

Public Document Pack

Peak District National Park Authority

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



Our Values: Care – Enjoy – Pioneer

Our Ref: A.1142/5021

Date: 27 November 2025



NOTICE OF MEETING

Meeting: **Planning Committee**

Date: **Friday 5 December 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 7 November 2025** *(Pages 7 - 12)*
3. **Urgent Business**
4. **Public Participation**
To note any questions or to receive any statements, representations, deputations and petitions which relate to the published reports on Part A of the Agenda.
5. **Members Declarations of Interests**
Members are asked to declare any disclosable pecuniary, personal or prejudicial interests they may have in relation to items on the agenda for this meeting.
6. **Full Application - Erection of Nine Dwellings with Associated Access, Parking and Gardens, Along with Allotments, and Soft Landscaping Including a Mixture of Grassland and Tree Planting at Land Accessible from Hannah Bowman Way off Conksbury Lane Youlgrave (NP/DDD/0425/0354) JS** *(Pages 13 - 46)*
Site Plan
7. **Full Application - Conservation Repairs and Alterations to Church Farm. New Attached Greenhouse on the East Elevation to Replace Modern Outbuildings. Integration of Solar Panels and Air Source Heat Pump. New Outbuildings and Alterations to Existing Separate Garage (NP/DDD/1124/1291) SC** *(Pages 47 - 60)*
Site Plan
8. **Listed Building Consent - Conservation Repairs and Alterations to Church Farm. New Attached Greenhouse on the East Elevation to Replace Modern Outbuildings. Integration of Solar Panels and Air Source Heat Pump. New Outbuildings and Alterations to Existing Separate Garage (NP/DDD/1124/1292) SC** *(Pages 61 - 70)*
Site Plan
9. **Full Application - Proposed Conversion of Disused Building to One Bedroomed Dwelling with Creation of Off-Road Parking Space at the Wash House, Gaulege Lane Longnor (NP/SM/0925/0958) GG** *(Pages 71 - 92)*
Site Plan
10. **Full Application - Proposed Creation of 35 Motorhome Pitches at Holmesfield, Mill Bridge, Castleton (NP/HPK/0625/0541) WE** *(Pages 93 - 112)*
Site Plan
11. **Outline Application - Siting of 3 Cabins at New House Farm, Beet Lane, The Wash, Chapel-en-le-Frith (NP/HPK/0725/0672) WE** *(Pages 113 - 134)*
Site Plan
12. **Full Application - Proposed demolition of existing commercial building and**

proposed new 2 storey domestic 2 bedroom dwelling and associated landscaping at Post Office, Main Road, Eyam (NP/DDD/0625/0591) WE
(Pages 135 - 150)
Site Plan

13. **Full Application - Erection of Local Needs Dwelling (Self-Build) at Land Adjacent 25 Hernstone Lane, Peak Forest (NP/HPK/1025/1040) HF** (Pages 151 - 162)
Site Plan
14. **Full Application - Change of Use of Land to Garden and Siting of Timber Gazebo, Timber Cabin, Cat Pen, Summerhouse and Log Store and Associated Works. Siting of Hen House on Agriculture Land and Associated Works at 3 Hurst Waterworks, Derbyshire Level, Glossop (NP/HPK/1224/1334) HF** (Pages 163 - 172)
Site Plan
15. **Full Application - Extension to the Car Park at Dennis Knoll Car Park, Hollin Bank Road, Hathersage (NP/DDD/0925/0951) WE** (Pages 173 - 194)
Site Plan
16. **Saddleworth Neighbourhood Plan (EF)** (Pages 195 - 204)
17. **Planning Appeals Monthly Report (A.1536/BT)** (Pages 205 - 206)

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.

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Please note meetings of the Authority and its Committees may take place at venues other than its offices at Aldern House, Bakewell when necessary, the venue for a meeting will be specified on the agenda. There may be limited spaces available for the public at meetings and priority will be given to those who are participating in the meeting. It is intended that the meetings will be either visually broadcast via YouTube or audio broadcast and the broadcast will be available live on the Authority's website.

This meeting will take place at Aldern House, Baslow Road, Bakewell, DE45 1AE.

Aldern House is situated on the A619 Bakewell to Baslow Road. Car parking is available. Local Bus services from Bakewell centre and from Chesterfield and Sheffield pick up and set down near Aldern House. Further information on Public transport from surrounding areas can be obtained from Traveline on 0871 200 2233 or on the Traveline website at www.travelineeastmidlands.co.uk Please note that there is no refreshment provision for members of the public before the meeting or during meeting breaks. However, there are cafes, pubs and shops in Bakewell town centre, approximately 15 minutes walk away.

To: Members of Planning Committee:

Chair: 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	M Smith
J Wharmby	

Other invited Members: (May speak but not vote)

Prof J Dugdale

C Greaves

Constituent Authorities
Secretary of State for the Environment
Natural England

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



MINUTES

Meeting: **Planning Committee**

Date: Friday 7 November 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, K Richardson, K Smith and M Smith

Apologies for absence: A Hart and J Wharmby.

108/25 MINUTES OF PREVIOUS MEETING HELD ON 10 OCTOBER 2025

The minutes of the last meeting of the Planning Committee held on 10 October 2025 were approved as a correct record.

109/25 URGENT BUSINESS

Since the Planning Committee papers were published there has been a request from the applicant of Items 7 and 8 to postpone the discussion of these applications until the December 2025 Planning Committee.

There was no urgent business.

110/25 PUBLIC PARTICIPATION

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

111/25 MEMBERS DECLARATIONS OF INTERESTS

There were no declarations of interest from Members.

112/25 FULL PLANNING APPLICATION - 42 DWELLINGS AND ASSOCIATED INFRASTRUCTURE AT LAND OFF YELD CLOSE, BAKEWELL (NP/DDD/0225/0128)

The 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:

- Jon Bradbury – Agent

- Claudine Edwards – Nottingham Community Housing Association

The housing mix on the application reflects the results of the housing needs survey for Bakewell undertaken by the Local Housing Authority.

Some Members had visited the site the previous day.

- Members asked if there was any public open space for a recreation/play area included in the development and requested the pond be fenced and life-preservers provided.
- Bin storage access was discussed and whether the storage proposed was sufficient.
- Derbyshire Constabulary had expressed a concern regarding one of the footpath links/connections which was discussed.
- The area around the attenuation pond is devoted to the BNG for this project.
- The S106 planning obligation and the request to amend it was discussed by Members and this relates to the Mortgage in Possession Clause to be altered to match the National Housing Federation Standard for this Clause.

Members were keen to ensure that occupants of the development had access to the wildlife area without undermining the biodiversity enhancement. Members asked Officers to discuss this with the applicant to secure this.

Members requested that amended plans be sought to remove one of the footpaths and an additional planning condition be added regarding the provision of life-preservers around the pond area.

A motion to approve the application with amended conditions as discussed above was moved, seconded, put to the vote and carried.

RESOLVED:

That the application be APPROVED subject to prior entry into a S.106 planning obligation to secure the affordable housing and monitoring fees for BNG and subject to the following conditions:

1. **Statutory time limit for implementation**
2. **In accordance with specified approved amended plans**
3. **Submission, approval and implementation of Archaeological Written Scheme of Investigation**
4. **Submission, approval and implementation of scheme to deal with ground contamination**
5. **Submission, approval and implementation of scheme for mitigation and control of noise during construction period**
6. **Submission, approval and implementation of surface water drainage scheme**
7. **Submission, approval and implementation of surface water drainage scheme during construction period**
8. **Submission, approval and implementation of Arboricultural Method Statement**

and Tree Protection Plan

- 9. Submission, approval and implementation of monitoring and site supervision of Arboricultural measures**
- 10. Submission, approval and implementation of Construction Management Plan**
- 11. Submission, approval and implementation of Construction Environment Management Plan**
- 12. Submission, approval and implementation of Habitat Management and Monitoring Plan**
- 13. Submission, approval and implementation of finished ground and floor levels**
- 14. Submission, approval and implementation of scheme of enhancement measures for bats, birds and hedgehogs**
- 15. Submission, approval and implementation of scheme of measures to mitigate the effects of and adapt to climate change**
- 16. Submission, approval and implementation of detailed landscaping scheme**
- 17. Submission, approval and implementation of Travel Plan and residential welcome pack.**
- 18. Submission, approval and implementation of secure bicycle parking and bin storage areas**
- 19. Submission, approval and implementation of life preserver for pond**
- 20. Implementation of access, parking and turning facilities**
- 21. Approve samples of external materials**
- 22. Approve sample panels of limestone, gritstone and render walling**
- 23. Approve details of windows and doors**
- 24. Approve details of any external meter boxes**
- 25. Rainwater goods and verge details**
- 26. Window to north elevation of plot 1 to be obscure glazed at time of installation and permanently so maintained.**
- 27. Specify hours of operation for machinery, plant and deliveries during the construction period.**
- 28. No external lighting (either during construction or occupation) other than in accordance with approved Environmental Impact Assessment (EclA) or in accordance with alternative approved details.**
- 29. Remove permitted development rights for alterations, extensions, hard surfaces, means of enclosure and solar panels.**

113/25 FULL PLANNING APPLICATION - CONSERVATION REPAIRS AND ALTERATIONS TO CHURCH FARM. NEW ATTACHED GREENHOUSE ON THE EAST ELEVATION TO REPLACE MODERN OUTBUILDINGS. INTEGRATION OF SOLAR PANELS AND AIR SOURCE HEAT PUMP, NEW OUTBUILDINGS AND ALTERATIONS TO EXISTING SEPARATE GARAGE - (NP/DDD/1124/1291)

This application along with the corresponding Listed Building Application (Item 8 on the agenda) has been postponed until the December Planning Committee at the request of the Applicant.

114/25 LISTED BUILDING CONSENT - CONSERVATION REPAIRS AND ALTERATIONS TO CHURCH FARM. NEW ATTACHED GREENHOUSE ON THE EAST ELEVATION TO REPLACE MODERN OUTBUILDINGS. INTEGRATION OF SOLAR PANELS AND AIR SOURCE HEAT PUMP, NEW OUTBUILDINGS AND ALTERATIONS TO EXISTING SEPARATE GARAGE - (NP/DDD/1124/1292)

This Listed Building Application along with the corresponding Full Planning Application (Item 7 on the agenda) has been postponed until the December Planning Committee at the request of the Applicant.

115/25 FULL PLANNING APPLICATION - EXTENSION TO DWELLING AT SWEET BRIAR COTTAGE, CONKSURRY LANE, YOULGRAVE (NP/DDD/0825/0825), LB

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

The following spoke under the public participation at meetings scheme:

- Joe Oldfield – Agent

Some Members had visited the site the previous day.

It was noted that an amended design had been submitted after the publication of the report and this had been made available to the Members who had been on the site visit.

The original plans and application were discussed. Members were not in-principle against an extension but had a number of concerns about the original design, specifically the positioning of the extension and it being a parallel gable extension and the amount of glazing proposed.

A motion to defer the application to allow consideration of a revised proposal was proposed, seconded, put to the vote and carried.

RESOLVED:

That the application be DEFERRED to allow for further consideration of the amended plans.

116/25 AUTHORITY SOLICITOR REPORT - PLANNING APPEALS (A.1536/AE)

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 11.41 am

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6. FULL APPLICATION – ERECTION OF NINE DWELLINGS WITH ASSOCIATED ACCESS, PARKING AND GARDENS, ALONG WITH ALLOTMENTS, AND SOFT LANDSCAPING INCLUDING A MIXTURE OF GRASSLAND AND TREE PLANTING AT LAND ACCESSIBLE FROM HANNAH BOWMAN WAY OFF CONKSURRY LANE YOUNGRAVE (NP/DDD/0425/0354) JS

APPLICANT: EAST MIDLANDS HOUSING ASSOCIATION

Summary

1. This application seeks full planning permission for the erection of 9 dwelling houses with associated infrastructure.
2. The proposed dwellings would all be affordable and to meet eligible local need. East Midlands Housing Association would build the scheme in partnership with the Youlgrave Community Land Trust and Peak District Rural Housing Association, a Registered Provider who would manage and maintain the homes.
3. Officers have carried out negotiations with the applicant to secure amended plans and further information. The development would be acceptable in principle and can be accommodated without harm to biodiversity of the National Park or the landscape. Though the development would result in harm to archaeology on site and to the setting of the Conservation Area, officers consider that this would be outweighed by the benefits of the development.
4. The development is considered to be acceptable in all other respects and therefore is recommended for approval subject to prior entry into a S.106 planning obligation and subject to planning conditions.

Site and Surroundings

5. The application site comprises approximately 0.348ha of agricultural land located to the west of Conksbury Lane (a C classified road) which leads northwards out of the centre of Youlgrave toward Conksbury and Lathkill Dale.
6. The site, which is currently used as pastureland slopes gently down to the east towards a range of converted barns. Traditional boundary walls exist on the north, south and eastern sides. The site would be accessed via Hannah Bowman Way to the north, along which are sited 8, two-storey affordable dwellings approved in 2014 (ref: NP/DDD/0313/0179) and which was also submitted on behalf of the Youlgrave Community Land Trust). Further to the north, is more residential housing in the form of bungalows that front onto Conksbury Avenue. To the south, the site is separated from the homes that extend along Church Street by an open field. Over 200m to the west is the single-track Moor Lane which is gently elevated above the site.
7. The eastern edge of the application site sits within the north-western edge of the Youlgrave Conservation area. The site is located within Flood Zone 1. The site is located within the Limestone village farmlands Landscape Character Type (LCT).

Proposal

8. This application is seeking planning permission for 9 affordable homes; the permission would also include the extension of the existing unadopted road known as Hannah Bowman Way along with allotments and open space.
9. The scheme would be made up of two terraces consisting of 4 and 5 homes respectively; Plots 1-5 would form the terrace nearest the access and would consist of:

- 2x one bedroom, ground floor flats
- 2x one bedroom, first floor flats
- 1x two-bedroom bungalow

Plots 6-9 that would form the terrace to the south-west of the site would consist of:

- 2x two storey, two-bedroom homes
- 2x two storey, three-bedroom homes

10. The homes would be constructed in natural local limestone (buff colour) and roofs to be covered by Staffordshire Blue clay tiles; these materials would match the dwellings on Hannah Bowman Way. Solar panels are proposed to the east facing roofslopes of the terrace to the north of the site; solar panels would also be installed to the south facing roofslopes of the terrace to the south of the site.
11. A total of 17 parking spaces would be allocated with 2 of these to be designated accessible parking spaces. The dwellings would overlook approximately 623sqm of open space; to the eastern edge of this open space would be a 4m deep strip of wild flower planting and small trees while approximately a further 140sqm would be set aside for allotments to the northern edge of the open space. Hedgerow planting would be laid along the western and southern boundary.

RECOMMENDATION:

That the application be APPROVED subject to prior entry into a S.106 planning obligation to secure affordable housing, the maintenance and management of open space and subject to the following conditions:

In accordance with specified approved amended plans:

- 1. Statutory time limit for implementation**
- 2. In accordance with specified approved amended plans**
- 3. Submission, approval and implementation of Archaeological Written Scheme of Investigation**
- 4. Submission, approval and implementation of scheme to deal with ground contamination**
- 5. Stability assessment to be submitted and any necessary remedial measures to be agreed before the development commences.**
- 6. Submission, approval and implementation of surface and foul water drainage scheme**
- 7. Submission, approval and implementation of Construction Management Plan (to include details of noise/dust management and hours of operation)**
- 8. Submission, approval and implementation of method statement for amphibians and reptiles**
- 9. Submission, approval and implementation of site parking plan**
- 10. Submission, approval and implementation of a Landscape and Ecological Management Plan (LEMP)**
- 11. Submission, approval and implementation of finished ground and floor levels**

- 12. Submission, approval and implementation of scheme of enhancement measures for bats, birds and hedgehogs**
- 13. Submission, approval and implementation of scheme of measures to mitigate the effects of and adapt to climate change**
- 14. Submission, approval and implementation of detailed hard and soft landscaping scheme**
- 15. Submission, approval and implementation of secure bicycle parking and bin storage areas.**
- 16. Implementation of biodiversity gain plan. The biodiversity gain plan shall include additional enhancements to compensate for the loss of terrestrial habitat for GCN, other amphibians (such as common toad) and reptiles.**
- 17. Implementation of mitigation measures detailed in Section 6.2 of the Preliminary Ecological Appraisal**
- 18. Implementation of access, parking and turning facilities**
- 19. Approve samples of external materials**
- 20. Approve sample panels of limestone walling**
- 21. Approve details of windows and doors**
- 22. Approve details of any external meter boxes**
- 23. Approve details of solar panels**
- 24. Rainwater goods and verge details**
- 25. If Great Crested Newts or Reptiles are encountered at any time during the works operations shall cease and a suitably qualified ecologist and/or Natural England to be consulted for further advice as to whether a license is required for the works to proceed**
- 26. Prior to the erection of any external lighting on the site, a lighting plan shall be submitted to and approved in writing by the Local Planning Authority**
- 27. Remove permitted development rights for alterations, extensions, hard surfaces, ancillary buildings, means of enclosure and solar panels.**

Key Issues

- Principle
- Landscape impact
- Layout, design, landscaping and sustainability
- Residential amenity
- Impact upon cultural heritage
- Ecology
- Highway safety
- Flood risk and drainage

Relevant Site History

12. NP/DDD/0115/0003 – Creation of track in field. Refused 02/03/2015
13. NP/DDD/0714/0702 - Section 73 application for the variation of condition 2 - approved plans and condition 7 (highways) on NP/DDD/0313/0179. Granted 15/09/2014
14. NP/DDD/0313/0179 - Erection of 8 affordable houses for local people. Granted 27/03/2014
15. NP/DDD/0211/0105 - Erection of 8 affordable, sustainable dwellings. Withdrawn 05/08/2013

Consultations (Comments are summarised. Consultee responses can be read in full on the Authority's planning search system)

16. **Highway Authority: Further information requested relating to following:**
 - Whether the access road is to be adopted
 - Vehicle tracking should be submitted to how the ability of a refuse vehicle to route past a parked vehicle
 - Vehicle tracking should also show the suitability of the parking spaces
 - In terms of refuse vehicle tracking, the type of vehicle used is incorrect and this should conform with DCC requirements
17. **Environmental Protection: No Objection subject to conditions**

'Contaminated Land report as expected with high lead levels, I would recommend that soft landscaping areas (gardens etc) meet the Guideline value for gardens with produce which is 200mg/kg. This may be undertaken by use of a capping layer and imported soil, but a remediation plan could be submitted by the developer by condition. This should then be backed up with a validation report that the land has been remediated'.
18. **Youlgrave Parish Council: Supports**

'Youlgrave Parish Council supports this application in meeting local needs that open market prices force generations to leave their community. This is the only route for locals needing to remain in their community as the waiting lists show and is an infill site on low grade farmland with a good mix of housing for young and old.

Council has reservations that the 17 spaces for vehicles and visitors and especially for growing families is not enough and would prefer to see more to prevent overspill. It also notes that the slope of the site and large areas of hardstanding have concerns for runoff so would welcome porous materials being used. It is somewhat surprised by the need for large green spaces in a countryside village and queries the cost burden for its maintenance.

It also considers that the western boundary hedge proposed is totally inappropriate for a field boundary and asks planners to condition a dry stone wall in keeping with all other boundaries in the area especially as this will be highly visible in the views from Moor Lane towards the church'.
19. **PDNPA Landscape Officer: Objection due to lack of adequate information**

I would expect to see a Landscape & Visual Appraisal (which considers the effect of the proposed development on surrounding landscape character and visual amenity). This has not been included. I would also expect to see a landscape plan (showing locations, species, sizes of planting, seed mixes, establishment maintenance etc) which has also not been included'.

Concern also raised regarding the use of hedging to the western boundary as opposed to drystone walling and that the proposed landscaping to the west behind the car parking

bays would be too 'thin'. Further concern regarding the proposed boundary treatment to the southern boundary.

20. **Tree Officer: No comment**

21. **Archaeology: Moderate harm identified; condition recommended if approval granted**

Final response - 02/10/2025: The groundworks would cause moderate harm to the archaeological interest of the site. Should the planning balance be favourable, a condition scheme of archaeological work should be secured by condition.

Initial Response - 21/05/25: 'Insufficient information is available to make such a judgement at present.'

22. **Ecology: No objection subject to conditions**

BNG – 'The areas of habitat creation or enhancement are not considered significant relative to existing habitats on site; therefore, in this case, it is not considered proportionate to require monitoring for 30 years. Although it has been shown that the condition can be met and the metric shows that an uplift of 10% is achieved, it is considered that there hasn't been sufficient exploration of meaningful onsite gains'.

Preliminary Ecological Appraisal – '...no conclusive signs of badger were presents and no reptiles were observed during the survey. No suitable habitat was identified on site for bats, water voles and amphibians and it was considered unlikely that the site would support rare or notable invertebrates. No notable plant species and no invasive species were observed onsite'

Great Crested Newts – Following a visit to assess the suitability of a garden pond to support Great Crested Newts (GCN), the by PDNPA's Ecologist concluded 'Given the nature of the ponds, (small ornamental garden ponds), it was considered unlikely to support a significant population of newts and that Reasonable Avoidance Methods during works would be sufficient and proportionate to avoid impacts on amphibians and reptiles. habitat'

23. **Transport Policy Planner: No Objection**

24. **Derbyshire County Council Flood Risk Team: No comment**

25. **Historic England: No comment**

26. **Derbyshire Fire and Rescue Service: No Objection; advisory notes provided**

27. **Derbyshire Constabulary: No Objection; clarification requested regarding boundary treatment. Recommendations provided**

28. **District Council Rural Housing Enabler: Supports**

'In January 2020, when the last Housing Needs Survey in Youlgrave was completed, 6 applicants were registered on Home-Options, in housing need bands A, B or C that met the local connection criteria of the Peak District National Park. A further 9 eligible households responded to the survey who were not registered with Home Options. Combined, these households required a mix of 1, 2 and 3 bedroomed accommodation.

In October 2022, there were 8 applicants registered on Home-Options Bands A, B and C who live in Youlgrave and appear to meet the local connection criteria of the Peak District National Park.

Conclusion

Since the Housing Needs Survey in 2020, the overall number of eligible households on Home Options has risen from 8 to 11.

Housing Needs Surveys always pick up additional households that are not registered with Home Options. It is almost certainly the case therefore that the current number in housing need is considerably in excess of the 11 households currently on the register.

The Local Housing Authority therefore supports the cautious proposal for 9 dwellings, being significantly less than the established level of need.

In terms of the mix of dwellings...

We consider this to be an appropriate mix, supported by the housing needs survey, the current state of the housing market, the slow turnover rate of existing affordable housing in the village and further anecdotal evidence from local residents. This mix allows for younger families to grow as well as meeting the needs of older age groups, some of whom have mobility requirements.

Representations

29. The Authority has received 34 letters of objection from 30 objectors. The material planning reasons given are summarised below. The letters can be read in full on the Authority's website.

- Environmental impact due to emissions related to the construction and maintenance of the properties; overall an unjustified high carbon footprint
- Hedge to the western boundary would not be in-keeping with the area which is characterised by drystone wall boundaries
- Development on greenfield land instead of development of more suitable alternative sites or reuse of empty homes.
- Biodiversity net gain unclear.
- Protected species and wildlife corridors at risk (slow worms, bats, newts, etc.).
- Redacted ecological report sections raise transparency concerns.
- Would harm the character and setting of Youlgrave Conservation Area and would not be in-keeping with linear form of development
- Risk of setting precedent for development within the Youlgrave Conservation Area.
- The proposal would not prioritise the natural beauty, wildlife and cultural heritage of the National Park contrary to policy.
- Loss of rural character particularly when viewed from Moor Lane
- Overbearing design due to slope with loss of light, privacy, and amenity for existing homes.
- Combined phases creates a major development that is inappropriate for a village the size of Youlgrave.
- Increased traffic on narrow lanes; safety risks for pedestrians and riders.
- No clear parking or road safety mitigation.
- Evidence of medieval mining heritage and which would be lost due to this development
- Risk of collapse and subsidence due to the presence of exploratory mine shafts
- Lead contamination in soil—health hazard.
- Poor consultation with local community
- Housing mix does not match local needs; risk of non-local buyers.
- Lack of detail on energy efficiency, drainage, and bin storage.
- Building roads and dwellings significantly increases the speed and volume of water surface run-off resulting in increased risk of flooding

Main Policies

30. Relevant Core Strategy policies: GSP1, GSP2, GSP3, GSP4, DS1, L1, L2, L3, CC1, CC5, HC1, T3 & T7
31. Relevant Local Plan policies: DM1, DMC1, DMC3, DMC4, DMC5, DMC7, DMC8, DMC11, DMC12, DMC13, DMC14, DMC15, DMH1, DMH2, DMH3, DMH11, DMT3 & DMT8
32. Supplementary Planning Documents:
Climate Change and Sustainable Building (2013)
Design Guide (2007)
Building Design Guide (1987)

Wider Policy Context

33. National Park designation is the highest level of landscape designation in the UK. The Environment Act 1995 sets out two statutory purposes for national parks in England and Wales:
 - Conserve and enhance the natural beauty, wildlife and cultural heritage
 - Promote opportunities for the understanding and enjoyment of the special qualities of national parks by the public

National Planning Policy Framework (NPPF)

34. In the National Park the Development Plan comprises the Authority's Core Strategy 2011 and the Peak District National Park Development Management Policies document 2019. Policies in the Development Plan provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. There is no significant conflict between policies in the Development Plan and the NPPF.
35. 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.
36. Paragraph 190 states: When considering applications for development within National Parks, the Broads and National Landscapes, permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:
 - a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
 - b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and
 - c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.
37. Whether a proposal is 'major development' is a matter for the decision maker, taking into account 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.

Peak District National Park Core Strategy

38. GSP1: Securing national park purposes and sustainable development

- A. All policies must be read in combination.
- B. All development shall be consistent with the National Park's legal purposes and duty.
- C. Where there is an irreconcilable conflict between the statutory purposes, the Sandford Principle will be applied and the conservation and enhancement of the National Park will be given priority.
- D. Where national park purposes can be secured, opportunities must be taken to contribute to the sustainable development of the area.
- E. In securing national park purposes major development should not take place within the Peak District National Park other than in exceptional circumstances. Major development will only be permitted following rigorous consideration of the criteria in national policy.
- F. Where a proposal for major development can demonstrate a significant net benefit to the National Park, every effort to mitigate potential localised harm and compensate for any residual harm to the area's valued characteristics would be expected to be secured.

39. GSP3: Development management principles

All development must conform to the following principles:

Development must respect, conserve and enhance all valued characteristics of the site and buildings that are subject to the development proposal. Particular attention will be paid to:

- A. impact on the character and setting of buildings
- B. scale of development appropriate to the character and appearance of the National Park
- C. siting, landscaping and building materials
- D. design in accordance with the National Park Authority Design Guide
- E. form and intensity of proposed use or activity
- F. impact on living conditions of communities
- G. impact on access and traffic levels
- H. use of sustainable modes of transport
- I. use of sustainable building techniques
- J. ground conditions including any land instability from former mining, quarrying or industrial uses
- K. adapting to and mitigating the impact of climate change, particularly in respect of carbon emissions, energy and water demand

40. GSP4: Planning conditions and legal agreements

- A. 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.
- B. The National Park Authority's use of broader mechanisms will pay close regard to the advice of County and District Councils and other relevant service and infrastructure providers in each part of the National Park.

41. DS1: Development strategy

- A. To promote a sustainable distribution and level of growth and support the effective conservation and enhancement of the National Park, the following principles will be applied to determine proposals for new development. These principles must be considered in relation to the specific core policies in this plan and the subsequent Development Management Policies DPD.
- B. The majority of new development (including about 80 to 90% of new homes) will be directed into Bakewell and named settlements, with the remainder occurring in other settlements and the rest of the countryside.
- C. In all settlements and in the countryside outside the Natural Zone the following forms of development will be acceptable in principle (where permission is required):
 - agriculture, forestry, and other rural enterprises requiring a rural location, including farm diversification;
 - extensions to existing buildings;
 - recreation and tourism;
 - mineral working;
 - conversion or change of use for housing, community facilities and business use including visitor accommodation, preferably by re-use of traditional buildings;
 - renewable energy infrastructure;
 - utilities infrastructure;
 - other development and alternative uses needed to secure effective conservation and enhancement.
- D. In Bakewell and the following named settlements there is additional scope to maintain and improve the sustainability and vitality of communities across the National Park. In or on the edge of these settlements new build development will be acceptable for affordable housing, community facilities and small-scale retail and business premises. Other than in Bakewell, no development boundaries will be drawn.

42. L1: Landscape character and valued characteristics

- A. Development must conserve and enhance valued landscape character, as identified in the Landscape Strategy and Action Plan, and other valued characteristics.
- B. Other than in exceptional circumstances, proposals for development in the Natural Zone will not be permitted.

43. L2: Sites of biodiversity or geodiversity importance

- A. Development must conserve and enhance any sites, features or species of biodiversity importance and where appropriate their setting.
- B. 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.

- C. Development must conserve and enhance any sites or features of geodiversity importance and where appropriate their setting.
- D. Other than in exceptional circumstances, development will not be permitted where it is likely to have an adverse impact on any sites or features of geodiversity importance or their setting that have statutory designation or are of international or national importance for their geodiversity.

44. L3: Cultural heritage assets of archaeological, architectural, artistic or historic significance

- A. 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;
- B. 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;
- C. 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.

45. CC1: Climate change mitigation and adaptation

In order to build in resilience to and mitigate the causes of climate change all development must:

- A. Make the most efficient and sustainable use of land, buildings and natural resources.
- B. Take account of the energy hierarchy by:
 - I. reducing the need for energy;
 - II. using energy more efficiently;
 - III. supplying energy efficiently; and
 - IV. using low carbon and renewable energy.
- C. Be directed away from flood risk areas, and seek to reduce overall risk from flooding within the National Park and areas outside it, upstream and downstream.
- D. Achieve the highest possible standards of carbon reductions.
- E. Achieve the highest possible standards of water efficiency.

In all new and replacement housing, other than affordable housing of less than 3 units, a minimum sustainability standard, equivalent to that required by the government of affordable housing, shall be achieved unless the applicant provides evidence to demonstrate that it is not viable for a particular development.

Non-residential major development above 1000m² floorspace must achieve a Buildings Emissions Rate at least 10% less than the Target Emissions Rate.

46. CC5: Flood risk and water conservation

- A. 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.
- B. 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.
- C. 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.
- D. New development must allow an appropriate set-back distance for adequate maintenance of watercourses.

47. HC1: New housing

Provision will not be made for housing solely to meet open market demand. Housing land will not be allocated in the development plan. Exceptionally, new housing (whether newly built or from re-use of an existing building) can be accepted where:

- A. It addresses eligible local needs:
 - I. for homes that remain affordable with occupation restricted to local people in perpetuity; or
 - II. for aged persons' assisted accommodation including residential institutions offering care, where adequate care or assistance cannot be provided within the existing housing stock. In such cases, sufficient flexibility will be allowed in determining the local residential qualification to take into account their short term business needs whilst maintaining local residency restrictions for the long term.
- B. It provides for key workers in agriculture, forestry or other rural enterprises in accordance with core policy HC2.
- C. In accordance with core policies GSP1 and GSP2:
 - I. it is required in order to achieve conservation and/or enhancement of valued vernacular or listed buildings; or
 - II. it is required in order to achieve conservation or enhancement in settlements listed in core policy DS1.

Any scheme proposed under CI or CII that is able to accommodate more than one dwelling unit, must also address identified eligible local need and be affordable with occupation restricted to local people in perpetuity, unless:

- III. it is not financially viable, although the intention will still be to maximise the proportion of affordable homes within viability constraints; or

- IV. it would provide more affordable homes than are needed in the parish and the adjacent parishes, now and in the near future: in which case (also subject to viability considerations), a financial contribution¹⁰² will be required towards affordable housing needed elsewhere in the National Park.

48. T3: Design of transport infrastructure

- A. Transport infrastructure, including roads, bridges, lighting, signing, other street furniture and public transport infrastructure, will be carefully designed and maintained to take full account of the valued characteristics of the National Park.
- B. Particular attention will be given to using the minimum infrastructure necessary and also to make transport interchanges welcoming and safe.
- C. Mitigation measures will be provided where transport infrastructure severs wildlife routes.

49. T7: Minimising the adverse impact of motor vehicles and managing the demand for car and coach parks

- A. Existing traffic management schemes will be reviewed in partnership with the relevant Highway Authorities, to ensure that they accord with policy T1, encouraging a modal shift away from motor vehicles. Within environmentally sensitive locations, additional traffic management schemes will be undertaken where there is a demonstrable need.
- B. Residential parking and operational parking for service and delivery vehicles will be the minimum required for operational purposes, taking into account environmental constraints and future requirements.
- C. Non-residential parking will be restricted in order to discourage car use, and will be managed to ensure that the location and nature of car and coach parking does not exceed environmental capacity. New non-operational parking will normally be matched by a reduction of related parking spaces elsewhere, and wherever possible it will be made available for public use.
- D. Park and ride schemes will be encouraged to the main visitor areas, where they can be accommodated without harm to the valued characteristics of the area and will provide a net environmental benefit to the National Park.

Development Management Policies

50. DM1 The presumption of sustainable development in the context of National Park purposes

- A. When considering development proposals, the National Park Authority will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (2012). It will work proactively with applicants to find solutions that are consistent with National Park purposes:
- (i) to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park; and
- (ii) to promote opportunities for the understanding and enjoyment of the valued characteristics of the National Park.
- B. Planning applications that accord with the policies in the Development Plan will be approved without unnecessary delay, unless material considerations indicate otherwise.

51. DMC1 Conservation and enhancement of nationally significant landscapes

- A. In countryside beyond the edge of settlements listed in Core Strategy policy DS1, any development proposal with a wide scale landscape impact must provide a landscape assessment with reference to the Landscape Strategy and Action Plan. The assessment must be proportionate to the proposed development and clearly demonstrate how valued landscape character, including natural beauty, biodiversity, cultural heritage features and other valued characteristics will be conserved and, where possible, enhanced taking into account:
- (i) the respective overall strategy for the following Landscape Strategy and Action Plan character areas:
 - White Peak;
 - Dark Peak;
 - Dark Peak Western Fringe;
 - Dark Peak Yorkshire Fringe;
 - Derbyshire Peak Fringe;
 - Derwent Valley;
 - Eastern Moors;
 - South West Peak; and
 - (ii) any cumulative impact of existing or proposed development including outside the National Park boundary; and
 - (iii) the effect of the proposal on the landscape and, if necessary, the scope to modify it to ensure a positive contribution to landscape character.
- B. Where a development has potential to have significant adverse impact on the purposes for which the area has been designated (e.g. by reason of its nature, scale and setting) the Authority will consider the proposal in accordance with major development tests set out in national policy.
- C. Where a building or structure is no longer needed or being used for the purposes for which it was approved and its continued presence or use is considered by the Authority, on the evidence available to it, to be harmful to the valued character of the landscape, its removal will be required by use of planning condition or obligation where appropriate and in accordance with the tests in national policy and legislation.

52. DMC3 Siting, design, layout and landscaping

- A. 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.
- B. Particular attention will be paid to:
- (i) siting, scale, form, mass, levels, height and orientation in relation to existing buildings, settlement form and character, including impact on open spaces, landscape features and the wider landscape setting which contribute to the valued character and appearance of the area; and
 - (ii) the degree to which buildings and their design, details, materials and finishes reflect or complement the style and traditions of the locality as well as other valued

characteristics of the area such as the character of the historic landscape and varied biodiversity assets; and

- (iii) the use and maintenance of landscaping to enhance new development, and the degree to which this makes use of local features, colours, and boundary treatments and an appropriate mix of species suited to both the landscape and biodiversity interests of the locality; and
- (iv) access, utility services, vehicle parking, siting of services, refuse bins and cycle storage; and
- (v) flood risk, water conservation and sustainable drainage; and
- (vi) the detailed design of existing buildings, where ancillary buildings, extensions or alterations are proposed; and
- (vii) amenity, privacy and security of the development and other properties that the development affects; and
- (viii) the accessibility or the impact on accessibility of the development; and
- (ix) visual context provided by the Landscape Strategy and Action Plan, strategic, local and other specific views including skylines; and
- (x) the principles embedded in the design related Supplementary Planning Documents and related technical guides.

53. DMC4 Settlement Limits

- A. Planning applications should provide sufficient information to allow proper consideration of the relationship between a proposed development and the settlement's historic pattern of development including the relationship of the settlement to local landscape character. The siting of the development should complement and not harm the character of these settlements.
- B. Development that is separated from the existing settlement to such a degree that it no longer forms part of the whole, or is likely to result in pressure to infill an intervening gap, will not be permitted.

54. DMC5 Assessing the impact of development on designated and non-designated heritage assets and their settings

- A. Planning applications for development affecting a heritage asset, including its setting must clearly demonstrate:
 - (i) its significance including how any identified features of value will be conserved and where possible enhanced; and
 - (ii) why the proposed development and related works are desirable or necessary.
- B. The supporting evidence must be proportionate to the significance of the asset. It may be included as part of a Heritage Statement or Design and Access Statement where relevant.
- C. Proposals likely to affect heritage assets with archaeological and potential archaeological interest should be supported by appropriate information that identifies the impacts or a programme of archaeological works to a methodology approved by the Authority.

- D. Non-designated heritage assets of archaeological interest demonstrably of equivalent significance to Scheduled Monuments will be considered in accordance with policies for designated heritage assets.
- E. If applicants fail to provide adequate or accurate detailed information to show the effect of the development on the significance, character and appearance of the heritage asset and its setting, the application will be refused.
- F. Development of a designated or non-designated heritage asset will not be permitted if it would result in any harm to, or loss of, the significance, character and appearance of a heritage asset (from its alteration or destruction, or from development within its setting), unless:
 - (i) for designated heritage assets, clear and convincing justification is provided, to the satisfaction of the Authority, that the:
 - a) substantial harm or loss of significance is necessary to achieve substantial public benefits that outweigh that harm or loss; or
 - b) in the case of less than substantial harm to its significance, the harm is weighed against the public benefits of the proposal, including securing its optimum viable use.
 - (ii) for non-designated heritage assets, the development is considered by the Authority to be acceptable following a balanced judgement that takes into account the significance of the heritage asset.

55. DMC7 Listed Buildings

- A. Planning applications for development affecting a Listed Building and/or its setting should be determined in accordance with policy DMC5 and clearly demonstrate:
 - (i) how their significance will be preserved; and
 - (ii) why the proposed development and related works are desirable or necessary.
- B. Development will not be permitted if applicants fail to provide adequate or accurate detailed information to show the effect on the significance and architectural and historic interest of the Listed Building and its setting and any curtilage listed features.
- C. Development will not be permitted if it would:
 - (i) adversely affect the character, scale, proportion, design, detailing of, or materials used in the Listed Building; or
 - (ii) result in the loss of or irreversible change to original features or other features of importance or interest.
- D. In particular, development will not be permitted if it would directly, indirectly or cumulatively lead to:
 - (i) removal of original walls, stairs, or entrances, or subdivision of large interior spaces;
 - (ii) removal, alteration or unnecessary replacement of structural elements including walls, roof structures, beams and floors;
 - (iii) the unnecessary removal, alteration or replacement of features such as windows, doors, fireplaces and plasterwork;
 - (iv) the loss of curtilage features which complement the character and appearance of the Listed Building (e.g. boundary walls, railings or gates);

- (v) repairs or alterations involving materials, techniques and detailing inappropriate to a Listed Building;
- (vi) the replacement of traditional features other than with like for like, authentic or original materials and using appropriate techniques;
- (vii) extensions to the front of Listed Buildings;
- (viii) extensions of more than one storey to the rear of listed small houses or terraced properties;
- (ix) (ix) inappropriate impact on the setting of the Listed Building.

unless justified to the satisfaction of the Authority, that the proposed changes, loss or irreversible damage, and/or addition of new features to the Listed Building and its setting are:

- a) less than substantial in terms of impact on the character and significance of the Listed Building and its setting; and
 - b) off-set by the public benefit from making the changes, including enabling optimum viable use, and net enhancement to the Listed Building and its setting.
- E. Where change to a Listed Building is acceptable, an appropriate record of the building will be required to a methodology approved in writing by the Authority prior to any works commencing.

