scheme was different, with different considerations. Whilst that permission may still be extant, and Bethcar could therefore be demolished, it does not necessarily justify the demolition of the house as part of an alternative scheme with a different planning balance.
133. This matter, and the planning balance more generally, is considered in its own section following this discussion of each plot and their heritage implications.

134. Coming back to the proposed replacement dwelling on Plot 3, the dwelling has been significantly reduced in length by 7m at the request of officers. The overall massing of the replacement dwelling remains large, although its single storey design would mean it does not protrude higher within its setting.
135. The proposed materials are gritstone walling and glazing to the visible elevations and windows and doors would have narrow frames, recessed into the stonework, breaking the wide mass with shadow lines to some extent. This form and these materials would have an impact within the site, but less so than a taller or more traditionally designed building that would appear more prominent and draw greater attention. Given its scale, it is considered that the building would appear relatively recessive within its setting.

Plot 4

136. This involves the demolition of a staff accommodation bungalow, built in 1987, and erection of a two storey 5-bedroomed dwelling with garaging. This is located to the north of the main house on the site of the existing staff bungalow. Previous, extant permissions allow for the demolition of the existing building.
137. The new house would have five bedrooms, and a double garage.
138. As with the replacement house at Bethcar, the overall approach is contemporary, with extensive zinc cladding/roofing on the first floor of the building, with stone walling across the ground floor. This approach serves to break up the massing of the building and the reduction of scale across the first-floor area minimises the additional impacts on the setting of the principal listed building. Some such impact still arises, but is offset to some extent by the replacement of the unsympathetic bungalow with a new dwelling of higher quality design.
139. The proposed house sits on the boundary of the Bakewell Development Boundary and there would be minor encroachment beyond the boundary, but still within the curtilage of the site. This is not, however, detrimental to the integrity of the Development Boundary and does not represent a significant encroachment into open countryside, particularly given that its proposed footprint does not project any further east than the main house. The replacement house would not have an adverse landscape impact so it would accord with Core Strategy policy L1.

Overall design conclusions

140. Each of the dwellings is large in scale, necessitated by viability considerations.
141. However, they do respond to their positions and settings, seeking to respond with forms and designs that are unobtrusive, and materials that harmonise with those around them.
142. In these regards, they are considered to accord with adopted policies GSP1, GSP3, DMC3, and DMH9.
143. However, matters of impact on setting do arise, as discussed below.

Impacts on setting

144. Whilst the new buildings proposed are considered to generally respond well to their settings in terms of their designs there is, perhaps inevitably, an impact on the historic setting of the principal listed building.
145. The large, contemporary buildings would be visible within – and change – the setting in which The Brooklands is appreciated. There would be erosion of the relationship

between the existing historic outbuildings and the main house, both visually and in terms of their historic function – through the subdivision of the site and the changes to their character and appearance.

146. As identified by each of the heritage specialists consulted on the proposals, these changes would result in harm to the setting – and therefore the significance – of The Brooklands as a Grade II listed building.
147. Therefore, when taken as a whole, the proposed development would give rise to a degree of harm to the significance of the affected heritage assets by virtue of the impact of the new development within the setting of the principal listed building, and through the loss of some elements of heritage significance – most notably Bethcar.
148. The level of harm would be less than substantial, therefore, the harm must be weighed against any public benefits arising from the development, as required by policy DMC5 and the heritage provisions of the NPPF.

Public benefits

149. It is noted that the applicant argues that the proposed scheme would have a lower impact on the setting of the heritage assets at the site than the previously-approved (and extant) replacement care home development; that is not in contention.
150. However, that previous and extant decision was based on a different planning balance that included the retention/replacement of a community care home. That development was found to be acceptable in its own right and – whilst it would certainly result in greater adverse heritage impacts than the current proposals – the two developments cannot be directly compared based on that consideration alone. The development now proposed would not result in the community benefits of retaining a community care home.
151. On its own merits however, the proposed development would provide significant public benefits which must be weighed in the balance.
152. Most notably, with the exception of Bethcar it would bring all of the remaining listed and historic buildings back in to active use. Providing that phasing of the development was properly secured then the restoration of the principal building would be a significant benefit, returning it to its original and optimal use as a dwelling. Whilst some consultees have queried the impacts of the development on the appeal of the principal building as a single dwelling we have no evidence to suggest that it would cause difficulties with sale or occupation; it would remain a large and attractive dwelling in a desirable location.
153. Overall, officers do not dismiss or undervalue the views of specialist consultees in their concerns regarding the heritage impacts of the development – indeed, we broadly agree with them. However, the applicant has objectively demonstrated that the extent of development proposed is necessary in order to outweigh the conservation deficit arising from the works required to restore the house and to return it to its optimal use. Within those constraints, our view is that the design approach adopted is appropriate and sympathetic, and that harm arising has been minimised.
154. On balance, our view is that the public benefits of the proposals as set out above outweigh the arising harm and the resultant conflicts with adopted policies, and on that basis the proposals are supported, subject to being found acceptable in other regards.

Amenity

155. 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.
156. Whilst The Brooklands and its associated buildings are located on the edge of Bakewell, there are a number of immediate neighbours, some of whom have expressed concern about the impact of the development on their privacy and amenity. However, officers have assessed this and conclude that there would be no impact on the privacy and amenity of neighbouring properties given the arrangement of the site and distances from neighbouring properties. The proposal therefore accords with policies GSP3 and DMC3 in these respects.

Highway impacts

157. The site access splay is to be widened to improve visibility, as is the access drive within the site, and will include a designated turning area for larger vehicles.
158. The Local Highway Authority has raised no objections to the scheme, subject to conditions which are accepted.
159. Given these matters, and a reduced intensity of use of the access compared to the lawful care home use, the development is acceptable in highway safety terms and in accordance with policies DMT3 & DMT8 in these respects.

Landscape impacts

160. Whilst the Authority's landscape officer recommends a landscape impact assessment is provided, the application does include indicative images and following the receipt of amended plans officers consider that an assessment of impact can be made based on the information available.
161. The application site is located in a prominent location off Coombs Road, on the edge of Bakewell. The submitted photomontages give an impression of the appearance of the site from some – albeit limited – vantage points following redevelopment. The supporting statements say that the proposals have been developed to ensure that there will be no adverse landscape impact on the character and appearance of this part of the National Park. The site is almost entirely within the Bakewell Development Boundary and so lies within an area where some level of development is anticipated and where sensitivity to change is lower than in open countryside.
162. Most parts of the proposed scheme would have a lesser landscape impact than the approved and extant care home development, although this extant permission is afforded limited weight as set out previously. Concerns regarding the impacts of the dwellings proposed at Plot 2 and 3 have been reduced by amendments that have seen reductions in the scale of each, and we are satisfied that although the development will in part be visible from outside of the site, it would not extend the boundaries of the site or give rise to adverse landscape impacts, according with policies GSP3 and L1 of the Core Strategy and policy DMC3 of the Development Management policies.
163. This would be subject to securing a scheme of hard and soft landscaping across the site to ensure that the development is adequately integrated in to its setting. This could be secured by condition.

Tree impacts

164. The application is supported with a full tree survey. Aside from those trees classified as being category U, the proposed plans ensure that the tree root protection zones of each retained tree are free from development. The recommendations in terms of protection during construction periods will also be respected and can be conditioned to bring the scheme in line with the requirements of policy DMC13 of the Development Management policies.

Flooding and drainage

165. The Lead Local Flood Authority initially requested additional information in relation to drainage of surface water from the site, and proposed sustainable drainage measures. Following the submission of additional information by the applicant they have been re-consulted. Their view is that further information is still required in order to establish whether the proposed measures are sufficient.
166. In order to not further delay the determination of the application, this application has been brought before Members with the recommendation of this report being subject to the resolution of the drainage matters to the satisfaction of the LLFA – the negotiation of which is ongoing.

Climate change mitigation

167. Policy CC1 sets out that development must make the most efficient and sustainable use of land, buildings and natural resources.
168. The proposals integrate high levels of insulation and renewable energy provision – including PV panels to each flat roof and air source heat pumps.
169. This is considered sufficient to accord with policy CC1.

Ecology

170. The application is accompanied by a protected species survey that concludes the buildings support bat roosts, and mitigation measures are proposed to protect those bat interests. The Authority's Ecologist recommends that those mitigation measures are secured by condition and raises no objections to the proposals. They also recommend that a scheme of external lighting is secured to protect bat interests – that could be done by condition.
171. Due to the date the application was registered it is exempt from the requirements of biodiversity net gain legislation.
172. The development raises no further ecological matters or concerns.

Conclusion

173. The proposed development has been found to accord with adopted planning policy in principle. This report concludes that harm would arise to the significance of the heritage assets at the site, primarily due to the extent of development proposed within the setting of the principal Grade II listed building. However, that harm is concluded to be outweighed by the public benefits of restoring said building and bringing it back in to its optimal use – and also bringing the other retained historic buildings across the site in to such use and halting their decline.

174. There are no other policy or material considerations that would indicate that planning permission should be refused, and the application is therefore recommended for approval.

Human Rights

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

List of Background Papers (not previously published)

176. Nil
177. Report Author: Mark Nuttall, South Area

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The Brooklands, Coombs Road, Bakewell

Item no. 6

Application no. NP/DDD/0523/0494

Committee date: 13 June 2025

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LISTED BUILDING CONSENT APPLICATION – THE REDEVELOPMENT OF THE FORMER BROOKLANDS CHRISTIAN CARE HOME SITE ON COOMBS ROAD, AND THE CREATION OF 4 DWELLING HOUSES ON THE SITE AT THE BROOKLANDS, COOMBS ROAD, BAKEWELL (NP/DDD/0523/0495/MN)

APPLICANT: MR PETER HUNT

Summary

1. The application relates to proposals redevelop the site of the care home at The Brooklands, Coombs Road, Bakewell. The application has a number of elements:
 - the conversion of the main building from a residential care home to a single dwelling, with the refurbishment of the listed building, together with a replacement single storey extension and earth-sheltered garage;
 - the conversion and extension of former garden and agricultural buildings within the curtilage to a dwelling;
 - the demolition of an existing cottage and the erection of a new dwelling;
 - the demolition of ancillary accommodation and the erection of a dwelling.
2. This report concludes that the proposals would result in some harm to the heritage significance of the listed buildings, but the development is generally sensitively designed and it is concluded – on balance – that the arising harm is outweighed by the public benefits of bringing the listed buildings back in to viable use, securing their long-term conservation.
3. The application is therefore recommended for approval.

Site and Surroundings

4. The Brooklands lies off Coombs Road, a short distance to the east of Bakewell town centre. The site occupies a prominent location on sloping land overlooking Bakewell Showground and Agriculture Business Centre. The Monsal Trail is to the east of the site. The site comprises Brooklands, its associated access, landscaped gardens, outbuildings and former walled kitchen garden. The application site also includes a small group of former farm buildings, a two-bedroom house (Bethcar), and a staff accommodation bungalow. Access to the site is via a narrow drive which has an acute angled junction with Coombs Road. The gates at the junction between the drive and Coombs Road, and the associated boundary walls are Grade II listed structures.
5. The Brooklands is a Grade II listed building and was formerly a dwelling house which was last in use as a care home with 19 bedrooms. It was run as a Christian Residential Home for the elderly. The site contains three separate grade II listed buildings. These comprise:
6. The Brooklands including service range and linking wall. The building was included on the statutory list of buildings of special architectural or historic interest in January 1970;
7. Entrance gateway and attached garden wall at The Brooklands. The gateway and walls were placed on the statutory list in 1974;
8. Kitchen garden walls with attached potting sheds at The Brooklands. These structures were included on the statutory list in 1974.

9. All other structures are considered to be curtilage listed.
10. The submitted Heritage Statement explains that The Brooklands was formerly a residence and bleaching works and that around 1827 it was enlarged for use as a small country house. In 1954 it was converted to a residential care home, which it was until its closure in 2019.
11. The majority of the application site lies within Bakewell's Development Boundary, as shown in the Development Management DPD. However, the wooded area to the north east of the Brooklands is outside of the development boundary (DMB1, see inset map).
12. The entire application site lies outside of the designated Bakewell Conservation Area. To the south of Brooklands there is a grade II listed former coach house which has been extended and converted to a dwelling. To the west of the site there is a small estate of detached houses and bungalows. A public footpath runs from Coombs Road, through the Outrake, to the Monsal Trail and through the woods beyond. The rear of the site is visible from this footpath.

Proposal

13. The application is for the creation of four dwellinghouses on the site, two by conversion of existing buildings, and two by new build replacement dwellings.
14. In addition to the detailed plans, the application is accompanied by a Design, Access and Heritage Impact Assessment which also includes an assessment of landscape impact and the setting of the heritage assets. The application also includes a Planning Statement which sets out planning policies and addresses the key planning issues. The submission also includes an energy statement with reference to policy CC1 and CC2, and a full ecological report and a tree survey.
15. In more detail, the proposal is for four open market dwellings comprising:

Plot 1

The principal listed building and former residential home for the elderly: change of use to form a seven bedroomed dwelling. Repair, alterations, renewal of services with associated landscaping, and a detached subterranean garage. Repair and reinstatement of the historic entrance gates. The subterranean three car garage is proposed adjacent to Brook Lodge, the former stables to The Brooklands. The garage would be accessed via walled ramp.

Plot 2

The kitchen garden walls and former potting shed, cartshed, cowsheds, pigsties and kennels: conversion and extension to form a single 5-bed dwelling, including repair, consolidation and alterations to existing structures.

Plot 3

Demolition of Bethcar, an existing 2 storey dwelling with associated external ancillary structures, and erection of a single storey 5-bed dwelling over a semi-subterranean basement/garage

Plot 4

Demolition of staff accommodation bungalow, built in 1987, and erection of a two storey 5-bedroomed dwelling with garaging.

RECOMMENDATION:

That the application be APPROVED subject to the following conditions:

- 1 3-year time limit**
- 2 In accordance with amended plans and details**
- 3 Scheme of archaeological recording and monitoring**
- 4 Conversion of buildings only with no demolition other than shown on plans**
- 5 Design and repair details, to include amongst other things window retention, works to floors, and roof alterations**
- 6 Recommendations of the ecological assessment to be implemented**

Key Issues

16. Whether the development would conserve the significance of the listed buildings.

Relevant planning history

17. 1985: Planning permission granted for conversion of stable block to dwelling
18. 1987: Planning permission granted for extension to care home
19. 1987: Planning permission granted for extension of outbuildings to form dwelling
20. 2004: Planning application seeking planning permission for conversion of the Brooklands to 10 flats, a 40-bed care home and erection of two assisted living units (plus demolition of kitchen garden walls and outbuildings) and associated application for listed building consent. WITHDRAWN prior to determination.
21. 2005: Application REFUSED for planning permission for conversion of residential home to five apartments and the erection of a 40-bed care home, assisted living accommodation amenity block and access and associated application for listed building consent.
22. 2006: Planning permission and associated listed building consent GRANTED for conversion of the Brooklands to two dwellings and the construction of a 40-bed care home. A legal agreement was attached to the planning permission restricting long term occupancy of the care home to local people or dependents of local people
23. 2007: Listed building consent GRANTED for works to the listed buildings within the current application site to facilitate conversion of the Brooklands to two dwellings and construction of a 60-bed residential nursing home (NPIDDD/1007/0970). This scheme was a revision of that granted consent in 2006 and was approved taking into account that the revised scheme better preserved the listed structures.
24. 2008: Planning permission GRANTED for conversion of 'The Brooklands' to two dwellings and the construction of a 60-bed residential nursing home (NP/DDD/1007/0969). This scheme was a revision of that granted consent in 2006 and was approved taking into account the revised scheme better preserved the listed structures within the current application site and the proposed new build care home was considered to be of better design than that previously consented. A section 106 legal agreement was attached to the 2008 planning permission restricting long term occupancy of the care home to local people or dependents of local people. The plans approved in 2008 show a free-standing building with two three-storey stone-built buildings and a glass atrium, which would lie between them, arranged around a court yard on a horseshoe. A

single storey wing would run off the east facing elevation of the second stone-built building. The single storey wing would be mainly constructed from stone but would also be provided with a significant amount of glazing. The design of the three-storey stone-built buildings broadly reflected the character and appearance of The Brooklands, the remaining elements of the care home were more contemporary in style.

25. 2011: Planning permission and listed building consent GRANTED for an extension to the time limit for implementing the planning permission granted in 2008 for the conversion of the Brooklands to two dwellings and the construction of a 60-bed care home (NP/DDD/1007/0969). The permissions were implemented by the demolition of a glass house. Although the works were very small, the Authority accepted that this constituted a commencement so the permissions (NP/DDD/1110/1185 and NP/DDD/1110/1186) were therefore saved in perpetuity.
26. 2021: Pre-application advice given on a draft masterplan which was submitted to prompt discussion about the key principles of redeveloping the site to allow for a large holiday let within the main house; a new house within the walled gardens; conversion and extension of the farm buildings to form a dwelling; and three new build dwellings to the north.
27. 2022: Planning permission and listed building consent REFUSED for the redevelopment of the former Brooklands Christian Care Home site on Coombs Road, and the creation of 5 dwelling houses on the site; two by conversion of existing buildings, and three by new build. This was refused on the grounds of harm arising that was not demonstrated to be required to, or achieve, the conservation or enhancement of the principal listed building, that it failed to provide enough heritage assessment for impacts to be properly considered, that the proposed dwellings in some instances gave rise to adverse landscape impacts, and matters of surface water drainage remaining unresolved.