56. DMC8 Conservation Area

- A. Applications for development in a Conservation Area, or for development that affects its setting or important views into, out of, across or through the area, should assess and clearly demonstrate how the character or appearance and significance of the Conservation Area will be preserved or enhanced. The application should be determined in accordance with policy DMC5 and the following matters should be taken into account:
- (i) form and layout of the area including views and vistas into and out of it and the shape and character of spaces contributing to the character of the historic environment including important open spaces as identified on the Policies Map;
 - (ii) street patterns, historical or traditional street furniture, traditional surfaces, uses, natural or man-made features, trees and landscapes;
 - (iii) scale, height, form and massing of the development and existing buildings to which it relates;
 - (iv) locally distinctive design details including traditional frontage patterns and vertical or horizontal emphasis;
 - (v) the nature and quality of materials.
- B. Development will not be permitted if applicants fail to provide adequate or accurate detailed information to show the effect of their proposals on the character, appearance and significance of the component parts of the Conservation Area and its setting. Where an outline application is submitted the Authority reserves the right to request additional information before determining the application.
- C. Proposals for or involving demolition of existing buildings, walls or other structures which make a positive contribution to the character or appearance or historic interest of the Conservation Area will not be permitted unless there is clear and convincing evidence that:

- (i) the condition of the building (provided that this is not a result of deliberate neglect) and the cost of repairing and maintaining it in relation to its significance and to the value derived from its continued use, is such that repair is not practical; or
 - (ii) the demolition is to remove an unsightly or otherwise inappropriate modern addition to the building where its removal would better reveal buildings, walls or structures that make a positive contribution to the character or appearance or historic interest of the Conservation Area.
 - D. Where development is acceptable, a record of the current site, building or structure and its context will be required, prior to or during development or demolition.
 - E. Plans for re-use of an area where demolition is proposed must be agreed and a contract for redevelopment signed before the demolition is carried out.
 - F. Felling, lopping or topping of trees in a Conservation Area will not be permitted without prior agreement. This may require their replacement, and provision for their future maintenance.
57. DMC11 Safeguarding, recording and enhancing nature conservation interests
- A. Proposals should aim to achieve net gains to biodiversity or geodiversity as a result of development. In considering whether a proposal conserves and enhances sites, features or species of wildlife, geological or geomorphological importance all reasonable measures must be taken to avoid net loss by demonstrating that in the below order of priority the following matters have been taken into consideration:
 - (i) enhancement proportionate to the development;
 - (ii) adverse effects have been avoided;
 - (iii) the 'do nothing' option and alternative sites that cause less harm;
 - (iv) appropriate mitigation; and
 - (v) in rare cases, as a last resort, compensation measures to offset loss.
 - B. Details of appropriate safeguards and enhancement measures for a site, feature or species of nature conservation importance which could be affected by the development must be provided, in line with the Biodiversity Action Plan and any action plan for geodiversity sites, including provision for the beneficial future management of the interests. Development will not be permitted if applicants fail to provide adequate or accurate detailed information to show the impact of a development proposal on a site, feature or species including:
 - (i) an assessment of the nature conservation importance of the site; and
 - (ii) adequate information about the special interests of the site; and
 - (iii) an assessment of the direct and indirect effects of the development; and
 - (iv) details of any mitigating and/or compensatory measures and details setting out the degree to which net gain in biodiversity has been sought; and
 - (v) details of provisions made for the beneficial future management of the nature conservation interests of the site. Where the likely success of these measures is uncertain, development will not be permitted.

C. For all sites, features and species development proposals must also consider:

- (i) cumulative impacts of other developments or proposals; and
- (ii) the setting of the development in relation to other features of importance, taking into account historical, cultural and landscape context.

58. DMC12 Sites, features or species of wildlife, geological or geomorphological importance

A. For Internationally designated or candidate sites, or European Protected Species, the exceptional circumstances where development may be permitted are those where it can be demonstrated that the legislative provisions to protect such sites or species can be fully met.

B. For sites, features or species of national importance, exceptional circumstances are those where development is essential:

- (i) for the management of those sites, features or species; or
- (ii) for the conservation and enhancement of the National Park's valued characteristics; or
- (iii) where the benefits of the development at a site clearly outweigh the impacts on the features of the site that make it of special scientific interest and any broader impacts on the national network of SSSIs.

C. For all other sites, features and species, development will only be permitted where:

- (i) significant harm can be avoided and the conservation status of the population of the species or habitat concerned is maintained; and
- (ii) the need for, and the benefits of, the development in that location clearly outweigh any adverse effect

59. DMC14 Pollution and disturbance

A. Development that presents a risk of pollution or disturbance including soil, air, light, water or noise pollution, or odour that could adversely affect any of the following interests will not be permitted unless adequate control measures are put in place to bring the pollution within acceptable limits:

- (i) the amenity of neighbours and neighbouring uses; or
- (ii) the amenity, tranquillity, biodiversity or other valued characteristics of the area; or
- (iii) existing recreation activities; or
- (iv) extensive land uses such as forestry and agriculture; or
- (v) ecosystem services including water supply, groundwater resources and the water environment; or
- (vi) established businesses; or
- (vii) potential future uses of the land; or
- (viii) any nuisance, or harm to the rural character and dark skies of the area, caused by lighting schemes.

- B. Development will only be permitted where, upon cessation of a permitted use, the appropriate removal of any pollutants arising from development can be assured.
- C. Development affecting a Source Protection Zone, Safeguard Zone or Water Protection Zone must assess any risk to water quality and demonstrate that it will be protected throughout the construction and operational phases of development.

60. DMC15 Contaminated and unstable land

- A. Development on land that is known or suspected to be contaminated will be permitted provided that an accredited assessment shows that:
 - (i) there is no risk to public health arising from any existing contamination; and
 - (ii) remedial measures (in situ or by safe disposal off-site) can remove any public health risk and make the site fit for its intended use without harm to the valued characteristics of the area including any nature conservation or cultural heritage value.
- B. Development on land believed to be unstable, or suspected as being potentially unstable, or likely to become unstable as a result of development will only be permitted where an accredited stability assessment shows that the land:
 - (i) is stable and will remain so; or
 - (ii) can be made permanently stable by remedial measures undertaken as part of the development process without harm to the valued characteristics of the area; and
 - (iii) that development will not affect the stability or safety of neighbouring areas.
- C. Necessary remedial measures must be agreed before development commences.

61. DMH1 New affordable housing

- A. Affordable housing will be permitted in or on the edge of Core Strategy policy DS1 settlements, either by new build or by conversion; and outside of Core Strategy policy DS1 settlements by conversion of existing buildings provided that:
 - (i) there is a proven need for the dwelling(s); and
 - (ii) any new build housing is within the following size thresholds:

Number of bed spaces	Maximum Gross Internal Floor Area (m ²)
One person	39
Two persons	58
Three persons	70
Four persons	84
Five persons	97

- B. Starter Homes will be permitted as part of a development of housing to enhance a previously developed site.
- C. Self-Build and Custom Build housing will be permitted on rural exception sites in accordance with Part A regarding proof of need and size thresholds.

62. DMH2 First occupation of new affordable housing

In all cases, new affordable housing must be first occupied by persons satisfying at least one of the following criteria:

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

63. DMH3 Second and subsequent occupation of affordable housing (The occupancy cascade)

A. Each and every time a previously occupied affordable home becomes vacant, owners and managers of affordable housing must, as stated in the Section 106 Agreement, follow the cascade mechanism in steps B (i) to (iv), or C (i) to (v) until an eligible occupant is found.

B. For Registered Social Landlord owned and managed homes, and privately owned and managed schemes of more than one affordable home, owners and managers must:

- (i) sell or rent the affordable home to someone within the Parish or adjoining Parish (within the National Park) who meets the eligibility criteria as set out in policies DMH1 and DMH2, the Supplementary Planning Document and the Section 106 Agreement.
- (ii) after a minimum period of 3 months (minimum three months total) widen the search to include (in order of preference) those in the Parish or an adjoining Parish with residency of the previous 5 consecutive years, and those who meet the local occupancy criteria (10 years) in the next adjoining Parishes within the National Park.
- (iii) after a further month (minimum 4 months total) widen the search to include those who meet the local occupancy criteria (10 years) in the whole of the National Park.
- (iv) after a further 2 months (minimum 6 months total) widen the search to include those who meet the local occupancy criteria (10 years) in parts of a split rural Parish lying outside the National Park or rural Parishes entirely outside the Park but sharing its boundary.

C. For privately owned and managed affordable housing including self-build units, owners and managers must:

- (i) sell or rent an affordable home to a person (and his or her dependants) with a minimum period of 10 years permanent residence over the last twenty years in the Parish or an adjoining Parish; or
- (ii) a person who has an essential need to live close to another person who has a minimum of 10 years' residence in the Parish, the essential need arising from infirmity.
- (iii) after a minimum period of 3 months, widen the search to include (in order of preference) those in the Parish or an adjoining Parish with residency of the previous 5 consecutive

years, and those who meet the local occupancy criteria (10 years) in the next adjoining Parishes.

- (iv) after a further month (minimum 4 months total) widen the search to include those who meet the local occupancy criteria (10 years) in the whole of the National Park.
 - (v) after a further 2 months (minimum 6 months total) widen the search to include those who meet the local occupancy criteria (10 years) in parts of a split rural Parish lying outside the National Park or rural Parishes entirely outside the Park but sharing its boundary.
- D. The property should be advertised widely at the price advised by the District Valuer and prepared at the time marketing is required, or any other body appointed by the Authority for such purposes or, in the case of a rented property, at the target rent at the time. The Parish Council, Housing Authority and Housing Associations working in the area should be advised of the vacancy as soon as houses become vacant.
- E. Where a Parish is split by the National Park boundary, only those people living within the National Park part of the Parish should be eligible initially.

64. DMH11 Section 106 Agreements

Section 106 Agreements will be applied to housing developments as follows

Affordable housing

- A. In all cases involving the provision of affordable housing, the applicant will be required to enter into a Section 106 Agreement, that will:
- (i) restrict the occupancy of all affordable properties in perpetuity in line with policies DMH1, DMH2 and DMH3; and
 - (ii) prevent any subsequent development of the site and/or all affordable property(ies) 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.

65. DMT3 Access and design criteria

- A. Where new transport related infrastructure is developed, it should be to the highest standards of environmental design and materials and in keeping with the valued characteristics of the National Park.
- B. Development, which includes a new or improved access onto a public highway, 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 which does not detract from the character and appearance of the locality and where possible enhances it.
- C. Particular attention should be given to the need for the retention and where possible enhancement of hedges, walls and roadside trees. Where a proposal is for a new access to improve a substandard access, a condition will be applied requiring the substandard access to be closed up in an appropriate manner, which where possible enhances the streetscape.
- D. Appropriate and sympathetic measures, including wild bridges or cut and cover tunnels, will be provided where transport infrastructure results in wildlife severance.

66. DMT8 Residential off-street parking

- A. Off-street car parking for residential development should be provided unless it can be demonstrated that on-street parking meets highway standards and does not negatively impact on the visual and other amenity of the local community. This should be either within the curtilage of the property or allocated elsewhere. Full details of the appropriate range of parking provision for residential developments can be found within the Parking Standards at Appendix 9.
- B. Off-street car parking space provided as part of a development will be protected where there is evidence that loss of such space would exacerbate local traffic circulation problems.
- C. The design and number of parking spaces associated with residential development, including any communal residential parking, must respect the valued characteristics of the area, particularly in Conservation Areas.

67. Assessment

68. Principle

- 69. Core Strategy policy HC1 states that provision will not be made for open market housing but 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. Policy DS1 states that in or on the edge of named settlements, new build development would be acceptable for affordable housing. DMH1 of the Development Management Plan following on from DS1 reiterates that affordable housing will be permitted in or on the edge of DS1 settlements provided need is evidenced and that the homes are within the stated size thresholds. DS1 settlements are the most sustainable settlements within National Park when their location, size and function, range of services and/or ease of access to services by public transport, and their capacity for new development is considered. Youlgrave is listed as a named settlement with a school, medical centre, public houses and a bus service all accessible within the village.
- 70. These policies are consistent with the National Planning Policy Framework (NPPF) which gives great weight to conservation of National Parks. The National Parks Circular (2010), incorporated by the NPPF, makes clear at paragraph 78 that *“The Government recognises that the Parks are not suitable locations for unrestricted housing and does not therefore provide general housing targets for them. The expectation is that new housing will be focused on meeting affordable housing requirements, supporting local employment opportunities and key services.”*
- 71. The Authority’s policies are therefore up-to-date and should be afforded full weight in the determination of this application.
- 72. Policy HC1 sets exceptions when housing can be permitted. This site is an agricultural field and not previously developed land. There is no argument that the proposed development is required either to meet the needs of rural enterprise(s) or required to conserve or enhance Youlgrave. Therefore, housing could only be acceptable in principle if it were affordable housing to meet eligible local needs in accordance with policy HC1 and the relevant Development Management Plan policies.
- 73. The application proposes 9 dwellings, all of which are proposed to be affordable and to meet local need. The East Midlands Housing Association (EMHA) would be responsible for the build of the scheme. Following completion of construction, EMHA would then enter a long lease arrangement with the Peak District Rural Housing Association (PDRHA) for the management and maintenance of the new homes and will simultaneously transfer the freehold of the site across to Youlgrave Community Land Trust (YCLT). This mechanism is the same as was used for the Hannah Bowman Way development.

74. The development proposes a mix of housing following the publication of the Housing Need Survey Report for Youlgrave (2024) by Derbyshire Dales District Council as Housing Authority.
75. The report concludes that the overall number of eligible households in Youlgrave on Home Options is currently 11. Moreover, Housing Needs Surveys (the latest survey being from 2020) pick up additional households that are not registered with Home Options, therefore, it is highly likely that the current number in housing need is considerably in excess of the 11 households. Based on this data, the Local Housing Authority state they support *“the cautious proposal for 9 dwellings, being significantly less than the established level of need”*.
76. The majority of need identified is for 1-bedroom properties with more limited need for 2- and 3-bedroom properties. The proposed development would make a significant contribution to meeting the need identified by the housing need survey. The mix and tenure of the proposed development is also closely aligned with the need identified. There is therefore clear evidence to support the conclusion that the development would meet eligible local needs for affordable housing in Youlgrave and adjoining parishes in accordance with policy HC1.
77. The site would be adjacent to the established built form of Youlgrave, a location that would comply with in/edge of settlement requirement of DS1 and DMH1. The house sizes would also all be within the maximum floor areas stated in Policy DMH1.
78. If planning permission were granted for the development, prior entry into a planning obligation under S.106 would be necessary to secure the affordable housing in perpetuity in accordance with the requirements of policies GSP4, HC1 and DMH11 of the Local Plan.
79. In principle such a planning obligation would meet the tests set out at paragraph 58 of the NPPF:
- a. necessary to make the development acceptable in planning terms;
 - b. directly related to the development; and
80. c) fairly and reasonably related in scale and kind to the development.

81. **Landscape**

82. The application site is located within the Limestone Village Farmlands Landscape Character Type (LCT), a landscape as defined in the Authority's adopted Landscape Character Assessment which is *'small-scale settled agricultural landscape characterised by limestone villages, set within a repeating pattern of narrow strip fields bounded by drystone walls'*.
83. Policy DMC1 requires proposed development with a wide scale landscape impact must provide a landscape assessment. The Authority's Landscape Officer notes that such an assessment has not been submitted and objects on the grounds of insufficient information.
84. Though the comments of the Landscape Officer are acknowledged, it is judged that the scale and siting of proposal would ensure there would not be wide scale landscape impacts to warrant a refusal of the application. The bulk of the housing would either be in line with or project by only a small degree further to the west than the built form of Hannah Bowman Way while the post-war bungalow development along Conksbury Avenue projects still further into the open countryside away from the linear pattern of development Conksbury Lane. To the south and south-east, the built form of Youlgrave extends along Main Street and Moor Lane providing the site with a loose sense of enclosure. In this context, the development would not appear unduly prominent or isolated within the landscape. The site

area and number of homes would overall be a small addition to the established mass of homes that form this part of Youlgrave.

85. Officers initially recommended that the western edge of the application site be formed of new drystone walls but this was rejected by the applicant due to the cost. Though boundary hedging is not a common feature in this area, it is the case that the development would not result in the loss of any of the extensive existing drystone walls that enclose the wider field; within this context, the proposed hedging would be seen as a subservient boundary feature that would not detract from or appear prominent in relation to the existing boundary walls. The hedging would soften the edge of the development from wider views and is supported by the Authority's Ecologist given that the hedging on site would go from just 2m as existing to over 130m which would bring about particular benefits for bats and birds. Views into the site from the open countryside are limited to those from the lightly trafficked, single track Moor Lane to the west; there are no formal footpaths within the vicinity of the site. Though the development would be a new feature within the view from Moor Lane, the downward sloping topography and the modest heights of the proposed homes would ensure their roofs would not have an overbearing visual impact on the western edge of the village and would not interrupt the attractive views across the rolling landscape which rises again toward Alport to the east.

86. Overall, it concluded that in principle a development of this scale can be accommodated on this site without harm to the scenic beauty or landscape character of the National Park in accordance with policy L1. Details of design, layout and landscaping are critical in this regard and are considered further in this report.

87. Layout, design, landscaping and sustainability

88. Where development is acceptable in principle, GSP3 and DMC3 provide clear criteria that a development must comply with to ensure the natural beauty, quality and visual amenity of the landscape are protected.

89. At the centre of the proposal would be an area of open space and allotments for communal use. This layout would soften the transition from the relatively dense historic development along the main thoroughfares of Youlgrave to the countryside to the west and would be in-keeping with the lower density of Hannah Bowman Way. The open space with its central siting combined with an adjacent communal path would ensure it would be well integrated within the development and encourage residents to walk to Hannah Bowman Way through the space as opposed to exclusively along the access road. The open space would benefit from extensive overlooking from habitable room windows which would be deemed a further merit of the overall layout.

90. The provision of open space is a material consideration that weighs in favour of the development. The open space would be managed in accordance with the provisions of the S106 agreement to ensure these benefits are retained in perpetuity.

91. During the application, concern was raised by officers regarding the line of car parking to the western boundary. Officers requested that this parking be broken up with additional landscaping so that these necessary spaces better reflect the countryside edge location and the otherwise pleasant and verdant layout proposed for the rest of the site. This change has not been made with the applicant suggesting that this change could impact the accessibility for refuse vehicles along the access road and increase separation distances between the parking spaces and the dwellings for residents. Officers continue to hold the view that these spaces could be broken up without these impacts. The unbroken parking area would detract from the visual appearance when viewed within the site though wider impacts would be reduced due to the proposed boundary hedging. To ensure the hedging is robust and sufficiently thick to screen the vehicles, the hedge proposed would have a spread of 1.5m. This spread would fall within the adjacent

agricultural field but this field is within the blue line of the application and it is considered that details of the boundary hedging to ensure its ongoing management can be secured as part of a soft landscaping condition; this condition would apply to the whole site so that the overall planting mix is appropriate.

92. During the application, improvements have been made to the design and layout with low stone boundary walls added to the frontages of plots 1-5; open frontages are not a characteristic of the National Park while the walls would in addition help to partially screen bin stores (details of which would also be secured by condition). Timber fencing has been removed from all external edges of the site and would be restricted to boundaries between the gardens of plot 6-9. Hard boundary treatments and surfacing materials would be conditioned.
93. The detailed design of the dwellings would be largely in accordance with the Authority's design guide. The dwellings would be constructed from natural, local limestone, bedded and polished in lime mortar. The proposed use of Staffordshire blue clay tiles and limestone walls would be appropriate for Youlgrave and reflects a mixture of materials in the local area. The gable widths of the dwellings would be greater than recommended in the Authority's design guide, however the terraced form of the two blocks would result in two rectangular forms in-keeping with the linear buildings common throughout the village and so not be unduly 'boxy'. The dwellings would appear balanced including the arrangement of their fenestration and would be well-proportioned within their respective plots. Plots 6-9 would step down toward following the downward slope of the land; this arrangement would offer some variety in roof height and additional visual interest when this terrace is viewed from the open space.
94. A further change made during the application was to relocate solar panels from the western roof-slopes of plots 1-5 to the eastern so as not to impact on wider views from the countryside to the west. All the proposed dwellings would be built with solar photovoltaic panels. The application proposes that the proposed dwellings would be constructed to high energy efficiency standards and meet the requirements of building regulations in terms of the conservation of heat and power. The dwellings would be orientated so that plots 1-5 would benefit from direct sunlight throughout the day being set east-west while the plots 6-9 would have south facing private gardens. Community water butts would also be provided as would electric charging points for each dwelling. Subject to condition, the development therefore would be in accordance with policy CC1.
95. It is concluded that subject to the conditions and provision within the S106 to manage and manage the open space, the layout, design, landscaping and sustainability would be in accordance with policies GSP3, DMC3 and CC1.

96. **Residential Amenity**

97. GSP3 states that in assessing new development, consideration must be given to the impact on living conditions of communities. DMC3 requires particular attention to be paid to protecting the amenity, privacy and security of the development and other properties that the development affects.
98. The separation distances between the 9 dwellings and the nearest neighbouring homes would be significantly greater than those required in the Authority's Alterations and Extensions Design Guide. Plots 1-5 would be approximately 53m at their nearest point to the converted barns to the east properties ('Sweet Briar', 'Cornelia', 'Ophelia' and 'Copper Pot') and though the new homes would be set higher than the converted barns, the separation would be such that no undue harm to residential amenity would occur. Within that intervening space would be the open space and to the eastern boundary, a 4m strip of trees would provide a robust buffer between the rear gardens of the converted barns

and the open space while avoiding the need for incongruous high, hard boundary treatments.

99. Similarly, at their nearest point, plots 6-9 would be approximately 43m away from the homes on Hannah Bowman Way and there would be no noticeable level change. Plot 1 would be the nearest to the end dwelling on Hannah Bowman Way but plot 1 would be a bungalow with a blank end gable and so again no overlooking, overshadowing or overbearing impacts would occur. Within the site itself, the 9 dwellings would be arranged in a 'L' shape and so there would be no direct overlooking of any of the properties.
100. The floor areas would meet and surpass National Space Standards but would be within the maximum areas allowed under DMH1. Plots 1-5 (the 1-bedroom flats and 2-bedroom bungalow) would have small front and rear gardens which would not be unusual within Youlgrave and the wider National Park; these would be defensible while residents would of course have full access to the extensive open space. Plots 6-9 would have private rear gardens that would be proportionate to the size of the dwellings.
101. Regarding impacts on residential amenity, the proposal would therefore comply with policies GSP3 and DMC3.

102. **Cultural Heritage**

103. **Impact upon Youlgrave Conservation Area**

104. Core Strategy policy L3 states the development must conserve and where appropriate enhance heritage assets and their settings. Development Management Policy DMC8 is clear that for development that affects the setting or important views into or out of a Conservation Area, applications should clearly demonstrate how the existing character and appearance of the Conservation Area will be preserved and enhanced.
105. The eastern edge of the application site (approximately 10% of the site area) sits within the north-western edge of the Youlgrave Conservation area. The Conservation Area boundary in this location was drawn so as to incorporate the single storey converted barn known as 'Sweet Briar' and another barn that has been converted to create three homes known as 'Cornelia', 'Ophelia' and 'Copper Pot'; these traditional stone barns historically were part of Hall Farm and would be considered as non-designated heritage assets. It is acknowledged that distant views of the converted barns from Moor Lane to west would be obscured by the new dwellings and this would represent moderate harm to the setting of the former farmstead and its contribution to the Conservation Area. Modern housing along Conksbury Avenue and Hannah Bowman Way has already encroached within its setting so that uninterrupted views of the rear of the former farmstead are largely limited to a small stretch of Moor Lane. The new dwellings would not however form an overbearing backdrop on approach to the farmstead from Conksbury Lane due to the significant separation distances, proposed buffer landscaping and that plot 1 which would be in line with 'Sweet Briar' would only be single storey.
106. The Conservation Area appraisal identifies views toward the Conservation Area as dominated by the tall tower of the Church of All Saints; these views would not be interrupted by the proposed development. The development would not be visible from within the core of the Conservation Area which is defined by historic buildings set tightly along the main thoroughfares of Youlgrave to the south and south-east.
107. In accordance with policies L3, DMC5, DMC8 and the NPPF, the conservation of cultural heritage must within the National Park be given great weight and must be considered as part of the planning balance which is carried out later in the report.

108. Impact upon archaeology

109. The proposed development is on a site of archaeological interest where earthwork archaeological remains are known to survive and there is potential for related buried archaeological features. These features relate to 19th century lead mining – shafts and open cut extraction. More of these features extend into the proposed development area, including features mine shafts, parts of a backfilled opencut along a mineral vein, former trackways and a feature that may be another area of quarrying or extraction, but due to its vein top location may also be evidence of lead processing at surface.
110. The Authority's archaeologist assessed the submitted desk-based assessment and concluded that these features are non-designated heritage assets of archaeological interest with the level of significance of such features to be local- regional interest at most.
111. The extent of disturbance from these 19th century extraction and mining features means the likelihood of earlier archaeological remains and features surviving on site is judged to be low.
112. The groundworks required for the development would destroy the archaeological remains and features within the development footprint. This represents a permanent loss of archaeological evidence and information and harm to the archaeological interest of the site. Taking into account the estimate significance and the level of impact this equates to moderate harm.
113. Again, in accordance with policies L3, DMC5, DMC8 and the NPPF, the conservation of cultural heritage must within the National Park be given great weight and must be considered as part of the planning balance which is carried out later in the report.
114. If planning permission were granted the Authority's Archaeologist recommends that a planning condition to secure a scheme of archaeological works is necessary to ensure that surviving remains are preserved by record.

115. **Highway safety**

116. The site would be accessed from Hannah Bowman Way and would serve as an extension of the road. The road is currently unadopted and it has been confirmed during the application that this arrangement would continue. As there would be no new access onto the adopted highway then the Highway Authority would not object on the grounds of highway safety. Moreover, the addition of 9 dwellings made up of predominantly smaller homes (1 and 2 bedrooms), would not be deemed a level of development that would cause an undue intensification of the use of the existing access from Hannah Bowman onto Conskbury Lane. The Highways Authority nor the National Park's Transport Planner have raised any concern that the small increase in the use of the local highway network would cause severe impact on the operation of the network.
117. The Local Plan states that for the number of bedrooms proposed, there should be a minimum of 16 car parking spaces (including visitor spaces). The application would provide 17 and this would be sufficient to serve the needs of future occupiers and to avoid overspill parking in nearby streets.
118. Prior to confirmation that it would not be adopted, the Highways Authority did raise concern of how a refuse vehicle would travel along the full length of the access road if vehicles were parked on the road to the front of plots 1-5 and they also queried how vehicles would comfortably enter and exit the designated parking spaces along the western boundary. Though the road would not be adopted it remains the case that officers would expect to see a well-designed scheme and this of course includes parking and access arrangements. In response, the applicant has submitted tracking plans including

for refuse vehicles that show such a vehicle would be able to access the site, turnaround and leave safely as well as tracking plans for the private car. The applicant has also stated that parking will be actively managed by the housing association/management company. If permission were granted, a condition would be imposed requiring a plan to be submitted that would detail these management arrangements prior to occupation; this condition would require associated infrastructure such as signage to be installed prior to occupation.

119. The width of the road would be 5m; it is accepted that this would allow vehicles to pass each other (subject to the part of the road parallel to the parking spaces being kept free as referenced above), it is the case that for vehicles leaving/entering the parking spaces to the western boundary, they would need to travel down to the turning head to the south of the site or undertake a three point turn in order to turn around. This arrangement would be functional though not optimal, however, to allow greater maneuvering space for these cars would mean the access road would have to be widened. The applicant has made it clear that to do so would require an increase in hardstanding at the site impacting BNG calculations; the site would become more constrained necessitating fundamental changes to the layout of the housing and would likely require an increase in the size of the site further to the west which could only come about via further and potential lengthy negotiation with the owner of the adjacent open field.

120. Overall, it is considered that the geometry of the proposed road and the functionality of the parking spaces would be adequate though the scheme would benefit if as stated a condition securing a management plan for parking on site was included as part of any permission. The number of spaces proposed would be acceptable and finally, there would be no undue impacts on highway safety or the operation of the wider highway network. Therefore, the application would comply with policies T3, T7, DMT3 and DMT8.

121. **Ecology**

122. The application is subject to the requirements of statutory Biodiversity Net Gain (BNG) and is supported by a BNG Assessment report and matrix, and a Preliminary Ecological Appraisal (PEA).

123. BNG

124. The habitats on site comprise solely of modified grassland (0.3515ha) of low strategic significance. The post development site proposes the loss of 0.2348ha (0.939 habitat units) of modified grassland. It has been calculated that proposed development results in a gain of +0.1539 habitat units equating to a 11.33% net gain therefore, the minimum requirement for Biodiversity Net Gain (10%) has been met. The areas of habitat creation or enhancement are not considered significant relative to existing habitats on site; therefore, in this case, it is not considered proportionate to require monitoring for 30 years. However, a condition requiring the submission of Landscape and Ecological Management Plan (LEMP) can be added to provide objectives and management prescriptions for the creation and enhancement of the habitats and to provide assurance that the uplift can and will be achieved. The condition would also secure additional enhancement to be delivered over and above those stated in the BNG Assessment report.

125. Subject to conditions, the application would achieve statutory BNG requirements and comply with policy requirements set out in DMC11 and the NPPF.

126. Preliminary Ecological Appraisal

127. The PEA identified that the site offers suitable habitat for foraging mammals (e.g. badger, hedgehog), reptiles and ground nesting birds. However, no conclusive signs of badger were presents and no reptiles were observed during the survey. No suitable habitat was identified on site for bats, water voles and amphibians and it was considered unlikely

that the site would support rare or notable invertebrates. No notable plant species and no invasive species were observed onsite.

128. The Authority's Ecology visited a property adjacent to the application site to assess the suitability of a garden pond to support Great Crested Newts (GCN). The visit was brought about following concerns raised by local residents during the consultation period about the potential impact on GCN and reptiles by the proposed development which is in an adjacent field. Following the visit, the Ecologist concluded that given the nature of the ponds, (small ornamental garden ponds), it was considered unlikely to support a significant population of newts and that Reasonable Avoidance Methods (RAM) during works would be sufficient and proportionate to avoid impacts on amphibians and reptiles. Details of the method statement would be secured by condition. The Ecologist also recommended that provision for amphibians and reptiles (such as ponds and hibernacula) should be incorporated into the Biodiversity Net Gain Plan to compensate for the loss of habitat and to maximise the on-site gains. The creation of extensive new hedgerows including the hedging proposed to the western boundary would be particularly welcome as a benefit to bats and birds. The integral bat (x4) and bird (x8) features would create further biodiversity enhancement and would be secured by condition.

129. Subject to conditions, it is concluded that the development would not harm protected species or their habitat. The development would also provide additional biodiversity enhancement measures. The application therefore demonstrates that it would be in accordance with policies L2, DMC11 and DMC12 of the Local Plan.

130. Flood risk and drainage

131. The whole site lies in Flood Zone 1. In accordance with the proposed development being deemed as 'more vulnerable'; Planning Policy Guidance considers More Vulnerable uses within Flood Zone 1 as being appropriate. The Exception Test is not required.

132. The application is supported by a Drainage Strategy (DS). The application proposes to deal with surface water from the development using a sustainable urban drainage scheme (SuDS). This would comprise an infiltration system including soakaways and permeable paving.

133. Foul drainage would be disposed of to the existing main sewer within Conksbury Lane.

134. There is no in-principle concern with the surface and foul water drainage strategy proposed, however, if permission were granted then a pre-commencement condition would be added that requires a detailed scheme to be submitted. Subject to compliance with this condition, the proposal would not be deemed to represent an undue drainage risk and would comply with policies CC5 and DMC14.

135. Other matters

136. DMC15 states that development on land that is known or suspected to be contaminated and/or unstable must be supported by accredited assessment that shows that there would be no risk to public health and remedial measures can be undertaken without harm to the valued characteristics of the area.

137. In regard to potential sources of ground contamination the application is supported by a phase 1 and phase 2 land contamination assessment. This concludes that the site has a high concentration of lead. This does not preclude development of the site but mitigation will need to be put in place with a recommendation by the Environmental Health Officer being the use of a capping layer and imported soil. The Environmental Health Officer makes no objection to the application but recommends conditions to secure this.

138. Regarding land stability, as noted earlier, an archeological desk-based assessment was submitted with the application in which evidence of former lead mining activity was confirmed. It is therefore duly considered that it would be reasonable to impose a condition requiring a stability assessment and any necessary remedial measures to be agreed before the development commences.
139. The Environmental Health Officer also recommends conditions to manage the impacts of noise from construction and to limit hours of construction to protect the amenity of neighbouring properties.
140. Finally, a number of neighbouring objections contend that the current proposal should be seen as phase 2 following on from the development on Hannah Bowman Way and cumulatively, the development would constitute major development. When the time that has elapsed between the previous application in 2014 and the current one is considered, it is not accepted that the two developments can be viewed as two phases of one overall development. The earlier development was not brought forward and designed with the intention of then bringing forward additional homes that would create a fully integrated housing development. Officers accept rather that the applicant has merely sought to respond to an existing need for affordable homes in the area and the current scheme has come about following negotiations between different partners over recent years. It should be stated at this juncture that a development of 9 homes at the edge of DS1 listed settlement would not be so significant that it would have a significant adverse impact on the purposes for which the National Park has been designated. The development would not be 'major development' for the purposes of the NPPF and therefore that the policy tests in GSP1, DM1 and paragraph 190 of the NPPF do not apply.
141. **Planning balance and conclusion**
142. The Authority has no requirement to demonstrate 5-year housing land supply. There is no requirement to deliver housing in the National Park to meet market demand. Therefore, there is no conflict between the Authority's housing policies and the NPPF. The 'tilted balance' or presumption on favour of sustainable development therefore does not apply and full weight should be given to the Authority's policies.
143. The application proposes development of the site for 100% affordable housing which would be owned and managed by a Registered Provider. The type and tenure of the proposed development would meet eligible local need as identified by the Housing Authority. The proposed housing would be located to the edge of the DS1 settlement of Youlgrave and therefore the principle of the development is acceptable.
144. The application has demonstrated that a development of this scale and location can be accommodated without undue harm to the scenic beauty of the landscape and would enhance biodiversity on site. Harm to archaeology on site and the setting of the adjacent converted farmstead which forms the edge of the Youlgrave Conservation Area has been identified.
145. The design, scale and layout of the development would be judged to be of a generally high quality and appropriate for the context of the site and its surroundings. The open space/allotments would provide a welcoming and attractive space for future residents. The development could be accommodated without any unacceptable impacts upon the amenity of neighbouring properties or highway safety. The application has also demonstrated that it would comply with technical matters such as statutory BNG; flood risk and drainage; and ground contamination.
146. The development if approved would result in a permanent loss of archaeological evidence and information, and harm to the archaeological interest of the site. The

development would also result in moderate harm to the setting of the converted barns to the east and the setting of the Youlgrave Conservation Area when viewed from Moor Lane. This harm must be weighed in the planning balance bearing in mind that paragraph 189 of the NPPF requires great weight to be given to the conservation of cultural heritage in the National Park.

147. On the other hand, the development would make a very significant contribution to the established need for affordable housing within Youlgrave on a site which would otherwise be located in a sustainable location and could be accommodated without undue harm to the landscape or biodiversity. Furthermore, there is no evidence of any other sites coming forward in the area which could deliver this quantum of affordable housing.

148. It is therefore concluded that the benefits of approving the development clearly outweigh the harm to heritage assets that has been identified. The development is therefore in accordance with the development plan when read as a whole. All other matters that have been raised have been considered but do not indicate that permission should be refused.

149. The application is therefore recommended for approval subject to prior entry into a S.106 planning obligation and planning conditions.

Human Rights

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

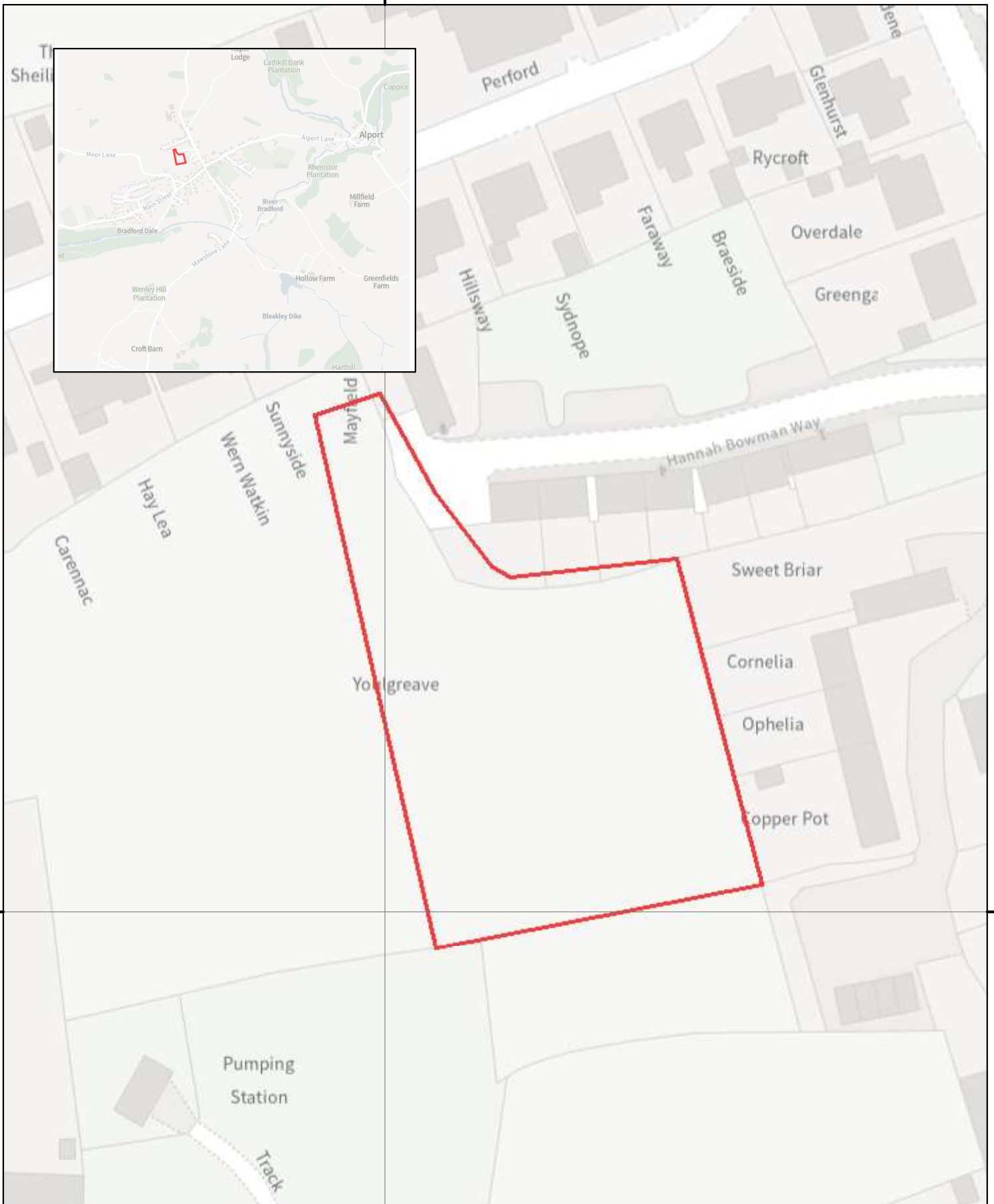
List of Background Papers (not previously published)

Nil

Report Author: John Shaw – South Area Planning and Enforcement Manager

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Hannah Bowman Way, Youlgrave

Item no. 6

Application no. NP/DDD/0425/0354

Committee date: 05/12/2025

Page 45

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7. FULL PLANNING APPLICATION – CONSERVATION REPAIRS AND ALTERATIONS TO CHURCH FARM. NEW ATTACHED GREENHOUSE ON THE EAST ELEVATION TO REPLACE MODERN OUTBUILDINGS. INTEGRATION OF SOLAR PANELS AND AIR SOURCE HEAT PUMP. NEW OUTBUILDINGS AND ALTERATIONS TO EXISTING SEPARATE GARAGE - (NP/DDD/1124/1291) SC

APPLICANT: MR PETER TREWHITT

Summary

1. Planning Permission is being sought for the erection of a single storey glazed extension and a series of repairs and alterations to Church Farm, Parwich, a Grade II listed detached property.
2. The Authority's Senior Conservation Officer has stated, that whilst some of the proposals would have a neutral or positive impact on the significance of the house, some would cause less than substantial harm that would not be outweighed by any public benefits.
3. In this case, parts of the scheme represent a form of development/works that are not capable of being amended in a way which would make it acceptable in its current form, therefore the application is recommended for refusal.

Site and Surroundings

4. Church Farm is a detached grade II listed building, sited towards the western edge of Parwich and within the Conservation Area of the village. The site consists of an C18 farmhouse with C19 extensions to the side and rear and a detached garage and small outbuilding.
5. Pedestrian and vehicular access is directly from the public highway. A Public Right of Way (PRoW) runs parallel with the property on its northern boundary. The nearest residential dwellings are 'Court House' adjacent to the eastern boundary of the property and 'Spengage' which is sited around 20m to the north.