Consultations

28. District Council – No response.
29. Town Council – No objection overall to this application subject to the following;
30. The Development Boundary Breach disclosed must be addressed either by redesign by the developer or classed as an exception by the Planning Authority if not confirmed as a permitted development extension within a curtilage.
31. A Section 106 Agreement for Affordable Housing must be made, as this a major development of resultant high net value open market properties. Affordable Housing would not be reasonably expected to be provided on this heritage site and may affect viability of the project within this unique setting, whereas a Section 106 agreement would offset this.
32. The detached property built in 1897 show as “Bethcar”, represents a historical link to the whole estate, being built as a farm workers cottage. Although in a poor state of neglect, this property should be saved and sympathetically developed retaining an important heritage link to the history of the former estate as well as being a noticeable house within the current landscape.
33. PDNPA – Conservation – Advise that the scheme would result in less than substantial harm, largely caused by harm to the setting of Brooklands and the contribution this makes to the significance of the listed buildings. They state that furthermore, the scheme to the house has been amended to respond to their concerns, but that the risk is that the amended scheme does not comprise a full scheme of conservation which would provide the public benefits to outweigh the harm to the buildings’ significance. They note the

importance of ensuring that the heritage benefits of enabling development are realised after an approval. The full response can be viewed on the Authority's website.

34. PDNPA – Archaeology – Advise that the works have the potential to uncover or remove some features of archaeological significance, most notably the loss of Bethcar. Advise that if the planning balance supports the proposals as scheme of archaeological monitoring and recording should be secured. The full response can be viewed on the Authority's website.
35. PDNPA – Ecology – Advise that the mitigation measures set out in the submitted ecological assessment should be adhered to, and that a lighting plans should be secured.
36. Historic England – No comments.
37. The Victorian Society – the Victorian Society objects to these works due to the harm they represent to the setting and understanding of a listed building. The demolition of Bethcar is unjustified and would result in the complete loss of an important aspect of Brooklands setting and character. Secondly, the proposed designs for the site are wholly inappropriate for the Conservation Area of the National Park. They do not respect the historic nature of the site and would negatively impact the listed building and readability of its history. The Society recommends more appropriate architectural choices that would complement and enhance the historic character of the site, not challenge and disrupt it. The full response can be viewed on the Authority's website.
38. The Georgian Group – Conclude that the Georgian Group has considerable concerns about the impact of the proposed new development within the grounds of Brooklands on the setting and significance of the listed structures. The proposed development may also prejudice the future viability of the mansion as a single private dwelling. The full response can be viewed on the Authority's website.

Representations

39. One letter of representation has been received, seeking to bring the following matters to the Authority's attention:
 - i) *Plot 3 Bethcar. We note it is intended to demolish the existing building and replace with a new build within the curtilage of current wall around the existing house (Bethcar). Having looked at the submitted plans it is clear that the proposed new dwelling extends well beyond the current wall on the west side of the development. In the previous planning application for the erection of a nursing home on the Brookland Christian Care home site there was a commitment to create a 'wildlife' buffer zone and bat run between the border of our property and the proposed care home – the west elevation of this proposed building was aligned to the current stone wall. Having stated that the proposed new building will be within the curtilage of the existing wall around Bethcar we are unclear why the plans show that this is not the case.*
 - ii) *We remain concerned (as outlined in our feedback on the previous planning application) with the impact of extensive evacuation of land required for the footings of the new build on the roots of the very tall preserved trees, rain water run-off and nearby springs. Please note, prior to the current owners, a spring (behind Bethcar) fed the pool/pond. This is no longer the situation and the pool/pond is empty of water. We would like reassurance that the impact on land drainage and feed to the swimming pool have been thoroughly considered prior to the commencement of any building.*

Statutory Framework

40. 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:
41. Conserve and enhance the natural beauty, wildlife and cultural heritage
42. Promote opportunities for the understanding and enjoyment of the special qualities of national parks by the public
43. 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.
44. 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.
45. Relevant Core Strategy policies: L3.
46. Relevant Development Management policies: DMC3, DMC5, DMC7
47. 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).

National Planning Policy Framework

48. The National Planning Policy Framework (NPPF) should be considered as a material consideration and carry particular weight where a development plan is absent, silent or relevant policies are out of date. In the National Park the development plan comprises our Core Strategy 2011 and the Development Management Policies 2019. Policies in the development plan provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. There is no significant conflict between prevailing policies in the development plan and the NPPF and our policies should be given full weight in the determination of this application.
49. Paragraph 189 states that *"great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks and the Broads."*
50. Paragraph 221 sets out that local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

Peak District National Park Core Strategy

51. Policy L3 'Cultural heritage assets of archaeological, architectural, artistic or historic significance' states that:

Development must conserve and where appropriate enhance or reveal the significance of archaeological, architectural, artistic or historic assets and their settings, including statutory designations and other heritage assets of international, national, regional or local importance or special interest;

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 of archaeological, architectural, artistic or historic significance or its setting, including statutory designations or other heritage assets of international, national, regional or local importance or special interest;

Proposals for development will be expected to meet the objectives of any strategy, wholly or partly covering the National Park, that has, as an objective, the conservation and where possible the enhancement of cultural heritage assets. This includes, but is not exclusive to, the Cultural Heritage Strategy for the Peak District National Park and any successor strategy.

Development Management Policies

52. The most relevant development management policies are DMC3, DMC5, and DMC7.
53. Policy DMC3A says 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.
54. Policy DMC3B sets out various aspects that particular attention will be paid to including: siting, scale, form, mass, levels, height and orientation, settlement form and character, landscape, details, materials and finishes landscaping, access, utilities and parking, amenity, accessibility and the principles embedded in the design related SPD and the technical guide.
55. Policy DMC5 provides detailed advice relating to proposals affecting heritage assets and their settings, requiring new development to demonstrate how valued features will be conserved, as well as detailing the types and levels of information required to support such proposals. It also requires development to avoid harm to the significance, character, and appearance of heritage assets and details the exceptional circumstances in which development resulting in such harm may be supported.
56. Policy DMC7 relates to listed buildings. It states that planning applications for development affecting a Listed Building and/or its setting should be determined in accordance with policy DMC5 and clearly demonstrate: (i) how their significance will be preserved; and (ii) why the proposed development and related works are desirable or necessary. Applications will not be considered if they do not contain sufficient information to assess impact on significance. Proposals that adversely affect the listed building will not be permitted, particularly if they lead to a loss of original fabric or seek unnecessary alterations to key features. DMC7 also resists the loss of curtilage features which complement the character and appearance of the building. Consistent with the NPPF, the policy allows for properly justified impacts that are less than substantial or that have a public benefit. Where change to a Listed Building is acceptable, an appropriate record of the building will be required.

Assessment

Whether the development would conserve the heritage assets at the site

Main House

57. The Planning Statement explains that the house was first brought into use as a single, family dwelling following a period of development after 1832, and reversion to its original use would represent the optimum use of the asset. Inappropriate modern partitions to facilitate the care home use will be removed and the proposed layout will closely follow the original layout of the property whilst ensuring the house is attractive and functional as a modern dwelling.
58. National guidance recognises that ensuring heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time. The conversion into a single dwelling would not require significant changes to the building's form. The proposed interventions to facilitate the conversion are set out in detail in the Heritage Statement, which concludes that they will ensure conservation and enhancement of the asset and are required for the future conservation of the asset which has been neglected in recent years. The change of use and restoration of Brooklands back to a single dwelling is proposed as a positive enhancement through the removal of inappropriate alterations which harm the heritage asset and through its overall restoration and repair.
59. The Authority's conservation officer raises some concerns regarding matters of detail in relation to the works to the house, including proposed window replacements, potential works to floors, extent of roof damage and queries regarding services installations. The applicant's agent has since agreed to retain all but 2 (modern) windows, with others to be repaired. This is welcomed, and other matters could be controlled by planning condition.
60. The demolition the 1987 extension and construction of a garden-room in structural glass and stainless-steel columns is considered to be a positive enhancement as the 1987 extension is of poor design and detailing. The replacement garden room would be a modern structure but its transparency which would reveal and enhance the elevation, and the significance of the heritage asset and contribute towards the conservation of the asset.
61. In addition to this, there would be other restoration works, including the aforementioned replacement of unsympathetic windows and the dismantling and rebuilding of the curved garden wall to the original geometry. The remaining section of retaining wall to be locally consolidated repaired. The original wall was straight with orthogonal steps and a gap, but this was reconstructed as a curve, abutting the east elevation of the house. This created an inaccessible, saturated and unmaintained lightwell to the east elevation of the house. It is therefore proposed to reinstate the original wall geometry and provide access to the lightwell for maintenance and access.
62. The proposals also include the erection of a subterranean, 3 car garage on land to the immediate south of the main house, in close proximity to the boundary of the neighbouring property. Whilst this is outside of the curtilage of the listed building, the proposals have been developed to ensure no adverse landscape impact. By virtue of its design and siting, it would not have a harmful impact on the setting of the listed building or on the wider landscape.
63. Overall the works are considered to be positive and would substantially contribute towards the conservation of the heritage asset, according with policies HC1, L3, DMC3, DMC5 and DMC7.

Plot 2 (Walled Garden)

64. It is arguable whether the proposals at Plot 2 amount to conversion with extension, or to a new build dwelling. Whilst the area of new footprint is large, it is less than half the footprint of the overall dwellinghouse proposed. Given this, and that the development seeks to utilise rather than replace or substantially alter the existing historic buildings comprises the majority of its volume, we are satisfied that it should be treated as a scheme of conversion.
65. In design terms, the scheme as a whole takes a different approach to the 2021 application, which was refused – amongst other reasons – on the grounds that the proposed new-build dwellings were not appropriate in their context.
66. Plot 2 is the dwelling proposed in the former kitchen garden area to the west of the main house, and would include the agricultural building and kennels north of the wall as an annexe as part of the same dwellinghouse. The proposals also include the listed potting shed abutted against the garden walls. The proposal is to convert the historic buildings, repair the walls, and to construct part of the new dwelling within the garden immediately south of the walls. The house would have five bedrooms, including two in the annexe, and a double garage. The potting sheds would be converted for use as a bathroom, plant room, a utility room and a home office.
67. The Planning Statement says that the concept of a house in the walled garden is based upon the conversion of the potting sheds, the stabilisation of the listed walls, and the development of a new house on the footprint of previous historic glasshouse structures. This part of the building has been reduced in scale at the request of officers to reduce its encroachment towards the principal listed building and to reduce its dominance within the wider site.
68. In terms of its materials and form this section of new build development seeks to respond to both the historic development within the walled garden, and to integrate the building in to its setting. It has some success in doing so. Whilst seemingly occupying a much larger footprint than any historic glasshouses in this position, the use of extended glazed walling nods to that previous development, and the proposed use of brick walling reflects the parallel listed walling behind, both respecting and blending the new development with the historic fabric it sits alongside. It would however still obscure areas of the existing historic garden wall and affix to it, resulting in a degree of harm.
69. The former stone built agricultural buildings located just north of the existing wall that severs plot 2 consist of pig sties, a dairy, an abattoir, a cart shed and kennels, plus a later red brick estate office. These buildings would have formed a 'home farm' and, together with the kitchen gardens, would have supplied fresh produce to the main house. As such they were integral to the use and function of the household and make an important contribution to the significance of the site. They are in a very poor state of repair, having clearly been out of sustainable use for many years. These would be converted largely within their shells without extension (in stark contrast to the aforementioned 2021 proposals), and as such their significance would be largely maintained. The only notable exception was a previously-proposed forwards extension of a cartshed to become a garage, which the Authority's conservation officer objected to on the grounds that historic fabric, form and layout would be harmed. The applicant's agent has since submitted amended plans to address that matter.

Plot 3

70. This part of the development proposes the demolition of the existing dwelling in the north-west corner of the site, known as Bethcar, and its replacement with a new single storey five-bedroomed dwelling over a semi-subterranean basement/garage.

71. The Statement of Heritage Significance attributes a 'Neutral' significance to Bethcar, which was constructed in 1897 as an estate workers' cottage. It notes that no original fenestration survives, and that the building has been heavily altered. The Heritage Statement also says that Bethcar is in a poor condition, with decayed roof timbers, holed ceilings, and offers limited potential for an energy efficient refurbishment. It has no internal sanitation.
72. The responses of consultees – the Authority's conservation officer, the Georgian Society, and the Victorian Society – all place greater heritage value on Bethcar than the submitted statement does. There is, however, disagreement on its value with the Authority's Archaeologist describing it as being of low/local interest, the Georgian Society describing its significance as 'modest' whilst the Victorian Society indicate that its value to the heritage interest and understanding of the site is much greater.
73. It is noted that permission was previously granted for the demolition of Bethcar under the extant permissions for the site (NP/DDD/1110/1185 and NP/DDD/1110/1186), which must be afforded some weight. However, the planning balance for that scheme was different, with different considerations. Whilst that permission may still be extant, and Bethcar could therefore be demolished, it does not necessarily justify the demolition of the house as part of an alternative scheme with a different planning balance.
74. This matter, and the planning balance more generally, is considered in its own section following this discussion of each plot and their heritage implications.
75. Coming back to the proposed replacement dwelling on Plot 3, the dwelling has been significantly reduced in length by 7m at the request of officers. The overall massing of the replacement dwelling remains large, although its single storey design would mean it does not protrude higher within its setting.
76. The proposed materials are gritstone walling and glazing to the visible elevations and windows and doors would have narrow frames, recessed into the stonework, breaking the wide mass with shadow lines to some extent. This form and these materials would have an impact within the site, but less so than a taller or more traditionally designed building that would appear more prominent and draw greater attention. Given its scale, it is considered that the building would appear relatively recessive within its setting.

Plot 4

77. This involves the demolition of a staff accommodation bungalow, built in 1987, and erection of a two storey 5-bedroomed dwelling with garaging. This is located to the north of the main house on the site of the existing staff bungalow. Previous, extant permissions allow for the demolition of the existing building.
78. The new house would have five bedrooms, and a double garage.
79. As with the replacement house at Bethcar, the overall approach is contemporary, with extensive zinc cladding/roofing on the first floor of the building, with stone walling across the ground floor. This approach serves to break up the massing of the building and the reduction of scale across the first-floor area minimises the additional impacts on the setting of the principal listed building. Some such impact still arises, but is offset to some extent by the replacement of the unsympathetic bungalow with a new dwelling of higher quality design.
80. The proposed house sits on the boundary of the Bakewell Development Boundary and there would be minor encroachment beyond the boundary, but still within the curtilage of the site. This is not, however, detrimental to the integrity of the Development Boundary

and does not represent a significant encroachment into open countryside, particularly given that its proposed footprint does not project any further east than the main house. The replacement house would not have an adverse landscape impact so it would accord with Core Strategy policy L1.

Overall design conclusions

- 81. Each of the dwellings is large in scale, necessitated by viability considerations.
- 82. However, they do respond to their positions and settings, seeking to respond with forms and designs that are unobtrusive, and materials that harmonise with those around them.
- 83. In these regards, they are considered to accord with adopted policies GSP1, GSP3, DMC3, and DMH9.
- 84. However, matters of impact on setting do arise, as discussed below.

Impacts on setting

- 85. Whilst the new buildings proposed are considered to generally respond well to their settings in terms of their designs there is, perhaps inevitably, an impact on the historic setting of the principal listed building.
- 86. The large, contemporary buildings would be visible within – and change – the setting in which The Brooklands is appreciated. There would be erosion of the relationship between the existing historic outbuildings and the main house, both visually and in terms of their historic function – through the subdivision of the site and the changes to their character and appearance.
- 87. As identified by each of the heritage specialists consulted on the proposals, these changes would result in harm to the setting – and therefore the significance – of The Brooklands as a Grade II listed building.
- 88. Therefore, when taken as a whole, the proposed development would give rise to a degree of harm to the significance of the affected heritage assets by virtue of the impact of the new development within the setting of the principal listed building, and through the loss of some elements of heritage significance – most notably the property of Bethcar.
- 89. That harm must therefore be weighed against the public benefits arising from the development, as required by policy DMC5 and the heritage provisions of the NPPF.

Public benefits

- 90. It is noted that the applicant argues that the proposed scheme would have a lower impact on the setting of the heritage assets at the site than the previously-approved (and extant) replacement care home development; that is not in contention.
- 91. However, that previous and extant decision was based on a different planning balance that included the retention/replacement of a community care home. That development was found to be acceptable in its own right and – whilst it would certainly result in greater adverse heritage impacts than the current proposals – the two developments cannot be directly compared based on that consideration alone. The public benefit of effectively expunging that previous decision with a development giving rise to lesser heritage harm is therefore one that is afforded only limited weight.
- 92. On its own merits however, the proposed development would provide some significant public benefits.

93. Most notably, it would bring all of the remaining listed and historic buildings back in to active use. Providing that phasing of the development was properly secured – and it would need to be to ensure that any permission granted was in accordance with adopted policy – then the restoration of the principal building would be a significant benefit, returning it to its original and optimal use as a dwelling. Whilst some consultees have queried the impacts of the development on the appeal of the principal building as a single dwelling we have no evidence to suggest that it would cause difficulties with sale or occupation; it would remain a large dwelling in a sizeable and private location.
94. Overall, officers to not dismiss or undervalue the views of specialist consultees in their concerns regarding the heritage impacts of the development – indeed, we broadly agree with them. However, the applicant has objectively demonstrated that the extent of development proposed is necessary in order to outweigh the conservation deficit arising from the works required to restore the house and to return it to its optimal use. Within those constraints, our view is that the design approach adopted is appropriate and sympathetic, and that harm arising has been minimised.
95. On balance, our view is that the public benefits of the proposals as set out above outweigh the arising harm and the resultant conflicts with adopted policies, and on that basis the proposals are supported, subject to being found acceptable in other regards.