Proposals

6. The proposals consist of a glazed extension in the form of a glasshouse/greenhouse to be erected on the east gable elevation of the dwelling, erection of a stone outbuilding to incorporate tool shed and oil tank, the insertion of solar panels to the roof of the main house, installation of an air source heat pump to the rear of the dwelling, re-roofing of the existing garage. Internal changes are also proposed and these are considered in the concurrent listed building application NP/DDD/1124/1292.

RECOMMENDATION:

That the application be REFUSED for the following reasons:

1. **By virtue of their siting and design, the glasshouse and the toolshed, oil tank and air-source heat pump both in their own right and cumulatively, fail to reflect and conserve the traditional character and appearance of the host property and its setting and would be deemed visually intrusive additions. The application therefore conflicts with Development Plan Policies GSP3, L3, DMC3, DMH7 & DMH8 in these respects.**

2. The inappropriate, incongruous style of the glasshouse extension to the historic former farmhouse and the visual clutter associated with the toolshed, oil tank and air-source heat pump would cause undue harm to the overall character, appearance and heritage significance of the listed building and the setting of the Parwich Conservation Area. Insufficient public benefits have been identified that would outweigh this harm. The application therefore conflicts with Local Plan Policies GSP3, L3, DMC3, DMC5, DMC7, DMC8, DMH7 & DMH8 and the National Planning Policy Framework (NPPF) and Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Key Issues

7. The potential impact of the development on the character and appearance of the listed property, the Conservation Area, Protected Species, archaeology, neighbour amenity & highway safety.

Relevant history

8. 2019 – Enforcement case Ref: 19/0148 - Dismantling of southern boundary wall and rebuilt like for like. Inspected Feb 2025, works found to be satisfactory.
9. 2006 - Withdrawn LBC application for the installation of a satellite dish.

Consultations

10. Highway Authority – No objection.
11. Parish Council - “...*The Council supported the application’s sensitive treatment of historic features and measures to reduce the building’s environmental impact. The high quality of the plans submitted was appreciated.*”
12. PDNPA Cultural Heritage – “...*Overall, whilst many of the proposals would have a neutral or positive impact on the significance of the house, some of the proposals would cause less than substantial harm that is unlikely to be outweighed by any public benefits*” – (See Heritage section of report below).
13. PDNPA Ecology – Some impact but capable of mitigation (See Ecology section of report below).
14. PDNPA Archaeology – Some impact but capable of mitigation (See Archaeology section of report below).

Representations

15. None received.

Statutory Framework

16. National Park designation is the highest level of landscape designation in the UK. The Environment Act 1995 sets out two statutory purposes for national parks in England and Wales:
 - Conserve and enhance the natural beauty, wildlife and cultural heritage
 - Promote opportunities for the understanding and enjoyment of the special qualities of national parks by the public

17. 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. 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.

Relevant Core Strategy policies: GSP1, GSP2, GSP3, DS1, L3, CC1, CC2.

Relevant Local Plan policies: DMC3, DMC5, DMC7, DMC8, DMC12, DMH7, DMH8

18. 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 (NPPF)

19. 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.
20. Para: 189 states, that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, which have the highest status of protection in relation to these issues.
21. Paragraph 203 in particular states, that the effect of an application on the significance of a non-designated heritage asset should be considered in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
22. Paragraph 207 states "In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets 'importance and no more than is sufficient to understand the potential impact of the proposal on their significance."
23. Paragraph 212 states, that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Legislation

24. Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Core Strategy policies

25. GSP1, GSP2 – *Securing National Park Purposes and Sustainable development & Enhancing the National Park*. These policies jointly seek to secure national park legal purposes and duties through the conversion and enhancement of the National Park's landscape and its natural and heritage assets.
26. GSP3 – *Development Management Principles*. Requires that particular attention is paid to the impact on the character and setting of buildings and that the design is in accord with the Authority's Design Guide, the impact on living conditions of communities and development is appropriate to the character and appearance of the National Park.
27. DS1 - *Development Strategy*. Supports extensions and alterations to dwellinghouses in principle, subject to a satisfactory scale, design and external appearance.
28. L3 - *Cultural Heritage assets or archaeological, architectural, artistic or historic significance*. Explains that development must conserve and where appropriately enhance or reveal the significance of historic assets and their setting. Other than in exceptional circumstances, development will not be permitted where it is likely to cause harm to the significance of any cultural heritage asset or its setting.
29. CC1 - *Climate change mitigation and adaption*. Sets out that development must make the most efficient and sustainable use of land, buildings and natural resources. Development must also achieve the highest possible standards of carbon reductions and water efficiency.
30. CC2 - *Low carbon and renewable energy development*. Sets out that proposals for low carbon and renewable energy development will be encouraged provided they can be accommodated without adversely affecting landscape character or the special qualities of the National Park.

Development Management Policies

31. DMC3 - *Siting, Design, layout and landscaping*. Reiterates, that where developments are acceptable in principle, Policy requires that design is to high standards and where possible enhances the natural beauty, quality and visual amenity of the landscape. The siting, mass, scale, height, design, building materials should all be appropriate to the context. Accessibility of the development should also be a key consideration.
32. DMC5 - *Assessing the impact of development on designated and non-designated heritage assets and their setting*. Provides detailed advice relating to proposals affecting heritage assets and their settings, requiring new development to demonstrate how valued features will be conserved, as well as detailing the types and levels of information required to support such proposals.
33. DMC7 - *Listed buildings* - Addresses development affecting listed building, advising that applications for such development should be determined in accordance with policy DMC5. And should clearly demonstrate how these will be preserved and where possible enhanced and why the proposed works are desirable or necessary. Development will not be permitted if it would adversely affect the character, scale, proportion, design, detailing of or materials used in the listed building or would result in the loss of or irreversible change to original features.

34. DMC8 - *Conservation Areas*. States, that applications for development in a Conservation Area, or for development that affects its setting or important views into or out of the area, across or through the area should assess and clearly demonstrate how the existing character and appearance of the Conservation Area will be preserved and, where possible, enhanced. Applications should also be determined in accordance with policy DMC5 considering amongst other things, form and layout, street pattern scale, height, form and massing, local distinctive design details and the nature and quality of materials.
35. DMC12 - *Sites, features or species of wildlife, geological or geomorphological importance or all other sites, features and species*. Development will only be permitted where : (i) significant harm can be avoided and the conservation status of the population of the species or habitat concerned is maintained; and (ii) the need for, and the benefits of, the development in that location clearly outweigh any adverse effect.
36. DMH7 - *Extensions and alterations*. States that extensions and alterations to dwellings will be permitted provided that the proposal does not detract from the character, appearance or amenity of the original building, its setting or neighbouring buildings.
37. DMH8 (A) - *New Outbuilding and alterations and extensions to existing outbuildings in the curtilages of dwellinghouses*. States that, new outbuildings will be permitted provided the scale, mass, form, and design of the new building conserves and enhances the immediate dwelling and curtilage, any valued characteristics of the adjacent built environment and/or the landscape, including Listed Building status and setting, Conservation Area character, important open space and valued landscape character. In addition, the use of the buildings will be restricted through conditions, where necessary.

Assessment

Principle of the development

38. Generally, there are no objections to extending a dwelling, subject to a satisfactory scale, design and external appearance and where development pays particular attention to the amenity, privacy and security of nearby properties in accordance with the principles of policies DS1 & DMC3 respectively.
39. Policy DMH7 states, that extensions and alterations to a residential dwelling will be permitted provided that the proposal does not detract from the character, appearance or amenity of the original building.
40. Whilst Policy DMH8 states amongst other things, that new outbuildings will be permitted provided the scale, mass, form, and design of the new building conserves and enhances the immediate dwelling and curtilage, any valued characteristics of the adjacent built environment, including Listed Building status, setting and Conservation Area character.
41. In addition, the Authority's Design guidance sets out, that it may be possible to add a well-designed extension, provided it would be in harmony with the original building and subject to being appropriate in scale, design and external appearance in accordance with good design principles. However, in this case, there are matters of design and conservation that are not acceptable in the current scheme, as presented in the following report.

Siting, design & materials

42. Policy DMC3 reiterates, that where developments are acceptable in principle, Policy requires that design is to high standards and where possible enhances the natural beauty, quality and visual amenity of the landscape. The siting, mass, scale, height,

design, building materials should all be appropriate to the context. Accessibility of the development should also be a key consideration.

43. Policy DMH7 states, that extensions and alterations to dwellings will be permitted provided that the proposal does not detract from the character, appearance or amenity of the original building, its setting or neighbouring buildings.
44. Policy DMH8 (A), states, that new outbuildings will be permitted provided the scale, mass, form, and design of the new building conserves and enhances the immediate dwelling and curtilage, any valued characteristics of the adjacent built environment and/or the landscape, including Listed Building status and setting, Conservation Area character, important open space and valued landscape character. In addition, the use of the buildings will be restricted through conditions, where necessary.
45. Church Farm is a Grade II listed property, located towards the western side of Parwich and within the Conservation Area of the village. The property is considered an attractive dwelling and therefore contributes positively to the street scene and the surrounding area.
46. In general, glasshouses appear out of place on traditional vernacular farmhouses, historically being more appropriate on larger status houses. In this case, the construction of a glasshouse/greenhouse on the east gable elevation of the host property, would be seen as a visually intrusive element, harming the architectural interest of the dwelling. This would be made more prominent, as it would clearly be seen from the adjacent PRoW that runs in close proximity alongside the northern boundary of the site and is slightly above the floor level of the site. The toolshed, oil tank and air-source heat pump all of which would also be visible from the PRoW would be set within a tight space to the north-eastern corner of the site; these merely functional elements would project past the rear elevation and as such would have undue prominence and due to the awkward, tight nature of this part of the site would represent visual clutter further undermining the setting of the building.
47. Consequently, by virtue of their siting and design, the glasshouse and toolshed, oil tank and air-source heat pump both in their own right and cumulatively would fail to reflect and conserve the traditional character and appearance of the host property and would be visually intrusive additions. The development would therefore conflict with Development Plan Policies GSP3, L3, DMC3, DMH7 & DMH8 in these respects.

Heritage – Impact on Listed Building and Conservation Area

48. Policy L3 of the Core Strategy states that development must conserve and where appropriately enhance or reveal the significance of historic assets and their setting. Other than in exceptional circumstances, development will not be permitted where it is likely to cause harm to the significance of any cultural heritage asset or its setting.
49. Policy DMC5 provides detailed advice relating to proposals affecting heritage assets and their settings whilst also requiring development to avoid harm to the significance, character, and appearance of heritage assets.
50. Policy DMC7 addresses development affecting listed building, advising that applications for such development should be determined in accordance with policy DMC5 and should clearly demonstrate how these will be preserved and where possible enhanced and why the proposed works are desirable or necessary. Development will not be permitted if it would adversely affect the character, scale, proportion, design, detailing of or materials used in the listed building or would result in the loss of or irreversible change to original features.

51. Whilst Policy DMC8 states, that applications for development in a Conservation Area, or for development that affects its setting or important views into or out of the area, across or through the area should assess and clearly demonstrate how the existing character and appearance of the Conservation Area will be preserved and, where possible, enhanced.

The following section of the report is the Conservation Officers (CO's) initial and summarised response to the submitted proposals (the comments quoted here relate only to those aspects that would require planning permission):

52. The installation of Solar PV to the roof: In principle, the impact of mounting solar PV in the roof valley would be low and mitigated by public benefits of installing renewable energy technology. However, it was not clear how the panels would be mounted. Details therefore should be provided.
53. New greenhouse/glasshouse to east gable elevation of dwelling: In general, glasshouses are out of place on vernacular farmhouses, historically being more used and suited to larger, later houses. The construction of a glasshouse on the east gable elevation would be visually intrusive and harm the architectural interest of the building.
54. New toolshed, oil tank and air-source heat pump: The proposed oil tank and air source heat pump is slightly confusing, as one would generally negate the need of the other. In this case, the question has been asked, if the amount of visual clutter in the rear yard could be reduced, with the oil tank removed?
55. Windows and rooflights: The application propose to replace some of the modern windows and glass with more historically appropriate windows, and the replacement of the large rooflights with smaller rooflights. This would be considered an enhancement.
56. Existing garage: It is proposed to enclose the garage with a timber folding door and inserting a mezzanine floor and W.C. inside. In this case, the impact of the works would be negligible, however, works to the roof are also proposed, but it is not clear if this would include a total re-roof and the retention of traditional torching? Therefore, clarity should be sought.

The following is a paraphrased summary of the agents reply to the above: (A full and more detailed response, including images, can be found on the application web page).

57. Solar PV to the Roof: The agent confirms, that the panels would be mounted flush with the roof tiles, so avoiding any loss of historic fabric or impact on the roof structure. Providing detailed mounting specifications and drawings.
58. New Greenhouse/Glasshouse to East Elevation of the dwelling: The Agent has acknowledged that glasshouses are not historically found on traditional farmhouses and could be visually intrusive if not designed appropriately. However, argues that the proposed glass house is lightweight and transparent in nature, which combined with the discreet location within the garden area, would minimise any visual intrusion and avoid harm to the architectural interest of the building and its context.
59. New Toolshed, Oil Tank and Air-Source Heat Pump: The intention is to retain the oil tank as a backup for the existing boiler, with the ASHP as the primary heating source.
60. Windows and Rooflights: The agent are in agreement with the Authority, that the proposed replacement of modern windows and glass with more historically appropriate

windows, and the replacement of large rooflights with smaller ones, would be an enhancement and that the changes would significantly improve the building's character.

61. Existing garage: The agent has confirmed that the proposals would include a total re-roof of the garage building.

Summary of Conservation Officer's final response to the above:

62. Installation details of the Solar Panels should be provided prior to fixing. In this case, should all other matters have been acceptable, this would have been conditioned according.
63. The CO restated that the proposal must be assessed on its own merits and that the addition of glasshouses are not historically found on traditional farmhouses.
64. Toolshed, oil tank and Air-Source Heat Pump: With the removal of the outbuilding to the side of the house, it would be considered an improvement to replace this with a smaller and better detailed toolshed. Overall, however, with the addition of a toolshed, oil-tank store, and a glass house, the result would be an intensification of the number of buildings in the relatively tight curtilage of the house. Moreover, it is not necessary to have two separate heating systems, and there are now plenty of examples of historic buildings heated only with air-source heat pumps.
65. Existing garage: Given the total re-roof: it would be prudent to impose a condition for the methodology of the re-roof, including that the slates are set aside for reuse, the proportion of new slates agreed with the authority following an assessment of the condition of the slates and with a sample being provided and inspected if required. It is also expected that the roof would be replaced like-for-like, including torching. Should all other matters have been acceptable all the above details would have been conditioned.

Heritage Conclusion

66. Overall, some compromise has been accepted by the CO, however, there are still concerns remaining that constitute a clear objection. In this case, the cumulative impact of the erection of the glasshouse/greenhouse, the construction of the overly large outbuilding to house a tool shed/oil heater and unnecessary additional backup heat source. Despite being offered opportunities to amend the submitted plans to overcome these concerns, the elements to which the Conservation Officer objects remain unchanged.
67. Policy DMC5 and paragraph 215 of the NPPF are clear that when a development proposal would lead to less than substantial harm to the significance of a designated heritage asset (listed buildings and Conservation Area are such assets), this harm should be weighed against the public benefits of the proposal. It is acknowledged later in the report that the scheme proposes the use of solar panels as well as the air source heat pump which would have environmental benefits, however, these benefits could be delivered without the harmful glasshouse extension, toolshed and oil tank. Moreover, the applicant has failed to adequately explain the need for both the oil tank and ASHP. In this context, and though officers deem the overall harm that would result if the application were to be approved to be at the lower end of less than substantial, it is the case that insufficient public benefits have therefore been identified that would outweigh this harm.
68. In this case as presented above, parts of the scheme represent a form of development/works that are not capable of being amended in a way which would make it acceptable in its current form. In the absence of public benefits to outweigh the harm,

the development would be contrary to Local Plan Policies GSP3, L3, DMC3, DMC5, DMC7, DMC8, DMH7 & DMH8 in these respects.

Amenity

69. 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.
70. The nearest residential dwellings are 'Court House' adjacent to the eastern boundary of Church Farm and 'Spenage' which is sited around 20m to the north. In this case, due to the orientation and intervening degree of separation, the proposed development/works would have no adverse impact or significantly harm the residential amenity of these or any other residential dwellings in the locality, therefore accords with policies GSP3 & DMC3 in these respects

Environmental Management and sustainability

71. Policy CC1 sets out that development must make the most efficient and sustainable use of land, buildings and natural resources. Whilst Policy CC2 sets out that proposals for low carbon and renewable energy development will be encouraged provided they can be accommodated without adversely affecting landscape character or the special qualities of the National Park
72. In this case, the inclusion of photovoltaic panels and air source heat pump, (measures which are considered address sustainability and climate change mitigation) are, due to the modest scale of development, would generally meet the requirements of policy CC1 & CC2 in these respects.

Ecology

73. Policy DMC12 states, that development will only be permitted where: (i) significant harm can be avoided and the conservation status of the population of the species or habitat concerned is maintained; and (ii) the need for, and the benefits of, the development in that location clearly outweigh any adverse effect.
74. Both a Preliminary Roost Assessment and a Nocturnal Bat Survey Report has been submitted in support of the application. Bats were found to be roosting in the house and the open fronted garage. However, due to the proposed works there would be a loss of some of the roosts.
75. The Authority's Ecologist has stated, that all surveys have been undertaken in line with the relevant guidelines and that an appropriate impact assessment has been undertaken along with details for appropriate mitigation/compensatory methods for all surveyed species/habitats. With this regard, a Licence from Natural England would be required to proceed with the proposed works and all mitigation and enhancement measures identified in the submitted Nocturnal Bat Survey Report should be conditioned.
76. In addition, enhancements outlined in the Preliminary Bat Survey Report are welcomed and recommended to mitigate against disturbance to birds that currently nest on site and also to deliver enhancements as per the NPPF. Consequently, and subject to all other matters being acceptable, the scheme (subject to recommended conditions) would generally comply with policy DMC12 in these respects

Archaeology

77. Policy DMC5 State amongst other things, that proposals likely to affect heritage assets with archaeological and potential archaeological interest should be supported by appropriate information that identifies the impacts or a programme of archaeological works to a methodology approved by the Authority.
78. The submitted Heritage Statement considers below ground archaeological interest, estimating the nature, extent and level of significance of that interest based on a consultation of Derbyshire Historic Environment Record; the Heritage Statement is considered to meet the requirements of the NPPF with respect to archaeology. However, there is one piece of evidence for the site that the heritage statement has not considered.
79. During the rebuilding of an existing garden wall in 2019, a pre-historic arrowhead was discovered. Whilst the Authority's Senior Archaeologist considers the likelihood to be residual, the site may have potential for buried archaeological remains that pre-date the existing 18th century house and relate to the earlier development of the site and Parwich village.
80. Any such surviving archaeological remains therefore would be considered to be non-designated heritage assets of archaeological interest and likely of local significance. In this case, should the planning balance be favourable, it is recommended that any harm identified is mitigated by means of a condition for a programme of archaeological monitoring.
81. With this regard and subject to all other matters being considered acceptable, the scheme (subject to a recommended WSI condition) would comply with policy DMC5 in this instance.

Other matters

82. As a householder application, the proposals are exempt from statutory biodiversity net gain.

Conclusion

83. The proposal represents a form of development/works that is not capable of being amended in a way which would make the scheme acceptable in its current form. By virtue of their siting and design, the glasshouse and the toolshed, oil tank and air-source heat pump both in their own right and cumulatively, fail to reflect and conserve the traditional character and appearance of the host property and its setting and would be deemed visually intrusive additions. The application therefore conflicts with Development Plan Policies GSP3, L3, DMC3, DMH7 & DMH8 in these respects.
84. Furthermore, the inappropriate, incongruous style of the glasshouse extension and clutter associated with the toolshed, oil tank and air-source heat pump would cause undue harm to the overall character, appearance and heritage significance of the listed building and the setting of the Parwich Conservation Area. Insufficient public benefits have been identified that would outweigh this harm. The application therefore conflicts with Local Plan Policies GSP3, L3, DMC3, DMC5, DMC7, DMC8, DMH7 & DMH8 and the National Planning Policy Framework (NPPF) and Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Human Rights

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

86. List of Background Papers (not previously published)

87. Nil

88. Report Author: Steve Coombes, South Area Planning Team.

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Church Farm, Creamery Lane, Parwich

Item no. 7

Application no. NP/DDD/1124/1291

Committee date: 05/12/2025

Page 59

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8. LISTED BUILDING CONSENT APPLICATION – CONSERVATION REPAIRS AND ALTERATIONS TO CHURCH FARM. NEW ATTACHED GREENHOUSE ON THE EAST ELEVATION TO REPLACE MODERN OUTBUILDINGS. INTEGRATION OF SOLAR PANELS AND AIR SOURCE HEAT PUMP. NEW OUTBUILDINGS AND ALTERATIONS TO EXISTING SEPRATE GARAGE - (NP/DDD/1124/1292) SC

APPLICANT: MR PETER TREWHITT

Summary

1. The application seeks Listed Building Consent for the erection of a single storey gable extension and a series of repairs and alterations to Church Farm, Parwich, a Grade II listed detached property.
2. The Authority's Senior Conservation Officer has stated, that whilst some of the proposals would have a neutral or positive impact on the significance of the house, some would cause less than substantial harm that is unlikely to be outweighed by any public benefits.
3. In this case, parts of the scheme represent a form of development/works that are not capable of being amended in a way which would make it acceptable in its current form, therefore the application is recommended to members for refusal.

Site and Surroundings

4. Church Farm is a detached grade II listed building, sited towards the western edge of the village and within the Conservation Area. The site consists of an C18 farmhouse with C19 extensions to the side and rear and a detached garage and outbuilding.
5. Pedestrian and vehicular access is directly from the public highway. A Public Right of Way (PRoW) runs parallel with the property on its western boundary. The nearest residential dwellings are 'Court House' adjacent to the eastern boundary of the property and 'Spenage' which is sited around 20m to the north.

Proposal

6. The proposals consist of a glazed extension in the form of a glasshouse/greenhouse to be erected on the east gable elevation of the dwelling, erection of a stone outbuilding to incorporate tool shed and oil tank, the insertion of solar panels to the roof of the main house, installation of an air source heat pump to the rear of the dwelling, re-roofing of the existing garage and the reconfiguration of interior parts and features of the property, amongst other things, these include the insertion of a partition wall between the proposed pantry and kitchen area and the removal of existing thrawls and trough from the pantry space.

RECOMMENDATION:

That the application be REFUSED for the following reason:

1. **By virtue of the inappropriate, incongruous style of the glasshouse extension to the historic former farmhouse, visual clutter associated with the tool shed, oil tank and air-source heat pump and the loss of internal historic fabric and the historic planform, the scheme would cause undue harm to the overall character, appearance and heritage significance of the listed building. In this case, the harm identified would not be outweighed by public benefits. The application would therefore conflict with Development Plan Policies L3, DMC3, DMC5, DMC7, DMH7 & DMH8, the National Planning Policy Framework (NPPF) and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.**

Key Issues

7. The key issues are the desirability of preserving the designated heritage asset affected by the proposed works, the setting and any features of special architectural or historic interest, which are possessed.

History

8. 2019 – Enforcement case Ref: 19/0148 - Dismantling of southern boundary wall and rebuilt like for like. Inspected Feb 2025, works found to be satisfactory.
9. 2006 - Withdrawn LBC application for the installation of a satellite dish.

Consultations

10. Parish Council - *“... The Council supported the application’s sensitive treatment of historic features and measures to reduce the building’s environmental impact. The high quality of the plans submitted was appreciated.”*
11. PDNPA Cultural Heritage – *“...Overall, whilst many of the proposals would have a neutral or positive impact on the significance of the house, some of the proposals would cause less than substantial harm that is unlikely to be outweighed by any public benefits”* – (See Heritage section of report below).

Representations

12. None received.

Statutory Framework

13. National Park designation is the highest level of landscape designation in the UK. The Environment Act 1995 sets out two statutory purposes for national parks in England and Wales:
 - Conserve and enhance the natural beauty, wildlife and cultural heritage
 - Promote opportunities for the understanding and enjoyment of the special qualities of national parks by the public
14. 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. 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.

Relevant Core Strategy policies: L3

Relevant Local Plan policies: DMC5, DMC7, DMH7, DMH8

15. 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 (NPPF)

16. 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.
17. Para: 189 states, that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, which have the highest status of protection in relation to these issues.
18. Paragraph 203 in particular states, that the effect of an application on the significance of a non-designated heritage asset should be considered in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
19. Paragraph 207 states “In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.”
20. Paragraph 212 states, that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Legislation

21. Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the LPA to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest.

Core Strategy policies

22. L3 - *Cultural Heritage assets or archaeological, architectural, artistic or historic significance.* Explains that development must conserve and where appropriately enhance or reveal the significance of historic assets and their setting. Other than in exceptional circumstances, development will not be permitted where it is likely to cause harm to the significance of any cultural heritage asset or its setting.

Development Management Policies

23. DMC5 - *Assessing the impact of development on designated and non-designated heritage assets and their setting*. Provides detailed advice relating to proposals affecting heritage assets and their settings, requiring new development to demonstrate how valued features will be conserved, as well as detailing the types and levels of information required to support such proposals.
24. DMC7 - *Listed buildings* - Addresses development affecting listed building, advising that applications for such development should be determined in accordance with policy DMC5. And should clearly demonstrate how these will be preserved and where possible enhanced and why the proposed works are desirable or necessary. Development will not be permitted if it would adversely affect the character, scale, proportion, design, detailing of or materials used in the listed building or would result in the loss of or irreversible change to original features.
25. DMH8 (A) - *New Outbuilding and alterations and extensions to existing outbuildings in the curtilages of dwellinghouses*. States that, new outbuildings will be permitted provided the scale, mass, form, and design of the new building conserves and enhances the immediate dwelling and curtilage, any valued characteristics of the adjacent built environment and/or the landscape, including Listed Building status and setting, Conservation Area character, important open space and valued landscape character. In addition, the use of the buildings will be restricted through conditions, where necessary.

Assessment

Impact on Listed Building

26. Policy L3 of the Core Strategy states that development must conserve and where appropriately enhance or reveal the significance of historic assets and their setting. Other than in exceptional circumstances, development will not be permitted where it is likely to cause harm to the significance of any cultural heritage asset or its setting.
27. Policy DMC5 provides detailed advice relating to proposals affecting heritage assets and their settings whilst also requiring development to avoid harm to the significance, character, and appearance of heritage assets.
28. Policy DMC7 addresses development affecting listed building, advising that applications for such development should be determined in accordance with policy DMC5 and should clearly demonstrate how these will be preserved and where possible enhanced and why the proposed works are desirable or necessary. Development will not be permitted if it would adversely affect the character, scale, proportion, design, detailing of or materials used in the listed building or would result in the loss of or irreversible change to original features.
29. The Authority's Senior Conservation Officer advises that the property's significance is derived from its architectural interest, including its external appearance, internal planform, and the survival of historic fixtures and fittings such as internal doors, fireplaces, throwls and a salting basin.

The following section of the report is the Conservation Officers (CO's) initial and summarised response to the applicant's submitted proposals:

30. The installation of Solar PV to the roof: In principle, the impact of mounting solar PV in the roof valley would be low and mitigated by public benefits of installing renewable energy technology. However, it was not clear how the panels would be mounted. Details therefore should be provided.

31. New greenhouse/glasshouse to east gable elevation of dwelling: In general, glasshouses are out of place on vernacular farmhouses, historically being more used and suited to larger, later houses. The construction of a glasshouse on the east gable elevation would be visually intrusive and harm the architectural interest of the building.
32. Changes to the existing single storey extension (west gable) of dwelling: Generally, some of the changes proposed would be acceptable, (new chimney breast for the Aga, ceiling removal/rooflight installation, and enlarged openings with double glazing and a half-glazed door) are generally acceptable as the side extension retains few features of interest. However, disagree with the assumption that reintroducing a partition along the line of the original external wall would enhance the building's character and therefore significance. In this case, the presence of a reused timber beam above the steel beam indicates the opening is historic and likely contemporary with the extension. Additionally, there appears no evidence that the thralls and sink are not in an historic location. Removing them from the house would harm its architectural interest and significance.
33. First floor rear bedroom: This is proposed to be divided into an en-suite and utility room, new door from bedroom 1 and removal of door in bedroom 2. This part of the building is a relatively late addition and contributes little towards the significance of the house. However, the historic doors should not be moved.
34. New toolshed, oil tank and air-source heat pump: The proposed oil tank and air source heat pump is slightly confusing, as one would generally negate the need of the other. In this case, the question has been asked, if the amount of visual clutter in the rear yard could be reduced, with the oil tank removed from the scheme for example.
35. Windows and rooflights: The application propose to replace some of the modern windows and glass with more historically appropriate windows, and the replacement of the large rooflights with smaller rooflights. This is considered would be an enhancement.
36. Existing garage: It is proposed to enclose the garage with a timber folding door and inserting a mezzanine floor and W.C. inside. In this case, the impact of the works would be negligible, however, works to the roof are also proposed, but it is not clear if this would include a total re-roof and the retention of traditional torching? Therefore, clarity should be sought.

Following is a paraphrased summary of the agents reply to the above: (A full and more detailed response, including images, can be found on the application web page).

37. Solar PV to the Roof: The agent confirms, that the panels would be mounted flush with the roof tiles, so avoiding any loss of historic fabric or impact on the roof structure. Providing detailed mounting specifications and drawings.
38. New Greenhouse/Glasshouse to East Elevation of the dwelling: The Agent has acknowledged that glasshouses are not historically found on traditional farmhouses and could be visually intrusive if not designed appropriately. However, argues that the proposed glass house is lightweight and transparent in nature, which combined with the discreet location within the garden area, would minimise any visual intrusion and avoid harm to the architectural interest of the building and its context.
39. Changes to the existing side extension (west gable) of the house: The Agent has accepted the CO's assessment, that re-introducing a partition wall along the line of the original external wall of the house, may not enhance the building's significance and the view regarding the existing thralls and sink. However, argues that previous historic works to the building, and specifically regarding the supporting beams above the partition

(due to extensive wet rot) means the beams currently lack the structural integrity to safely support the wall above them.

40. Significance of existing Thrawls and Sink in pantry area: The Agent has suggested, that the existing stone thrawl could have been introduced in the mid/late C19, potentially as part of a commercial cheese production phase within the village. However, the stone salting trough appears remarkably clean and well-preserved, strongly suggesting the salting trough was not put in its current location until the second half of the C20. In this case, the main issue for the proposed partition is driven by a structural necessity, whilst aiming to resolve existing damp problems. In addition, the removal/relocation of the thrawls and sink, (given their likely late C20 repositioning and lack of original historic context), would not cause harm to the building's significance.
41. First Floor Rear Bedroom (en-suite/utility, door moves): The comments regarding the historic doors are acknowledged and the proposal would be amended to retain the historic bedroom door in its current position.
42. New Toolshed, Oil Tank and Air-Source Heat Pump: The intention is to retain the oil tank as a backup for the existing boiler, with the ASHP as the primary heating source.
43. Windows and Rooflights: The agent are in agreement with the Authority, that the proposed replacement of modern windows and glass with more historically appropriate windows, and the replacement of large rooflights with smaller ones, would be an enhancement and that the changes would significantly improve the building's character.
44. Existing garage: The agent has confirmed that the proposals would include a total re-roof of the garage building.

Summary of Conservation Officer's final response to the above:

45. Installation details of the Solar Panels should be provided prior to fixing. In this case, should all other matters have been acceptable, this would have been conditioned accordingly.
46. The CO restated that the proposal must be assessed on its own merits and that the addition of glasshouses are not historically found on traditional farmhouses.
47. The CO does not disagree with the date of the single storey side extension to the house (mid 1870's), but the interpretation of the date of the thrawls and trough are considered questionable. The fact that the trough abuts a blockwork wall does not imply that they are contemporary. Although not 'Georgian' or in the list description, the extension, thrawls and trough contribute to the architectural and historic interest of the listed building. Thrawls and troughs are increasingly rare features in Peak District farmhouses and are illustrative of their former use.
48. On the structural issues: The fact that the area is beset by damp issues, only indicates that there is a damp issue that needs resolving. Reinstating the wall would not achieve this. In this case, it is considered the current arrangement could be fixed, with the timber or steelwork either being repaired or replaced, and the services rationalised. In this case, there is no evidence provided that the reinstatement of the wall is the only viable option.
49. Toolshed, oil tank and Air-Source Heat Pump: With the removal of the outbuilding to the side of the house, it would be considered an improvement to replace this with a smaller and better detailed toolshed. Overall, however, with the addition of a toolshed, oil-tank store, and a glass house, the result would be an intensification of the number of buildings in the relatively tight curtilage of the house. Moreover, it is not necessary to have two

separate heating systems, and there are now plenty of examples of historic buildings heated only with air-source heat pumps.

50. Existing garage: Given the total re-roof: it would be prudent to impose a condition for the methodology of the re-roof, including that the slates are set aside for reuse, the proportion of new slates agreed with the authority following an assessment of the condition of the slates and with a sample being provided and inspected if required. It is also expected that the roof would be replaced like-for-like, including torching. Should all other matters have been acceptable all the above details would have been conditioned.

Heritage conclusion

51. Overall, some compromise has been accepted by the CO, however, there are still concerns remaining that still constitute a clear objection. In this case, the cumulative impact of the erection of the glasshouse/greenhouse, installation of the ground floor partition wall, the relocation of the thravls and trough, construction of the overly large outbuilding to house a tool shed/oil heater and unnecessary additional backup heat source.
52. As highlighted by the Conservation Officer, glasshouses appear out of place on a traditional vernacular farmhouse such as this, historically being more appropriate on larger status houses. In this case, the construction of a glasshouse/greenhouse on the east gable elevation of the host property, would be seen as a visually intrusive element, harming the architectural interest of the listed building. This would be made more prominent, as it would clearly be seen from the adjacent PRoW, that runs in close proximity alongside the northern boundary of the site. The toolshed, oil tank and air-source heat pump all of which would also be visible from the PRoW would be set within a tight space to the north-eastern corner of the site; these merely functional elements would project past the rear elevation and as such would have undue prominence and due to the awkward, tight nature of this part of the site would represent visual clutter further undermining the setting of the listed building.
53. Thravls and troughs are increasingly rare features in Peak District farmhouses and are illustrative of their former use; relocating them to the proposed glasshouse would represent harm to the fabric of the listed building and remove evidence of how the building historically functioned.
54. The proposed new internal wall between the original dwelling and the 19th century extension would disrupt what is an established part of the planform of the listed building. The existing opening would be considered to be historic and likely contemporary with the extension. The insertion of the proposed partition wall would therefore undermine this historic layout and harm the building's significance.
55. Policy DMC5 and paragraph 215 of the NPPF are clear that when a development proposal would lead to less than substantial harm to the significance of a designated heritage asset (listed buildings and Conservation Area are such assets), this harm should be weighed against the public benefits of the proposal. It is acknowledged that the scheme proposes the use of solar panels as well as the air source heat pump which would have environmental benefits, however, these benefits could be delivered without the harmful glasshouse extension, toolshed and oil tank and the internal changes proposed. Moreover, the applicant has failed to adequately explain the need for both the oil tank and ASHP. In this context, it is therefore the case that there are insufficient public benefits identified that would outweigh the harm that would occur to the character and significance of the listed building if the application were approved.

Conclusion

56. In conclusion, by virtue of the inappropriate, incongruous style of the glasshouse, visual clutter associated with the tool shed, oil tank and air-source heat pump and the loss of internal historic fabric and the historic planform, the scheme would cause undue harm to the overall character, appearance and heritage significance of the listed building. In this case, the harm identified would not be outweighed by public benefits. The application would therefore conflict with Development Plan Policies L3, DMC3, DMC5, DMC7, DMH7 & DMH8, the National Planning Policy Framework (NPPF) and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Human Rights

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

58. List of Background Papers (not previously published)

59. Nil

60. Report Author: Steve Coombes, South Area Planning Team.



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Church Farm, Creamery Lane, Parwich

Item no. 8

Application no. NP/DDD/1124/1292

Committee date: 05/12/2025

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Scale: 1:413 at A4 pagesize
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9. FULL APPLICATION – PROPOSED CONVERSION OF DISUSED BUILDING TO ONE BEDROOMED DWELLING WITH CREATION OF OFF-ROAD PARKING SPACE AT THE WASH HOUSE, GAULEDGE LANE LONGNOR (NP/SM/0925/0958) GG

APPLICANT: MR & MR MARK AND DAVID HOLLAND

Summary

1. This application seeks full planning permission for conversion of a traditional building into an open market dwellinghouse.
2. Officers have carried out negotiations with the Applicants to secure further details with regard to highway matters and bin storage.
3. The development is considered acceptable in principle, as it would safeguard a prominent, non-designated heritage asset in the townscape which is currently in a state of disrepair and has been for some time.
4. The development is considered to be acceptable in all other respects and therefore is recommended for approval subject to planning conditions.

Site and Surroundings

5. The building is located close to the village centre at the junction of Gauledge Lane and Leek Road. The difference in levels between these two roads means that the building appears one and a half storey when viewed from Gauledge Lane but three storeys when viewed from Leek Road.
6. To the east of the building is an unregistered triangle of disused land separated from the public highway of Gauledge Lane by a kerb. This parcel of land measures 24sqm. It sits level with Gauledge Lane but higher than Leek Road and stores have been built underneath it, accessed from the Leek Road side. A set of stone steps runs down the side of the building between the two roads. The steps terminated on a gritstone landing which has now broken away (the stone has been retained inside the building).
7. Immediately north of the building, on the opposite side of Gauledge Lane, are row of grade II listed cottages. Further listed buildings are located to the north west (The Bakehouse being immediately adjacent). The Wash House is physically connected to Bakehouse Croft, an unlisted dwelling to the west that faces onto Leek Road.
8. The Wash House is not a listed building, nor deemed a curtilage building, but is a non-designated heritage asset within the Longnor Conservation Area. It appears on the OS map for 1878-79, but may have originated earlier in the century. The Wash House and Old Bakehouse (Grade II) are adjoined at the north west corner foot of the Wash House. However, this appears to be modern stonework and historic maps have the two separated from each other.
9. The Wash House makes a positive contribution to the character and appearance of the Longnor Conservation Area and is of traditional form and construction with solid gritstone walls and Staffordshire machine cut blue roof tiles. It is considered to be a non-designated heritage asset and comments on design and materials are made in this context and bearing in mind its location in the Conservation Area.
10. The building lies within the setting of a number of listed buildings including The Old Bakehouse and outbuilding, mid C19 (Grade II) and immediately adjacent to the west, opposite to the north, Hillcrest, Holmeleigh and Leigh cottage, all adjoining, early C19 and grade II listed. To the north east lies West bank house C1842 (Grade II), Bank Cottage

which is late C18 and grade II and Sheffield House, Early C19 and grade II Listed. Those closest and opposite have gritstone walling and blue machine tile roofs.

11. Internally, the building has a concrete floor to its lower ground floor and modern timber floors at first and second floor levels. The roof has been rebuilt or significantly altered in the past but without effective restraint so that rafters are not tied in to the ridge pole on one side at least. The building appears to be suffering from roof spread and south and east walls have moved, the south wall being significantly out of plumb. The west gable adjoins the unlisted Bakehouse Croft to the west where its chimney abuts the Wash House.
12. The Wash House has a vertical plank ledge door to its south elevation at lower ground floor level. At ground level is a single light, 4 paned casement window with short projecting stone hood and, immediately above, an open window aperture (window missing) with simple projecting stone hood and, to the left, a two light stone mullion window with stone lintel and cill. The east gable has large, small paned timber fixed casement windows to the upper ground and first floors, the first floor being slightly smaller. Running north/south to the east gable are some stone steps connecting the lower (Leek Road) to the south to Gauledge Lane to the north.
13. The Wash House is sandwiched between the two roads and has a small triangular piece of land running eastwards and separating the two roads. Here a double stone store, facing south within the embankment, has been built to takes advantage of the topography. The land steps up south to north so that the Wash House is on split levels which has had a bearing upon its design. The north side facing Gauledge Lane has original stone steps leading to the first floor although the stone landing adjacent to a first floor plank door is missing. There is a small paned, fixed timber casement window north side at first floor level. At upper ground level is a stone surrounded fireplace with heavy stone over the mantle supported on moulded stone pillars either side. The fireplace has been blocked and rendered with what appears to be cement.