Ecology

96. The application is accompanied by a protected species survey that concludes the buildings support bat roosts, and mitigation measures are proposed to protect those bat interests. The Authority's Ecologist recommends that those mitigation measures are secured by condition and raises no objections to the proposals. They also recommend that a scheme of external lighting is secured to protect bat interests – that could be done by condition.
97. The development raises no further ecological matters or concerns.

Conclusion

98. This report concludes that harm would arise to the significance of the listed heritage assets at the site, primarily due to the extent of development proposed within the setting of the principal Grade II listed building. However, that harm is concluded to be outweighed by the public benefits of restoring said building and bringing it back in to its optimal use – and also bringing the other retained historic buildings across the site in to such use and halting their decline.
99. There are no other policy or material considerations that would indicate that listed building consent should be refused, and the application is therefore recommended for approval.

Human Rights

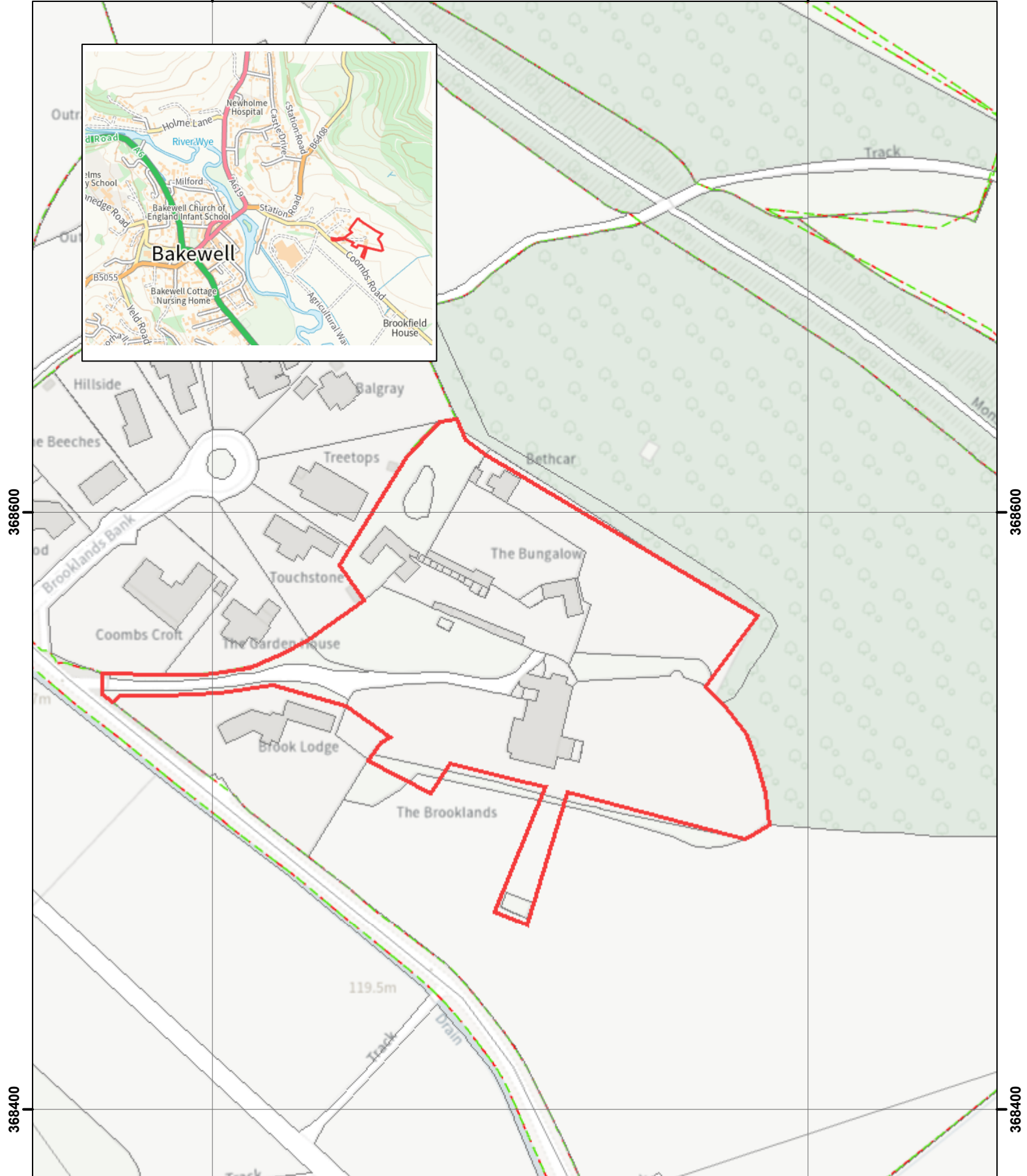
100. Any human rights issues have been considered and addressed in the preparation of this report.

List of Background Papers (not previously published)

101. Nil
102. Report Author: Mark Nuttall, South Area

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The Brooklands, Coombs Road, Bakewell

Item no. 7

Application no. NP/DDD/0523/0495

Committee date: 13 June 2025

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FULL APPLICATION – SIDE AND REAR EXTENSIONS TO DWELLING AT THATCHERS COTTAGE, REDFERN LANE, HOLLINSCLOUGH (NP/SM/0325/0272) RD

APPLICANT: MR & MS GRINDEY & GORDON

Summary

1. Thatchers Cottage is a two bedroomed dwelling located 500m west of Hollinsclough. The dwelling is subject to a planning condition and S.106 legal agreement restricting the occupancy of the dwelling to local need.
2. The application proposes extensions and alterations.
3. The extensions would significantly increase the floorspace of the dwelling from 64.5m² to 146.5m². The extensions would therefore be beyond the maximum floorspace allowed by policy and would undermine the affordability of the dwelling.
4. The scale and design of the extensions would dominate the existing building and harm the character and appearance of the property and its setting within the landscape.
5. The application is recommended for refusal.

Site and Surroundings

6. Thatchers Cottage is a two bedroomed dwelling located 500m west of Hollinsclough. In addition to the dwelling, there is a modern agricultural shed on the site.
7. The dwelling, was granted planning permission in 1998. It was a former agricultural building, which was re-constructed in 1995. An important consideration is that the dwelling was approved subject to a planning condition and S.106 legal agreement restricting the occupation of the dwelling to local occupancy.
8. Its nearest neighbouring property is Grattons Farm located over 150m to the south.

Proposal

9. This application proposes the extension of the existing dwelling to create a new kitchen/dining room, utility and WC at ground floor, and an additional bedroom at first floor.
10. The extensions would be to the rear and to the southern gable end and would wrap around the south and western elevations of the existing building.

RECOMMENDATION:

That the application be REFUSED for the following reasons:

1. **The dwelling is subject to a planning condition and S.106 legal agreement restricting occupation to local persons. The dwelling is therefore an affordable dwelling which policies seek to be retained in perpetuity. The proposed extensions would increase the floorspace of the dwelling to 146m² significantly above the maximum size set by policy DMH1. The development would therefore significantly undermine the affordability of the dwelling contrary to Core Strategy policy HC1, and development plan policies DMH1, DMH7(v) and DMH11 which secure affordable housing to meet local needs in perpetuity.**

- 2. The proposed wrap-around form of the extension and its overall scale would dominate the existing structure and harm its character and appearance contrary to development plan policies DMC3 and DMH7.**

Key Issues

- Impact upon the character, appearance and amenity of the property, its setting and neighbouring properties.
- Retention of the property as a local needs dwelling in perpetuity.

History

11. November 2004 – NP/MOD/1124/1226: Application to modify or discharge a planning obligation on application NP/SM/1298/135 – Refused
12. July 2004 – NP/SM/0704/0753: Extension to dwelling – Granted Conditionally
13. December 1998 – SM1298135: Conversion of barn to dwelling – Granted Conditionally and subject to S.106 legal agreement to restrict occupancy to local needs.
14. July 1997 – SM0797069: Conversion of stone building to local need dwelling – Refused
15. July 1997 – SM0797061: Relocation of agricultural building – Refused
16. August 1994 – 94039GPDO: Erection of Agricultural Building – Granted Unconditionally

Consultations

17. Highway Authority – Acceptance.
18. District Council – No comments received.
19. Hollinsclough Parish Council – Unanimous support of the proposals.

Representations

20. Eleven letters of support have been received by the Authority during the consultation period on the grounds that the proposals would;
 - Help to keep a local family in the area
 - Provide space for that local family to grow
 - Improve the appearance of the property
 - Improve the sustainability of the property

Main Policies

Relevant Core Strategy policies: GSP1, GSP2, GSP3, HC1, L3, CC1

Relevant Local Plan policies: DMC3, DMH1, DMH2, DMH3, DMH7, DMH11

National Planning Policy Framework

21. 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.
22. Paragraph 189 of the NPPF states: Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.

Core Strategy

23. Policy DS1 states that extensions to existing buildings is acceptable in principle outside of named settlements.
24. Policy HC1 states that provision will not be made for housing solely to meet open market demand. HC1 A states that exceptionally new housing can be accepted where it addresses eligible local needs for homes that remain affordable with occupation restricted to local people in perpetuity.
25. Policy DMH1 addresses the provision of affordable housing. It sets out that where a housing need exists and a local connection is proven, there can be scope for new affordable homes. If permitted, the policy restricts the size of the dwellings to ensure its affordability. The policy sets a maximum size of 97m² for a five-person dwelling. Policy DMH11 addresses legal agreements, including how these shall be used to secure affordable housing in perpetuity.
26. DMH7 is relevant for extensions and alterations to dwellings. It states that these will be permitted provided that they do not detract from the character, appearance or amenity of the original building, its setting or neighbouring buildings, do not dominate, amount to the creation of a separate independent dwelling or harm the landscape.
27. DMH7(v) states in relation to affordable houses extensions must not exceed 10% of the floorspace or take the floorspace of the house above 97m² (the maximum allowed by policy DMH1).

Assessment

Principle

28. Policy DMH1 restricts the size of affordable dwellings to ensure their affordability, with the maximum floorspace area permitted by the policy being 97m² for a five person dwelling. Policy DMH7 reflects this stating that sets out that in the case of affordable dwellings, extensions exceeding 10% of the floorspace or which take the floorspace of the house above 97m² are not permitted.
29. These policies reflect the requirement of policy HC1 for affordable dwellings to be retained in perpetuity.

30. Policy DMH11 makes clear that legal agreements imposed in relation to securing housing as affordable dwellings will seek to prevent any subsequent development of the site and/or all affordable properties where that would undermine the Authority's ability to restrict the occupancy of properties in perpetuity and for the properties to remain affordable in perpetuity.
31. The agent notes that there is no clause within the S.106 agreement to prevent alterations or extensions to the property. However, permitted development rights for extensions were removed by condition on the planning permission. As such, there is no 'fall back' position under which the owner of the property could extend the dwelling without planning permission being granted by the Authority.
32. The proposed extension would require a planning application in any event as they go beyond that permitted by the General Permitted Development Order.
33. The agent states that an approved agricultural building within the area of land covered by the aforementioned S.106 legal agreement makes this development atypical, and less likely to represent an affordable dwelling. However, no evidence has been put forward to demonstrate that the value of the property is significantly affected by this building.
34. The dwelling is otherwise of an affordable size - 64.5m². The proposed extensions would more than double the floorspace of the property to 146.5m². The extensions would significantly exceed the limitations of DMH7(v) and the upper threshold set out for affordable dwellings by policy DMH1.
35. Were the extension approved it would very likely undermine the affordability of the dwelling, particularly bearing in mind that the supporting text for policy DMH1 states that dwellings above 97m² are unlikely to be affordable.

Design and impact

36. The property despite being re-built has been built using traditional materials (gritstone and tile) and has an attractive appearance and simple form with horizontal emphasis and narrow gables, reflecting the local vernacular. The building in its current form therefore makes a positive contribution to the landscape and special qualities of the National Park.
37. The proposal would extend the existing building significantly with a two-storey side and rear extension which would 'wrap around' the southern elevation. The proposed extensions despite being of traditional form and materials would together dominate the existing building and un-balance its simple form and massing.
38. The proposed extensions would therefore harm the character and appearance of the property and its setting within the landscape contrary to policies DMC3 and DMH7 as well as the adopted design guidance in these regards.

Climate change and sustainable building

39. Policy CC1 requires that new development makes the most efficient and sustainable use of land, building and natural resources and achieves the highest possible standards of carbon reductions and water efficiency.
40. The PDNPA Climate Change SPD states "...for other types of development such as extensions, renovations, and new portal frame farm buildings, there is no requirement in the Core Strategy to go beyond Building Regulations in terms of sustainability standards.

41. A short environmental management statement has been submitted with the application which states the proposals would maximise natural ventilation and daylight, use high levels of thermal insulation, incorporate renewable energy sources like ground source heat pumps, and ensure water efficiency with low-use fittings. The design would also make use of permeable surfaces to manage flood risk. Construction materials would be sourced locally to reduce environmental impact.
42. Given the scale of the development, and the guidance provided in the PDNPA Climate Change SPD, these measures, along with the structure being constructed in accordance with modern building regulations would be considered sufficient to comply with Policy CC1.

Amenity

43. The nearest neighbouring property is Grattons Farm located over 150m to the south,
44. The cottage is largely isolated and the proposals therefore would not impact the amenity of the neighbouring property nor create any undue harm, in terms of being overbearing, overshadowing or overlooking. As a result, the development is not considered to raise any concerns in relation to harm to residential amenity, and is compliant with Policy DMC3 in this respect.

Highway safety

45. There are no proposed access changes from the existing highway.
46. Site access would remain unchanged, and the development would not result in a significant intensification of use on the site that would result in any highways impacts. The highway impacts arising from the development are therefore considered to be negligible.

Ecology

47. As householder development the proposals are exempt from the requirements of biodiversity net gain legislation.
48. Given the nature and location of the proposed extension and the age of the building it would not give rise to other adverse ecological impacts.

Conclusion

49. The scale of the proposed extension would be contrary to policies DMH1 and DMH7 and would undermine the affordability of the dwelling contrary to policies HC1 and DMC11.
50. The scale and massing of the proposed extension would dominate the existing building and harm its character and appearance contrary to policies GSP3, DMC3 and DMH7 and the Authority Design Guide.
51. The support for the application is noted. The proposal would provide a larger dwelling for the applicants. However, this is a private benefit and there is no justification for the scale of the extensions or the loss of an affordable dwelling which policies seek to retain in perpetuity for the benefit of local communities.
52. In the absence of any further material considerations the application is recommended for refusal.

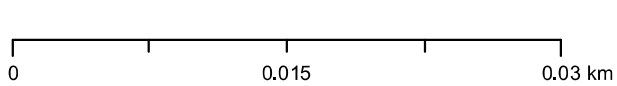
Human Rights

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: Rachel Doyle, South Area



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Thatchers Cottage, Redfern Lane, Hollinsclough

Item no. 8

Application no. NP/SM/0325/0272

Committee date: 13th June 2025

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FULL APPLICATION – CHANGE OF USE OF LAND TO ALLOW THE STATIONING OF A SHEPHERD’S HUT, AND THE CREATION OF A SURFACED ACCESS TRACK (RETROSPECTIVE) AT LAND TO THE SOUTH EAST OF THE GLEN, HOLLINSCLOUGH RAKE (NP/SM/0325/0233) PM

APPLICANT: MR & MS STEAD & SHARRATT

Summary

1. Retrospective planning permission is sought for the change of use of the land to allow the stationing of a shepherd’s hut and the creation of a surfaced access track.
2. The application site lies within open countryside approximately 1km to the north west of Hollinsclough along Hollinsclough Rake. The site is within the ownership of The Glen, a residential property located approximately 120 metres to the north west.
3. The siting of a single shepherd’s hut for holiday accommodation in this location fails to accord with the Authority’s Local Plan policies RT3, DMR1 and DME2 because it does not support farm diversification and is not located close to the facilities of a farmstead.
4. The development, by reason of its isolated location in open countryside, results in significant visual harm to the landscape, its character and the wider scenic beauty of the National Park. The development is therefore contrary to the landscape conservation objectives set out in the NPPF and the Authority’s Local Plan policies GSP1, GSP3, L1 and DMC3.
5. The application is therefore recommended for refusal.

Site and Surroundings

6. The site lies within open countryside approximately 1km to the north west of Hollinsclough. The shepherd’s hut is located to the south west of Hollinsclough Rake, the public highway running north west from Hollinsclough towards Flash. The hut is sited on land within the ownership of The Glen, a property located approximately 120 metres to the north west on the opposite side of Hollinsclough Rake. A neighbouring property, Moorside Farm is located approximately 80 metres to the north east of the application site across Hollinsclough Rake.
7. The surrounding landscape is identified within the Authority’s Landscape Strategy as falling within the Upland Pastures landscape character type (within the wider South West Peak landscape character area). This is an upland pastoral landscape with a traditional dispersed pattern of gritstone farmsteads and village settlements. Drystone walls and some hedgerows enclose permanent pasture.
8. To the west of the shepherd’s hut, the land falls in elevation fairly gently to the stream in the valley bottom and then rises in elevation more steeply on the other side of the stream. Tree cover is mostly found in a linear form along the watercourse and along Hollinsclough Rake. Overall, the landscape is open with views over the valley below and to the higher ground on the western side of the valley. A number of farmsteads building groups are visible on the valley sides. A public footpath (labelled on the Staffordshire County Council Footpaths and bridleways map as Hollinsclough 0.1755) runs in a south westerly direction from Hollinsclough Rake past the application site down to the stream and then climbs the western side of the valley towards Willshaw Farm.
9. The site does not lie within a Conservation Area, and there are no nearby listed buildings. There is a ruined field barn immediately to the north east of the shepherd’s hut.