Proposal

14. This application seeks full planning permission to convert the building into a single bedroomed dwelling. The curtilage would be some 24sqm and would be limited to the creation of an off-road parking space to the side of Gauledge Lane and to the east of the building.
15. The conversion is proposed to be carried out entirely within the building's existing shell, with all existing window and door openings reused. The existing window in the north facing elevation is proposed to be obscure glazed. The accommodation is proposed to include a bedroom with en-suite on the lower ground floor, a kitchen on the ground floor and a living room at first floor level.
16. A staircase is required to provide access to the different floor levels; such access is currently via the external steps. It is advised that the gross internal floorspace would be some 39sqm, which is an acceptable size for a single person dwelling under the Nationally Described Space Standards. The building has water and electricity supplies and it is proposed that the building would be heated by electric panel heaters and be connected to mains sewage.
17. A Structural Condition Report (Peak Engineers) has been submitted and identifies the following works to safeguard the building:

Front elevation

- localised areas should be rebuilt and the elevation repointed throughout using an approved mortar

- the stone door aperture in the lower ground front elevation should be moved left (by a small distance) to preserve the stiffness of the front right corner

East gable

- the long external timber lintel above the lower window should be reinstated in stone, and the side cracks raked out, crack stitched and repointed
- the split stone lintel above the upper window on the should be replaced, reinstated in stone

Rear wall

- the split stone lintel above the upper window should be replaced and reinstated in stone

Floor

- the end of the structural oak beam in the ceiling of the lower ground floor should be checked by a timber specialist
- the floor at the ceiling of lower ground should be tied to the front and rear walls using heavy duty straps and infill noggins, to restrain the parent stonework
- the floor at the ceiling of ground is spanning front to back and should be tied to the gable walls using heavy duty straps and infill noggins, to restrain the parent stonework

Lintels

- all timber lintels should be reinstated in stone or a concrete alternative if deemed to be sufficiently decayed, or treated if left in situ.

Roof

- the existing roof should be removed and rebuilt with stiffer purlins, deeper rafters and cross-ceiling ties, if possible, to tie the eaves together and prevent eaves spread, or a supplementary ridge beam
- the eaves should have a timber wall plate, strapped to the inside face of the side walls
- the end rafters should be strapped to the inside face of the gable ends for restraint

Other alterations

- rainwater goods should be taken to a surface water drain, rather than to open ground
- the cracked fireplace mantel should be replaced
- the first-floor stone landing on the rear side should be reinstated and the steps should be cleaned and a suitable handrail installed
- the tree on the east facing gable end should be removed, with the appropriate permissions.

RECOMMENDATION:

That the application be APPROVED subject to the following conditions:

- 1. Statutory time limit for implementation**
- 2. In accordance with specified approved/amended plans**
- 3. Conversion and not rebuild and conversion works to be in full accordance with the recommendations in Section 5 of the Structural Condition Report R3391-001 Rev. A (Peak Engineers) unless otherwise agreed in writing by the LPA.**

4. A full method statement setting out how the front wall will be repaired and made sound is required, including how the existing structure will be supported while the work is undertaken.
5. Details of the new support to the first floor external landing
6. Details of any replacement materials
7. Precise drawn details of the new roof structure
8. Details of the mortar mix to be used for repointing
9. Window and door details
10. The external door to the lower ground floor shall open inwards only
11. Details of obscured north facing, first floor window shall be submitted, approved and implemented
12. A sample of replacement stone for window surrounds and stone walls
13. Details of rainwater goods and external pipework
14. Details of highway edge restraint to be submitted, approved and implemented
15. Car park provision, surfacing and retention
16. Details of a boundary treatment above the retaining wall
17. Handrail details to serve external steps on north elevation
18. Hard and soft landscaping
19. Details of bin storage to be submitted, approved and implemented. Any door to the bin store shall open inwards
20. Adhere to all mitigation measures detailed in Section 5.1, 5.2 and 5.3 of the Preliminary Bat Roost Assessment & Bat Emergence Surveys
21. Nesting birds
22. In accordance with the details contained in the supporting document with respect to addressing climate change and sustainable development
23. PD rights removed for alterations, extensions, ancillary building, satellite dishes and means of enclosure.

Key Issues

- Whether the conversion of the building is acceptable in principle
- the appropriateness of the works and the impact on the character and appearance of the building and its setting within the conservation area
- ecology/biodiversity
- drainage
- climate change/sustainable building
- amenity

- highway related matters.

History

18. 2001 SM1001086 Conversion of building to dwelling – Refused
19. 1979 SM0879075 Change of use to photographic studio - Granted

Consultations

20. Where applicable, comments on the application as originally submitted and as amended are referred to. Comments are summarised and can be read in full on the Authority's website.
21. Longnor Parish Council:
- no comments received at the time of preparing the Officers' report.
22. Staffordshire County Council (Local Highway Authority):
- Gaulege Lane meets Leek Road at an acute angle but the alignment is such that a parked vehicle would not obstruct visibility
 - no objection subject to conditions with regard to provision and surfacing of car park and with regard to the boundary edge
 - the works may require a Highway Works Agreement.
23. PDNPA Senior Conservation Officer:
- have provided detailed comments on the works proposed
 - advises that saving this building from collapse and sympathetically restoring it, structurally and in appearance, and it being adapted to a new sustainable use, will enhance the Conservation Area and preserve this important local building.
24. PDNPA Senior Conservation Archaeologist:
- no comment.
25. PDNPA Ecology:
- all surveys have been undertaken in line with the relevant guidelines
 - an appropriate impact assessment has been undertaken along with details for appropriate mitigation/compensatory methods for all surveyed species/habitats
 - the mitigation measures for bats and birds are welcomed
 - Biodiversity Net Gain not required
 - request conditions on any grant of planning permission.

Representations

26. The Authority has received 4 letters of objection to date. The material, and non-material, planning reasons given are summarised below. The letters can be read in full on the Authority's website.
- issues raised with regard to the ownership of the unregistered parcel of land
 - Gaulege Lane is very busy with vehicles and parking across this Lane has always been an issue in recent years with several cottages along the lane having more than 1 vehicle per household
 - concerns that on-site parking space would displace three on-street car parking places that have been used for over 15 years by nearby properties, resulting in a net loss of two parking spaces for the village.

- coming off Gauledge Lane, trying to see vehicles approaching from the Leek Road, when vehicles are parked, where the pole and grit bin area are, is very dangerous; it's a blind spot
- the repositioning of vehicles due to the new driveway will make it difficult or impossible for cars to turn into the combined driveway of Meldunn House, Westbank Cottage and Duncrest and restricted access would pose a serious issue for emergency service vehicles, which may find it difficult to reach these properties in the event of an emergency - ambulance access is particularly concerning noting that the residents within these properties are in excess 70 years old
- understood that, in line with the Building Regulations, access for a pumping appliance should be provided within 45m of all points inside the dwelling house - it is believed that 45m will be exceeded in the event that provision of a parking place consequently results in residents parking their cars further down towards the entrance of Gauledge Lane, making this worse than the existing arrangement
- has increased plot size to encroach into the highway
- there is an area of the highway which the three neighbouring properties have used for bin storage and which other property owners on Gauledge Lane use for bin storage on collection days and would mean having to move the bins further into the public highway which would become a danger
- suggestion and preference would be that on-street parking is used by The Wash House, like many other nearby properties
- the ground with stores underneath would need rebuilding to take the weight of a vehicle and would need fencing/balustrading to prevent falls onto Leek Road
- should the unregistered land be turned into garden, would potentially lose a low level piece of ground and be faced with walling, fencing, trees, bushes, etc. that could be much higher
- Applicants incorrect in saying the Wash House wasn't part of Hillcrest (which is Grade II listed) and believe it to be secondary listed by association.
- in 2019, the owner of The Wash House received a letter from the Cultural Heritage Manager (ref 34001 dated 14 October 2019) expressing concern about the deterioration of the building - the letter states that although the building is not listed, it makes a considerable contribution to the historic character of Longnor
- whilst The Wash House is not listed, it stands within a conservation area amongst many other similar listed properties, so the decision to change the street scene will require careful planning and consideration
- the building stands in a prominent position on a main access route in-and-out of the village, and the proposed plans to introduce "timber bollards" and parking directly in front of the east side of the Wash House will impact the area visually
- streetscene would change dramatically with a car parked above the ground level of Leek Road
- could use site for storing materials, trailers, sheds, etc and parking a larger vehicle at the site of the proposed dwelling – would affect the conservation scene and spoil the feel of this part of the village
- appears to be inaccuracies in the incline of the steps on the gable elevation
- believe there is only 32sqm of internal space, not 39
- inadequate head height
- concerns that it will not be used as a single person dwelling and that it could be used as a holiday let by more than one person
- could be faced with the occupants staring directly into neighbours' house
- believe several utilities pass through or on the land
- previous rejections by Officers commented that the property is very small and is considered unsuitable for independent accommodation
- planning application NP/SM/1001/086 refused on same basis of the objections.

Officer comments:

If ownership of the unregistered parcel of land is proven to lie with the neighbours, this may have implications on the implementation of any grant of planning permission. However, this is legal matter on which the Local Planning Authority cannot adjudicate and does not prejudice the determination of the planning application. The impact on cultural heritage, adequacy of accommodation, amenity and highway related matters are addressed below.

Main Policies

- 27. Relevant Core Strategy policies: GSP1, GSP3, GSP4, DS1, L1, L2, L3, CC1, HC1 & T7
- 28. Relevant Development Management policies: DM1, DMC3, DMC5, DMC7, DMC8, DMC10, DMC11, DMC15, DMH6 & DMT3, DMT8
- 29. Supplementary Planning Documents:
 - Climate Change and Sustainable Building (2013)
 - Conversions (2022)
 - Design Guide (2007)
 - Building Design Guide (1987)

Wider Policy Context

- 30. 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:
 - 1. Conserve and enhance the natural beauty, wildlife and cultural heritage
 - 2. Promote opportunities for the understanding and enjoyment of the special qualities of national parks by the public

When national parks carry out these purposes, they also have the duty to seek to foster the economic and social well-being of local communities within the national parks.

National Planning Policy Framework (NPPF)

- 31. In the National Park the Development Plan comprises the Authority's Core Strategy 2011 and the Peak District National Park Development Management Policies document 2019. Policies in the Development Plan provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. There is no significant conflict between policies in the Development Plan and the NPPF.
- 32. 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.
- 33. Paragraph 212 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the

weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

34. Paragraph 215 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
35. Paragraph 216 advises that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
36. Paragraph 218 of the NPPF states that local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

Peak District National Park Core Strategy

37. GSP1: Securing national park purposes and sustainable development: This states that all development shall be consistent with the National Park's legal purposes and duty. Where there is an irreconcilable conflict between the statutory purposes, the Sandford Principle will be applied and the conservation and enhancement of the National Park will be given priority. Where national park purposes can be secured, opportunities must be taken to contribute to the sustainable development of the area.
38. GSP3: Development management principles: This states that all must respect, conserve and enhance all valued characteristics of the site and buildings that are subject to the development proposal. Particular attention will be paid to:
 - A. impact on the character and setting of buildings
 - B. scale of development appropriate to the character and appearance of the National Park
 - C. siting, landscaping and building materials
 - D. design in accordance with the National Park Authority Design Guide
 - E. form and intensity of proposed use or activity
 - F. impact on living conditions of communities
 - G. impact on access and traffic levels
 - H. use of sustainable modes of transport
 - I. use of sustainable building techniques
 - J. ground conditions including any land instability from former mining, quarrying or industrial uses
 - K. adapting to and mitigating the impact of climate change, particularly in respect of carbon emissions, energy and water demand.
39. GSP4: Planning conditions and legal agreements: This states that 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.
40. DS1: Development strategy: This states that the majority of new development will be directed into Bakewell and named settlements, with the remainder occurring in other settlements and the rest of the countryside. In all settlements development will be

acceptable in principle (where permission is required) where this is for the conversion or change of use for housing, preferably by re-use of traditional buildings.

41. L1: Landscape character and valued characteristics. This states that development must conserve and enhance valued landscape character, as identified in the Landscape Strategy and Action Plan, and other valued characteristics.
42. L2: Sites of biodiversity or geodiversity importance; This states that development must conserve and enhance any sites, features or species of biodiversity importance and where appropriate their setting.
43. L3: Cultural heritage assets of archaeological, architectural, artistic or historic significance: This states that development must conserve and, where appropriate, enhance or reveal the significance of heritage assets and, other than in exceptional circumstances, development will not be permitted where it is likely to cause harm to the significance of any cultural heritage asset or its setting.
44. CC1: Climate change mitigation and adaptation: This states, that in order to build in resilience to and mitigate the causes of climate change all development must make the most efficient and sustainable use of land, buildings and natural resources and take account of the energy hierarchy by:
 - I. reducing the need for energy;
 - II. using energy more efficiently;
 - III. supplying energy efficiently; and
 - IV. using low carbon and renewable energy.

Development should also be directed away from flood risk areas, achieve the highest possible standards of carbon reductions and achieve the highest possible standards of water efficiency.

45. HC1: New housing; This states that provision will not be made for housing solely to meet open market demand. Housing land will not be allocated in the development plan. Exceptionally, new housing (whether newly built or from re-use of an existing building) can be accepted where it is required in order to achieve conservation and/or enhancement of valued vernacular or listed buildings or is required in order to achieve conservation or enhancement in settlements listed in core policy DS1....
46. T7: Minimising the adverse impact of motor vehicles and managing the demand for car and coach parks: This states that residential parking and operational parking for service and delivery vehicles will be the minimum required for operational purposes, taking into account environmental constraints and future requirements.

Development Management Policies

47. DM1: The presumption of sustainable development in the context of National Park purposes. This states that when considering development proposals, the National Park Authority will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (2012) and that it will work proactively with applicants to find solutions that are consistent with National Park purposes: Planning applications that accord with the policies in the Development Plan will be approved without unnecessary delay, unless material considerations indicate otherwise.
48. DMC3 Siting, design, layout and landscaping. This states that, where development is acceptable in principle, it will be permitted provided that its detailed treatment is of a high standard that respects, protects and where possible enhances the natural beauty, quality

and visual amenity of the landscape, including the wildlife and cultural heritage that contribute to the distinctive sense of place.

- (i) particular attention will be paid to siting, scale, form, mass, levels, height and orientation in relation to existing buildings, settlement form and character, including impact on open spaces, landscape features and the wider landscape setting which contribute to the valued character and appearance of the area; and
 - (ii) the degree to which buildings and their design, details, materials and finishes reflect or complement the style and traditions of the locality as well as other valued characteristics of the area such as the character of the historic landscape and varied biodiversity assets; and
 - (iii) the use and maintenance of landscaping to enhance new development, and the degree to which this makes use of local features, colours, and boundary treatments and an appropriate mix of species suited to both the landscape and biodiversity interests of the locality; and
 - (iv) access, utility services, vehicle parking, siting of services, refuse bins and cycle storage; and
 - (v) flood risk, water conservation and sustainable drainage; and
 - (vi) the detailed design of existing buildings, where ancillary buildings, extensions or alterations are proposed; and
 - (vii) amenity, privacy and security of the development and other properties that the development affects; and
 - (viii) the accessibility or the impact on accessibility of the development; and
 - (ix) visual context provided by the Landscape Strategy and Action Plan, strategic, local and other specific views including skylines; and
 - (x) the principles embedded in the design related Supplementary Planning Documents and related technical guides.
49. DMC5 Assessing the impact of development on designated and non-designated heritage assets and their settings. This states that planning applications for development affecting a heritage asset, including its setting, must clearly demonstrate its significance including how any identified features of value will be conserved and, where possible, enhanced, and why the proposed development and related works are desirable or necessary. Development of a designated or non-designated heritage asset will not be permitted if it would result in any harm to, or loss of, the significance, character and appearance of a heritage asset (from its alteration or destruction, or from development within its setting), unless for non-designated heritage assets, the development is considered by the Authority to be acceptable following a balanced judgement that takes into account the significance of the heritage asset.
50. DMC7 Listed Buildings: This states that planning applications for development affecting the setting of listed buildings should be determined in accordance with policy DMC5 and clearly demonstrate how their significance will be preserved and why the proposed development and related works are desirable or necessary.
51. DMC8 Conservation Areas. This states that applications for development in a Conservation Area, or for development that affects its setting or important views into or out of the area, across or through the area, should assess and clearly demonstrate how the existing character and appearance of the Conservation Area will be preserved and, where possible, enhanced. Applications should also be determined in accordance with policy DMC5 considering amongst other things, form and layout, street pattern scale, height, form and massing, local distinctive design details and the nature and quality of materials.
52. DMC10 Conversion of a heritage asset. This states that conversion of a heritage asset will be permitted provided that it can accommodate the new use without changes that adversely affect its character and the building is capable of conversion, the extent of

- which would not compromise the significance and character of the building; and In addition, the changes brought about by the new use, and any associated infrastructure (such as access and services), needs to conserve or enhance the heritage significance of the asset, its setting and any valued built environment.
53. DMC11 Safeguarding, recording and enhancing nature conservation interests. This states that proposals should aim to achieve net gains to biodiversity as a result of development proportionate to the development.
54. DMC15 Contaminated and unstable land. This states that development on land believed to be unstable, or suspected as being potentially unstable or likely to become unstable as a result of development, will only be permitted where an accredited stability assessment shows that the land is stable and will remain so, can be made permanently stable by remedial measures undertaken as part of the development process without harm to the valued characteristics of the area and that the development will not affect the stability or safety of neighbouring areas.
55. DMH6 Re-development of previously developed land to dwelling use. This states that such land for housing will be permitted provided that the development conserves and enhances the valued character of the built environment or landscape on, around or adjacent to the site.
56. DMT3 Access and design criteria. This states that development, which includes a new or improved access onto a public highway, 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 which does not detract from the character and appearance of the locality and where possible enhances it.
57. DMT8 Residential off-street parking. This states that off-street car parking for residential development should be provided unless it can be demonstrated that on-street parking meets highway standards and does not negatively impact on the visual and other amenity of the local community. This should be either within the curtilage of the property or allocated elsewhere. Off-street car parking space provided as part of a development will be protected where there is evidence that loss of such space would exacerbate local traffic circulation problems. The design and number of parking spaces associated with residential development, must respect the valued characteristics of the area, particularly in Conservation Areas.

Assessment

Background

58. The Applicant has reflected upon the planning history detailed above. In 1979, planning permission was granted to convert the building into a photographic studio and gallery; this was not implemented. The building was acquired in the late 20th century as a woodturning workshop. Thereafter, a planning application was submitted in 2001 seeking the conversion of the building into an open market dwelling (SM1001086). The application was refused on the basis that there was no off-road parking proposed and no amenity space suitable for an unencumbered dwelling. The reasons are detailed as follows for clarity:

Policy T1 of the Structure Plan states that new development will not be permitted if the road access, traffic circulation and parking arrangements associated with the development are inadequate. In this case the main issue is the absence of off-highway parking space. There is no off-street parking space associated with the property or included in the application and any additional vehicles associated with the newly created dwelling would have to park either on the highway or off street

elsewhere in the village. The Authority's adopted Local Plan uses Derbyshire County Council parking standards to determine the adequacy of car parking arrangements. A new one bedroom dwelling would create a danger to road users and would exacerbate pedestrian/vehicle conflict, contrary to Structure Plan policy T1 and Local Plan Policies LT11 and LT18.

Policy LC4 of the Local Plan states that particular attention should be paid to the amenity, privacy and security of the development. In this case there is no residential curtilage associated with the property and therefore the residential amenity would be severely compromised. The property is very small and is considered unsuitable for independent accommodation.

59. The Applicant advises that, in 2004, the Parish Council wrote to the previous owner expressing concern about the safety of the building given that it was not being maintained and copied this to the National Park Authority. The Cultural Heritage team responded to advise that they were anxious to agree a possible new use for the building (JAS/KH/P10828). At that stage, the preference was for it to be used ancillary to a nearby property, or as a small workshop or store; these scenarios have failed to materialise and the Applicant believes they have no realistic prospect of doing so. In October 2019, the owner received a letter from the Cultural Heritage team (ref: 34001) expressing concern about the deterioration of the building. The letter states that although the building is not listed, it makes a considerable contribution to the historic character of Longnor.

Principle

60. In principle, the conversion of the building to an open market dwelling is considered acceptable under Core Strategy policy HC1 and Development Management policies DCM10 and DMH6, as the proposal seeks to conserve a traditional building of valued vernacular that has no existing use. Longnor is identified as a named settlement under Core Strategy policy DS1 and is considered a sustainable location for such a dwelling.
61. The Applicant advises that the Authority has sought to encourage successive owners to find a new use for the building, to prevent it from falling into disrepair. Given the extent of remedial works required, the Applicant is of the view that the only viable use is that of conversion to an open market dwelling. The policy context, at the time of submitting this current planning application, is different to that which was in place when the last application was refused in 2001. There is now greater emphasis on the conservation and enhancement of non-designated heritage assets, including their potential for reuse as open market dwellings.
62. The principle of converting the Wash House to a new use is accepted, as the building has been vacant for a long time and is deteriorating structurally, to the detriment of its appearance and ability to remain standing, despite some later interventions. Given the above, it is considered that the conversion to a dwellinghouse would accord, in principle, with policies HC1 of the Core Strategy and DMH6 of the Development Management Policies, subject to other material considerations reflected on below.

Cultural heritage

63. The proposals are not considered to materially change the character and appearance of the building. The repairs to walls, replacement of window joinery and repairs to the roof will preserve the building, by undertaking structural works and works of repair that will stabilise and conserve the building in the future; this will benefit the character and appearance of the Conservation Area.
64. Internally, there would be impact on the current form of the building, due to the introduction of a new staircase and the need to line and plaster the walls. The insertion

of the staircase will involve the removal of some floor fabric, but this fabric is advised to date from the twentieth century and any impact will be low. The roof repairs will involve the replacement of twentieth century timbers which will have little impact on the significance of the structure. Notwithstanding the above, it has to be appreciated that this is not a listed building, nor deemed to be a curtilage listed building. Therefore, restricting internal alterations to facilitate the reuse of the building are considered unreasonable. Such works could be undertaken without the need for planning permission, albeit there will be a requirement for Building Regulations compliance.

65. The external steps to the first floor of the building could be deemed redundant with the insertion of the internal staircase. Nevertheless, it is considered that their use would be beneficial in the overall scheme and their use will be more likely to secure their preservation. For safety, this will require the addition of a handrail to the steps, which is considered acceptable in the overall proposals, albeit details of the handrail will need to be provided for approval as a condition on any grant of planning permission. Similarly, the replacement of the landing is reasonably necessary and details of this can again be required as a condition of any grant of permission.
66. With the provision of the car parking area, the currently grassed area would largely become a hardstanding. In addition, because of the drop to Leek Road, there will need to be some boundary fencing put in situ; it is considered that a metal fence, painted black or other dark colour may be appropriate in this context, but this could be addressed as a condition on any grant of planning permission. Whilst setting a car parking space in such a prominent position may lead to some harm, this is considered to be outweighed by the benefits of safeguarding the future of the non-designated heritage asset,
67. With regard to bin storage, the Applicant has advised that there is an option to have just one wheelie bin and then bags/a crate for waste collection rather than the standard three wheelie bins. As this will be a one-person dwelling, the Applicant would ask for just one bin and it is advised that Staffordshire Moorland District Council have accepted this. It is advised that the bin could be stored in the chambers underneath the car parking space and accessed directly from Leek Road; this is considered acceptable as the bin would be housed out of general view and there is no objection from the Local Highway Authority.
68. Given the above, the impact on the significance of the building and its setting is likely to be moderate and largely beneficial; it would certainly amount to less than substantial harm to a non-designated heritage asset and it is considered that the public benefits of the proposal, which include ensuring the long-term retention and maintenance of the asset, would outweigh any harm caused. As such, the proposals are deemed to comply with the aims of Paragraph 212, 215 and 216 of the NPPF, Policy L3 of the Core Strategy and policies DMC3, DMC5, DMC8 and DMC10 of the Development Management Plan.

Structural integrity

69. A structural report has been submitted by Peak Engineers and this notes, in particular, the lean of the elevation to its south elevation, roof spread with rafters to one side not tied to the ridge beam and cracks to stonework, including split lintels to the exterior and deflection/decay to timber lintels inside and outside. All these matters need addressing to make the building habitable and the report sets out a list of recommendations. Evidence suggests that in the past the building has been re-roofed with the south half retaining its original rafters showing evidence of where laths once were affixed but battens missing, while the north side has newer timbers and battens.
70. While the structural report's recommendations appear acceptable, further detail and methodology is required, with sections drawings and annotation to show how the new foundation proposed will be implemented and what materials it is to be constructed of, showing how the outer wall will be tied to the inner wall skin. These details are silent in

the drawings. A full method statement setting out how the front wall will be repaired and made sound is required, including how the existing structure will be supported while the work is undertaken. This may be by condition with details to be approved in writing.

Specific details

71. Details of the mortar mix to be used for repointing are required. Given the age of the building, a mortar using Hot Lime would be appropriate and the mortar should match as close as possible in its material to the original lime mortar used when built. Cement mortar should be avoided as this would be too strong for the gritstone, which is a sandstone. This can be addressed as a condition on any grant of planning permission.
72. The relocation of the lower ground floor door is accepted for the reasons given. Glazing the upper half will allow light in to the lower ground room, where there is no other means of natural light, and therefore this is accepted. The door should be constructed of timber and painted an appropriate colour and this can be addressed as a condition on any grant of planning permission.
73. Where it is proposed to replace timber lintels over windows/doors with concrete or stone, this should instead be natural gritstone, it being appropriate to the age of the building, and should match in size and finish to existing stone lintels in the building. Where existing stone is coherent, it should be retained so that, on the window surrounds, only those stones beyond repair, or that are split, should be replaced and then should be replaced in like for like materials/design to preserve the character of the building. A sample of replacement stone for window surrounds and stone walls will need to be submitted for approval as a condition on any grant of planning permission.
74. The existing windows are C19 timber, small paned, fixed casements. However, it should be possible to design in opening lights within windows given the unlisted status of the building. For example, the east gable ground floor window is of 24 panes, divided vertically by two thicker mullions to section off the centre 8 panes from the outer 8 panes either side. This design could be repeated using the two mullions to form a tripartite window, with both outer sections opening and a fixed central light or combination thereof. The window above could follow the same design. As the building is not listed, these could be slim line double glazed windows, but their window patterns should be preserved as they are a significant part of the buildings character. In this respect, details of the proposed replacement windows are required, including section drawings, showing their design, method of opening and materials of construction as a condition on any grant of planning permission.
75. The work to ceilings and the roof are supported in order to stabilise the building structurally. Where original timbers appear within the roof, these should be retained and new timbers of matching size and species used alongside unless otherwise agreed in writing. Precise drawn details of the new roof structure should be submitted for approval. The existing roof tiles should be reused, unless beyond their lifespan or repair, and any new roof tiles should match those existing in their type materials, colour and coursing. The Applicants have indicated, on plan, the use of stone slate roof tiles. However, other buildings close by, and of the same age, use the Staffordshire blue machine cut tiles and for consistency this is preferable. These matters can be addressed as a condition on any grant of planning permission.
76. The stone steps to the north elevation should be retained in situ and repaired with a new landing stone to match in stone type and size to the original. The proposed railing to the steps should be in cast metal painted black affixed independently to the ground at the foot with only fixings in to the new replacement landing stone and, if possible, utilise mortar joints where the railing returns to meet the building. Details of the new support to the landing should be submitted for approval as a condition on any grant of planning

permission. At this level, it is proposed to obscure glaze the window. Whilst this is not supported from a conservation perspective, it is considered reasonable for the purposes of privacy subject to details being approved as a condition on any grant of planning permission.

77. With respect to replacement gutters and downpipes, these should be of cast metal painted black; this can be a condition on any grant of planning permission. It is also considered reasonable to require details of any external pipework to be submitted for approval.
78. The PDNPA Senior Conservation Officer has also commented on internal alterations which do not require planning permission, which include the fireplace mantel in the kitchen, which is split, and the insulation of the walls and new floors. However, it is considered reasonable to attach these as informatives to any grant of planning permission.
79. In summary, the proposed scheme is accepted and appears to meet relevant local and national heritage policy criteria. The PDNPA Senior Conservation Officer advises that saving this building from collapse and sympathetically restoring it, structurally and in appearance, and adapted to a new sustainable use will enhance the Conservation Area and preserve this important local building.

Archaeology

80. The PDNPA Senior Conservation Archaeologist has considered the application and advised that there are no comments with respect to archaeology.

Ecology and Biodiversity

81. The building was surveyed in May 2025 for the presence of bats and birds, and emergence surveys were undertaken (see Preliminary Bat Roost Assessment & Bat Emergence Surveys - Helen Hamilton Ecology Ltd). No bats were seen emerging from the building and the building was assessed to hold 'moderate' potential to support roosting bats. Therefore, two Dusk Emergence Surveys (DES) were undertaken.
82. No bats were seen emerging from the buildings on site although, bat activity of four species was recorded in the surround area and a single bat was seen emerging from the roof of an adjacent property during the surveys. The risk to bats was considered to be negligible to low. However, a precautionary approach is recommended particularly during any repointing works. Inactive Swallow nests were recorded within the top floor of the building indicating the potential use of the building by nesting birds.
83. This has been assessed by the PDNPA Ecologist and it is advised that all surveys have been undertaken in line with the relevant guidelines. An appropriate impact assessment has been undertaken along with details for appropriate mitigation/compensatory methods for all surveyed species/habitats. The mitigation measures for bats and nesting birds are welcomed. It is suggested in the submission that roost features for bats are provided on the western gable end as a potential enhancement; this is confirmed as acceptable by the PDNPA Ecologist and can be a condition of any grant of planning permission.
84. The Applicants also advise that, as less than 25sqm of habitat is impacted, that the proposals are exempt from Biodiversity Net Gain; this is accepted. Given the above, the proposals are considered, with appropriate conditions, to accord with the aims of policy L2 of the Core Strategy and policy DM11 of the Development Management Plan.

Utilities and drainage

85. The building is already provided with water and electricity and sewage would be disposed of via the mains in Leek Road. The use of permeable surfaces would also seek to address any potential for surface water run-off. Details of the surfacing will be required as a condition on any grant of permission, having regard to the requirements of the Local Highway Authority.

Climate change/sustainable building

86. Policy CC1 requires development to make the most efficient and sustainable use of land, buildings and natural resources in order to build in resilience to and mitigate the causes of climate change. To this end, whilst the proposal is for a modest dwellinghouse, it would need to meet with the current requirements for Building Regulations. The Applicant advises that, as there is restricted space in and around the dwelling, an air source heat pump is not a viable proposition. The provision of solar pv panels would also cause a degree of harm to the character and appearance of the building. To this end, the use of the proposed efficient, electric panel heaters is considered to be the best alternative for heating the property, along with the high levels of insulation that are proposed.

Amenity

87. There is a relatively close relationship between the Wash House and the dwellings on the opposite side of the Gauledge Lane. As such, the window onto the Lane, which is proposed to serve the staircase, is proposed to be obscure glazed to prevent a loss of privacy; the provision and retention of such can be a condition on any grant of planning permission. It is considered that the proposals would not raise other potential impacts on amenity. The proposals therefore comply with the requirements of Core Strategy policy GSP3 and Development Management policy DMC3.
88. Whilst there would be little amenity space associated with the dwelling, this is not considered to be a substantive reason to refuse planning permission in itself.

Adequacy of accommodation

89. Concerns have been raised with regard to level of internal floorspace associated with the development. Statutory guidance contained in the *Technical housing standards – nationally described space standard document* advises that, for a three storey dwelling, equating to 3 person use, the internal floorspace should be a minimum of 90m² (there is no standard based on occupancy for three storey dwellings below this). However, with 1 person/2 person accommodation, including conversions, it is advised that internal floorspace should be between 37m² and 58m².
90. Having measured the submitted drawings, the floorspace appears to fall short of the minimum requirement (between the floor area of 39m² advised by the Applicants, and the 32m², advised in the representations). The standards also advise that there is an expectation that ceiling heights be a minimum of 2.3m which, from the submitted drawings, it appears cannot be achieved on the lower ground and upper ground floor levels.
91. It should be noted that the Authority has not adopted such standards and that, with the conversion of buildings, there may need to be some compromise on space; the proposals as submitted suggest that the space can be habitable as a reasonable dwelling which, while not being an affordable dwellinghouse, would nevertheless meet needs for smaller open market properties by first time buyers or persons wishing to downsize.
92. If this has any implications with respect to Building Regulations, this may negate the ability to implement any planning permission. Technical matters will require compliance with Building Regulations and any significant alterations required to meet such may also

need to be approved through the submission of a further planning application, if the proposals differ in a more than non-material manner from the submitted drawings. To this end, it is considered unreasonable to refuse planning permission on the grounds of floorspace and headroom appearing to fall short of technical guidance.

Highway matters

93. The application proposes one parking space to be provided to the east of the building, with access onto Gauledge Lane; the property would be one of the few dwellings in this part of the village to have off-road parking. It is considered that the provision of the parking space will have little impact on the setting of the building and on the character and appearance of the Conservation Area subject to appropriate surfacing.
94. The Local Highway Authority has considered the proposal and advised that parking in Longnor is always a problem and contentious as the village was not designed with cars in mind. Technically, there is no automatic right to park on a highway, nor any right to park on another's frontage or indeed one's own frontage. There are certainly no personally reserved rights to park in a given space or area. From a practical point of view, if no parking restrictions are present, drivers can park on a first come first served basis.
95. At the time of the Local Highway Authority Officer's site visit, there were no parked cars on Gauledge Lane and Google Streetview shows between 1 and 3 vehicles parked at various times over the years. To this end, it is appreciated that providing a parking bay would prevent some parking on the frontage, but would nevertheless guarantee parking for the owners of the dwelling on their own land (if that issue is decided as a civil matter).
96. It is advised that the parking area could be shortened slightly to 6m long, which would allow slightly more space for third party parking on the highway. Therefore, the Local Highway Authority would not object to a developer providing a parking space on their own land, if they have adequate space, even if it does displace parking of those who, unfortunately, do not have their own in-curtilage parking. On the other hand, not providing it would avoid the structural questions of the additional loading, but there would still be an additional vehicle looking for parking in the area.
97. The matter is raised in the representations that, if the parking bay is permitted, local residents may park nearer to the junction of Gauledge Lane with Leek Road; this could restrict the visibility onto Leek Road when exiting Gauledge Lane and could restrict access for emergency vehicles onto Gauledge Lane. However, this can be addressed by the Local Highway Authority placing parking restrictions at this point if such parking practices were to materialise.
98. The Local Highway has advised that they do not generally require a construction management plan for single dwellings or small, tight sites. This is just such a site, with little curtilage, and there is no space to park contractors' vehicles and to load/unload, and it has limited space to provide a compound or store materials. The Local Highway Authority notes that there may well be disruption during construction, but advises that trying to control it may be difficult to enforce given the tight nature of the site.
99. It is advised that the obvious thing to do is use the parking area for storage and construct the parking area last although, as stated, regular enforcement of such is not deemed to be practicable. To this end, the Applicant has advised that that there would be no storage of construction materials outside of the application site, in a manner that may impact on the public highway. If they were to do so, this may require traffic management on the highway, which the Local Highway Authority has advised would require separate approval from the SCC Traffic and Network team.

100. Should the reconstruction of the retaining wall be extensive, the works may require a Highway Works Agreement. The restraint of the highway edge appears to be an unknown at the moment. There appears to be two store rooms underneath the proposed parking area and it is assumed details of this will need to be provided for assessment. Therefore, whilst the Local Highway Authority have advised that this be an informative, it is considered necessary to attach this as a condition of any planning permission; this will also provide control over the appearance of any resulting structural alterations to limit the impact on the character and appearance of the Conservation Area and to factor in the proposed bin storage space. The Local Highway Authority advises that storing such in the chamber under the parking space is probably a good use of that space, with a condition that any door opens inwards.
101. The suggested condition of the Local Highway Authority with regard to the car parking could be interpreted that it is only the surfacing of the parking area that is advised to be maintained, and not the usage of the space in the proposed condition. Also, the last sentence of the suggested condition 2 refers to '*the access*' and should be the *parking space*. Therefore, the condition advised by the Local Highway Authority would be amended if permission were granted to ensure it secures the ongoing use of the space for car parking.
102. The Local Highway Authority has raised some concern with the proposed wooden bollards and would prefer to see the boundary of the parking space fenced. With regard to the wooden bollards, these may be appropriate visually, whereas a wooden fence is unlikely to be so. However, a fence is considered necessary for safety reasons, given there would be a drop onto Leek Road, and a painted metal fence would be more appropriate; details will be required of its appearance and sturdiness and this can be subject to a condition on any grant of permission. The reason for the condition would be for personal safety and to ensure the satisfactory appearance of such within the Conservation Area.
103. Whilst not commented upon by the Local Highway Authority, the lower ground floor, external door is proposed to open outwards on the submitted drawings. This raises some concern with Officers as it would open across the highway verge and may cause persons to step back towards the road when opening the door. To this end, it is considered reasonable that this door opens inward only, for highway safety reasons, and that this be attached as a condition on any grant of planning permission.
104. Advisory notes to the Planning Officer from the Local Highway Authority were also provided during the application and would be added as an informative to any grant of permission. The Highway Authority highlight that the retaining wall on the Leek Road frontage is damaged and partially collapsed. This requires attention as a priority, regardless of the outcome of this planning application, and is therefore considered reasonable to be attached as an advisory on any grant of planning permission, particularly as the works fall within the realms of the Local Highway Authority to address rather than the Local Planning Authority. It should be noted that any planning permission would be granted for implementation within 3 years, if implemented at all. If works are required in the meantime for highway safety, that would be for the Local Highway Authority to determine.

Other Matters

105. Procedural matters have been raised by neighbours with regard to the ownership of unregistered parcel of land and whether the appropriate notice was served with the application. The neighbours advise that a Certificate C should have been used to give notice, where some land owners are known and some are not. However, the Applicant's Agent has advised that the submitted Certificate D is the relevant certificate, as there are no parties known to the Applicant who have a legal claim to ownership of the land.

106. The neighbours believe they have a valid claim for adverse possession over part of the application site. However, it is for them to prove that to the Land Registry and make a case to become the legal owners of the land. In the meantime, the Agent advises that Certificate D, with a newspaper advert, is the relevant process for the Applicants in this case.
107. If ownership is proven to lie with the neighbours, this may have implications on the implementation of any grant of planning permission. However, this is legal matter on which the Local Planning Authority cannot adjudicate and does not prejudice the determination of the planning application.

Conclusion

108. The principle of conversion of this building to a dwelling is acceptable in policy terms as the scheme will provide a dwelling in a sustainable location. The building is considered to be a non-designated heritage asset and the proposals will serve enhance the appearance of the building by facilitating its effective reuse and general maintenance. There will be no significant adverse impact on the character and appearance of the Conservation Area as a result of the proposals.
109. Adequate parking space is proposed to serve the dwelling and, whilst there is no dedicated amenity space proposed, the dwelling would be for a single bedroomed property. Given the above, the recommendation is to grant planning permission subject to appropriate conditions to secure the satisfactory appearance of the development and to address highway related matters.

Human Rights

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

List of Background Papers (not previously published)

111. Nil

Report Author: Gareth Griffiths – Planner

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The Wash House, Longnor

Item no. 9

Application no. NP/SM/0925/0958

Committee date: 5th December 2025

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10. FULL APPLICATION – PROPOSED CREATION OF 35 MOTORHOME PITCHES at HOLMESFIELD, MILL BRIDGE, CASTLETON (NP/HPK/06255/9541) WE

APPLICANT: Miss J Bradley

Summary

1. This application seeks full planning permission for the change of use of an agricultural field to a motorhome camp site comprised of ~21 all-year pitches and an additional ~20 seasonal pitches for use between April and October (inclusive).
2. The proposed development would have a detrimental impact on the valued landscape character and a harmful impact on the setting of the Castleton Conservation Area. In addition to this, there is significant concern regarding the safety of the site access onto A6187 Castleton Road and the access track being located in Flood Zone 3B functional floodplain.
3. Having balanced the identified harm to the special qualities of the area and substandard technical details against the economic benefits of the proposal, in addition to other material planning considerations such as permitted development rights, the benefits do not outweigh the identified harm.
4. The proposed development is therefore in conflict with the relevant policies of the development plan and would fail to *conserve and enhance the natural beauty. and cultural heritage* of the National Park.
5. This application is therefore recommended for refusal.

Site and Surroundings

6. Holmesfield Farm is located between Hollowford Road and the A6187, to the north of the village of Castleton. The section of the farm subject to this application is accessed from the A6187 just north of Mill Bridge where the road bents to the east.
7. The house and buildings are accessed off Hollowford Road, near Millbridge, which is a narrow lane that leads northwards out of the centre of Castleton village. The farm bungalow and associated buildings are positioned on elevated ground above Peakshole Water, the stream that flows around the north side of Castleton and through the farm.
8. The bungalow is about 50 years old and built from artificial stone under a roof of artificial concrete slates. To the side of the bungalow there is a collection of farm buildings and sheds. Peakshole Water runs to the south of the site, separating it from the rear of houses on How Lane. There are residential properties to the south-east and south-west of the site, beyond the stream. The land surrounding the site to the north is agricultural.
9. It is unclear whether the site is still used in connection with agriculture.
10. The majority of the site is in Flood Zone 1; however, the site access to the east onto A6187 is in Flood Zone 3 for surface water and fluvial (from the river) flooding.
11. The development site is outside, but within the setting of, the Castleton Conservation Area which is to the south-west of the site. There are no listed buildings on or surrounding the site.