Proposals

10. Retrospective planning permission is sought for the change of use of the land to allow the stationing of a shepherd's hut and use as holiday accommodation and the creation of a surfaced access track.
11. The shepherd's hut measures 4.9 metres by 2.6 metres in area, and 3.7 metres in total height (inclusive of wheels and axle). In addition, there is a separate small timber structure containing a composting toilet located adjacent to the hut. Additionally, a metal and timber platform with steps has been erected to the front of the hut to act as a patio area and to provide access to the hut from ground level (as the floor level of the hut is elevated due to the wheels / axle).
12. An existing field access has been modified to provide vehicular access to the hut. Two field gates are set back behind a pull in from Hollinsclough Rake. The pull in is surfaced in limestone chippings and is bounded by stone walls. The track down to the hut is surfaced in tarmac, and the hut location and parking area is again surfaced in limestone chippings. Parking, sufficient for two cars, is available on the application site.

RECOMMENDATION:

That the application be REFUSED for the following reasons:

- 1. The siting of a single shepherd's hut for holiday accommodation in this location fails to accord with development plan policies RT3, DMR1 and DME2 because it does not support farm diversification and is not located close to the facilities of a farmstead.**
- 2. The development, by reason of its isolated location in open countryside, results in significant visual harm to the landscape, its character and the wider scenic beauty of the National Park. The development is therefore contrary to the landscape conservation objectives set out in the National Planning Policy Framework and development plan policies GSP1, GSP3, L1 and DMC3.**

Key Issues

- Principle of Development
- The effect of the development on the landscape character and special qualities of the National Park
- Impact upon residential amenity
- Impact upon Highway Safety
- Climate change mitigation

History

13. 20/0011 – Open enforcement case in relation to change of use of land from agricultural to siting of shepherd's hut used as a holiday let.

Consultations

14. Highway Authority (Staffordshire County Council) – No objection subject to condition requiring access to be kerbed and surfaced and thereafter maintained in a bound material for a minimum distance of 5 metres from the back edge of the highway boundary.
15. Hollinsclough Parish Council – Supports the application. Minimal impact upon landscape, well managed operation, development supports the local economy.

16. Staffordshire Moorlands District Council – No response received

Representations

17. Three letters of support have been received raising the following points (in summary – the full letters can be read on the application file):

- No impact upon residential amenity of nearby occupiers.
- No impact upon landscape character and is in keeping with its surroundings.
- Provides income for a local resident.
- Provides unusual, remote and peaceful location for visitors to National Park to stay.
- When occupied provides a deterrent or witness to rural crime.

Main Policies

18. Relevant Core Strategy policies: GSP1, GSP2, GSP3, DS1, L1, RT3, CC1

19. Relevant Local Plan policies: DMC3, DMR1, DMR3, DME2, DMT3

National Planning Policy Framework

20. The National Planning Policy Framework (NPPF) is a relevant factor for the purposes of the regulations. Development plan policies relevant to this application are up-to-date and in accordance with the NPPF and therefore should be given full weight in the determination of this application.
21. Paragraph 189 of the NPPF states: Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks.
22. Paragraph 88 of the NPPF states amongst other things, that planning policies and decisions should enable sustainable rural tourism and leisure developments which respect the character of the countryside.

Core Strategy

23. GSP1, GSP2 - *Securing National Park Purposes and sustainable development & Enhancing the National Park*. These policies jointly seek to secure national park legal purposes and duties through the conservation and enhancement of the National Park's landscape and its natural and heritage assets.
24. 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 accordance with the Authority's Design Guide and development is appropriate to the character and appearance of the National Park.
25. DS1 - *Development Strategy*. States, that recreation and tourism development is acceptable in principle in open countryside.
26. L1 - *Landscape character and valued characteristics*. Seeks to ensure that all development conserves and enhances valued landscape character and sites, features and species of biodiversity importance.

27. RT3 - *Caravans and camping*. States amongst other things, that static caravans, chalets, or lodges will not be permitted.
28. CC1 states that development must make the most efficient use of land, buildings and natural resources and take account of the energy hierarchy.

Development Management Policies

29. DMC3 expects a high standard of design that respects, protects and where possible enhances the natural beauty, quality and visual amenity of the landscape.
30. DMR1 - *Touring camping and caravan sites*. The development or small extension to an existing caravan site will not be permitted unless its scale, location, access and landscape setting are acceptable. Exceptionally, the development of structures may be permitted where these are small, simple wooden pod structures in woodland locations with minimal landscape impact, or a single Shepherd's Hut where this can be located close to the facilities of a farmstead without harm to the natural or historic landscape. The supporting text of the policy states that such development should be used to support farm diversification and as such should also be assessed against the requirements of policy DME2.
31. DMR3 - *Holiday occupancy of self-catering accommodation*. States, that where self-catering accommodation is acceptable, its use will be restricted to holiday accommodation for no more than 28 days per calendar year by any one person.
32. DME2 - *Farm Diversification*. States 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. Further stating, that new buildings may be permitted if the proposed development cannot be appropriately located in existing buildings of cultural heritage significance or in other buildings which remain appropriate within the farm building group.
33. DMT3 states the development will only be permitted where, having regard to the standard, function, nature and use of the road, a safe access that is achievable for all people, can be provided in a way that does not detract from the character and appearance of the locality and where possible enhances it.

Assessment

Principle of Development

34. Policy RT3 B states that static caravans, chalets or lodges will not be permitted. This is because the open character of large parts of the National Park landscape means that the non-traditional and permanent presence of such forms of accommodation is incompatible with the conservation purpose of the National Park, with the potential impact on its valued landscape characteristics.
35. A growing range of alternative forms of accommodation (camping pods, yurts, shepherd's huts etc) have come onto the market or increased in popularity since the time that this policy was prepared, in response to a demand for greater quality and comfort.
36. For clarity, the National Park Authority considers all such forms of accommodation to have the same potential for adverse landscape impact and therefore policy RT3B remains applicable. The supporting text of RT3 does state that, exceptionally, static caravans, chalets or lodges may be acceptable in locations where they are not intrusive

in the landscape. The proposed shepherd's hut falls within the definition of a caravan, is retained permanently on the land and is therefore in policy terms a small static caravan.

37. Policy DMR1 specifically sets out the circumstances where accommodation comprising camping pods and shepherd's huts can be supported, and so irrespective of landscape impacts such development can only be supported in principle where it complies with the provisions of DMR1. In the case of shepherd's huts, the policy requires that development is located close to an existing farmstead where existing access, parking arrangements and facilities of that farm can be utilised.
38. The supporting text to Policy DMR1 sets out that provision of a single shepherd's hut on an agricultural unit as an exception to Policy RT3, should be used to support farm diversification and as such should be assessed against the requirements of policy DME2.
39. Policy DME2 addresses farm diversification, and it is therefore explicit that shepherd's huts are only supported by policy in cases where they are supporting an existing agricultural business. DME2 states 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.
40. In considering the principle of the development it is therefore necessary to consider the extent of agricultural business being undertaken at the holding. The holding associated with The Glen comprises approximately 5.5 hectares (13.5 acres) of surrounding land. The land is used as a traditional hay meadow, cut once a year and only occasionally grazed by a flock of local sheep. It is accepted that the applicant undertakes land management of the holding however there is no current agricultural business associated with the holding. As such it is not considered that the provision of a shepherd's hut as farm diversification and permitted by policy DMR1 as an exception to policy RT3 is applicable in this instance, there being no active agricultural business at the property.
41. Additionally, due to the distance of the shepherd's hut from the existing building group on the holding the development does not meet the requirements of policy DMR1 that a shepherd's hut permitted as an exception be located closed to an existing farmstead building group where existing access, parking arrangements and facilities can be utilised. In this instance, the distance of the shepherd's hut from the existing building group has necessitated the creation of a new vehicular access, parking area and small outbuilding to provide a toilet.
42. Overall, the development is contrary to policies RT3, DMR1 and DME2. The lack of an agricultural business at the holding and the distance from the existing building group mean that it is not possible to consider the shepherd's hut as an exception to policy RT3 as allowed by policy DMR1 (provision of a shepherd's hut close to the facilities of a farmstead to support farm diversification). The development is therefore is not in accordance with the above policies.

The effect of the development on the landscape character and special qualities of the National Park

43. Policy L1 seeks to ensure that all development conserves and enhances valued landscape character and sites.
44. The shepherd's hut and associated infrastructure (toilet, steps, platform and access track) are located away from the existing building group at The Glen.

45. When approaching the site along Hollinsclough Rake from Hollinsclough village travelling west, the shepherd's hut is screened by the stone boundary wall, the hut being at a lower level than the road.
46. However, travelling in the opposite direction, the site is approached with the shepherd's hut in an elevated position relative to the level of Hollinsclough Rake. It is clearly visible over the stone boundary wall for a sustained length of Hollinsclough Rake when travelling in a south easterly direction to the west of, and in the vicinity of the junction with Hollinsclough Bridleway 6.
47. Additionally, the shepherd's hut is clearly visible to users of the public footpath (Hollinsclough 0.1755), the public footpath passing immediately to the north west of the shepherd's hut. Users of the footpath travelling in an approximately north easterly direction towards the application site on the descent from Willshaw Farm towards the valley bottom can see the shepherd's hut in more distant but sustained views over the trees running along the watercourse in the valley bottom. The shepherd's hut is then clearly visible for a sustained period, in increasingly close proximity on the ascent from the valley bottom towards the application site.
48. From lower points in the valley the shepherd's hut would be read within the landscape with rising land behind it and in conjunction with the ruined field barn and the stone wall adjacent to the highway. Additionally, the structure is relatively modest in size and recessive in colour. Notwithstanding these points however, the shepherd's hut and associated infrastructure do appear as a distinct and isolated development within the open landscape, detached from both the existing building group at The Glen and the building group at Moorside Farm.
49. Overall, the development (shepherd's hut and associated infrastructure) is in an isolated location away from existing building groups and is highly visible from the public right of way network within an open landscape. The development causes significant visual harm to the landscape, its character and the wider scenic beauty of the National Park. The development does not conserve or enhance the valued landscape character of the open countryside setting of the site and is therefore contrary to policies GSP1, GSP3, L1 and DMC3.

Impact upon residential amenity

50. The nearest neighbouring property is Moorfield Farm, approximately 80 metres to the north east. Due to the distance between the development and this property including the presence of the public highway between the two, the development does not result in any material loss of residential amenity for the occupiers of Moorfield Farm and therefore the development accords with policies GSP3 and DMC3 in this respect.

Impact upon Highway Safety

51. Staffordshire County Council as highway authority has confirmed no objection to the development subject to a condition requiring the access to be kerbed and surfaced and thereafter maintained in a bound material for a minimum distance of 5 metres from the back edge of the highway boundary.
52. The highway authority has suggested the use of granite setts as the bound material to be used citing an example of their use on an access further to the west along Hollinsclough Rake at Gollin Farm.
53. From a visual amenity perspective, the use of granite setts is considered acceptable.

54. Subject to the aforementioned condition, the development is in accordance with policy DMT3 with respect to highway safety.

Climate Change Mitigation

55. In respect of climate change mitigation, the submitted 'Planning and Design & Access Statement' advises that *"The hut is effectively 'off-grid'. It is fully insulated and uses minimal amounts of energy. There is no log burner and so it does not emit any particulate matter into the air. The toilet is naturally composting and so does not require any chemical treatment."*
56. The development is considered to accord with policy CC1 in terms of use of energy and water.

Conclusion

57. The development of a shepherd's hut at the application site is contrary to relevant policies of the development plan in principle. The lack of an agricultural business at the holding and the distance from the existing building group mean that it is not possible to consider the shepherd's hut as an exception to policy RT3 as allowed by policy DMR1 (provision of a shepherd's hut close to the facilities of a farmstead to support farm diversification). The development is therefore contrary to policies RT3, DMR1 and DME2.
58. The development is in an isolated location away from existing building groups and is highly visible from the public right of way network within an open landscape. The development causes significant visual harm to the landscape, its character and the wider scenic beauty of the National Park. The development does not conserve or enhance the valued landscape character of the open countryside setting of the site and is therefore contrary to policies GSP1, GSP3, L1 and DMC3.
59. The local economic benefits of the development are acknowledged; however, these are not considered to outweigh the significant harm to the National Park landscape resulting from the development.
60. There are no other policy or material considerations that would indicate that planning permission should be granted, and the application is therefore recommended for refusal.

Human Rights

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

List of Background Papers (not previously published)

Nil

Report Author and Job Title

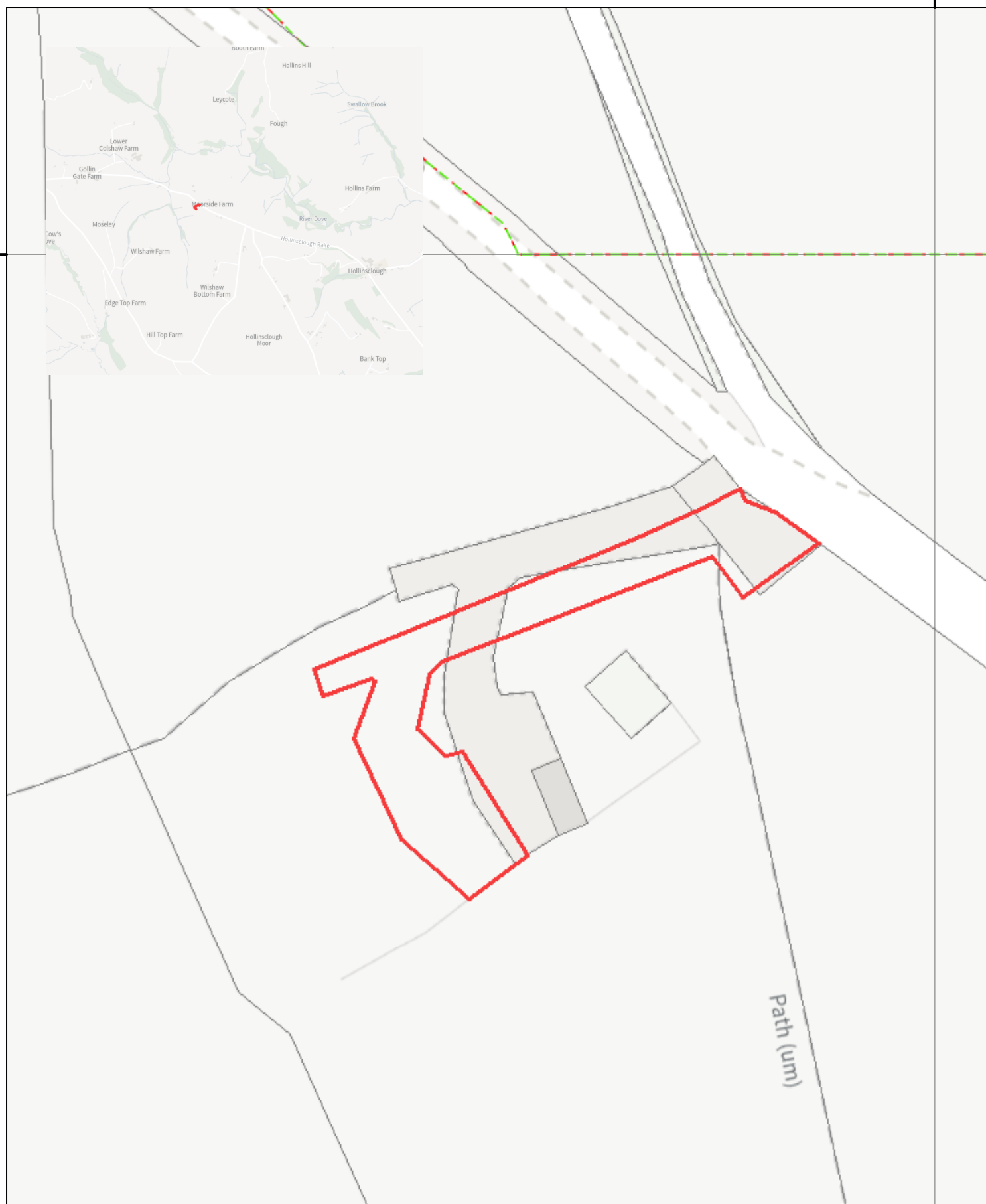
Peter Mansbridge – Planner (South Area)

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Land to the south east of The Glen, Hollinsclough Rake

Item no. 9

Application no. NP/SM/0325/0233

Committee date: 13/06/2025

Page 74

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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>
3364767	Enforcement notice appeal against the construction of unauthorised buildings adjacent to the highway B6054 to the East of Owler Bar Holmesfield S17 3BP	Written Representation	Delegated
3364823	Enforcement notice appeal against the installation of a steel container and the construction of a timber building at Cornfield Barn, Lyme Handley SK23 7BT.	Written Representation	Delegated
3366274 NP/GDO/1124/1175	GDO Notification - Agricultural building for the storage of fodder and implements land west of Alstonefield Road, Hulme End.	Written Representation	Delegated

2. APPEALS WITHDRAWN

There have been no appeals withdrawn during this month.

3. APPEALS DECIDED

The have been no appeal decisions during this month.

<u>Reference</u>	<u>Details</u>	<u>Method of Appeal</u>	<u>Decision</u>	<u>Committee/ Delegated</u>

4. RECOMMENDATION:

To note the report.

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