Proposal

12. This application seeks full planning permission for the change of use of the field parcel for use as a motorhome camping site. The site would be separated into two sections, north and south bisected by the track which crosses the site. To the north, the application proposes 21 all-year pitches comprised of ~15 pitches on grassland and 6 pitches on existing hardstanding to the west of the site. To the south of the track, this application proposes an additional ~20 seasonal pitches on grassland for use between April – October inclusive.
13. The application also proposes a new timber shed for toilet facilities.
14. The application also seeks retrospective planning permission for the alterations to the site access which were carried out between the withdrawal of the previous planning application in 2023 and the submission of this planning application. The alterations to the site access include the relocation of the gateposts approximately 10m metres back and the widening of hardstanding within the access.
15. The application proposes additional planting on the northern and southern boundary of the site.

RECOMMENDATION:

That the application REFUSED for the following reasons:

1. **The proposed development would result in a form of development that would be visually prominent and harmful to the valued landscape character and scenic beauty of the National Park. The development would fail to conserve or enhance the valued characteristics of the landscape, contrary to policies GSP1, L1, RT3, and DMR1 and Chapter 15 of the National Planning Policy Framework.**
2. **The proposed development would harm the significance and setting of the setting of the Castleton Conservation Area, contrary to policies L3, DMC3, DMC8 Chapter 16 of the National Planning Policy Framework.**
3. **The application has not been supported by a sequential test to demonstrate that the development cannot be located in an area of low flood risk. The proposed development would be classified as more vulnerable to flood risk and would not be a compatible use within Flood Zone 3b. The proposed development is therefore in conflict with policy CC1, paragraphs 170 and 173 of the National Planning Policy Framework and the Planning Practice Guidance.**
4. **The application has failed to demonstrate that the site access is safe for its intended use. The proposed development is therefore in conflict with policy DMT3.**

Key Issues

- Principle of the development;
- Impact on the valued characteristics of the landscape and heritage assets;
- Highway impacts;
- Flood risk;
- Amenity impacts;
- Other matters;
- Planning balance.

History

- 1969 - Full planning permission granted for a bungalow for agricultural use
- 1971: Planning permission granted for a barn on the south side of the land to the rear of the bungalow.
- 2012: NP/HPK/0212/0210: Erection of agricultural building. Granted conditionally.
- 2022: NP/HPK/0422/0586: Change of use of agricultural land to caravan and motorhome camp site. Application withdrawn.
- 2023: Since 2023, the site has operated as a campsite using the Class BC Permitted Development Rights for up to 60-days per year.

Consultations

16. Environment Agency – Objection. *The submitted FRA does not comply with the requirements for site-specific flood risk assessments, as set out in paragraphs 20 to 21 of the Flood Risk and Coastal Change planning practice guidance and its site-specific flood risk assessment checklist. The FRA does not therefore adequately assess the flood risks posed by the development. In particular, the FRA fails to:*
- *Address the Flood Zone 3b within the redline boundary and how it impacts the proposed development*
 - *Consider safe access and egress routes, the main route in and out of the site is accessed through Flood Zone 3b (functional floodplain)*

The Environment Agency also asked for clarification on how the development proposal would be compliant with Table 2 of the PPG and NPPF.

17. Highway Authority – Requested the application be deferred for submission of additional information relating to:
- Scale plan of access showing dimensions of the access width, radii and setback;
 - Swept path analysis to and from the site access for vehicles which would use the site (Motorhome and refuse vehicles);
 - Scale plan showing visibility splays based upon the legal speed limit of the highway;
 - Alternatively, if a speed survey has been carried out the visibility splays should be based upon the 85th percentile of the speed survey results;
 - The visibility splays should also have consideration to the vertical alignment along Castleton Road with sight lines being clear of any object greater than 0.6m above the carriageway. They requested this be included on a plan;
 - A review of PIC collisions of the application site;
 - Commentary on implication of vehicles parking on the site access and adjacent site;
 - Revised plan showing the precise location of 35 motorhome pitches with dimensions shown;
 - Swept plan of internal layout;
 - Details of waste management procedure;
 - Trip generation details;
 - Sustainable travel details, such as proximity to amenities, retail stores, local walking routes etc and how these will be accessed by patrons of the campsite.

18. Lead Local Flood Authority – No comments due to application being minor development

19. PDNPA Landscape – Objection. *While I think the planting may be a positive landscape feature in itself and the adverse long term (10 years+) effects are probably limited - I think the limited long terms effects in combination with larger short-term effects **do not accord with L1** (Development must conserve and enhance valued landscape character).*

I therefore do not support the application.

20. PDNPA Tree Conservation Officer – No objection. Proposed development would be outside of the tree root protection areas. Alerted case officer to southern boundary trees being mature ash specimens. Recommended two conditions on the proposed planting strategy.

21. Castleton Parish Council – Objection. *The Parish Council considers the proposed caravan and motorhome site as detrimental to the village of Castleton, and wishes to object to the planning application on a number of grounds:*

Access issues

Impact on landscape and character

Capacity of infrastructure

Loss of privacy for neighbouring properties, noise and disturbance

Access issues

- Questions whether the site access is suitable with particular regard to the parapet wall, and disagrees with the DAS which states that the height of a motorhome means that drivers will be able to view over parapet;
- Concern over vehicles turning left out of the site access;
- No visibility splays included in the application;
- Disagrees with the DAS which states that the average speed is below 30mph. Referenced recent speed survey which demonstrated that 15% of traffic was travelling at a speed of at least 33mph into or out of the bend, and 5% was travelling at speeds of at least 36mph. Stated that on average, more than 6850 vehicles passed the access every day;

Flood risk

- Provided photograph of site in October 2023 showing extensive flooding of track and access, and disagrees with summary of DAS which stated that if the site access flooded, so would the A6187;
- Concern regarding emergency access from Millbridge Lane;

Impact upon landscape and character

- Significant concern over the use of the site for motorhome camping, referencing the National Planning Policy Framework;
- Questioned the PD fallback within the DAS;
- Raised particular concern with the LVIA and considered it subjective and open to interpretation. Raised particular concern with view from A6187 towards Mam Tor and how it has been categorised in LVIA;

Capacity of infrastructure

- There is no evidence to suggest that sufficient provision is made for waste disposal including importantly for the emptying of portable toilets and waste water etc.

Loss of privacy for neighbours, noise and disturbance

- The change in PDR in 2023 relating to temporary use of land has increased visitor pressures on the village. This proposal would exacerbate these negative impacts. This includes the negative impact on the amenity of adjoining and nearby properties.

22. PDNPA Ecology – Clarified the application was subject to biodiversity net-gain

23. High Peak Borough Council – No response to date

NB: The above are summarised consultation responses. Full consultation comments available on public planning portal.

Representations

24. 197 representations were received during the determination of the application.

25. 148 representations supported to the proposed development. They raised the following reasons for support:

- Assert that the facility is well-maintained, professionally run and suitable;
- Good facility for the National Park as a whole;
- Deter or decrease overnight campers on surrounding roads, like Old Road;
- Recognise that tourism is a key part of the National Park economy, and which would contribute towards it.
- Assist the village economy, particularly in winter months;
- Praised the site's accessibility;
- Increase the number of overnight visitors to the area, further contributing to the evening economy;
- Campervan site would support the farm shop which serves local produce;
- Sustainable site close to village;
- Site is operated by a Castleton local who has vested interest in making sure the site is run appropriately;
- Some campervan users would prefer to use a dedicated site with appropriate facilities, rather than the sites permitted by 60-day PD rights;
- Cited lack of facilities for campervans locally;
- Site is over 18's only, which suggests the guests are more respectful and considerate of their neighbours;
- Community benefits;
- Enable people to visit the National Park during the winter months;
- Diversified farm income;
- Recognise that tourism can bring positives and negatives, but a well-controlled and regulated site would assist in mitigating the negative impacts experienced by residents of Castleton;
- Local business owners have written in support of the application;
- Affordable option to visit the village;
- Site has access from A6187, removing traffic moving through the historic core of the village;

26. 43 representations objected to the proposed development for the following reasons:

- Negative impact upon amenity of nearby residents, including noise from guests and dogs into the evening and night-time;
- Impact upon the scenic beauty and tranquillity of the Castleton area;
- Questions need considering nearby motorhome facilities and concerns regarding the cumulative impact;
- Significant concerns regarding safety of Millbridge access and impact upon Millbridge itself;
- Poor and dangerous visibility onto Castleton Road;
- Raised procedural comments regarding the time for the highway comments to be received;
- A suitable site is on edge of Castleton with much better screening and access;
- Impact upon the conservation area and Peveril Castle;
- Issues surrounding waste disposal;
- Perceived inaccuracy in LVIA;

- Concern over time for planting to establish;
 - Concern over conduct of guests;
 - Pollution and risk to wildlife;
 - Guests have stored food and drink in the river which is a danger to the watercourse health;
 - A row of campervans is not what a visitor to the area would expect from Castleton and in the National Park;
 - Increased litter;
 - Concern over the effectiveness and long-term ability for planting to screen the site – requested that if permission is granted a deeper belt of planting is conditioned;
 - Cited concern that the site is currently being operated in breach of permitted development rights and questioned whether the site operator would comply with planning permission;
 - Concern over animal welfare on neighbouring sites, including horses and foals;
 - Over-development of the village and site;
 - Flood risk to the site access;
 - Inadequate sanitary provisions;
- 6 representations made general comments, citing procedural questions or raising similar points to those above without an expression of support or objection.

Main Policies

Relevant Core Strategy policies: GSP1, GSP2, GSP3, DS1, L1, L2, L3, RT3, CC1, CC5

Relevant Local Plan policies: DMC1, DMC3, DMC5, DMC8, DMC11, DMC13, DME2, DMR1, DMT3

National Planning Policy Framework

27. The National Planning Policy Framework (NPPF) was published on 27 March 2012 and replaced a significant proportion of central government planning policy with immediate effect. It was last updated in December 2024. The Government's intention is that the document should be considered as a material consideration and carry particular weight where a development plan is absent, silent or relevant policies are out of date. In the National Park the development plan comprises the Authority's Core Strategy 2011 and those in the Development Management Plan adopted in May 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.
28. Paragraph 184 states that "great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks and the Broads."

Core Strategy

29. 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.
30. Policy GSP2: Enhancing the National Park states that:
- Opportunities for enhancing the valued characteristics of the National Park will be identified and acted upon
 - 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.
 - When development is permitted, a design will be sought that respects the character of the area.
 - 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
 - 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.
31. 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.
32. Policy DS1 sets out the Development Strategy for the National Park. DS1.C. sets out the forms of development that are acceptable in principle in the countryside outside of the Natural Zone. There is no scope for the erection of new housing here other than as part of development needed to secure effective conservation and enhancement.
33. Policy L1 says that development must conserve and enhance valued landscape character and valued characteristics, and other than in exceptional circumstances, proposals in the Natural Zone will not be permitted.
34. Policy L3 'Cultural heritage assets of archaeological, architectural, artistic or historic significance' states that: A. 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.
35. Policy RT3 of the Core Strategy states that small touring camping and caravan sites and backpack camping sites will be permitted, particularly in areas where there are few existing sites, provided that they are well screened, have appropriate access to the road network, and do not adversely affect living conditions.

36. 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. Part C also states that development must be directed away from flood risk areas, and seek to reduce overall risk from flooding within the National Park and areas outside it, upstream and downstream.

Development Management Policies Plan

37. Policy DMC1 states that in countryside beyond the edge of settlements listed in Core Strategy policy DS1, any development proposal with a wide scale landscape impact must provide a landscape assessment with reference to the Landscape Strategy and Action Plan. The assessment must be proportionate to the proposed development and clearly demonstrate how valued landscape character, including natural beauty, biodiversity, cultural heritage features and other valued characteristics will be conserved and, where possible, enhanced.
38. Policy DMC3 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.
39. Policy DMC5 states 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.
40. Policy DMC8 requires that applications for development in a Conservation Area, or for development that affects its setting or important views into, out of, across or through the area, should assess and clearly demonstrate how the character or appearance and significance of the Conservation Area will be preserved or enhanced.
41. Policy DMC11 states that development should aim to achieve net gains to biodiversity or geodiversity as a result of development. In considering whether a proposal conserves and enhances sites, features or species of wildlife, geological or geomorphological importance all reasonable measures must be taken to avoid net loss.
42. Policy DMC13 states that applications should provide sufficient information to enable their impact on trees, woodlands and other landscape features to be properly considered in accordance with 'BS 5837: 2012 Trees in relation to design, demolition and construction – Recommendations' or equivalent.
43. Policy DME2 states that development for farm diversification will be permitted if there is clear evidence that the new business use will remain ancillary to the agricultural operation of the farm business and provided there is no net harm to valued landscape character.
44. Policy DMR1 states that the development of a new camping or touring caravan sites will not be permitted unless the scale, location, access, landscape setting and impact upon neighbouring uses are acceptable and it does not dominate its surroundings
45. Policy DMT3 sets out that development will only be permitted where 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.

Assessment

Principle of the development

46. Policy RT3 is broadly supportive in principle of small touring caravan development. Policy DMR1 sets out that the development of a new site will not be permitted unless its scale, location, access, landscape setting and impact upon neighbouring uses are acceptable, and it does not dominate its surroundings. The proposal is for the change of use of the land to provide up to 35-pitches, in addition to the retention of 6 areas of hardstanding. Therefore, the total number of pitches would be 41.
47. Policy RT3 does not define “small” sites but the supporting text clarifies that sites up to 30 pitches are more likely to be acceptable, although this may be too large in many circumstances.
48. The proposal would therefore go beyond what policy RT3 envisaged as “small” at the time the Core Strategy was prepared; however, it should be stressed that the supporting text for the policy is only advisory and should not be given the same weight as the policy wording itself.
49. Regardless of the precise number of pitches, the policy is clear in stating that touring sites are only acceptable when they would not have an adverse upon the landscape character or other valued characteristics of the area, such as heritage assets.
50. Therefore, the impact of the proposed development on the landscape character and setting of the Castleton Conservation Area is a key consideration in the determination of this planning application.

Impact upon landscape and conservation area

51. The site lies within the Valley Farmland with Villages LCT in the Derwent Valley LCA. This is a settled pastoral landscape, often with a low-lying topography associated with a network of streams and damp hollows. This is an enclosed landscape, with views filtered through scattered hedgerow and streamline trees. Stone-built villages with outlying farms and dwellings are set within small to medium fields that are often bound by hedgerows. The Castleton Conservation Area Appraisal notes the historic nature of the landscape around the village, with historic field systems and extensive views from surrounding hills, including from Peveril Castle.
52. The application site is part of the undeveloped setting of Castleton and makes an important contribution to the character and significance of the Conservation Area. The field also provides an important backdrop to the nucleated and compact form of development within Castleton, particularly when viewed from the south.
53. This application has been supported by a Landscape and Visual Appraisal (LVIA) which has been carried out by qualified landscape architects. The summary of their report is as follows:

The proposed development could be successfully assimilated into the local landscape with important landscape features protected, introduction of new habitats, and achieving local landscape character objectives. Long-term landscape feature and character effects would be neutral or beneficial in nature, with only adverse effects on the immediate localised and site landscape character due to loss of grassland.

Initially the proposal would have some short-term negligible or minor visual adverse effects due to visibility of the pitches whilst the landscape framework establishes,

*however in the long-term visual effects would become mostly neutral with some negligible adverse and negligible beneficial visual effects.
The proposal would respond positively to landscape related policy at National and Local levels.*

The slight initial harm of the proposal would need to be balanced against the benefits of the provision of a caravan and motorhome pitches.

54. The National Park Authority Landscape Officer has reviewed the application. In assessing the likely effects of the development, the Landscape Officer asserts that *the motorhomes (and associated vehicle movements) would form **new adverse elements** within the local landscape and in views. Motorhomes would offer significant conflict with the landscapes pastoral character.*
55. In particular, the Landscape Officer has raised concern over the visibility of the development from Peveril Castle, stating *the application scheme would be visible from Peveril Castle (which has open views into the site) and from wider elevated (but distant) views from the north – while a relatively small adverse view element, it would extend development further north.*
56. The landscaping scheme would potentially comply with the objections of the LCT, namely the creation of woodland, and therefore could theoretically be a positive landscape feature. The proposed landscaping scheme would screen the development from certain views, though it is likely that it would take upwards of 10-years before the planting is well enough established to screen the development. Furthermore, the Landscape Officer has raised concern that the proposed planting would not mitigate the impact of the development from Peveril Castle which has open views into the site, nor from wider elevated views from the north.
57. The Landscape Officer has also raised concern that the LVIA underestimates the visual impact of the development. For example, the assessment correctly states that Peveril Castle has a high sensitivity to impacts, but goes on to advise that at year 1, the development would have a ‘small’ magnitude resulting in a minor adverse effect. In year 15, the LVIA states that the magnitude would be ‘very small’ with a negligible adverse effect. Commenting on this, the Landscape Officer states that ‘even if their judgment of small magnitude is accepted, combining a small magnitude with a high sensitivity is more likely to give a moderate adverse effect’.
58. Furthermore, the LVIA does not provide an assessment of the immediate landscape setting of the settlement edge of Castleton. This is particularly pertinent as the Castleton Conservation Area specifically references the cultivated fields surrounding the settlement covering the valley floor, running right up to the edge of the ridges on both sides of the valley. These features, whilst outside of the Conservation Area, contribute towards the setting of both the Castleton Conservation Area and the village as a whole in the landscape.
59. Accordingly, the proposed development would be visible from several vantage points, particularly from the higher land to the south like Peveril Castle. From these viewpoints, the development site is visible and open. The scattered deciduous trees on the southern boundary of the development site provide limited screening, and are comprised of ash trees. It is likely that these trees will, or are currently, experiencing die-back which limits their overall lifespan. It is likely they will either need to be removed or pollarded which would vastly reduce their screening. The siting of up to 41 motorhomes in this location would result in the encroachment of a man-made intrusion into the landscape and setting of the village. It is also noted that the motorhomes would be in various sizes and colours, and would include larger features such as awnings and other temporary structures. This

would further contribute to a sense of 'clutter' on the landscape which would contrast with the relatively traditional appearance and layout of the village when viewed from this receptor.

60. Furthermore, the development would be visible from longer distance views from the north looking south, such as Hollins Cross, Mam Tor and Lose Hill. From such distances, the development would be a small feature on a wider landscape; however, it is well understood that white caravan and motorhome sites, particularly larger ones, can appear stark and strident on an otherwise pastoral landscape.
61. The proposal outlines that the southern half of the site would be seasonal, operating between April to October inclusive. This is noted; however, it is the northern half of the site which would be most visible on the landscape, particularly during the winter months when the trees are bare. The seasonal use nature of half the site would therefore do little to mitigate its landscape impact.
62. It is acknowledged that in isolation, the proposed landscaping would assist in contributing towards the landscape character type objections. However, the planting would provide limited mitigation from the elevated land surrounding the site, and in any case would take several years to establish.
63. The presence of more significant short-term harm whilst the planting is establishing coupled with the limited long-term harm from raised land to the south would contribute to a harmful landscape impact. The proposed development would therefore not conserve nor enhance the valued landscape character and would be in conflict with policy L1.
64. As noted, the development site is outside, but within the setting of, the Castleton Conservation Area. Policy DMC8 requires that applications for development in a Conservation Area, or for development that affects its setting or important views into, out of, across or through the area, should assess and clearly demonstrate how the character or appearance and significance of the Conservation Area will be preserved or enhanced.
65. The proposed development would be visible from within the Conservation Area, including the grade I listed Peveril Castle, but also across the Conservation Area from the raised land to the north and west.
66. The development site is a well-preserved field directly abutting the conservation area. Historic mapping show that the field in its current shape and boundary has been present since at least 1841 (Tithe Map). While the contribution the field makes to the setting of the designation has been eroded since 2010 (the construction of the agricultural building and track), it nevertheless still contributes through its preservation, relating well to the historic industry of Castleton and its historic relationship to the surrounding fields across the valley floor.
67. The siting of up to 41 motorhomes on this site would result in a detrimental impact to the setting of the conservation area. It would extend the 'built-form' of the village further into the open countryside, with the various sizes and colours contrasting the traditional materials used across the village and conservation area. It would also appear somewhat divorced from the main form of the village, appearing as two linear rows of motorhomes with the field to the south separating the site from the village.
68. It would also have a negative impact on the views from Peveril Castle. The viewing area at the castle provides sweeping views across the village and its Conservation Area. The siting of up to 41 motorhomes would be extremely conspicuous from this location and significantly contrast the prevailing form and material palette of the village.

69. Accordingly, the proposed development would also have a harmful impact on the cultural heritage of the village, causing a less than substantial impact on the setting of both the Castleton Conservation Area, but also Peveril Castle as a grade I listed building and scheduled monument. The weighing of the harm of designated heritage assets against public benefits will be discussed in a subsequent section of this report.
70. The proposed development is therefore in conflict with policies L3, DMC5, DMC6, DMC7, and DMC8.

Highway Impact

71. The proposed development seeks retrospective planning permission for the alterations to the eastern site access which were carried out between the withdrawal of the previous application and the submission of this application.
72. The gates have been moved back approximately 10m from their original position, with the gateposts remaining in place. There is timber post and rail fencing extending from the gateposts to the new gates and new cattlegrid.
73. The proposed development would result in an intensification of use for this access. A pertinent consideration is therefore whether the access is suitable for the proposed change of use of the land.
74. The Highway Authority have been consulted and requested the submission of additional information on the following matters:
- Scale plan of access showing dimensions of the access width, radii and setback;
 - Swept path analysis to and from the site access for vehicles which would use the site (Motorhome and refuse vehicles);
 - Scale plan showing visibility splays based upon the legal speed limit of the highway;
 - Alternatively, if a speed survey has been carried out the visibility splays should be based upon the 85th percentile of the speed survey results;
 - The visibility splays should also have consideration to the vertical alignment along Castleton Road with sight lines being clear of any object greater than 0.6m above the carriageway. They requested this be included on a plan;
 - A review of PIC collisions of the application site;
 - Commentary on implication of vehicles parking on the site access and adjacent site;
 - Revised plan showing the precise location of 35 motorhome pitches with dimensions shown;
 - Swept plan of internal layout;
 - Details of waste management procedure;
 - Trip generation details;
 - Sustainable travel details, such as proximity to amenities, retail stores, local walking routes etc and how these will be accessed by patrons to the campsite.
75. The Highway Authority has confirmed that the above information is necessary to assess the safety concerns and impact upon the local highway.
76. This information was passed onto the planning agent on 14th October before the formal comments were uploaded to the public portal on 16th October. At the time of preparing this report, no further information has been provided to respond to the Highway Authority's concerns.
77. Accordingly, at the time of preparing this report the application has failed demonstrate that the proposed access is suitable for its intended use and would not contribute to an

unacceptable risk to public or highway safety. A verbal update will be given during the committee presentation should any further information be received.

78. Furthermore, policy DMT3 states that development which includes a new or improved access onto a public highway, 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 which does not detract from the character and appearance of the locality and where possible enhances it. As outlined above, the application has first to demonstrate that the site access is safe.
79. With regard to its design, the proposed access has been altered in such a way which has vastly increased its prominence in the street-scene. Prior to its unauthorised alterations, the gates were flush with the drystone wall and had a relatively inconspicuous appearance (despite its width). After the alterations, the access has become a much greater feature in the street-scene with increased hardstanding, complicated layout and increased fencing.
80. The works have had a negative impact on the character and appearance of the street-scene. This is particularly harmful given its location on the main approach into the village from the Hope Valley. This further contributes to the unacceptable impact the proposed development has on the valued characteristics of the locality.
81. Therefore, the proposed site access, in addition to the retention of the alterations, would be in conflict with policy DMT3.

Flood risk

82. Peakshole Water runs to the south of the development site. The eastern site access and the eastern section of the track is located in Flood Zone 2 and 3 for risk of river and sea flooding, and also at high risk of surface water flooding.
83. In the Environment Agency's response dated 7th July 2025, they noted that part of the redline area of the site is located in Flood Zone 3b, which is the functional floodplain.
84. Paragraph 170 of the NPPF states that *inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.*
85. Paragraph 175 of the NPPF goes on to state *the sequential test should be used in areas known to be at risk now or in the future from any form of flooding, except in situations where a site-specific flood risk assessment demonstrates that no built development within the site boundary, including **access** or escape routes, land raising or other potentially vulnerable elements, would be located on an area that would be at risk of flooding from any source, now and in the future (having regard to potential changes in flood risk).* Paragraph 176 goes on to state that for change of use applications, the sequential test would not be required except for changes of use to caravan and camping sites.
86. While the proposed pitches would be located on elevated land which is in Flood Zone 1 and well above all modelled flood water levels, it nevertheless proposes access across the functional flood plain. Paragraph 175 makes explicit reference to the sequential assessment being required where the access is located in an area of flooding.

87. No site-specific sequential test has been submitted. Therefore, it has not been shown to the Authority's satisfaction that the proposed development cannot be delivered on a site at lower risk of flooding.
88. Typically, if an application passes the sequential test, an exception test would need to be carried out to demonstrate the development would provide wider sustainability benefits to the community that outweigh flood risk, and the development would be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.
89. Regardless of whether the site *would* be able to pass the sequential test, paragraph 177 is clear that the exception test should only be applied depending on the potential vulnerability of the site and of the development proposed, in line with the Flood Risk Classification set out in Annex 3 of the NPPF.
90. Sites used for holiday or short-let caravan and camping is categorised as 'more vulnerable'. In the Planning Practice Guidance, Table 2 sets out the 'incompatibility' of flood risk vulnerability and flood zones. It states that 'more vulnerable' development in flood zone 3b should not be permitted, advising that only essential infrastructure should be permitted in flood zone 3b.
91. While the site would have an alternative access at lower risk of flooding, and the proposed pitches would be in flood zone 1, the proposed development has nevertheless not followed the guidance outlined within the NPPF and PPG. Furthermore, the guidance is explicit in stating that only essential infrastructure be permitted in flood zone 3b.
92. Therefore, the proposed change of use of the land to campervan/motorhome camping is not acceptable and would be in conflict with the National Planning Policy Framework and the Planning Practice Guidance, in addition to core strategy policy CC5.

Impact upon residential amenity

93. The closest residential properties to the area proposed to be used as pitches is approximately 70m to the south on Trickett Close; however, for the majority of the site the closest properties are over 100m to the south along How Lane or 150m to the east on Squires Lane.
94. It is inevitable that the proposed development would be visible, and potentially audible, from the identified properties nearby; however, the visibility of the site from these properties would not amount to harm to their amenity or living conditions. Furthermore, from such distances, it is unlikely that the noise generated from the site would contribute towards an unacceptable impact on their living conditions. The application also proposes additional low-lying shrub planting along the southern boundary which would go a limited way towards minimising the noise impact of the development. Furthermore, from such distances the use of the site would not amount to a loss of privacy.
95. Concern has also been raised about the noise from visitors of the site accessing the village via Millbridge. This is noted, but there is no evidence to suggest that guests using this route would contribute towards an unacceptable noise impact along the public paths and roads.
96. Representations have also raised concern relating to chemical waste disposal, campfires, guests feeding livestock on adjoining land and damaging drystone boundary walls. These matters could be reasonably controlled through planning conditions, civil routes or other permitting regimes such as camp licences. Therefore, these would not amount to an unacceptable impact upon amenity.

97. It is therefore accepted that the site could be operated in such a way to not harm the residential amenity or living conditions of neighbouring properties. In this regard, the proposal is in compliance with policy GSP3.

Other matters

98. This application would be subject to biodiversity net-gain. The BNG Metric and a BNG report has been submitted in support of the proposal.
99. The BNG report outlines that the proposal could contribute towards a 17.23% net-gain to onsite habitats. This is far in excess of the statutory 10% gain.
100. The site is currently comprised of improved grassland with limited tree coverage and a distance of 45m to Peakshole Water. Therefore, it is accepted that the proposed development would not harm the ecological value of the site, nor protected species. It is therefore in compliance with policies L2 and DMC11.
101. The proposed development would have an unacceptable impact on onsite trees. The pitches would be well clear of the tree root protection areas.
102. The Tree Conservation Area has suggested a number of conditions relating to the planting strategy. Subject to conditions, the proposal would be in compliance with policy DMC13.

Planning balance

103. As noted above, the proposed development would have a harmful impact upon the landscape character, in addition to the setting of both the Castleton Conservation Area and Peveril Castle as a grade I listed building and scheduled monument.
104. Paragraph 215 of the National Planning Policy Framework requires the harm to the heritage asset to be weighed against the public benefits of the proposal, including where appropriate, securing its optimum viable use.
105. In this instance, it is acknowledged that the proposed development would provide modest economic benefits to the village of Castleton. If it is assumed that each motorhome would accommodate two guests, the proposed site could accommodate approximately 85 guests.
106. The site is well connected to the village centre of Castleton and its associated amenities, including pubs, cafes, tourist destinations and shops. The provision of the motorhome site would provide economic benefits associated with increased footfall in Castleton.
107. Furthermore, the Design and Access Statement states that site would provide an important diversified income for the farm business; however, it is not clear whether there is still an agricultural business operated from the site and it is also unclear how the campsite would remain as a subservient, ancillary function to the farm business. Therefore this is afforded very little weight in the balance. The proposed development would also provide in excess of 10% to on-site habitats which would enhance the ecological value of the area. Similarly, this is a public benefit which can only be afforded limited weight.
108. While there would be public benefits associated with the development, these would not outweigh the less than substantial harm identified to the setting of Castleton Conservation Area or Peveril Castle. The proposed development would therefore be in

conflict with policies L3, DMC5, DMC7 and DMC8, in addition to Chapter 16 of the National Planning Policy Framework.

109. Furthermore, this report has identified harm to the landscape character. Similarly, the public benefits associated with the development, such as increased economic trade in Castleton and additional visitor accommodation, would not outweigh the harm to the landscape. With regard to increased visitor accommodation/capacity, legal precedent is clear in stating that when there is conflict between the two purposes of the National Park, in this instance the increased accommodation which would contribute towards the public enjoyment and understanding of the special qualities of the National Park causing harm to the natural beauty and cultural heritage of the National Park, conservation should take precedent (Sandford Principle).
110. The Design and Access Statement refers to the Class BC (The Town and Country Planning (General Permitted Development) (England) Order 2015) permitted development right serving as a fallback position. This is acknowledged; however, the Design and Access Statement erroneously refers to the applicant being able to have 'hundreds of pitches under Class BC. The right enables a site operator to use the site for up to 60-days across a calendar year for up to 50 pitches at once. However, this application proposes 26 pitches for 365 days, and 41 pitches for 213-days. This is so far in excess of the permitted development that it bears little reasonable comparison or weight in the balance. Furthermore, Class BC requires prior approval on matters relating to Flood Risk. As noted above, as proposed, the development would be in conflict with national planning policy and guidance so the reference to Class BC may not be applicable.
111. Accordingly, when weighed in the wider planning balance there are no material considerations which outweigh the identified harm to the landscape and cultural heritage of the area. The application should therefore be determined in accordance with the development plan.

Conclusion

112. The siting of up to 41 motorhomes during the summer months would be extremely conspicuous and visible from several viewpoints, including from Peveril Castle to the south and the raised land to the north. In addition, the application proposes 21 all-season pitches on the north of the site. During this period when the deciduous trees are not in leaf, there would views onto these all-year pitches primarily from the south but also from the north and other elevated areas surrounding the site despite the decreased number of pitches. As such, the proposed use of the site would have adverse landscape impacts across the whole year.
113. The proposed change of use of the land to a motorhome campsite would therefore contribute towards a harmful impact on both the landscape character and designated heritage assets in the locality.
114. Having balanced the benefits associated with the proposed development, it has been concluded that the economic benefits and increased visitor accommodation to Castleton would not outweigh the identified harm.
115. Furthermore, the development has failed to demonstrate that the site access is suitable for its intended use. It would also rely on a site access which passes through Flood Zone 3b (functional floodplain) which is contrary to the aims of the NPPF which states *inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk.*

116. Therefore, the proposed development would be in conflict with the development plan when read as a whole. There are no material planning considerations which indicate that the planning application should be determined otherwise than in accordance with the development plan.

117. It is therefore recommended for refusal.

Human Rights

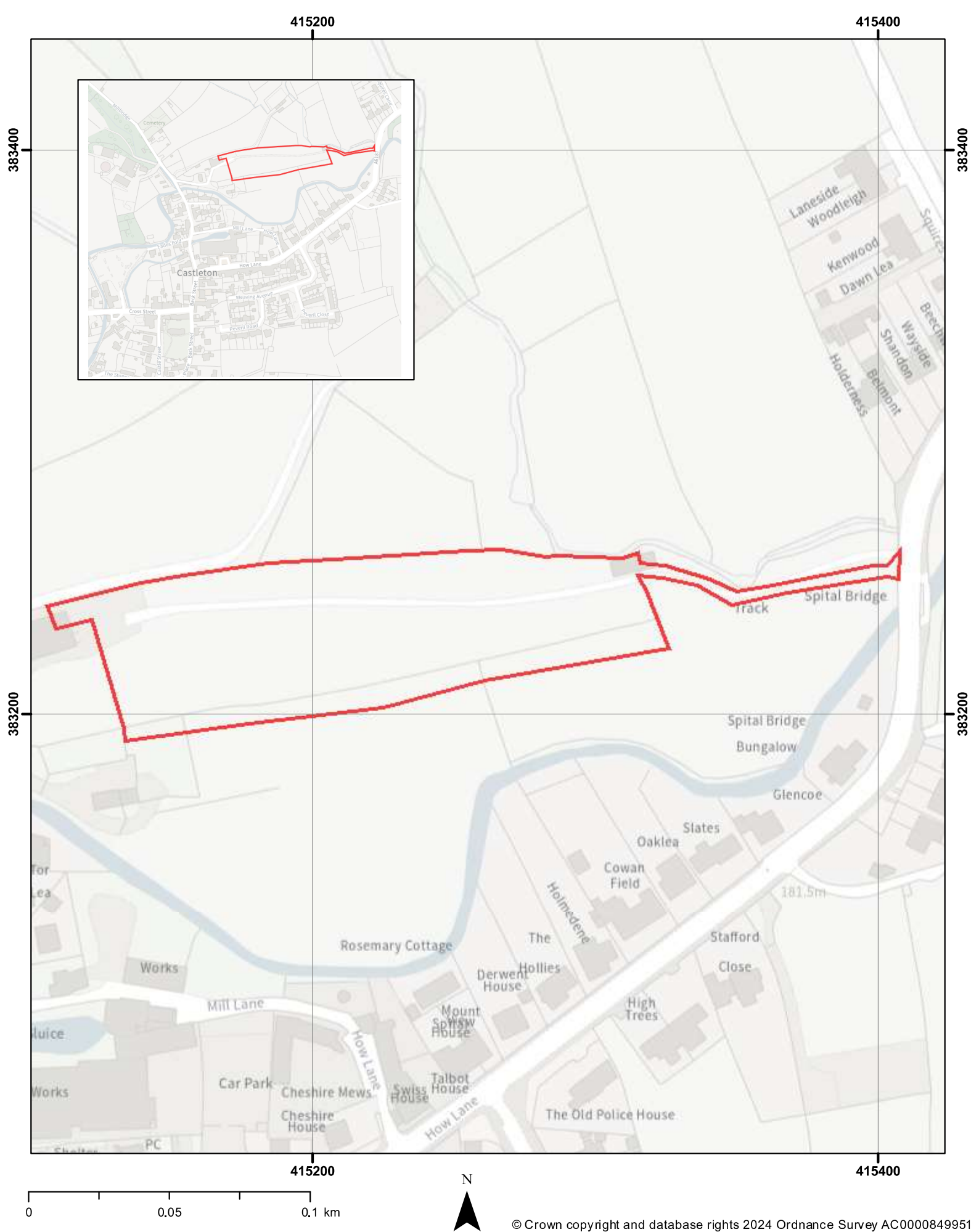
Any human rights issues have been considered and addressed in the preparation of this report.

List of Background Papers (not previously published)

Nil

Report Author: Will Eyre – Principal Planner

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Holmesfield, Mill Bridge, Castleton

Item no. 10
 Application no. 5. NP/DDD/0625/0541
 Committee date: 05/12/2025

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11. OUTLINE APPLICATION – SITING OF 3 CABINS AT NEW HOUSE FARM, BEET LANE, THE WASH, CHAPEL-EN-LE-FRITH (NP/HPK/0725/0672) WE

APPLICANT: MRS ERICA LEIGH

Summary

1. The application seeks outline planning permission for the siting of 3 cabins for holiday accommodation.
2. The development is contrary in principle to the Authority's recreation policies which do not allow for either new build holiday accommodation or chalets or lodges.
3. The development would also result in significant harm to the landscape and setting of nearby heritage assets. Insufficient information has been provided in regard to biodiversity and foul drainage.
4. The development is therefore contrary to the development plan when read as a whole and the application is recommended for refusal.

Site and Surroundings

5. The application site comprises a field adjacent to Beet Lane which runs along the western boundary. New House Farm is located to the east. New House farmhouse is a Grade II listed building.
6. The field comprises a mixture of scrub and newly planted trees. Access is via an existing track from Beet Lane which runs along the southern boundary of the field towards the farmstead. A public footpath runs along this track (HP8/58).
7. The land rises steeply from Beet Lane to the north and west and there are clear views into the site from Beet Lane and the rising land to the north.
8. The nearest neighbouring property is Beet Farm which is located approximately 60m to the north of the site.

Proposal

9. The application seeks outline planning permission for the siting of 3 cabins on the land.
10. As part of the application approval is sought for matters of layout and scale. All other matters including access, appearance and landscaping are reserved. If outline planning permission were granted a further application for approval of reserved matters would be required.
11. The proposed cabins would be for residential use as holiday accommodation. The applicant has trialled an on-site wild campsite and now proposes this development to provide additional income for the farm. The applicant intends to install one cabin as a pilot with two further cabins added over five years if successful.
12. Each cabin would be approximately 10m by 6.7m and have its own plot with parking. Examples of similar structures have been provided showing timber clad cabins of a variety of designs with one or two bedrooms.
13. Access is a reserved matter; however, the application indicates that this would be via the existing single track lane.

14. Landscaping is a reserved matter; however, the proposed site plan indicates proposed planting within the site.

RECOMMENDATION:

That the application be REFUSED for the following reasons

- 1. The development of new building holiday accommodation, chalet or lodges on this site is not acceptable in principle and contrary to policies DS1, RT2, RT3 and DMR1.**
- 2. The development would result in a significant adverse visual impact and harm the scenic beauty and landscape of the National Park contrary to policies GSP1, GSP3, L1, DM1 and DMC1 and the National Planning Policy Framework.**
- 3. The development would result in less than substantial harm to the setting of New House farmhouse (Grade II listed) and Beet Farm (a non-designated heritage asset of local significance). The harm would not be outweighed by public benefits and therefore the development is contrary to policies L3, DMC5, DMC7 and the National Planning Policy Framework.**
- 4. Insufficient information has been provided to demonstrate that the development would result in enhancement to biodiversity or that the development could be carried out without harm to protected species or their habitat contrary to policies L2, DMC11, DMC12 and the National Planning Policy Framework.**
- 5. Insufficient information has been provided to demonstrate that foul drainage would be dealt with in a satisfactory manner without harm to the environment contrary to policies CC5 and DMC14.**

Key Issues

- Whether the development is acceptable in principle
- Landscape impact
- Impact upon biodiversity
- Impact upon cultural heritage
- Transport and highway safety
- Flood risk and drainage

History

15. Non relevant

Consultations

16. Where applicable, comments on the application as originally submitted and as amended are referred to. Comments are summarised and can be read in full on the Authority's website.

17. Parish Council:

Supports the principle of this small scale farm diversification project, but raises concerns about the proposed siting of the cabins, particularly 2 and 3 which they are concerned would be very prominent in the landscape. Could the Peak Park suggest a less prominent location within the farm that might be used for this purpose instead?

- 18. Borough Council: No response to date.
- 19. Environment Agency: No comment.
- 20. Lead Local Flood Authority: No comment.
- 21. PDNPA Ecology: Object, lack of information.

The biodiversity metric and accompanying documents submitted are not considered acceptable to assess Biodiversity Net Gain as part of the application.

The site has previously been recorded a Priority Habitat Lowland Dry Acid Grassland, while the site is no longer listed as Priority Habitat, aerial imagery indicates the site offers other habitat in addition to 'modified grassland' which must be considered within the metric.

22. PDNPA Landscape:

Based on the information supplied, the cabins would constitute a conflict with landscape character and be a detrimental feature in views – and therefore does not satisfy Policy L1 in my view.

However, with some design input and additional details it may be possible for the scheme to satisfy L1. The south cabin appears to be located in an area of existing trees / scrub – this should move NE into an open area.

There needs to be details, specification and maintenance proposals for the proposed planting – while this may not require permission itself, it is an integral part of demonstrating enhancement on the site – without this woodland creation, the proposal will cause landscape and visual harm.

In terms of details, are paths required? Is any surfacing required arounds cabins? Detail of cabins is required - height etc needs to be defined. In addition, details of landscape around the cabins e.g. hedges and standard trees around cabins for privacy / screening in views from the wider landscape etc are required.

This should all be shown on a Landscape Plan – as this is fundamental to potential compliance with L1, this cannot be conditioned and must be supplied as part of the application or I cannot withdraw my objection.

23. PDNPA Tree Officer: No comment.

Representations

- 24. The Authority has received no letters of representation to date. If any representations are received, they will be updated at the meeting.

Main Policies

- 25. Relevant Core Strategy policies: GSP1, GSP3, GSP4, DS1, L1, L2, L3, CC1, RT1, RT2, RT3, T2 & T7
- 26. Relevant Development Management policies: DM1, DMC1, DMC3, DMC5, DMC7, DMC11, DMC12, DMC13, DMC14, DMR1, DMR2, DMR3, DMT3, DMT5, DMT8 & DMU1

27. Supplementary Planning Documents:

Climate Change and Sustainable Building (2013)
Design Guide (2007)
Building Design Guide (1987)

Wider Policy Context

28. 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:

1. Conserve and enhance the natural beauty, wildlife and cultural heritage
2. Promote opportunities for the understanding and enjoyment of the special qualities of national parks by the public

When national parks carry out these purposes they also have the duty to seek to foster the economic and social well-being of local communities within the national parks.

National Planning Policy Framework (NPPF)

29. In the National Park the Development Plan comprises the Authority's Core Strategy 2011 and the Peak District National Park Development Management Policies document 2019. Policies in the Development Plan provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. There is no significant conflict between policies in the Development Plan and the NPPF.

30. 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.

Peak District National Park Core Strategy

31. GSP1: Securing national park purposes and sustainable development

- A. All policies must be read in combination.
- B. All development shall be consistent with the National Park's legal purposes and duty.
- C. Where there is an irreconcilable conflict between the statutory purposes, the Sandford Principle will be applied and the conservation and enhancement of the National Park will be given priority.
- D. Where national park purposes can be secured, opportunities must be taken to contribute to the sustainable development of the area.
- E. In securing national park purposes major development should not take place within the Peak District National Park other than in exceptional circumstances. Major development will only be permitted following rigorous consideration of the criteria in national policy.

- F. Where a proposal for major development can demonstrate a significant net benefit to the National Park, every effort to mitigate potential localised harm and compensate for any residual harm to the area's valued characteristics would be expected to be secured.

32. GSP3: Development management principles

All development must conform to the following principles:

Development must respect, conserve and enhance all valued characteristics of the site and buildings that are subject to the development proposal. Particular attention will be paid to:

- A. impact on the character and setting of buildings
- B. scale of development appropriate to the character and appearance of the National Park
- C. siting, landscaping and building materials
- D. design in accordance with the National Park Authority Design Guide
- E. form and intensity of proposed use or activity
- F. impact on living conditions of communities
- G. impact on access and traffic levels
- H. use of sustainable modes of transport
- I. use of sustainable building techniques
- J. ground conditions including any land instability from former mining, quarrying or industrial uses
- K. adapting to and mitigating the impact of climate change, particularly in respect of carbon emissions, energy and water demand

33. GSP4: Planning conditions and legal agreements

- A. 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.
- B. The National Park Authority's use of broader mechanisms will pay close regard to the advice of County and District Councils and other relevant service and infrastructure providers in each part of the National Park.

34. DS1: Development strategy

- A. To promote a sustainable distribution and level of growth and support the effective conservation and enhancement of the National Park, the following principles will be applied to determine proposals for new development. These principles must be considered in relation to the specific core policies in this plan and the subsequent Development Management Policies DPD.

- B. The majority of new development (including about 80 to 90% of new homes) will be directed into Bakewell and named settlements, with the remainder occurring in other settlements and the rest of the countryside.
- C. In all settlements and in the countryside outside the Natural Zone the following forms of development will be acceptable in principle (where permission is required):
 - agriculture, forestry, and other rural enterprises requiring a rural location, including farm diversification;
 - extensions to existing buildings;
 - recreation and tourism;
 - mineral working;
 - conversion or change of use for housing, community facilities and business use including visitor accommodation, preferably by re-use of traditional buildings;
 - renewable energy infrastructure;
 - utilities infrastructure;
 - other development and alternative uses needed to secure effective conservation and enhancement.
- D. In Bakewell and the following named settlements there is additional scope to maintain and improve the sustainability and vitality of communities across the National Park. In or on the edge of these settlements new build development will be acceptable for affordable housing, community facilities and small-scale retail and business premises. Other than in Bakewell, no development boundaries will be drawn.

35. L1: Landscape character and valued characteristics

- A. Development must conserve and enhance valued landscape character, as identified in the Landscape Strategy and Action Plan, and other valued characteristics.
- B. Other than in exceptional circumstances, proposals for development in the Natural Zone will not be permitted.

36. L2: Sites of biodiversity or geodiversity importance

- A. Development must conserve and enhance any sites, features or species of biodiversity importance and where appropriate their setting.
- B. 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.
- C. Development must conserve and enhance any sites or features of geodiversity importance and where appropriate their setting.
- D. Other than in exceptional circumstances, development will not be permitted where it is likely to have an adverse impact on any sites or features of geodiversity importance or their setting that have statutory designation or are of international or national importance for their geodiversity.

37. L3: Cultural heritage assets of archaeological, architectural, artistic or historic significance

- A. 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;

- B. 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;
- C. 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.

38. CC1: Climate change mitigation and adaptation

In order to build in resilience to and mitigate the causes of climate change all development must:

- A. Make the most efficient and sustainable use of land, buildings and natural resources.
- B. Take account of the energy hierarchy by:
 - I. reducing the need for energy;
 - II. using energy more efficiently;
 - III. supplying energy efficiently; and
 - IV. using low carbon and renewable energy.
- C. Be directed away from flood risk areas, and seek to reduce overall risk from flooding within the National Park and areas outside it, upstream and downstream.
- D. Achieve the highest possible standards of carbon reductions.
- E. Achieve the highest possible standards of water efficiency.

In all new and replacement housing, other than affordable housing of less than 3 units, a minimum sustainability standard, equivalent to that required by the government of affordable housing, shall be achieved unless the applicant provides evidence to demonstrate that it is not viable for a particular development.

Non-residential major development above 1000m² floorspace must achieve a Buildings Emissions Rate at least 10% less than the Target Emissions Rate.

39. CC5: Flood risk and water conservation

- A. 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.
- B. 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.

- C. 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.
- D. New development must allow an appropriate set-back distance for adequate maintenance of watercourses.

40. RT1: Recreation, environmental education and interpretation

Proposals for recreation, environmental education and interpretation must conform to the following principles:

- A. The National Park Authority will support facilities which enable recreation, environmental education and interpretation, which encourage understanding and enjoyment of the National Park, and are appropriate to the National Park's valued characteristics. Opportunities for access by sustainable means will be encouraged.
- B. New provision must justify its location in relation to environmental capacity, scale and intensity of use or activity, and be informed by the Landscape Strategy. Where appropriate, development should be focused in or on the edge of settlements. In the open countryside, clear demonstration of need for such a location will be necessary.
- C. Wherever possible, development must reuse existing traditional buildings of historic or vernacular merit, and should enhance any appropriate existing facilities. Where this is not possible, the construction of new buildings may be acceptable.
- D. Development must not on its own, or cumulatively with other development and uses, prejudice or disadvantage peoples' enjoyment of other existing and appropriate recreation, environmental education or interpretation activities, including the informal quiet enjoyment of the National Park.

41. RT2: Hotels, bed and breakfast and self-catering accommodation

Proposals for hotels, bed and breakfast and self-catering accommodation must conform to the following principles:

- A. The change of use of a traditional building of historic or vernacular merit to serviced or self-catering holiday accommodation will be permitted, except where it would create unacceptable landscape impact in open countryside. The change of use of entire farmsteads to holiday accommodation will not be permitted.
- B. Appropriate minor developments which extend or make quality improvements to existing holiday accommodation will be permitted.
- C. New build holiday accommodation will not be permitted, except for a new hotel in Bakewell.

42. RT3: Caravans and camping

Proposals for caravan and camping sites must conform to the following principles:

- A. Small touring camping and caravan sites and backpack camping sites will be permitted, particularly in areas where there are few existing sites, provided that they are well screened, have appropriate access to the road network, and do not adversely affect living conditions.

- B. Static caravans, chalets or lodges will not be permitted.
- C. Provision of improved facilities on existing caravan and camping sites, including shops and recreation opportunities, must be of a scale appropriate to the site itself.
- D. Development that would improve the quality of existing sites, including improvements to upgrade facilities, access, landscaping, or the appearance of existing static caravans, will be encouraged.

43. T2: Reducing and directing traffic

- A. Transport developments, including traffic management schemes, which reduce the amount of cross-Park traffic, will be supported if they can be accommodated without adverse impact on the National Park's valued characteristics. Transport developments which increase the amount of cross-Park traffic or have other adverse effects on its setting and character, amenity and enjoyment will be opposed.
 - B. In exceptional circumstances, transport developments (including expansion of capacity, widening or a new route) that increase the amount of cross-Park traffic may be accepted where: there is a demonstrable long term net environmental benefit within the National Park;
 - C. No new road schemes will be permitted unless they provide access to new businesses or housing development or there are exceptional circumstances. Those road schemes (including improvements) that fall outside of the Planning Authority's direct jurisdiction will be strongly resisted except in exceptional circumstances.
 - D. For spatial planning purposes, the road hierarchy will comprise:
 - I. the Strategic Road Network, including the majority of A class roads;
 - II. the Secondary Network: including links between the Strategic Road Network and industrial sites, settlements and recreation areas; and
 - III. all other roads.
 - E. Road traffic which must enter or cross the National Park will be directed first towards the Strategic Road Network, and only to the other two levels of the hierarchy as required locally. The third level of the hierarchy will be only for light traffic.
 - F. Sustainable transport patterns will be sought that complement the development strategy (DS1). Travel Plans will be used to encourage behavioural change to achieve a reduction in the need to travel, and to change public attitudes toward car usage and public transport, walking and cycling. Travel Plans to reduce traffic movements and safeguard transport infrastructure will be required on appropriate new developments and encouraged on existing developments.
44. T7: Minimising the adverse impact of motor vehicles and managing the demand for car and coach parks
- A. Existing traffic management schemes will be reviewed in partnership with the relevant Highway Authorities, to ensure that they accord with policy T1, encouraging a modal shift away from motor vehicles. Within environmentally sensitive locations, additional traffic management schemes will be undertaken where there is a demonstrable need.
 - B. Residential parking and operational parking for service and delivery vehicles will be the minimum required for operational purposes, taking into account environmental constraints and future requirements.

- C. Non-residential parking will be restricted in order to discourage car use, and will be managed to ensure that the location and nature of car and coach parking does not exceed environmental capacity. New non-operational parking will normally be matched by a reduction of related parking spaces elsewhere, and wherever possible it will be made available for public use.
- D. Park and ride schemes will be encouraged to the main visitor areas, where they can be accommodated without harm to the valued characteristics of the area and will provide a net environmental benefit to the National Park.

Development Management Policies

45. DM1 The presumption of sustainable development in the context of National Park purposes

- A. When considering development proposals, the National Park Authority will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (2012). It will work proactively with applicants to find solutions that are consistent with National Park purposes:
 - (i) to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park; and
 - (ii) to promote opportunities for the understanding and enjoyment of the valued characteristics of the National Park.
- B. Planning applications that accord with the policies in the Development Plan will be approved without unnecessary delay, unless material considerations indicate otherwise.

46. DMC1 Conservation and enhancement of nationally significant landscapes

- A. In countryside beyond the edge of settlements listed in Core Strategy policy DS1, any development proposal with a wide scale landscape impact must provide a landscape assessment with reference to the Landscape Strategy and Action Plan. The assessment must be proportionate to the proposed development and clearly demonstrate how valued landscape character, including natural beauty, biodiversity, cultural heritage features and other valued characteristics will be conserved and, where possible, enhanced taking into account:
 - (i) the respective overall strategy for the following Landscape Strategy and Action Plan character areas:
 - White Peak;
 - Dark Peak;
 - Dark Peak Western Fringe;
 - Dark Peak Yorkshire Fringe;
 - Derbyshire Peak Fringe;
 - Derwent Valley;
 - Eastern Moors;
 - South West Peak; and
 - (ii) any cumulative impact of existing or proposed development including outside the National Park boundary; and

- (iii) the effect of the proposal on the landscape and, if necessary, the scope to modify it to ensure a positive contribution to landscape character.
- B. Where a development has potential to have significant adverse impact on the purposes for which the area has been designated (e.g. by reason of its nature, scale and setting) the Authority will consider the proposal in accordance with major development tests set out in national policy.
- C. Where a building or structure is no longer needed or being used for the purposes for which it was approved and its continued presence or use is considered by the Authority, on the evidence available to it, to be harmful to the valued character of the landscape, its removal will be required by use of planning condition or obligation where appropriate and in accordance with the tests in national policy and legislation.

47. DMC3 Siting, design, layout and landscaping

- A. 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.
- B. Particular attention will be paid to:
 - (i) siting, scale, form, mass, levels, height and orientation in relation to existing buildings, settlement form and character, including impact on open spaces, landscape features and the wider landscape setting which contribute to the valued character and appearance of the area; and
 - (ii) the degree to which buildings and their design, details, materials and finishes reflect or complement the style and traditions of the locality as well as other valued characteristics of the area such as the character of the historic landscape and varied biodiversity assets; and
 - (iii) the use and maintenance of landscaping to enhance new development, and the degree to which this makes use of local features, colours, and boundary treatments and an appropriate mix of species suited to both the landscape and biodiversity interests of the locality; and
 - (iv) access, utility services, vehicle parking, siting of services, refuse bins and cycle storage; and
 - (v) flood risk, water conservation and sustainable drainage; and
 - (vi) the detailed design of existing buildings, where ancillary buildings, extensions or alterations are proposed; and
 - (vii) amenity, privacy and security of the development and other properties that the development affects; and
 - (viii) the accessibility or the impact on accessibility of the development; and
 - (ix) visual context provided by the Landscape Strategy and Action Plan, strategic, local and other specific views including skylines; and
 - (x) (x) the principles embedded in the design related Supplementary Planning Documents and related technical guides.

48. DMC5 Assessing the impact of development on designated and non-designated heritage assets and their settings

- A. Planning applications for development affecting a heritage asset, including its setting must clearly demonstrate:
 - (i) its significance including how any identified features of value will be conserved and where possible enhanced; and
 - (ii) why the proposed development and related works are desirable or necessary.
- B. The supporting evidence must be proportionate to the significance of the asset. It may be included as part of a Heritage Statement or Design and Access Statement where relevant.
- C. Proposals likely to affect heritage assets with archaeological and potential archaeological interest should be supported by appropriate information that identifies the impacts or a programme of archaeological works to a methodology approved by the Authority.
- D. Non-designated heritage assets of archaeological interest demonstrably of equivalent significance to Scheduled Monuments will be considered in accordance with policies for designated heritage assets.
- E. If applicants fail to provide adequate or accurate detailed information to show the effect of the development on the significance, character and appearance of the heritage asset and its setting, the application will be refused.
- F. Development of a designated or non-designated heritage asset will not be permitted if it would result in any harm to, or loss of, the significance, character and appearance of a heritage asset (from its alteration or destruction, or from development within its setting), unless:
 - (i) for designated heritage assets, clear and convincing justification is provided, to the satisfaction of the Authority, that the:
 - a) substantial harm or loss of significance is necessary to achieve substantial public benefits that outweigh that harm or loss; or
 - b) in the case of less than substantial harm to its significance, the harm is weighed against the public benefits of the proposal, including securing its optimum viable use.
 - (ii) for non-designated heritage assets, the development is considered by the Authority to be acceptable following a balanced judgement that takes into account the significance of the heritage asset.

49. DMC7 Listed Buildings

- A. Planning applications for development affecting a Listed Building and/or its setting should be determined in accordance with policy DMC5 and clearly demonstrate:
 - (i) how their significance will be preserved; and
 - (ii) why the proposed development and related works are desirable or necessary.

- B. Development will not be permitted if applicants fail to provide adequate or accurate detailed information to show the effect on the significance and architectural and historic interest of the Listed Building and its setting and any curtilage listed features.
- C. Development will not be permitted if it would:
- (i) adversely affect the character, scale, proportion, design, detailing of, or materials used in the Listed Building; or
 - (ii) result in the loss of or irreversible change to original features or other features of importance or interest.
- D. In particular, development will not be permitted if it would directly, indirectly or cumulatively lead to:
- (i) removal of original walls, stairs, or entrances, or subdivision of large interior spaces;
 - (ii) removal, alteration or unnecessary replacement of structural elements including walls, roof structures, beams and floors;
 - (iii) the unnecessary removal, alteration or replacement of features such as windows, doors, fireplaces and plasterwork;
 - (iv) (iv) the loss of curtilage features which complement the character and appearance of the Listed Building (e.g. boundary walls, railings or gates);
 - (v) (v) repairs or alterations involving materials, techniques and detailing inappropriate to a Listed Building;
 - (vi) (vi) the replacement of traditional features other than with like for like, authentic or original materials and using appropriate techniques;
 - (vii) (vii) extensions to the front of Listed Buildings;
 - (viii) (viii) extensions of more than one storey to the rear of listed small houses or terraced properties;
 - (ix) (ix) inappropriate impact on the setting of the Listed Building.

unless justified to the satisfaction of the Authority, that the proposed changes, loss or irreversible damage, and/or addition of new features to the Listed Building and its setting are:

- a) less than substantial in terms of impact on the character and significance of the Listed Building and its setting; and
 - b) off-set by the public benefit from making the changes, including enabling optimum viable use, and net enhancement to the Listed Building and its setting.
- E. Where change to a Listed Building is acceptable, an appropriate record of the building will be required to a methodology approved in writing by the Authority prior to any works commencing.

50. DMC11 Safeguarding, recording and enhancing nature conservation interests

- A. Proposals should aim to achieve net gains to biodiversity or geodiversity as a result of development. In considering whether a proposal conserves and enhances sites, features or species of wildlife, geological or geomorphological importance all reasonable measures must be taken to avoid net loss by demonstrating that in the below order of priority the following matters have been taken into consideration:
- (i) enhancement proportionate to the development;
 - (ii) adverse effects have been avoided;

- (iii) the 'do nothing' option and alternative sites that cause less harm;
 - (iv) appropriate mitigation; and
 - (v) in rare cases, as a last resort, compensation measures to offset loss.
- B. Details of appropriate safeguards and enhancement measures for a site, feature or species of nature conservation importance which could be affected by the development must be provided, in line with the Biodiversity Action Plan and any action plan for geodiversity sites, including provision for the beneficial future management of the interests. Development will not be permitted if applicants fail to provide adequate or accurate detailed information to show the impact of a development proposal on a site, feature or species including:
- (i) an assessment of the nature conservation importance of the site; and
 - (ii) adequate information about the special interests of the site; and
 - (iii) an assessment of the direct and indirect effects of the development; and
 - (iv) details of any mitigating and/or compensatory measures and details setting out the degree to which net gain in biodiversity has been sought; and
 - (v) details of provisions made for the beneficial future management of the nature conservation interests of the site. Where the likely success of these measures is uncertain, development will not be permitted.
- C. For all sites, features and species development proposals must also consider:
- (i) cumulative impacts of other developments or proposals; and
 - (ii) the setting of the development in relation to other features of importance, taking into account historical, cultural and landscape context.
51. DMC12 Sites, features or species of wildlife, geological or geomorphological importance
- A. For Internationally designated or candidate sites, or European Protected Species, the exceptional circumstances where development may be permitted are those where it can be demonstrated that the legislative provisions to protect such sites or species can be fully met.
- B. For sites, features or species of national importance, exceptional circumstances are those where development is essential:
- (i) for the management of those sites, features or species; or
 - (ii) for the conservation and enhancement of the National Park's valued characteristics; or
 - (iii) where the benefits of the development at a site clearly outweigh the impacts on the features of the site that make it of special scientific interest and any broader impacts on the national network of SSSIs.
- C. For all other sites, features and species, development will only be permitted where:
- (i) significant harm can be avoided and the conservation status of the population of the species or habitat concerned is maintained; and

- (ii) the need for, and the benefits of, the development in that location clearly outweigh any adverse effect

52. DMC13 Protecting trees, woodland or other landscape features put at risk by development

- A. Planning applications should provide sufficient information to enable their impact on trees, woodlands and other landscape features to be properly considered in accordance with 'BS 5837: 2012 Trees in relation to design, demolition and construction – Recommendations' or equivalent.
- B. Trees and hedgerows, including ancient woodland and ancient and veteran trees, which positively contribute, either as individual specimens or as part of a wider group, to the visual amenity or biodiversity of the location will be protected. Other than in exceptional circumstances development involving loss of these features will not be permitted.
- C. Development should incorporate existing trees, hedgerows or other landscape features within the site layout. Where this cannot be achieved the onus is on the applicant to justify the loss of trees and/or other features as part of the development proposal.
- D. Trees, woodlands and other landscape features should be protected during the course of the development.

53. DMC14 Pollution and disturbance

- A. Development that presents a risk of pollution or disturbance including soil, air, light, water or noise pollution, or odour that could adversely affect any of the following interests will not be permitted unless adequate control measures are put in place to bring the pollution within acceptable limits:
 - (i) the amenity of neighbours and neighbouring uses; or
 - (ii) the amenity, tranquillity, biodiversity or other valued characteristics of the area; or
 - (iii) existing recreation activities; or
 - (iv) extensive land uses such as forestry and agriculture; or
 - (v) ecosystem services including water supply, groundwater resources and the water environment; or
 - (vi) established businesses; or
 - (vii) potential future uses of the land; or
 - (viii) any nuisance, or harm to the rural character and dark skies of the area, caused by lighting schemes.
- B. Development will only be permitted where, upon cessation of a permitted use, the appropriate removal of any pollutants arising from development can be assured.
- C. Development affecting a Source Protection Zone, Safeguard Zone or Water Protection Zone must assess any risk to water quality and demonstrate that it will be protected throughout the construction and operational phases of development.

54. DMT8 Residential off-street parking

- A. Off-street car parking for residential development should be provided unless it can be demonstrated that on-street parking meets highway standards and does not negatively impact on the visual and other amenity of the local community. This should be either within the curtilage of the property or allocated elsewhere. Full details of the appropriate range of parking provision for residential developments can be found within the Parking Standards at Appendix 9.
- B. Off-street car parking space provided as part of a development will be protected where there is evidence that loss of such space would exacerbate local traffic circulation problems.
- C. The design and number of parking spaces associated with residential development, including any communal residential parking, must respect the valued characteristics of the area, particularly in Conservation Areas.

55. DMU1 Development that requires new or upgraded service infrastructure

New or upgraded service infrastructure for new development will be permitted subject to the requirement that full details are provided in the planning application and it:

- (i) does not adversely affect the valued characteristics of the area; and
- (ii) any new land use does not commence prior to the appropriate delivery of the services.

Assessment

Principle

- 56. The application does not state whether the proposed cabins would fall within the statutory definition of a caravan or if they would be buildings. The application does state that the cabins would 'meet mobile home dimensions', however the cabins are also referred to as structures within the application. It is therefore necessary to consider the proposal against the provisions of both policies RT2 and RT3.
- 57. Policies DS1 and RT2 make no provision for new build holiday accommodation within the open countryside. RT2 C states explicitly that new build holiday accommodation will not be permitted. The site is an undeveloped field and currently makes a positive contribution to the landscape. There is no case that the erection of new build holiday accommodation is required to achieve significant enhancement. Therefore, the erection of holiday cabins on the site is not acceptable in principle.
- 58. Policies DS1, RT3 and DMR1 do make provision for camping and caravan development in the open countryside. However, policy RT3 B states explicitly that static caravans, chalets or lodges will not be permitted. From the description of the application and indicative photographs it is clear that the proposed development would have the character and appearance of chalets or lodges.
- 59. Policy DMR1 C states that exceptionally, the development of structures may be permitted where they 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.
- 60. From the information provided the proposed cabins would have a floor space of around 67m² and form either one or two bedroom dwellings with bedrooms, bathroom and living space. The proposed cabins therefore would not be small or simple structures and as

outlined earlier in the report would have the character and appearance of chalets or lodges rather than pods. Furthermore, while it is noted that planting has been carried out on site, the proposed cabins would not be in woodland.

61. It is therefore concluded that in principle the proposed development is not in accordance with relevant development plan policies. These policies are considered to be up-to-date and therefore should be afforded full weight in the determination of this application.

Landscape

62. The application site is located in open countryside north east of Chinley for the purposes of the Authority's adopted Landscape Character Assessment within the Enclosed gritstone upland Landscape Character Type (LCT).
63. This is an enclosed upland landscape associated with high, gently undulating upland tops. This is a landscape of isolated stone farmsteads, straight roads and regular fields enclosed by drystone walls. Patches of remnant moorland vegetation are a feature in places within this landscape character type. The landscape around the application site reflects this character.
64. A Landscape and Visual Impact Assessment (LVIA) has not been submitted with the application in conflict with the requirements of policy DMC1.
65. The Authority's Landscape Officer has raised concerns about the impact of the proposed development which as submitted is considered to conflict with the prevailing landscape character and be detrimental in views.
66. The field is located in a prominent position where there are clear views from the adjacent lane and the higher ground to the north. The proposed structures would be of a significant size and their design and use of materials would introduce an alien feature which conflicts with built form found within this landscape. Additional impacts from tracks, parking areas, parked cars, lighting and domestic activity would further exacerbate the harm.
67. It is noted that tree planting has been carried out by the applicant recently in consultation with the Woodland Trust and the Authority. This is welcomed; however, the tree planting will take a significant amount of time to establish during which the adverse impact of the proposed structures would be very significant. The view of the Landscape Officer is noted; however, it is considered that even when established the tree planting would not mitigate the impact of the development, particularly where viewed from the north. The planting would also not make the development acceptable in principle.
68. It is therefore concluded that a development of the proposed character and scale could not be accommodated on this site without significant harm to the scenic beauty or landscape character of the National Park contrary to policy L1.

Biodiversity

69. The application is subject to the requirements of statutory Biodiversity Net Gain (BNG). The Authority's ecologist has raised concerns about the metric and documents submitted as these do not use the statutory biodiversity metric tool to demonstrate calculation of biodiversity units for existing habitat or habitat enhancements.
70. The application therefore does not establish the baseline habitat and the Authority is therefore unable to conclude what the impact of the development upon biodiversity would be and whether the development would deliver an enhancement in accordance with statutory and policy requirements contrary to policies L2, DMC11 and DMC12.

71. The application is not supported by ecological assessment and surveys. This site has previously recorded a priority habitat Lowland Dry Acid Grassland. The site is no longer listed as priority habitat, however aerial imagery indicates that the site offers other habitat in addition to modified grassland.
72. A development of this nature and scale would be very likely impact upon habitat on the site and without ecological assessment and surveys it is not possible for the Authority to assess or conclude what the impact of development upon protected species or habitats could be or whether these impacts could be mitigated. There is therefore insufficient information in this regard contrary to policies L2, DMC11 and DMC12.

Cultural heritage

73. The nearest listed building is New House Farmhouse a Grade II listed building. The property is located east of the site along the track which runs along the southern boundary of the field.
74. Due to the distance and intervening topography the development would not have any significant direct impact upon the setting of New House Farmhouse. The development would however have a visual impact on the approach to the farmhouse along the access track. This is one aspect of how the listed building is experienced. The introduction of the development would result in a visual impact and a negative change in character along the track. Therefore, there would be a limited degree of harm to the setting of New House Farmhouse.
75. Beet farm comprises a range of traditional buildings including farmhouse and barns. These buildings are of historic and architectural interest and are therefore considered to be a non-designated heritage asset. The application site forms part of the open landscape which provides outlook for Beet Farm and within which it is experienced.
76. The development would have a significant visual impact in the context of the setting of Beet farm and introduce an inappropriate form of development which would result in a significant adverse visual impact as described earlier in the report. The development would as a result harm to the setting of Beet farm. Officers consider that the development would result in a moderate degree of harm.
77. In accordance with policy DMC5 and the NPPF, the conservation of cultural heritage must within the National Park be given great weight and must be considered as part of the planning balance which is carried out later in the report.

Transport and highway safety

78. Access is a reserved matter and would be considered in a separate application if outline planning permission were granted. However, the submitted plans indicate that access would be by the existing track extended up onto the field.
79. The site is not located in a sustainable location and is accessed along a single-track lane with limited passing places. Paragraph 116 of the NPPF states that development should only be refused on highway grounds if there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.
80. The development would result in additional vehicle movements, however, even taking into account the single-track nature of Beet Lane it is not considered that additional vehicle movements would result in any severe impact upon the highway network.

81. Visibility from the track onto Beet Lane is limited and it is noted that the Highway Authority has requested further information on the access. However, as noted above access is a reserved matter. Despite limited visibility Beet Lane at this point is used very lightly by traffic likely travelling well below the national speed limit. It is therefore considered unlikely that the development would result in harm to highway safety.
82. Limited information on proposed access within the site and parking has been provided. This would be dealt with as part of any application for reserved matters approval. There is ample space within the site to provide access and an adequate amount of off-street parking in accordance with relevant policies.

Flood risk and drainage

83. The application is not supported by a Flood Risk Assessment (FRA) or Drainage Strategy (DS). The site is located in Flood Zone 1 and therefore would pass the sequential test and there is no requirement to pass the exemption test set out by the NPPF and Planning Practice Guidance (PPG).
84. Therefore, despite the lack of FRA it is considered likely that the development would be safe from flooding throughout its lifetime.
85. There is limited detail on how foul and surface water would be dealt with. No details have been provided on surface water, however, there is ample space on the site for this to be dealt with by infiltration to the ground. It is therefore considered that surface water could in principle be dealt with in an appropriate manner.
86. The application states that foul drainage would be to composting toilets and that a treatment plant may be added later. Given the scale of the proposed accommodation the use of composting toilets is unlikely to be suitable and without a drainage assessment it is not possible to conclude that this would be an appropriate for the development. Given the location of the development a connection to the main sewer is unlikely to be viable or practicable, however, this has not been explored and no details of any package treatment plant or septic tank have been provided.
87. It is considered likely that foul drainage could in principle be dealt with in an acceptable manner and without harm to the water environment. However, insufficient information has been provided to demonstrate how foul water is proposed to be dealt with contrary to policies CC5 and DMC14.

Amenity

88. Given the distance between the development and existing neighbouring properties it is considered unlikely that the proposal would result in any significant loss of residential amenity. Additional noise from the development from occupation and vehicle movements would also be of a limited nature and unlikely to result in harm to the amenity of occupants of neighbouring properties.

Conclusion

89. The application proposes three cabins on the land to be used as holiday accommodation. The proposed development is contrary in principle to the Authority's recreation policies. Furthermore, the development in this location would result in significant harm to the scenic beauty of the landscape. The development would also result in harm to the setting of New House farmhouse (Grade II listed building) and Beet Farm (a non-designated heritage asset).

90. Insufficient evidence has been submitted to demonstrate that the development would result in enhancement to biodiversity or to demonstrate that the development can be accommodated without harm to protected species or their habitat. Insufficient information has also been provided in terms of foul drainage.
91. It is recognised that the development would result in some public benefit, it would provide opportunities for the public to visit the National Park while providing an income for the farm which could be put towards beneficial management of the land. When visiting, occupants of the development would be likely to spend in the local area which would benefit the economy.
92. The development has been concluded to be not acceptable in principle and would result in significant harm to the scenic beauty of the landscape and harm to the setting of heritage assets. Furthermore, insufficient information has been provided in regard to biodiversity or foul drainage. The public benefit that has been identified would be relatively limited in comparison and would be clearly be outweighed by the harm identified.
93. The development is therefore contrary to the development plan when read as a whole. Any other matters that have been raised have been considered but do not indicate that permission should be granted.
94. The application is therefore recommended for refusal.

Human Rights

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

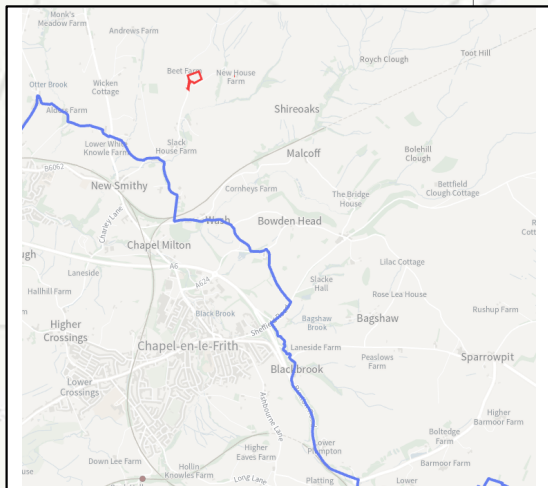
List of Background Papers (not previously published)

Nil

Report Author: Will Eyre – Principal Planning Officer

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New House Farm, Beet Lane, The Wash, Chapel-en-le-Frith

Item no. 11

Application no. NP/HPK/0725/0672

Committee date: 05/12/2025

Page 133

Scale: 1:1,654 at A4 pagesize
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12. FULL APPLICATION – PROPOSED DEMOLITION OF EXISTING COMMERCIAL BUILDING AND PROPOSED NEW 2-STOREY DOMESTIC 2-BEDROOM DWELLING AND ASSOCIATED LIMITED LANDSCAPING at POST OFFICE, MAIN ROAD EYAM (NP/DDD/0625/0591) WE

APPLICANT: Mr Jason White

Summary

1. This application seeks full planning permission for the demolition of the Post Office building and the erection of a 2-bedroom dwelling.
2. The application has been supported by a viability and marketing exercise which has successfully demonstrated that the building is not viable for an alternative community use or affordable housing, with evidence of reasonable attempts to market the building for an alternative commercial use which has proven unsuccessful.
3. The proposed development would facilitate the removal of a poor-quality single-storey building in the centre of the Eyam Post Office and the erection of a traditionally designed two-bedroom dwelling.
4. The proposed dwelling would facilitate the removal of a poor-quality building which detracts from the Eyam Conservation Area, providing a replacement which reflects and complements the prevailing form and vernacular of the street-scene.
5. It is therefore in compliance with the development plan when read as a whole. There are no material planning considerations which indicate that the application should be determined otherwise than in accordance with the plan.
6. This application is therefore recommended for conditional approval.

Site and Surroundings

7. The development site is the Post Office building located on Main Road in the centre of Eyam.
8. It is a single storey building dating from the 1970s. It is constructed from reconstituted stone set under pitched concrete roof. The property features a large horizontal window with a pedestrian door. There is a rear projecting gable extending from the eastern elevation. The property features a shallow ramp and railing leading to the pedestrian door.
9. The site is in the Eyam Conservation Area. The neighbour to the north, Laburnum Cottage is a grade II listed building. Two properties to the south of the site are Hall Farmhouse, a grade II listed building. The area is predominantly residential.
10. The building was last used as a Post Office until its closure on 22nd February 2024.

Proposal

11. This application seeks full planning permission for the demolition of the existing building and the erection of a two-bedroom dwellinghouse.

12. The proposed dwelling would occupy the same footprint as the existing building. The proposed dwelling comprises a principal elevation of 2 vertically emphasised windows (one on each floor) and a single pedestrian door. The dwelling would be faced in natural coursed stone with gritstone detailing including quoins, lintels, cills and surrounds. The roof would be clad in blue-slate, with metal rainwater goods affixed with metal brackets.
13. The application proposes a low stone wall to the front of the property and the planting of a hedgerow behind the wall. The area to the front of the property would be utilised as a small amenity area.

RECOMMENDATION:

That the application be APPROVED subject to the following conditions:

- 1. Statutory 3-year implementation period**
- 2. The development shall not be carried out other than in strict accordance with amended plans subject to conditions and modifications.**
- 3 Pre-commencement condition for Written Scheme of Investigation for a staged programme of archaeological evaluation and mitigation.**
- 4 Agree and in accordance with a Construction Management Plan**
- 5 There shall be no work to the boundary and retaining wall structures except in accordance with a specification and methodology, including details of construction and external material, which shall be first submitted to and approved in writing by the NPA**
- 6 Sample panel of natural coursed gritstone (not limestone) to be agreed**
- 7 Agree sample of blue-slate**
- 8 Precise design, specification and design for windows and doors**
- 9 Windows and doors shall be recessed no less than 100mm from the external face of the wall.**
- 10 The north-facing kitchen window shall be non-opening and obscure glazed**
- 11 The development shall not be brought into use until the air source heat pump is fully operational in accordance with a specification which shall be first agreed in writing by NPA**
- 12 The development shall not be brought into use until the front boundary walling and instant hornbeam hedging has been installed in accordance with approved plans.**
- 13 All pipework other than rainwater goods to be internal**
- 14 All service lines associated with the development on land in applicant's ownership and control shall be underground**
- 15 Remove PD rights for external alterations, porches, extensions, ancillary buildings, fences, solar or PV panels**

Key Issues

- Principle of the development;
- Loss of a community facility;
- Impact on heritage assets
- Impact on residential amenity;
- Other matters;
- Planning balance.

History

- 1973 - NP/BAR/873/16 – Erect post office building – Granted conditionally
- 1985 - NP/WED/1284/500 – Extension to post office – Granted conditionally
- 2024 – NP/DDD/1224/1358 – Change of use of post office to dwelling – Application withdrawn following unfavourable comments from planning officer

Consultations

14. Highway Authority – No objection

Paragraph 116 of the NPPF states Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.

Therefore, based on the analysis of the information submitted and a review of Local and National policy the Highway Authority concludes that there would not be an unacceptable impact on Highway Safety or a severe impact on congestion. There are no justifiable grounds on which an objection could be maintained.

Recommended two conditions.

15. Eyam Parish Council – Objection.

*Members agreed to **object** to the application on the grounds that there is no provision for off-street parking.*

Parking on Main Road and throughout Eyam is already a serious and significant problem. The development of a 2-bedroom dwelling will require parking for 2 additional vehicles on Main Road, which will only exacerbate existing parking concerns.

The development of any new dwelling in Eyam, therefore, should have provision for adequate off-street parking.

16. PDNPA Archaeology – No objection.

At this stage I can only conclude that harm to archaeological interest is possible.

The ground reduction and ground works required for the development, including but not limited to for foundations, services and landscaping would destroy any surviving archaeological remains within the footprint, resulting in permanent harm to the archaeological interest of the site. The scale of this harm is likely to be minor-moderate in scale.

If the existing foundations can be reused the impact could be designed out, or minimised with the use of raft foundations, but no such detail is included in the application.

The harm identified above should be taken into account as a balanced planning decision is reached. Should the planning balance be favourable, I recommend that a programme of archaeological work is secured by condition. This needs to comprise archaeological monitoring of the initial strip of the site to evaluate and assess the extent of previous ground impacts and potential for survival of archaeological remains below. Then subsequent programme of mitigation e.g. archaeological monitoring/excavation on further groundworks as required.

This needs to be undertaken by a suitably qualified and experienced archaeological contractor, to the standards and guidance of the Chartered Institute of Archaeologists and a project design/written scheme of investigation that I have approved.

17. Derbyshire Dales District Council – No response to date

Representations

18. 19 representations have been received by 15 separate individuals.

19. 11 representations, including the Campaign for the Protection of Rural England, objected to the proposed development for the following reasons:

- Proposed building is an intrusion on landscape;
- Negative impact on adjacent heritage assets;
- Submitted plans are inaccurate and do not show accurate representation between neighbouring properties;
- Negative impact on residential amenity, including outlook, privacy and daylight;
- Parking constraints on Main Road;
- Inaccurate land ownership of the site;
- Works include changes to boundary walls including one which is curtilage listed;
- An unsupported chimneystack without provision shown for a heating appliance on either floor plan;
- The development would not comply with building control
- The property never had a 'To Let' sign erected during its marketing;
- Impact upon the local community through the loss of the retail space;
- Concern that the proposal would become a second home or holiday-let which is not what Eyam needs;
- The proposal would result in a loss of a post box;
- Does not address a need for affordable housing;
- Site is not appropriate for a two-storey dwelling;
- The building's design is at odds with neighbouring properties;
- The building does not provide sufficient amenity space;
- Over-development of a small plot;
- Health and safety concerns with dwellings in close proximity to another;
- Impact upon health of neighbouring residents from loss of light;
- Impact a sole means of access for neighbouring property;
- Impact of the proposed development on the community and sustainability;
- Concerns raised by the CPRE over the viability information and requested that the National Park Authority appoints a chartered surveyor to review the information and assess whether it stands up to scrutiny.

20. 2 representations supported the application for the following reasons:

- Existing building is ugly 1970s and replacement and proposed design suits the village environment;

- Makes reference to Bamford NatWest building as an example of a former retail building which has since become a detracting influence in the village;
- The proposal would be enhancement to the townscape;
- Reduce traffic;
- Appropriate development for a brownfield site.

21. 2 representations made general comments and observations on the following matters:

- Questioned whether this would become another holiday home;
- Concern over the loss of a business premises;
- Lack of parking.

22. 1 representation expressed no objection but stated the following:

- Stated that new development should have off-road parking due to the large number of visitors to the village.

Main Policies

Relevant Core Strategy policies: GSP1, GSP2, GSP3, DS1, L3, CC1, CC2, HC1, HC4

Relevant Local Plan policies: DM1, DMC3, DMC5, DMC7, DMC8, DMH6, DMS2

National Planning Policy Framework

23. The National Planning Policy Framework (NPPF) was published on 27 March 2012 and replaced a significant proportion of central government planning policy with immediate effect. It was last updated in December 2024. The Government's intention is that the document should be considered as a material consideration and carry particular weight where a development plan is absent, silent or relevant policies are out of date. In the National Park the development plan comprises the Authority's Core Strategy 2011 and those in the Development Management Plan adopted in May 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.

24. Paragraph 184 states that "great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks and the Broads."

Core Strategy

25. 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.

26. Policy GSP2: Enhancing the National Park states that:

- Opportunities for enhancing the valued characteristics of the National Park will be identified and acted upon
- 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.
- When development is permitted, a design will be sought that respects the character of the area.
- 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
- 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.

27. 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.

28. Policy DS1 sets out the Development Strategy for the National Park. DS1.C. sets out the forms of development that are acceptable in principle in the countryside outside of the Natural Zone. There is no scope for the erection of new housing here other than as part of development needed to secure effective conservation and enhancement.

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

30. 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. Part C also states that development must be directed away from flood risk areas, and seek to reduce overall risk from flooding within the National Park and areas outside it, upstream and downstream.

31. Policy CC2 states proposals for low carbon and renewable energy development will be encouraged provided they can be accommodated without adversely affecting landscape character, cultural heritage assets, other valued characteristics, or other established uses of the area.

32. Policy HC1 states provision will not be made for housing solely to meet open market demand. Housing land will not be allocated in the development plan. Exceptionally, new housing (whether newly built or from re-use of an existing building) can be accepted where:

C: In accordance with core policies GSP1 and GSP2:

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

33. Policy CC4 states 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 of reasonable attempts to secure such a use must be provided before any other use is permitted.

Development Management Policies Plan

34. Policy DMC1 states that in countryside beyond the edge of settlements listed in Core Strategy policy DS1, any development proposal with a wide scale landscape impact must provide a landscape assessment with reference to the Landscape Strategy and Action Plan. The assessment must be proportionate to the proposed development and clearly demonstrate how valued landscape character, including natural beauty, biodiversity, cultural heritage features and other valued characteristics will be conserved and, where possible, enhanced.
35. Policy DMC3 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.
36. Policy DMC5 states 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.
37. Policy DMC7 Listed buildings states advising that applications for such development should be determined in accordance with policy DMC5. And should clearly demonstrate how these will be preserved and where possible enhanced and why the proposed works are desirable or necessary. Development will not be permitted if it would adversely affect the character, scale, proportion, design, detailing of or materials used in the listed building or would result in the loss of or irreversible change to original features.
38. Policy DMC8 requires that applications for development in a Conservation Area, or for development that affects its setting or important views into, out of, across or through the area, should assess and clearly demonstrate how the character or appearance and significance of the Conservation Area will be preserved or enhanced.

39. Policy DMS2 states that 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:
- i) 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
 - ii) evidence of marketing of the property through the Economic Development Team of the appropriate local authority for at least 12 months; and
 - iii) 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.
40. Policy DMH6 states re-development of previously developed land for housing will be permitted provided that:
- i) the development conserves and enhances the valued character of the built environment or landscape on, around or adjacent to the site; and
 - ii) where the land is inside or on the edge of a Core Strategy policy DS1 settlement, and subject to viability, an element of the housing addresses local need for affordable housing potentially including starter home or custom or self-build housing provision.

Assessment

Principle of the development

41. There are two matters to determine in considering the principle of the development. Firstly, whether the loss of the community asset is acceptable, and secondly whether the erection of an open market dwelling is acceptable in its place.
42. The most recent use of the site was a Post Office. Whilst it shut in February 2024, it is nevertheless considered to be a community facility wherein there is a presumption to retain such uses. Policy HC4 outlines that the loss of community facilities, such as a post office, into an alternative use is acceptable subject to several criteria, including the application demonstrating that the existing facility is no longer needed, is available elsewhere in the settlement or is no longer viable.
43. Policy DMS2 sets out further requirements for the change of use of community facilities. The following section of this report will examine whether this application has been supported by sufficient information to demonstrate compliance with policies HC4 and DMS2.
44. Moving onto the principal of the proposed dwellinghouse in its place, policy HC1 states that provision will not be made for housing solely to meet open market demand. It states that exceptionally, new housing (whether newly built or from re-use of an existing building) can be accepted where it addresses an eligible local need for homes that remain affordable with occupation restricted to local people in perpetuity or it is for aged persons' assisted accommodation. It also advises that new housing can be accepted where it provides for key workers in agricultural, forestry or other rural enterprises.
45. Furthermore, the policy states that new housing can be accepted where, in accordance with policies GSP1 and GSP2, it is required in order to achieve conservation and/or

enhancement of a valued vernacular or listed building, or it is required in order to achieve conservation or enhancement in settlements listed in core policy DS1.

46. This application is clear in stating that the application would be for an open market dwelling. Therefore, the only route for new housing would be conservation and/or enhancement of a valued vernacular/listed building or DS1 settlement.
47. The existing building was constructed in the early 1970s and features reconstituted stone, concrete roof tiles and features poor quality design details like soffits boards. It holds no architectural, historic or aesthetic merit. Whilst small in size, it does not positively contribute to the significance of the Eyam Conservation Area, nor the street-scene.
48. Therefore, the proposed development is acceptable in principle subject to justifying the loss of the community facility, in accordance with the provisions set out in policies HC4 and DMS2, in addition to demonstrating that the proposed dwelling would be required to conserve or enhance Eyam as required by policies HC1 and GSP2.

Loss of community facility

49. Policies HC4 states that 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 of reasonable attempts to secure such a use must be provided before any other use is permitted.
50. Policy DMS2 outlines 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.
51. 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.
52. This application has been supported by various viability appraisals. One of these assessments has concluded that it would not be viable to convert the building into an affordable dwelling. In the absence of any evidence to the contrary, this is accepted.
53. The application has also been supported by viability assessments assessing whether the building can be used for an alternative community use. Again, these assessments conclude that the constraints of the site, in addition to market conditions, would mean that the site would not be viable for an alternative use. It also notes the need to upgrade

the building to meet current regulations would render the building even less viable for an alternative use. These reports were carried out by professional RICS surveyors and are accepted.

54. The property was also marketed through a commercial property agency between 5th March 2024 until at least the submission of this application in June 2025, a period over 16 months. It was also advertised on commercial property search engine sites, such as NovaLoca and Loopnet/Costar at a rent of £6000 per annum, or £500 per month, which was commensurate with the rent paid during the building's use as a Post Office.
55. The marketing exercise received one serious enquirer seeking use of the building as an office; however, this enquiry did not prove to be successful as a result of the condition of the property and extent of works required to make it fit for purpose.
56. However, it should be noted that several representations on this application have raised concern that there was no 'To Let' erected on the building during its marketing exercise. This criticism is acknowledged; however, the building had been vacant since February 2024 and had been advertised on various commercial letting websites. Should either community groups or local business owners been interested in the property, it is reasonable to suggest they should have researched on the internet and enquired through those means. It is therefore agreed that a To Let sign would have been preferable during the marketing exercise, but it has nevertheless not invalidated the exercise.
57. The landowner did not market the building through the District Council's Economic Development Team as stipulated by policy DMS2. Furthermore, there is no evidence of the landowner approaching the Parish Council to discuss affordable housing needs; however, the application has demonstrated that it would be unviable to provide a contribution to such needs.
58. Whilst the exact provisions of policy DMS2 have not been followed, it has nevertheless been accepted that the application has been supported by thorough viability appraisals and marketing exercises which has demonstrated that there has been no demand for use of the building for an alternative community use and that it is not economically viable by virtue of its market rent and condition.
59. It is accepted that reasonable attempts have been made to use the building as an alternative community use. The loss of the community facility is therefore acceptable and in compliance with policies HC4 and DMS2.

Impact on heritage assets

60. The site is in the Eyam Conservation Area and immediately adjacent to the grade II listed Laburnham Cottage. Two properties to the south on Main Road is the grade II Hall Farmhouse. Policies L3, DMC5, DMC7 and DMC8 are engaged which require development to conserve and where possible, enhance the significance and setting of heritage assets.
61. The current single-storey building is a detracting influence in the street-scene. The prevailing nature of Main Road is two-storey buildings fronting directly onto the road or pavement. The neighbouring buildings are typically constructed from coursed gritstone set under blue-slate or stone roofs. The building subject to this application is distinct in being constructed from re-constituted stone under a concrete roof. Furthermore, its shopfront window and soffit boards further pull the building away from the local vernacular.

62. While small and relatively discrete, it is acknowledged that the building at present does not make a positive contribution to the significance of the Eyam Conservation Area, nor the setting of the adjacent listed buildings.
63. The proposed dwelling would be traditionally designed, featuring natural stone walling, vertically emphasised windows, blue-slate roof and stone detailing. Due to the size of the site the building would appear somewhat narrower than the other properties along Main Road, which have a more horizontal character; however, the improvements to the form, materials, and detailed design would nevertheless be a significant enhancement on the current building.
64. Therefore, the proposed development would result in a loss of the building which does not contribute towards the significance of the Conservation Area. Its removal and replacement with the proposed dwelling would provide an enhancement to its significance.
65. The proposed development would result in a taller and more conspicuous building in close proximity to the grade II Laburnham Cottage. Submitted plans show that the proposed dwelling would be at a similar height to the southern neighbour The Rookery. The proposed dwelling would therefore be at a similar height, if not slightly higher, than Laburnham Cottage despite Laburnham Cottage being sited on elevated ground. However, the dwelling would still be located 6.5m from the southern gable of the listed building and the siting of a taller building in close proximity to the listed building would not have a negative impact upon its setting, particularly in the context of the Eyam Conservation Area where there is dense built form.
66. Representations have raised concern over the works to the retaining structure and boundary wall, noting that the northern wall between the development site and Laburnham Cottage is curtilage listed. The applicant has confirmed that the wall between the site and Laburnham Cottage would not be affected by the proposals, while the rear retaining wall may need stabilisation work following further surveys once the current building has been demolished. Therefore, a condition has been suggested stating that there shall be no works to the wall or retaining structures unless in accordance with a specification which shall be agreed with the National Park Authority.
67. The proposed development would have the potential to harm below ground archaeology; however, this could be mitigated should the overall planning balance weigh in favour of the development.
68. Therefore, the proposed development would conserve the significance and setting of adjacent heritage assets. It would have a positive impact upon the significance of the Eyam Conservation Area, whilst the setting of Laburnham Cottage would be conserved as a result of development. The proposed development is in compliance with policies L3, DMC5, DMC7 and DMC8.

Impact on residential amenity

69. The development site is located on Main Road which is characterised by properties fronting directly onto the highway. It also has a dense built-form with many of the properties being attached or located very close to their neighbours.
70. The Post Office building is located approximately 6.5m south of its northern neighbour Laburnham Cottage and approximately 0.9m from the northern extension on the southern neighbour The Rookery. When measured from the main house, it is approximately 3.2m away. To the west, Crown Cottage is 11.3m across the road.

71. Given the areas density, the impact of the proposed development on the residential amenity and living conditions of the neighbouring properties is a key consideration.
72. For Laburnham Cottage, the proposed development would result in a taller building being sited close to its shared boundary. At present, the building is approximately 4.2m in height and this would rise to approximately 7m. This would invariably result in a sense of overbearing and loss of light when using the section of the garden which immediately abuts the neighbouring property. However, Laburnham Cottage has a large garden which extends to the front of the property. Therefore, while the proposed development would result in some loss of light and a sense of overbearing, it would not be to an unacceptable degree as the residents of the property could utilise different areas of their amenity space which would not be impacted. Furthermore, the southern facing south window would not be impacted by the proposed development by virtue of the proposed dwellings sited slightly in front of the window. Therefore, the proposed development would not have an unacceptable impact upon the amenity or living conditions of Laburnham Cottage.
73. The Rookery has a small side window which serves a bedroom located approximately 3.1m away which currently looks onto the roof apex of the existing property. The proposal would increase the height of the building by approximately 2.8m resulting in the outlook of this window fronting onto a gable end. It would also likely reduce the light entering the rooms only window. However, this window is located on a north facing elevation near the junction with an extension which extends north. During the morning, the extension would likely block sunlight entering this room, whilst during day the sun would be tracking to the south of the dwelling. Therefore the light entering this window is severely limited already, and while the proposal may contribute to a further reduction it is not considered to be to an unacceptable degree.
74. By virtue of the separation distance between the windows, it is anticipated that the proposed development would not have a detrimental impact upon the privacy of Crown Cottage approximately 11.3m to the west across the road. Furthermore, the application proposes hornbeam hedging which would further improve privacy between the ground-floor windows.
75. To safeguard the privacy of the future residents, it is suggested that the ground-floor window on the northern elevation is obscure glazed to limit any overlooking from the northern neighbours when using their garden.
76. Accordingly, the proposed development would have an impact upon the residential amenity and living conditions of Laburnham Cottage and The Rookery and may create a degree of change in how they experience or use certain parts of their properties; however, these impacts are not deemed to be unacceptable in planning terms.

Other matters

77. The proposed development would not have off-street parking. It should be noted that many representations have expressed concern over additional parking pressures along Main Road.
78. The Highway Authority have raised no objection to the proposal. They acknowledge that under the National Park Authority's parking standards, the development should have 2 off-street carparking spaces; however, on the basis that the existing building was last used as a Post Office, this would have generated more parking demand along Main Road with frequent vehicular movements due to the nature of the site. Therefore, the demand of carparking along Main Road would be reduced. In any case, the village is served by several bus routes and is therefore a sustainable location for housing.

79. The Highway Authority recommended a condition requiring a 'Welcome Travel Pack' forming new residents' information regarding location of bus stops, local bus services, location of retail and local amenities, local walking routes, opportunities for cycling and details of local taxi ranks in order to discourage the use of private vehicles and use of active travel. Whilst the intention of this condition is acknowledged, it is not considered necessary and proportionate to the level of accommodation provided.
80. The application has been supported by a Sustainability Statement which outlines that the building would be constructed using sustainable materials and would feature renewable energy equipment such as an Air Source Heat Pump. This is sufficient to satisfy policy CC1.
81. The proposed development would not impact more than 25sqm of onsite habitat. It is therefore exempt from statutory biodiversity net gain.

Conclusion

82. Following a marketing exercise, this application has demonstrated that there is no demand for the retention of the building for use as a community facility. Furthermore, the viability appraisal has demonstrated that it would not be viable for such a use, in addition to providing other community benefits such as affordable housing.
83. The proposed development would facilitate the removal of a detracting previously developed site in the Eyam Conservation Area and replacement with a traditionally designed building which would complement its setting, therefore constituting an enhancement.
84. The proposed development would have an impact upon the residential amenity of Laburnham Cottage and The Rookery; however, these impacts are not considered to be unacceptable.
85. The proposed development is acceptable with regard to highway safety and sustainability.
86. Therefore, the proposed development is in compliance with the development plan when read as a whole. There are no material planning considerations which indicate the application should be determined otherwise than in accordance with the plan.
87. It is therefore recommended for conditional approval.

Human Rights

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

List of Background Papers (not previously published)

Nil

Report Author – Will Eyre, Principal Planner

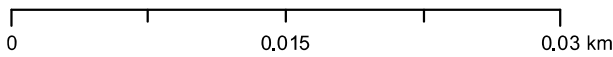
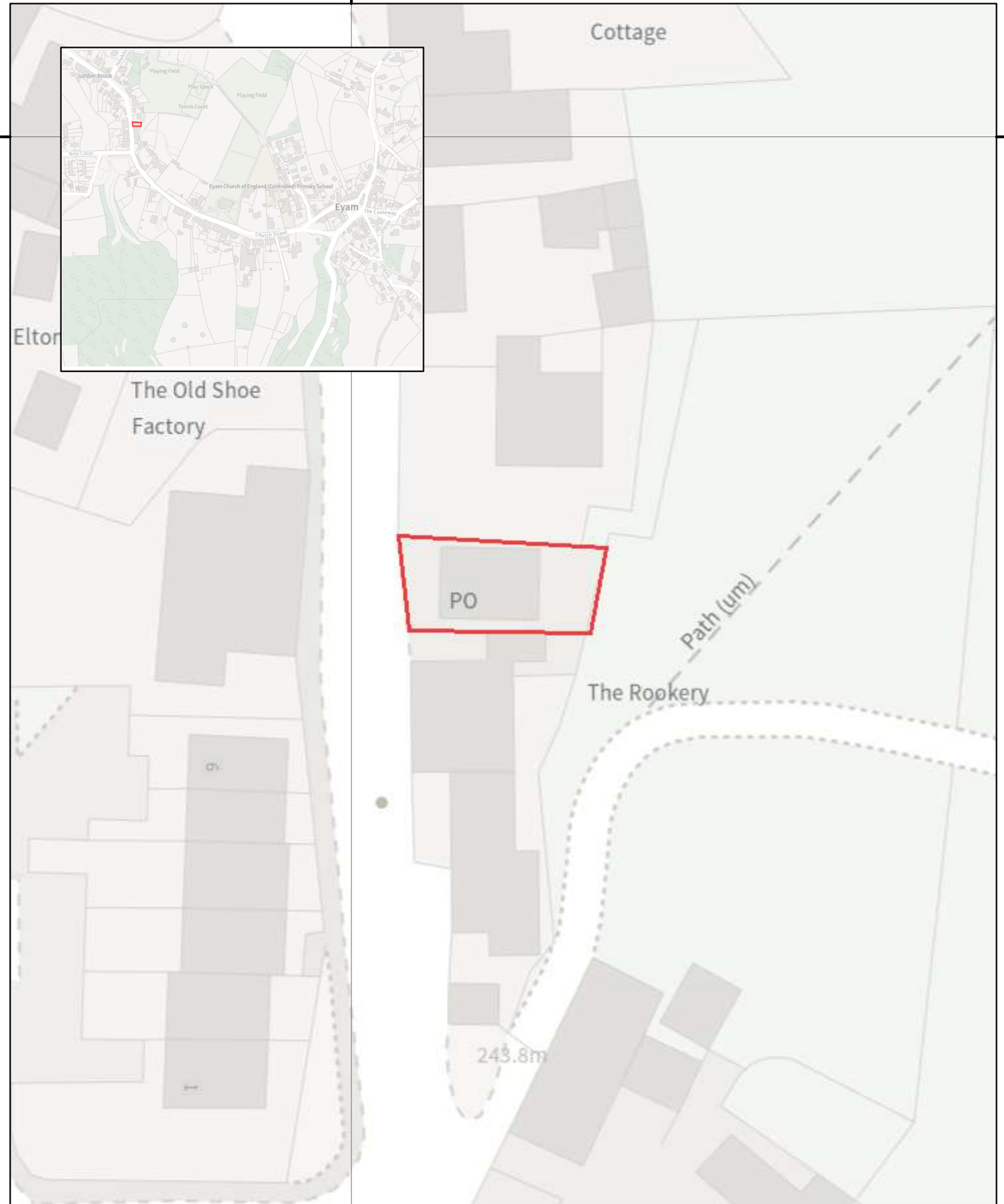
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Post Office, Main Road, Eyam

Item no. 12

Application no. NP/DDD/0625/0591

Committee date: 05/12/2025

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Map centre grid ref: 421,613 376,562



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13. FULL APPLICATION – ERECTION OF LOCAL NEEDS DWELLING (SELF-BUILD) AT LAND ADJACENT 25 HERNSTONE LANE, PEAK FOREST (NP/HPK/1025/1040, HF)

APPLICANT: MR A ROUKE AND MISS N ROUKE

Summary

1. The application proposes erection of a self-build local needs affordable dwelling on the edge of Peak Forest and within Peak Forest Conservation Area.
2. The proposed dwelling is for a single occupant who is in housing need and meets the local connection criteria. However, the dwelling (100sqm) significantly exceeds the size threshold for single occupancy affordable dwellings under Policy DMH1 (39sqm) and is larger than the size justified by the identified need, contrary to Policies HC1 and DMH1.
3. The proposed development results in less than substantial harm to Peak Forest and Old Dam Conservation Area. Due to the policy conflict identified, this harm is not outweighed by the public benefits of the development.
4. The application is therefore recommended for refusal.

Site and Surroundings

5. The application site comprises an area of grassed land associated with Hernstone Lodge which lies west of the site. The site is south of Hernstone Lane (A623), which runs through Peak Forest. It is within the Peak Forest and Old Dam Conservation Area and is considered to be on the edge of the settlement of Peak Forest. The site levels sit below that of the highway and the site is bound by an existing stone wall to the north. There is a Public Right of Way (PRoW) directly west of the site, and a further PRoW to the south.

Proposals

6. The application is for the erection of a two storey, 3-bedroom dwelling on land to the south of Hernstone Lane, and immediately east of Hernstone Lodge. The application sets out that the development is for a local needs dwelling and would be self-build.
7. The site layout confirms the dwelling would benefit from amenity space to the front and rear. Access to the site would be from Hernstone Lane, with a driveway and turning space shown to the east of the dwelling.

RECOMMENDATION:

That the application be REFUSED for the following reasons:

1. **The proposed dwelling is larger than the size justified by the identified housing need, and as a result the proposals are contrary to Core Strategy Policy HC1 and Development Management Policy DMH1.**
2. **The proposed development would result in harm to the character and appearance of the Conservation Area and this harm would not be outweighed by the public benefits of the development, contrary to Core Strategy Policy L3, Development Management Policies DMC5 and DMC8, and NPPF paragraph 215.**

Key Issues

8. The principle of the development and its impact on the character and appearance of the site, the Conservation Area, neighbouring amenity, highway safety and trees.

History

9. NP/HPK/0979/937: Barn conversion to living accommodation – Approved 1980.
10. NP/HPK/0588/079: Erection of dwelling – Refused 1988.
11. NP/HPK/1188/182: Erection of dwelling and garage – Refused 1988. Appeal dismissed 1989.
The Appeal decision concluded that whilst the occupants of the dwellings and farms in the building cluster would regard themselves as part of the Peak Forest community, in the physical and visual sense the scattered buildings to the south east of the village are physically separated from it by significant gaps of countryside. The development would unacceptably detract from the area and could not be regarded as an infill plot.

Consultations

12. Derbyshire County Council (Highways): Initially asked for visibility splays on the plan. The response confirmed the car parking provision was acceptable for the site. On receipt of an amended plan with visibility splays, the response confirms: With review of DCC and Manual for Streets national guidance, the splay representing the Y distance should be drawn to the nearside kerb edge. The plan shows the west splay drawn to the midpoint of the carriageway, likely drawn to avoid the tree and wall to the west.

It is understood the tree and wall are in control of the applicant and the tree could be removed by condition (wall appears lower than 1m (TBC) and so would not require amendment) to provide the required visibility splay. This would be an acceptable solution.

However, the Manual for Streets states at 7.7.5 “Some circumstances make it unlikely that vehicles approaching from the left on the main arm will cross the centreline of the main arm – opposing flows may be physically segregated at that point, for example. If so, the visibility splay to the left can be measured to the centreline of the main arm”

From review of Hernstone Lane there are two designated white lines (although painted not physical) with road studs segregating the lanes. On this basis the visibility splay which is shown to the midpoint – centreline – of the carriageway is considered acceptable.

13. High Peak Borough Council (Planning): No response.
14. Peak Forest Parish Council: Support the application. The Parish Council is aware there is a shortage of affordable homes in Peak Forest for young people who are employed in the local area. This new build is an excellent way of allowing someone raised in the village to live and work close to family and friends but also reduce the travel time to work.
15. Peak District National Park Authority (Policy): Whilst I acknowledge the applicant's daughter is in housing need, the size of dwelling proposed does not reflect their housing need as required by DMH1, which for one person supports a dwelling size of 39sqm. The DMH1 interim policy, 2021, provides some flexibility: *In cases where flexibility is required based on personal circumstances, or in locations where for reasons relating to valued landscape character or the style and traditions of the locality, and a 2-storey house is most appropriate, individuals can apply for homes up to a maximum of 58m2.*

The applicant would need to demonstrate personal circumstances or a need for a two storey property to respond to valued landscape character or the style and traditions of the locality to build up to 58sqm. In its current form, the application could not be amended to address the DMH1 requirement and as submitted I object to the proposals.

16. Peak District National Park Authority (Trees): This site and its trees are within the Conservation Area. No tree survey information is provided. The Design and Access statement states the trees are to be retained. The development is sufficiently distant from the trees that this would be possible. The statement also notes the trees have early signs of Ash Dieback, and their removal may become inevitable. I agree with this assessment regarding Ash Dieback. I don't think the trees are likely to have a long-term future. They will almost inevitably be desired for removal due to risk to the road or to the new garden.

Our strong preference – and the approach recommended in BS5837:2012 (Trees in relation to design, demolition and construction) – is for the application to result in the replacement of these dying ash trees with appropriate new tree planting of species which are more viable for the long-term, the size of which should in time provide an increase in visual tree amenity. Permanent loss of trees would be very noticeable in the streetscape.

With this approach, the usual pre-decision BS5837 requirements of an Arboricultural Impact Assessment, and Method Statement with Tree Protection Plan could be avoided. There is no objection to the proposal subject to a condition for proposed tree planting.

Representations

17. None received.

Main Policies

Relevant Core Strategy policies: GSP1, GSP2, GSP3, GSP4, DS1, L1, L2, L3, CC1 and HC1

Relevant Local Plan policies: DMC3, DMC4, DMC5, DMC8, DMC11, DMC12, DMC13, DMH1, DMH2, DMH3, DMH11, DMT3, DMT8

National Planning Policy Framework (NPPF)

18. National Park designation is the highest level of landscape designation in the UK. The Environment Act 1995 sets out two statutory purposes for National Parks in England: to conserve and enhance the natural beauty, wildlife and cultural heritage and promote opportunities for the understanding and enjoyment of the special qualities of National Parks by the public. When they carry out these purposes they also have the duty to; seek to foster the economic and social well-being of local communities in National Parks.
19. The NPPF is a material consideration and carries particular weight where a development plan is absent, silent or relevant policies are out of date. Paragraph 189 states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, which have the highest status of protection in relation to these issues.
20. In the National Park, the development plan comprises the Authority's Core Strategy (2011) and the Development Management Policies (DMP) (2019). The development plan provides a clear starting point consistent with the National Park's statutory purposes for the determination of this application. In this case, it is considered there are no significant conflicts between prevailing policies in the development plan and the NPPF.

Relevant Development Plan Policies

Core Strategy

21. GSP1, GSP2: Seek to secure National Park legal purposes and duties through conserving and enhancing the National Park's landscape and natural and historic assets.
22. GSP3: Requires that development respects, conserves and enhances the valued characteristics of sites and buildings with attention paid to impact on the character and setting of buildings, scale of development, siting, landscaping, building materials, design in accordance with the Authority's design guidance, form and intensity of proposed use, impact on living conditions, ground conditions and mitigating impact of climate change.
23. GSP4: 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.
24. DS1: In named settlements such as Peak Forest there is additional scope to maintain and improve the sustainability and vitality of communities. In or on the edge of these settlements new building development for affordable housing is acceptable in principle.
25. L1: Development must conserve and enhance valued landscape character, as identified in the Landscape Strategy and Action Plan, and other valued characteristics.
26. L2: Development must conserve and enhance any sites, features or species of biodiversity importance and where appropriate their setting.
27. L3: Development must conserve and where appropriate enhance the significance of historic assets and their settings, including statutory designations and other assets.
28. HC1.A(I): Exceptionally, new housing can be accepted which addresses eligible local needs and would be for homes that remain affordable with occupation restricted to local people in perpetuity.
29. CC1: Development must make the most efficient and sustainable use of land, buildings and natural resources, taking into account the energy hierarchy and achieving the highest possible standards of carbon reductions and water efficiency.

Development Management Policies Document (DMP)

30. DMC3: Development that is acceptable in principle will be permitted provided its detailed treatment is a high quality and protects and where possible enhances the landscape, wildlife and cultural heritage of the area. Particular attention is paid to siting, scale, form, levels, height, orientation, landscaping, impact on landscape features, detail, materials and relationship with local traditions and other valued characteristics. Regard is required towards amenity and privacy, Strategy and the Authority's design guidance.
31. DMC4: Applications should provide sufficient information to allow proper consideration of the relationship between proposed development and the settlement's historic pattern of development including relationship of the settlement to local landscape. Development siting should complement and not harm settlement character. Development separated from the existing settlement to such a degree that it no longer forms part of the whole, or is likely to result in pressure to infill an intervening gap will not be permitted.

32. DMC5: Planning applications affecting a heritage asset must demonstrate: (i) its significance including how any features of value will be conserved and where possible enhanced; and (ii) why the development and related works are desirable or necessary.
33. Development causing harm to a designated asset will not be permitted unless less than substantial harm to significance is outweighed by the public benefits.
34. DMC8: Requires development in a Conservation Area to assess and clearly demonstrate how the character, appearance and significance of a Conservation Area is preserved.
35. DMC11: In considering whether a proposal conserves and enhances sites, features or species of wildlife, geological or geomorphological importance all reasonable measures must be taken to avoid net loss, as outlined by the policy.
36. DMC12: For internationally designated or candidate sites, or European Protected Species, the exceptional circumstances where development may be permitted are where it can be demonstrated the legislative provisions to protect such sites or species are met.
37. DMC13: Development should incorporate existing trees, hedgerows or other landscape features. Where this cannot be achieved the onus is on the applicant to justify the loss of trees as part of the development. Trees should be protected during development.
38. DMH1: Affordable housing will be permitted outside of Core Strategy DS1 listed settlements by conversion of existing buildings provided that (i) there is a proven need for the dwelling(s) and (ii) any new build housing is within the policy size thresholds:

No. bed spaces	Max. Gross Internal Floor Area (sqm)
One person	39
Two persons	58
Three persons	70
Four persons	84
Five persons	97

Self-Build and Custom Build housing will be permitted on rural exception sites in accordance with Part A regarding proof of need and size thresholds.

39. Paragraph 6.45 states that where affordable housing is proposed, the size of housing is controlled to ensure they remain affordable and for local people in housing need.
40. DMH2: In all cases, new affordable housing must first be occupied by persons satisfying at least one of the following criteria:
- (i) a person (and his or her dependants) who has a minimum period of 10 years permanent residence in the Parish or an adjoining Parish inside the National Park and is currently in overcrowded or otherwise unsatisfactory accommodation; or
 - (ii) a person (and his or her dependants) not now resident in the Parish but having lived at least 10 years out of the last 20 years in the Parish or an adjoining Parish in the Park, and is currently in overcrowded or unsatisfactory accommodation; or
 - (iii) a person who has an essential need to live close to another person who has a minimum of 10 years residence in a Parish inside the National Park, the essential need arising from infirmity.
41. DMH11: Sets out the need for a planning obligation to secure the affordability of the dwelling in perpetuity if the scheme were permitted.

42. DMT3: Development with new access to the public highway 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 which does not detract from the character and appearance of the locality and where possible enhances it.
43. DMT8: Off-street residential car parking should be provided in accordance with parking standards and should conserve the character of the area.

Development Management Practice Note Policy DMH1

44. Paragraph 6.38 of the DMP states the Authority will be flexible in its application of DMH1 for people addressing their own need. The practice note sets out how DMH1 should be applied when considering applications including for new houses by individuals seeking to meet their own housing needs. It sets out the approach agreed by members at a Local Plan Review Steering Group in 2021 to agree a pragmatic solution to applying DMH1.
45. The practice note states to ensure consistency in applying DMH1 and avoid compromising its purpose, increased size thresholds can be applied as follows:

“In all situations, the development shall address eligible local need in accordance with Core Strategy policy HC1 and DMP policy DMH2.

- *Properties for individual people will continue to be subject to a maximum allowance of 39m². In cases where flexibility is required based on personal circumstances, or in locations where for reasons relating to valued landscape character or the style and traditions of the locality, and a 2-storey house is most appropriate, individuals can apply for homes up to a maximum of 58m².”*

Assessment

Principle of Development

46. Policy HC1.A(I) permits housing that addresses eligible local needs and that remain affordable with occupation restricted to local people in perpetuity.
47. Policy DMH1 adds to the above and states affordable housing will be permitted in or on the edge of settlements listed under DS1, which include Peak Forest. The application site is considered to be located on the edge of Peak Forest.
48. It is acknowledged there is a historic refusal (1989) on the site for housing, due to the location of the site comparative with Peak Forest and impact on character. However, and notwithstanding the planning history which is a material consideration, whilst there are agricultural fields separating the building group within which the application site sits and the main extent of the settlement further west, the proximity, relationship and character on the ground is such that the site is considered to be on the edge of buildings that form part of the settlement. The proposals therefore do not raise conflict with Policy DMC4.
49. It should be noted that development that is edge of settlement will not necessarily be acceptable in other respects, such as impact on the area character.
50. However, the location of the application site is considered to be suitable for affordable housing ‘in principle’ subject to impact on the character of the area and other matters.
51. The submission confirms that the applicant has lived in Peak Forest since birth and therefore satisfies the local connection for the purposes of DMH2.

52. DMH1 requires affordable housing to comply with the policy's size thresholds, which for a one person dwelling is a maximum of 39sqm. The DMH1 practice note states up to 58sqm can be accepted if required due to personal circumstances or local character.
53. In terms of housing need, the applicant currently lives in their family home and is seeking to form their own household for the first time. They have been accepted onto the Home Options scheme and are classed as being in Band C. The Home Options registration evidence outlines there is a bedroom need of 1 for a single person household. They are able to bid for 1 bedroom properties, or 2 bedroom properties where there is low demand.
54. The dwelling proposed is a 3-bedroom property and measures 100sqm. This is significantly larger than the 39sqm threshold under DMH1, and the maximum 58sqm threshold under the practice note, although the note does in any case require personal circumstances or reasons of local character to be demonstrated to justify larger size.
55. In this respect 'need' is an indicator of existing deficit, for example households that do not have access to accommodation that meets certain normative standards. It is different to demand, which relates to individual choice and affordability. HC1 and DMH1 require new housing to address need.
56. Whilst the application refers to the wish to build a larger property to negate the need to extend the property in the future and due to potential restrictions on extensions through any legal agreement, the application does not include any personal circumstances considered to justify the need for a larger dwelling above the 39sqm.
57. Whilst the applicant may be able to demonstrate they meet the local qualification and are in need of affordable housing, the dwelling size is in excess of a size that is affordable for an individual in order to meet their own need. In this case the identified need is for a one person household. The proposal therefore conflicts with Policies HC1 and DMH1.
58. Officers have asked if the applicant would wish to consider a smaller dwelling in light of the above, however the applicant wishes to proceed with the proposed size of 100sqm. It is noted this is slightly above the 97sqm threshold in DMH1 for a 5 person dwelling. The applicant is willing to reduce to 97sqm if members are supportive of the application.
59. A revision to a smaller sized dwelling circa 39sqm (or 58sqm if personal circumstances were demonstrated) would in any case likely be a significant material change requiring a new submission, although Officers do consider that in principle such a proposal could be acceptable based on the existing evidence. At 39sqm the building would typically be single storey.

Impact on Character and Appearance

60. The proposed dwelling is a traditional double fronted property that is considered to be acceptable in terms of its form, height and detailing and which reflects the character of existing buildings in the area. Materials are noted to be stone with off-white composite casement windows. Such details can be controlled by condition.
61. Officers have asked if the driveway could be shared with the existing driveway of Hernstone Lodge, given the common ownership. This would negate the need for a new large driveway with turning area. The applicant's agent states this is not an option as any Section 106 Agreement would need to overlap the curtilage of the adjoining market dwelling, creating future difficulties if there is no connection between property owners. It is also unclear if intensification of the driveway would impact the PRoW running along it.

62. The Peak Forest Conservation Area Character Appraisal identifies that within the built up areas of Peak Forest, pasture borders significant lengths of the roads frontage. The open form enables a visual connection with the countryside which is part of the settlement character, particularly along the south of the A623 at the eastern end of Peak Forest.
63. The application site forms an area of grassed land which although relatively large in size, has a reasonably close association with Hernstone Lodge. The site character, although grassed, has a more domestic character compared with larger surrounding field parcels. Development of those fields would be particularly harmful to the Conservation Area.
64. Nevertheless, development of the site would still result in less than substantial harm to the Conservation Area through loss of green space and disruption to the visual connection between the A623 across the site to the open agricultural landscape. This could be limited by keeping the built form as far west as possible to maximise views out to the open landscape. The proposed trees would also help to screen domestic garden.
65. Whilst the dwelling design respects the character of surrounding buildings with regard to GSP3 and DMC3, its siting and parking would result in some harm to the Conservation Area and views to more open landscape, and some conflict with Policies L1 and DMC8. Harm to the Peak Forest Conservation Area is required to be weighed against the public benefits of the development under Policy DMC5 and paragraph 215 of the NPPF.
66. Officers acknowledge the resulting harm towards the Conservation Area has the potential to be outweighed by the public benefits of providing a local needs affordable dwelling to meet housing need. However, the proposal has been found to conflict with HC1 and DMH1 as the dwelling size exceeds that required to meet the identified housing need. Due to the policy conflict, and notwithstanding the Parish Council support, it is not considered the public benefits of this application therefore outweigh the less than substantial harm.

Highways

67. The visibility splays confirm the required 45m in either direction can be achieved. Whilst the western splay is drawn to the centre of the highway rather than the kerb, the Highways Authority have confirmed this is acceptable due to the nature of the highway. 45m visibility would in effect be achieved at site egress when looking towards oncoming traffic to the west. The response confirms the parking provision is acceptable. The development achieves a suitable access and parking, compliant with DMT3 and DMT8.

Ecology

68. The application is for a self-build dwelling. It is therefore exempt from Biodiversity Net Gains as confirmed by the Biodiversity Gain Requirements (Exemptions) Regulations.
69. The site is within the catchment of the Unit 70 and 71 of the Wye Valley Site of Special Scientific Interest (SSSI), a component of the Peak District Dales Special Area of Conservation (SAC) which is in unfavourable condition.
70. Foul from the dwelling would drain to the main sewer. Evidence provided shows although Peak Forest is in the SSSI catchment, the main sewer which the site drains to discharges to Chapel-en-le-Frith Wastewater Treatment Works, outside of the catchment. As foul would discharge out of the catchment, it would not impact on designated sites.
71. A soakaway is proposed to accommodate surface water. Natural England standing advice confirms where all surface water is discharging to an appropriate soakaway, an insignificant amount of phosphorus and other pollutants is likely to reach the River Wye.

72. Subject to a condition to control the means of foul and surface water drainage the development would be unlikely to have an adverse impact on designated sites, as confirmed in an associated HRA report. There is no conflict with L2, DMC11 or DMC12.

Residential Amenity

73. The nearest residential properties to the proposal are 28 and 29 Hernstone Lane to the north, and 25 Hernstone Lane (Hernstone Lodge) to the west. The distance to no's 28 and 29 is approximately 18m with the A623 running in between. It is not considered the distance and relationship between the sites would harm neighbouring amenity, including in terms of privacy, overlooking and overbearingness.
74. The distance between Hernstone Lodge and the dwelling is around 15m. The west elevation of the dwelling is blank save for a glazed door and due to the distance and intervening driveway, it is not felt the relationship would harm either dwelling's amenity.
75. The site is a sufficient distance from other neighbouring dwellings such that its amenity impact would be acceptable, and it is concluded the development accords with policies GSP3 and DMC3 in respect of amenity.

Other Matters

76. The Authority's tree officer notes the proximity of development to two ash trees which the application seeks to retain. Although prominent, the trees are identified to have early signs of Ash Dieback and as their removal may become inevitable, the tree officer has requested replacement of the two trees with appropriate new planting as the loss of trees would be noticeable in the streetscape. This would negate the requirement for an Arboricultural Impact Assessment, Method Statement and Tree Protection Plan.
77. Tree planting is currently shown on the Site Plan, and it is possible that the final siting and species mix could be secured through planning condition to ensure appropriate tree replacement and to address the tree officer comments and requirements of DMC13.
78. The application indicates the intention to install solar panels on the rear roofslope, and an air source heat pump, which can be secured by condition, complying with CC1.

Conclusion

79. The proposed dwelling is located on the edge of Peak Forest, a DS1 listed settlement and the location is therefore considered to be acceptable for affordable housing 'in principle', subject to meeting eligible housing need and other impacts of development.
80. Whilst the applicant has demonstrated they have a local connection with Peak Forest and that they are in housing need, the size of the proposed dwelling is significantly larger than the identified need, which is for a one person household. The proposed dwelling is therefore in excess of a size that is affordable for an individual in order to meet their housing need, and is contrary to Policies HC1 and DMH1.
81. The development would result in less than substantial harm to the Conservation Area. This harm has not been outweighed by the benefits of the development, due to the issues identified around the size of dwelling proposed and the resulting policy conflict.
82. 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

411600



411600

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Land adj. 25 Hernstone Lane, Peak Forest

Item no. 13

Application no. NP/HPK/1025/1040

Committee date: 05/12/2025

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**PEAK
DISTRICT**
NATIONAL
PARK

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14. FULL APPLICATION – CHANGE OF USE OF LAND TO GARDEN AND SITING OF TIMBER GAZEBO, TIMBER CABIN, CAT PEN, SUMMERHOUSE AND LOG STORE AND ASSOCIATED WORKS. SITING OF HEN HOUSE ON AGRICULTURAL LAND AND ASSOCIATED WORKS AT 3 HURST WATERWORKS, DERBYSHIRE LEVEL, GLOSSOP (NP/HPK/1224/1334) HF

APPLICANT: JULIE FIDLER

Summary

1. This application seeks planning permission for the change in use of land to residential garden and the siting of a number of outbuildings in connection with that use. The proposals seek to resolve an existing open enforcement case, and the plans have been subject to amendment and re-consultation following discussion with officers.
2. Whilst it is acknowledged that a number of the outbuilding structures are not traditional in appearance, due to the nature of the site and the position of the structures on the amended plans, the revised proposals are considered on balance to conserve the character and appearance of the site and the surrounding countryside and are considered to be acceptable in all other respects, subject to conditions.
3. The application is recommended for approval.

Site and Surroundings

4. The site concerned is land to the west of the converted Hurst Waterworks on Derbyshire Level. The plot of land is roughly rectangular and forms land between the side elevation of no 3 Hurst Waterworks and the boundary to Glossop Golf Club to the west. The site is in open countryside.
5. The extent of land subject to the proposed change of use and siting of buildings has been reduced as part of this application to include a smaller strip of land on the western edge of the rear garden to 3 Hurst Waterworks. The proposals also still include a small part of the far south western corner of the plot of land to the west of 3 Hurst Waterworks. The revised proposals have been subject to re-consultation.
6. The larger parcel of land is currently in use as residential garden with a number of buildings and structures sited on this land. That use is unauthorised and discussions between the applicant and enforcement officers have been ongoing since then. Therefore, notwithstanding that the submitted drawings identify the 'existing' site and elevations as being occupied by a number of buildings, officers have had regard to the previous condition of the site before those activities commenced.
7. The site was previously covered in vegetation with an uneven gradient and trees along the west boundary. It is a significant distance from the nearest named settlement (Policy DS1) and is around 340m from the edge of Glossop, beyond its eastern extent in an area detached from the main settlement by open land, partly used by the golf course.

Proposals

8. The application is for the extension of the residential curtilage of 3 Hurst Waterworks, and for the siting of a number of outbuildings and structures.
9. The application seeks to resolve an existing enforcement matter relating to the unauthorised change in use of land to residential garden and the siting of outbuildings and structures. The breach covers a large area.

10. As part of this application, a reduced scheme has been proposed which proposed use of a reduced area of land as garden, and which omits a number of the structures sited across the wider land. The amended siting and layout has been subject to re-consultation.
11. As amended, the proposal is for the extension of the rear residential garden to the west by approximately 68sqm, and for the siting of a summerhouse with log store, timber gazebo, cat pen and a timber cabin in the rear garden. A hen house is also proposed further west in the far corner of the application site area. The submitted plan confirms boundary treatment and landscaping details.

RECOMMENDATION:

That the application be APPROVED subject to the following conditions:

1. **Accordance with approved plans subject to conditions / modifications.**
2. **External finish of cabin to be provided prior to re-siting of cabin.**
3. **Cabin to remain ancillary to 3 Hurst Waterworks and within the same planning unit.**
4. **Hard and soft landscaping including boundary treatments to be implemented in first planting and seeding season following approval and thereafter to be permanently so maintained.**
5. **Condition to specify extent of residential curtilage of no 3 Hurst Waterworks.**
6. **Remediation strategy and timescale for implementation to be submitted and approved within specified timescale.**

Key Issues

Impact of the development on the character and appearance of the area and on neighbouring residential amenity.

Relevant planning history

12. NP/HPK/0916/0875: Proposed change of use Hurst Waterworks site to 3 no. affordable dwelling's – Refused 15th November 2016.
13. NP/HPK/0217/0140: Proposed change of use to 3 dwelling's – Approved 17th August 2017.
14. NP/HPK/1017/1118: Variation of Conditions 4, 6, 8, 9 & 11 and Removal of Conditions 7 & 10 of planning approval NP/HPK/0217/0140 – Approved 20th December 2017.
15. NP/HPK/0719/0732: Proposed new dwelling on brownfield land at the west Hurst Waterworks – Refused 13th September 2019. Appeal dismissed 4th March 2020.

Enforcement Matters

16. 21/0117: Enforcement case opened December 2021 regarding unauthorised change in use of land to west of 3 Hurst Waterworks to domestic garden and siting of a number of unauthorised buildings / structures including timber gazebo, timber cabin, covered BBQ, cat pen, two hen houses, workshop and summerhouse / log store.

Consultations

17. Charlesworth Parish Council: Status of NP/HPK/0522/0799 unclear. Objects to the application. If the application was on bare ground the Council would have objected on the grounds this is development in the countryside and inappropriate for its rural setting. The amenity of the site and of neighbouring properties is severely compromised by the spread of unrelated structures across the site. Concerns that residential use of bigger sheds can be contemplated and if the application was approved, a condition against such use must be included.

Response to amended plans: The Council noted that the applicant proposes to relocate most of the structures from the open garden land to the southeastern boundary, immediately alongside the adjacent house and garden. As before, the Council remains concerned about this application and objects. If the application was on bare ground the Council would have objected on the grounds that this is development in the countryside which is inappropriate to its open rural setting within the National Park. The development does not represent the 'special circumstances' under which proposals might be approved in a green belt. The amenity of the site and of neighbouring properties is severely compromised by the spread of unrelated structures across the site. This is particularly so given the relocation of the sheds to the boundary with the adjacent domestic property. The Council remains concerned that residential use for the bigger sheds can be contemplated (as indicated in the first application) and, if the application is approved, the Park must condition against this use.

18. Derbyshire County Council (Highways): No objection.
19. Environment Agency: No objection. Detailed advice provided regarding drainage hierarchy options in line with national planning practice guidance, and in respect of drainage solutions. The full response can be read on the application page.
20. High Peak Borough Council (Environmental Health): ADVICE TO LPA: Refusal of the application is recommended on the following grounds:

A phase 2 intrusive sit investigation and contamination assessment has been undertaken for this site under NP/HPK/0217/0140.

- Your Environment, ref: TE3303-01, dated 13th October 2017

This report covers the proposed development area and identifies elevated concentrations of PAH congeners associated with made ground. Identifies elevated concentrations of PAH congeners associated with made ground. To protect human health development should not occur on the site without an appropriate remediation strategy and remediation works taking place.

21. High Peak Borough Council (Planning): No response.

Representations

22. None received.

Main Policies

Relevant Core Strategy policies: GSP1, GSP2, GSP3, DS1, L1

Relevant Local Plan policies: DMC3, DMC5, DMC15, DMH8

National Planning Policy Framework (NPPF)

23. National Park designation is the highest level of landscape designation in the UK. The Environment Act 1995 sets out two statutory purposes for National Parks in England: to conserve and enhance the natural beauty, wildlife and cultural heritage and promote opportunities for the understanding and enjoyment of the special qualities of National Parks by the public. When they carry out these purposes they also have the duty to; seek to foster the economic and social well-being of local communities in National Parks.
24. The NPPF is a material consideration and carries particular weight where a development plan is absent, silent or relevant policies are out of date. Paragraph 189 states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, which have the highest status of protection in relation to these issues.
25. In the National Park, the development plan comprises the Authority's Core Strategy (2011) and the Development Management Policies (DMP) (2019). The development plan provides a clear starting point consistent with the National Park's statutory purposes for the determination of this application. In this case, it is considered there are no significant conflicts between prevailing policies in the development plan and the NPPF.

Relevant Development Plan Policies

Core Strategy

26. GSP1, GSP2: These policies jointly seek to secure national park legal purposes and duties through the conversion and enhancement of the National Park's landscape and its natural and heritage assets.
27. GSP3: Requires that development respects, conserves and enhances the valued characteristics of sites and buildings with particular attention paid to impact on the character and setting of buildings, scale of development, siting, landscaping, building materials, design in accordance with the Authority's design guidance, form and intensity of proposed use, impact on living conditions, ground conditions and adapting to and mitigating the impact of climate change.
28. DS1: Sets the development strategy for the National Park. In the countryside development that is acceptable in principle includes extensions to buildings.
29. L1: Development must conserve and enhance valued landscape character, as identified in the Landscape Strategy and Action Plan, and other valued characteristics.

Development Management Policies

30. DMC3: Development that is acceptable in principle will be permitted provided its detailed treatment is a high quality and protects and where possible enhances the landscape, wildlife and cultural heritage that contribute to distinctive sense of place. Particular attention is paid to siting, scale, form, mass, levels, height and orientation, impact on landscape features, the degree to which buildings and their design, detail and materials reflect or complement the local style and traditions and other valued characteristics. The detailed design of existing buildings where ancillary buildings is proposed is also a consideration, as is landscaping. Regard is required towards amenity and privacy, the Authority's Landscape Strategy and the principles in the Authority's design guidance.

31. DMC5: Planning applications for development affecting a heritage asset including its setting must clearly demonstrate its significance and why the proposed development is desirable or necessary. Development of a non-designated heritage asset will not be permitted if it would result in any harm to the significance and appearance of a heritage asset unless the development is considered by the Authority to be acceptable following a balanced judgement that takes into account the asset's significance.
32. DMC15: Development on land that is known or suspected to be contaminated will be permitted provided that an accredited assessment shows there is no risk to public health arising from existing contamination, and remedial measures can remove any public health risk and make the site fit for its intended use without harm to the valued characteristics of the area. Necessary remedial measures must be agreed before development commences.
33. DMH8: New outbuildings will be permitted provided the scale, mass, form and design conserves and enhances the immediate dwelling and curtilage and any valued characteristics of the adjacent built environment and / or landscape. The use of building(s) will be restricted through conditions, where necessary.

Assessment

Impact on Character of Area

34. The application seeks change of use of land in open countryside to residential garden and the siting of number of buildings and structures on the land and within existing garden. The proposals relate to the existing dwelling no 3 Hurst Waterworks.
35. Policy DS1 allows for extensions to existing buildings, but does not include provision for extension of residential curtilage. The key principle issues are therefore considered to relate to impact on the character of buildings and landscape conservation as set out under GSP1, GSP2, GSP3, L1, DMC3 and DMC5.
36. Whilst located between 3 Hurst Waterworks and the golf course to the west, the site lies within a loose cluster of development, and is part of the open countryside within the Dark Peak Western Fringe local character area / Valley Pastures with Industry landscape character type (LCT).
37. As part of the 2020 Appeal Decision (prior to the start of unauthorised works on site) the Inspector described the site area as low density with a predominantly open verdant character, defining it as a distinct and detached area from the main settlement, with the land appearing as substantially free from built development comprising rough vegetation and a verdant open character fitting with the rural location.
38. The application as originally submitted proposed the residential use of approximately 1,340sqm of land, an area which substantially exceeds that of the existing residential plot of no 3 (circa 325sqm). The application proposed to site multiple structures across that land including gazebo, timber cabin, covered BBQ structure, workshop, cat pen and hen house. A summerhouse with log store was also proposed in the existing garden.
39. Officers raised concerns with the proposed development, which were shared by the Parish Council, due to the development's impact on the character and appearance of the site and countryside, and due to the design of a number of the proposed structures.
40. Following discussions, amended plans have been received.

41. The application now proposes to extend the existing garden by approximately 68sqm. The unauthorised covered BBQ, workshop structure and smaller hen house are omitted. The cat pen and cabin are relocated into the existing rear garden. A fenced boundary with hedging is proposed to enclose the west boundary of the extended garden area.
42. The larger hen house is retained in the far south west corner of the site and although detached from the dwelling, would be contained by fencing and hedging and therefore of minimal impact.
43. Considering impact on the character and appearance of Hurst Waterworks, which was previously identified by the Authority as a non-designated heritage asset, it is acknowledged the building has some significance as a good example of water related industrial heritage of the area.
44. It is recognised the building still offers some value in link to its past use as part of the water related industrial heritage. Nevertheless, following conversion and alterations to the site, the evidential and architectural interest in the building in particular is considered to have reduced, with few of the building's more industrial features such as windows remaining. The building has now obtained a more domestic character. There are domestic sheds and outbuildings in the rear gardens of nos 1 and 2 Hurst Waterworks and it would be considered unreasonable to restrict similar structures at no 3 entirely.
45. It is considered there is sufficient information available based on this application, a visit of site and information available under previous applications to understand the significance of the building and impact of the proposals on Hurst Waterworks and officers do not consider there to be unacceptable impacts or conflict with DMC5 in this respect.
46. Given the changes to the building and other domestic structures in rear gardens, it is not considered the amended scheme would unacceptably harm the building's significance.
47. The concerns of the Parish Council on the revised proposals are noted, and it is accepted there would be some change to the original character of the site (prior to unauthorised works) due to extension of the garden and visibility of the gazebo, hen house and some glimpsed views of the rear garden structures.
48. However, the area of extended rear garden is well associated with the scale and form of the existing garden, and the gazebo structure with evergreen holly planting to the front, and further hedging on the west boundary would result in all buildings / structures and the general extent of residential curtilage being well contained and / or screened. The rear of the garden is well screened by existing hedging that will continue to grow, and there are in any case no public rights of way immediately to the south.
49. The hen house to the western corner, although separate from the main garden, is tucked away in the far site corner and would be screened by evergreen holly and existing boundary treatment and landscaping to the south and west, particularly when considering the height of the hen house against the height of the boundary and landscaping.
50. Whilst there would be some change to the site character, officers consider this would not result in an unacceptable impact on the character of the locality or landscape.
51. The cat pen, summerhouse or gazebo are fairly typical of what would be expected in a residential garden and their form and siting is acceptable.
52. The remaining concern is in respect of the large timber cabin which is acknowledged to be of substantial scale and is not in keeping with the built traditions of the area. Officers

initially requested the cabin was omitted; however the applicant has strong personal connections with the cabin and wishes for it to be retained.

53. The cabin is proposed to be relocated to the rear of the existing garden. From outside the site, views of the cabin will be limited to the top section visible over boundary fencing and plants, and views from the highway to the north will be partly restricted by the gazebo, boundary planting, the main dwelling and the intervening angle. There are limited public vantages to the south. Views from the neighbouring garden will be limited to the top most section of the cabin as the fence height will obscure the lower part, and some views of the elevation facing the dwelling from their dwelling, although the structure would be viewed within a garden setting.
54. The drawings confirm the cabin will be finished in green, which would be considered to reduce the dominance of the building. Some minor re-levelling to accommodate the cabin means that the cabin would not be at a raised height at the rear of the garden.
55. Whilst it is appreciated the proposed cabin in particular is not of a form that is reflective of the local building tradition and is large in scale, as a result of the re-located siting and reduced visibility from locations in the wider landscape, on balance it is not considered that harm arises to a degree such that there would be conflict with Policies GSP1, GSP2, GSP3, L1, DMC3 or DMH8 sufficient to warrant a refusal, subject to conditions.

Residential Amenity

56. The Parish Council objection raises concerns regarding the impact of the development and structures close to the neighbouring boundary on amenity. No response has been received from the adjoining dwelling, no 2 Hurst Waterworks, separated by a fence.
57. The summerhouse siting is in line with a structure in the garden of no 2 which diffuses its impact, which is considered to be acceptable. Whilst the height of the cat pen may rise slightly above that of the fence, the pen is of such a scale that it would not be considered overbearing or harmful in other amenity respects. Its use as a cat pen is not considered to be harmful from any amenity perspective.
58. The timber cabin is considered to have the potential to harm neighbouring amenity by being overbearing, due to its large scale and proximity to the shared boundary. However, the boundary fence between no 2 and 3 rises to the south, whereas the cabin would need to be kept level with its elevation facing the dwelling, such that only the upper parts of the cabin would rise above the fence, rather than the entire structure, and less so further to the south. This is considered to reduce the impact on the neighbour by reducing the impression of scale. Whilst the relationship is close, it is considered on balance given the site context, levels and treatment of the cabin, that the impact would on balance be to an acceptable degree.
59. It is necessary to condition that the external finish of the cabin will be carried out prior to its location on the site, in the interests of character, appearance and impact.
60. Whilst there is a window on the elevation of the cabin facing the dwelling, its position angled north east rather than directly east towards no 2, is such that it is not considered the feature would result in unacceptable overlooking or privacy impact.
61. Officers do acknowledge there is potential for harm to neighbouring residential amenity due to the siting of a large outbuilding close to the shared boundary. It is however felt there are further measures of mitigation which could be adopted to lessen the impact of the cabin on the neighbouring property such that provided those measures are secured

by condition, the impact on neighbouring amenity would be acceptable on balance and therefore in accordance with Policies GSP3, DMC3 and DMH8.

62. Environmental Health have raised an objection regarding the use of the extended garden area due to the previously identified presence of ground contamination across the site. Their response requests provision of details of remediation of the site. This has been discussed with the Environmental Health officer and it is considered that an appropriate condition and timeframe requiring this work to be carried out would be acceptable in order to address the concern raised, and to accord with Policy DMC15.

Other Matters

63. The Parish Council response states that should development be approved, a condition to prevent the use of the cabin for residential purposes should be considered due to its size and scope for such use. Officers do not consider that a use incidental to the existing property would be harmful given the context and relationship with the neighbour as outlined above, however agree a condition to control the cabin from being occupied independently of no 3 is necessary given the close relationship to the dwelling.
64. The Parish Council references the requirement for very special circumstances where development occurs in the Green Belt. For clarity, the application site is within the National Park and there is no Green Belt designation.
65. As a retrospective application, the development is exempt from biodiversity net gains.
66. The Highways Authority have not raised an objection. The Environment Agency response similarly raises no objection, but provides general advice in respect of drainage.

Conclusion

67. Whilst the proposed development includes components which are not wholly in accordance with the Authority's design guidance and the traditional built character of the National Park, the impact of the development on balance is not considered to unacceptably harm the locality, having regard to the revised siting of the proposed development, local character and the overall impact of the development on the area.
68. The proposals have also been found to be acceptable on balance with regard to residential amenity, and in all other respects.
69. The application is therefore recommended for approval.

Human Rights

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

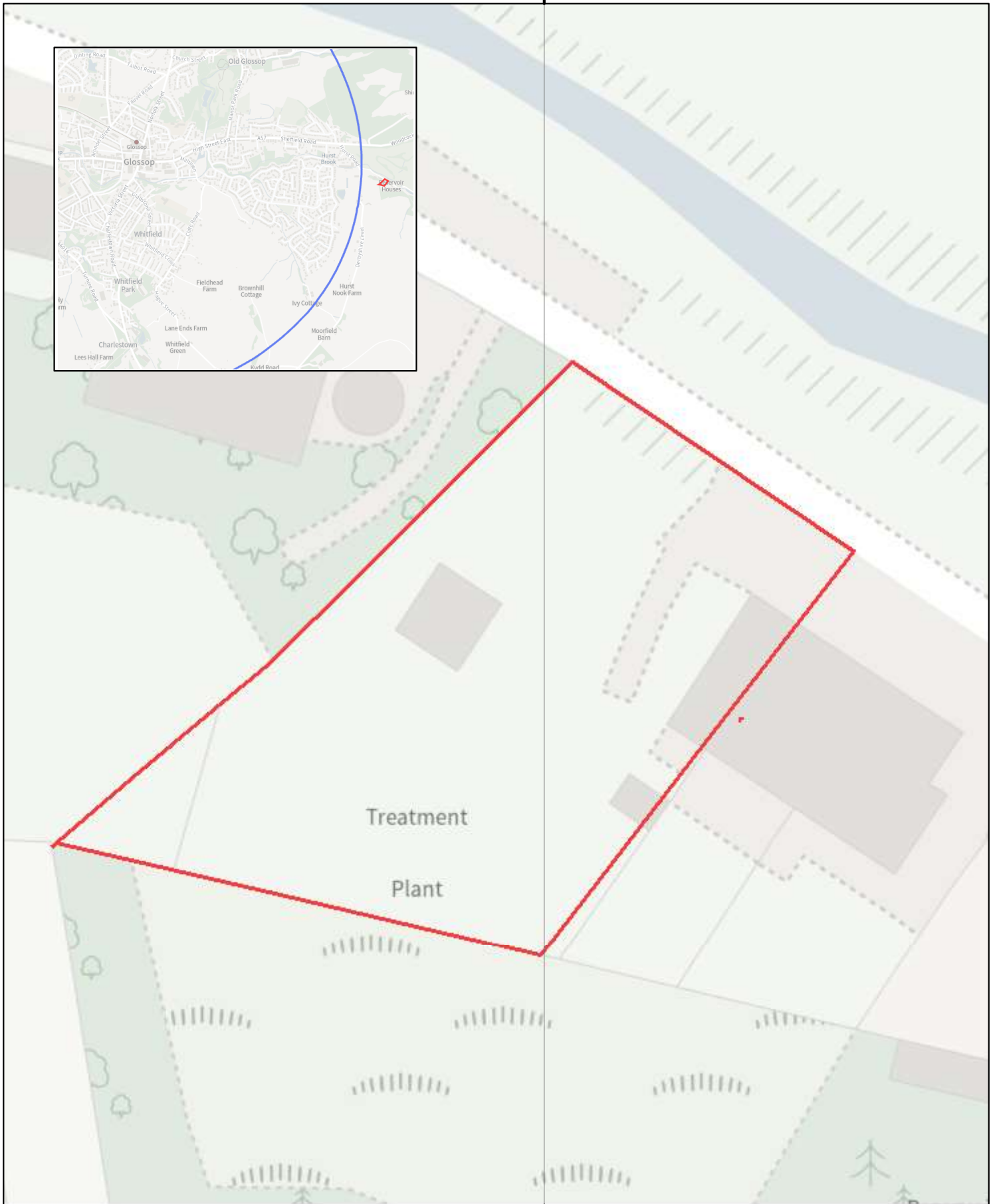
List of Background Papers (not previously published)

Nil

Report Author

Hannah Freer – Senior Planner

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3 Hurst Waterworks, Derbyshire Level

Item no. 14

Application no. NP/HPK/1224/1334

Committee date: 05/12/2025

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15. FULL APPLICATION – EXTENSION TO THE CAR PARK at DENNIS KNOLL CAR PARK, HOLLIN BANK ROAD, HATHERSAGE (NP/DDD/0925/0951) WE

APPLICANT: Peak District National Park Authority

Summary

1. This application seeks full planning permission for the extension of the Dennis Knoll Car Park, a small pay and display carpark located at the western end of the North Lees Estate.
2. The proposed development would result in carpark extending approximately 97m to the east, spanning the entire length of the adjacent woodland. It would also encroach into the woodland to the north by several metres.
3. The application has been supported by detailed data collected from ongoing monitoring outlining the existing parking capacity across the North Lees Estate, in addition to an overview of the issues surrounding inconsiderate verge parking across the locality.
4. The application has demonstrated a demonstratable need for its enlargement. Subject to conditions, the proposed development would not have an unacceptable impact upon valued characteristics, adjacent scheduled monuments/archaeology, and would not negatively impact the ecological value of the site, nor impact the significance of the adjacent designated habitats.
5. The application would provide approximately 18.45% net-gains to onsite biodiversity. As the development would impact and enhance habitats of a medium distinctiveness, the gains are therefore 'significant' and would require monitoring for 30-years. The planning permission will therefore be subject to the prior entry into a legal agreement to secure funds for the ongoing monitoring of the site.
6. This application is therefore recommended for conditional approval subject to the prior entry into a legal agreement.

Site and Surroundings

7. The site is Dennis Knoll Car Park, a pay and display carpark located approximately 2.7km north of Hathersage and approximately 2km to the east of Bamford on the eastern end of the North Lees Estate.
8. The car park is located near Long Causeway to the south-east of Bamford Moor, close to Bamford Edge and Standage Edge and is approximately 2 km to the south east of Lady Bower Reservoir.
9. The current car park is approximately 270 sqm in area and provides space for around 10-12 cars. The parking bays are not marked out and the surface of the of the car park is crushed stone.
10. The application site is comprises the existing carpark, the road verge, grassland to the south of the woodland and the woodland itself. It is within the setting of scheduled monuments. These include Sheep wash Bank and Dennis Knoll, a Cairnfield (a pre-historic settlement and field system), and a Roman Road.
11. To the north, east and west of the development site is European designated sites the Peak District Moors Special Protection Area (SPA), South Pennine Moors Special Area of Conservation (SAC), in addition to the Eastern Peak District Moors Site of Special

Scientific Interest (SSSI). These areas are also designated as Natural Zone within the development plan.

Proposal

12. This application seeks full planning permission for the extension and enlargement of the existing Dennis Knoll carpark to provide approximately 60 car parking spaces.
13. The proposed enlargement would extend the carpark approximately 97m to the east, spanning the length of the adjacent woodland. It would also extend into the woodland to the north by several metres, resulting in the loss of several trees of varying height and species.
14. The carpark would have two access points, the western entrance point and the eastern exit point. The access and exit points would be tarmacked.
15. The western section of the carpark would provide 3 marked disabled bays and would be tarmacked. The pay and display machines would also be located in this part of the carpark, along with cycle racks.
16. The larger and extended eastern section of the carpark would remain unmarked and would be surfaced in 'Ultitrek' recycled material. Stone sets would demarcate the areas of Ultitrek and tarmac.
17. The application also proposes the creation of a raised bund on the verge with the highway. The submitted planting scheme proposes the planting of several trees along the bund, in addition to several trees and shrub planting in the carpark itself. Additional planting is proposed on the eastern boundary of the site.
18. The application drawings also show details of signage in association with the carpark. For clarity, these would be subject to a separate application for consent to display an advertisement if found to be too large to benefit from deemed consent.

RECOMMENDATION:

That the application APPROVED subject to the prior entry into a Section 106 Agreement and the following conditions:

- 1. Statutory three-year implementation period;**
- 2. The development shall not be carried out otherwise than in complete accordance with the amended plans and specifications subject to the following conditions and/or modifications.**
- 3 No development shall commence until a Habitat and Management Monitoring Plan (HMMP) has been submitted to and approved in writing by the National Park Authority. The HMMP shall provide details for the creation, enhancement and management of habitats on the site and adjacent to the site post development. Thereafter, the development shall be carried out and the site monitored in complete compliance with the agreed HMMP.**

- 4** **a) No development shall take place until a Written Scheme of Investigation for archaeological work has been submitted to and approved by the National Park Authority in writing. The scheme shall include an assessment of significance and research questions; and**
- 1. The programme and methodology of site investigation and recording;**
 - 2. The programme for post investigation assessment;**
 - 3. Provision to be made for analysis of the site investigation and recording;**
 - 4. Provision to be made for publication and dissemination of the analysis and records of the site investigation;**
 - 5. Provision to be made for archive deposition of the analysis and records of the site investigation;**
 - 6. Nomination of a competent person or persons/organization to undertake the works set out within the Written Scheme of Investigation.**
- b) No development shall take place other than in accordance with the archaeological Written Scheme of Investigation approved under part (a).**
- c) Within a period of 12 weeks from completion of the development the archaeological site investigation and post investigation analysis and reporting shall have been completed in accordance with the programme set out in the Written Scheme of Investigation approved under part (a) and the provision to be made for publication and dissemination of results and archive deposition shall have been secured.**
- 5** **No development shall take place until a Construction Environmental Management Plan (CEMP) has been submitted to the National Park Authority for approval in writing. The CEMP shall include detailed construction phase impact avoidance and mitigation measures summarised within the Appropriate Assessment of the submitted ‘shadow’ HRA document, in addition to environmental control measures, including but not limited to: the implementation of strict protection measures for the root protection areas of retained trees and hedgerows, in accordance with BS5837:2012; details of appropriate fencing to restrict access into key ecological areas; information on any timing restrictions; and measures to prevent damage to sensitive ecological habitats and protected species, including control and monitoring of surface water run-off, construction dust and recreational disturbance. Thereafter, the development shall only be carried out in accordance with the Construction Environmental Management Plan.**
- 6** **The development shall not be brought into use until a strategy and management plan for the reduction of verge parking has been implemented in accordance with details which shall have first been submitted to and approved in writing by the National Park Authority. The strategy and management plan shall include the precise details to reduce the verge parking surrounding the site, including communication, enforcement and timings.**
- 7** **The first planting season following first use of the development, the tree and shrub planting shall be carried out in accordance with plan dwg. PM06913A/2025/LS01 and shall thereafter be maintained in accordance with the provisions outlined in the Habitat and Management Monitoring Plan.**

- 8 Any trees that are found to be dead, dying, severely damaged or diseased within five years of the completion of the building works or five years of the carrying out of the landscaping scheme (whichever is later) shall be replaced in the next planting season by specimens of similar size and species in the first suitable planting season (unless in accordance with an alternative specification which shall be first submitted to and agreed in writing by the National Park Authority).
- 9 The development shall be carried out in strict accordance with the Reasonable Avoidance (RAMs) and Precautionary Methods as detailed in Section 5.0 of the Preliminary Ecological Appraisal (Pioneer Environment Group Ltd).
- 10 Prior to first use of the development, the ecological enhancements outlined in Section 5.28 - 5.30 of the Preliminary Ecological Appraisal shall be implemented and thereafter shall be maintained for the lifetime of the development.
- 11 The development shall be constructed outside of the bird breeding season (February to September).
- 12 The development shall be carried out in accordance with the Arboricultural Report & Impact Assessment (AWA Tree Consultants) and Arboricultural Method Statement (AWA Tree Consultants).
- 13 The development shall not be brought into use until the access, parking and turning facilities have been provided as shown on drawing PM06913A/2025/PP04 R01, PM06913A/2025/PP05 R01 and PM06913A/2025/LP01 R01.

Key Issues

- Principle of the development;
- Justification for extension;
- Impact upon the valued characteristics of the landscape;
- Impact upon heritage assets and archaeology;
- Ecology and biodiversity;
- Impact upon trees;
- Highway safety;
- Other matters.

History

- 2001 – Extension of lay-by parking area (NP/DDD/0700/291) – Withdrawn. Standage Forum Steering Group advised the application should be withdrawn while a management plan is prepared for the area is prepared.
- 2023 - Installation of solar powered car park machine and associated base, pedestrian area and signage (NP/DDD/1222/1558) – Granted conditionally

Consultations

19. Hathersage Parish Council – General comment.

While commending the depth of consideration that had gone into the application some Cllrs shared concerns including that the pay-and-display conditions may push visitors to park - at no charge – elsewhere, including on verges. Queried whether robust enforcement measures will be put in place - who will undertake enforcement? how will it be funded? what levels of fines will be imposed? Lack of toilet facilities also a concern. Cllr Olle commented that the location for such a large car park was inappropriate and

would have a negative impact on the landscape. She suggested the expansion would encourage car use to the detriment of encouraging visitors to use public transport, and that it set a precedent for further car park expansion across the Peak Park. More broadly, Cllrs noted the expansion did not reference a wider PDNPA strategy on parking and visitor management including overnight campervan parking - suggested there needs to be a clear strategy developed with input from Peak Park communities and any further parking proposals to be aligned to the strategy. Cllrs also called for consideration be given to appropriate measures/deterrents to protect verges e.g. wooden barriers.

20. Natural England – No objection subject to appropriate mitigation being secured

Natural England considers that without appropriate mitigation the application could:

- *have an adverse effect on the integrity of South Pennine Moors, Special Area of Conservation and the Peak District Moor (South Pennine Moor Phase 1), Special Protection Area.*
- *damage or destroy the interest features for which Eastern Peak District Moors Site of Special Scientific Interest has been notified.*

In order to mitigate these adverse effects and make the development acceptable, the following mitigation options should be secured:

- *A written Construction and Environmental Management Plan (CEMP) produced which outlines all mitigation measures stated within the Appropriate Assessment of the submitted 'shadow' HRA document.*
- *All works on-site to be completed outside of the bird breeding season (February to September). Continual monitoring. During construction, of potential hydrological impacts upon the adjacent designated sites, caused by an increase in surface water run-off.*

We advise that an appropriate planning condition or obligation is attached to any planning permission to secure these measures.

21. Historic England – No advice offered.

22. Highway Authority – No objection.

Based on the analysis of the information submitted and a review of Local and National policy the Highway Authority concludes that there would not be an unacceptable impact on Highway Safety or a severe impact on congestion. There are no justifiable grounds on which an objection could be maintained.

Suggested a condition requiring the development not being brought into use before the access, parking and turning facilities have been provided in accordance with submitted drawing. Also suggested an informative relating to undertaking works in the highway.

23. PDNPA Landscape – No objection.

The application site is an existing car park in the Open Moors LCT in the Eastern Moors LCA. It is screened to the north and south by blocks of woodland.

The proposal is to enlarge the car park – with the aim of discouraging parking on verges.

An LVA has been prepared which outlines the potential landscape and visual effects – I agree with its findings. This outlines proposed mitigation (which is detailed in Plan 9 Landscape Proposals).

Key issues are the enlargement of the car park and its potential adverse effects on landscape and views; while the car park is enlarged, it is broken up with planting, it has

a planted bund to the south and a proposed block of planted at its eastern end. This mitigation, combined with the reduction of verge car parking elsewhere, gives a neutral landscape and visual effect in my view - as long as the landscape mitigation works are undertaken, I do not object to the scheme.

24. PDNPA Ecology – No objection

Current mapping and proposals result in a net gain of 18.45%. The proposed uplift results in a net gain of 1.01 habitat units as calculated using DEFRA's Biodiversity Metric 4.0. However, at this stage proposals and calculations are indicative only and are based on a previous proposal. The final uplift will be submitted in the final version of the BNG metric following approval of the application. It is understood that plans may incorporate a slightly larger verge in the south-east corner (Drawing number PM06913A/2025/LS01, dated 24/7/25) and this would be welcomed, because it would enable retention of habitat in this area along with the potential to plant more trees. With the retention of this area, the biodiversity uplift is expected to be higher than 18.45%. Nevertheless, the metric as submitted, demonstrates that the application is capable of meeting the Biodiversity Net Gain condition.

It is understood that the fence line bounding the northern area of the woodland does not correspond with the red line boundary; and therefore, a large area of adjacent habitat (heathland) has not been included within the metric. Provided no works take place beyond the tree protection fence line, as illustrated in the Arboricultural Method Statement, this area is not expected to be impacted.

In the context of the location, (adjacent to SPA/SAC/SSSI); based on the information received, the uplift and proposed habitats (of medium to high distinctiveness) are considered significant enough to warrant maintenance with a legal agreement (planning obligation or conservation covenant) or planning condition for 30 years.

A Habitat Management and Monitoring Plan (HMMP) will be required to be submitted that sets out the detailed habitat creation and enhancement specifications and long-term management prescriptions. The proposed amended plan (Drawing number PM06913A/2025/LS01, dated 24/7/25) is welcomed. It is understood 10no trees will be removed, along with part of a group of trees (G1). Removal of trees should be limited to those identified within the Arboricultural Method Statement (June 2025).

Table 4 in the Biodiversity Net Gain Assessment Report suggests using Emorsgat Wildflower seed mix (e.g. EM10 Tussock Meadow Mixture) to seed the verges. Preferably, local green hay will be used, but if this is not practical, a bespoke seed mix is required (rather than an off the shelf mix). For example, EM10, EM7 and EM8 have species that are not characteristic of grasslands of the National Park e.g. wild carrot and bladder campion. Any species mix needs to be of UK origin and preferably of local provenance.

Ecological impacts

The Preliminary Ecological Appraisal identified potential impacts on protected species mainly through construction activity. The appraisal states there are no ponds within 500 m. However, there are waterbodies suitable for amphibians situated within 200 m. Nevertheless, in consideration of the location of the waterbodies where there is suitable adjacent habitat, it is considered that the proposed Precautionary Method Statement outlined within the ecology report, along with the appointment of an Ecological Clerk of Works (ECoW) is sufficient to protect amphibians during construction.

In the absence of any mitigation measures, the proposed development would have the potential to result in negative effects, specifically on nesting birds, bats, amphibians and

small mammals. Provided mitigation and precautionary measures proposed in the Preliminary Ecological Appraisal by Pioneer Environmental group are implemented, the development is not anticipated to result in any significant residual negative effects on important ecological features.

Lighting is not expected to be used during or post construction. If lighting is proposed, a lighting strategy for bats developed in accordance with current guidance from the Bat Conservation Trust and Institution of Lighting Professionals 'Bats and Artificial Lighting at Night' (Guidance note 08/23) should be submitted.

The enhancements provided in Section 5.28-5.30 in the Preliminary Ecological Appraisal are welcomed and will provide additional compensation for the loss of habitat.

25. PDNPA Archaeology – No objection. Some harm but capable of mitigation through conditions.

On initial assessment it would be expected that the creation of a car parking area would require a considerable amount of ground disturbance and therefore have a considerable impact of archaeological remains.

However, the car park proposals have been carefully designed to limit the amount of ground disturbance required, making use of natural contours and falls, and permeable materials to facilitate drainage; only requiring a scrape back of the turf rather than any digging out. More significance archaeological impacts have been designed out. This is welcomed.

*As such, the **archaeological impacts will be minor**. The possible small quarry pit will be backfilled and levelled out, so will be lost. It is also possible that buried features will be encountered during the turf strip and affected by even the minimal ground disturbance taken place.*

The significance and harm identified above needs to be taken into account as an informed and balanced planning decision is made.

Should the planning balance be favourable then a programme of archaeological work needs to be secured by condition in order mitigate the harm identified above. This needs to include:

- *Survey of the quarry pit (Level 2)*
- *Archaeological monitoring and recording during turf strip and all other groundworks.*

This needs to be carried out by a suitable qualified and experienced archaeological contractor in accordance with a written scheme of investigation/project design that I have approved and in accordance with the standards and guidance of the Chartered Institute for Archaeologist.

26. PDNPA Tree Conservation Officer – No objection subject to conditions:

1. *Adhere to the Arboricultural Method Statement submitted by AWA Tree Consultants in June 2025*
2. *Carry out 4.4.1 Suitable Mitigation regarding new tree replanting, stated in the Arboricultural report & Impact Assessment*
3. *Any trees that are found to be dead, dying, severely damaged or diseased within five years of the completion of the building works or five years of the carrying out of the landscaping scheme (whichever is later) shall be replaced in the next planting season by specimens of similar size and species in the first suitable planting season (unless the National Park Authority gives its written consent to any variation).*

Representations

27. 3 representations have been received during the determination of this application. 2 in support, 1 objecting.

28. The representations in support of the application cited the following:

- One of the representations in support of the proposal was Deputy chair of the Stanage Steering Group. They stated that parking across the Estate is a problem which has only escalated over time. Considered the extension to be essential in the overall strategy of managing parking across the Estate. It is needed to eliminate the damaging verge parking. The current use of Dennis Knoll is irresponsible and dangerous. Vehicles and parking need managing on the Estate. The design of the Car Park has been sympathetically thought through. Accessible parking bays will be welcome complimentary assets to the Miles Without Stiles project on Long Causeway. This Dennis Knoll Car Park application should be supported.
- Carpark would assist in reducing the parking on the verge which has created an unsightly mess. Verge parking has also limited the size of traffic that can pass on busy days, including emergency vehicles.
- Cited concern that the carpark may be too small to solve the identified issues.

29. The representation which objected cited the following reasons:

- The ecology report states no ponds within 500m. There is a small pond within 500m, also a regularly flooded strip on the opposite side of the Causeway which provides a breeding place for frogs and toads thus supporting the migrant and resident birds.
- You have not provided a factual argument for the removal of woodland and additional spaces; you are already creating many additional spaces at Hollin Bank. Both car parks are rarely anywhere near capacity, with people parking for free on verges.
- I support your plan to use the verge down from Dennis Knoll, this needs surfacing to provide parking which can be paid for at Dennis Knoll machine.
- Removal of the woodland to the rear of Dennis Knoll for additional car parking will be visible from many points along the Causeway and Stanage Edge, thus further urbanising a wild landscape. Hollin Bank is very well screened and so invisible in this respect. New planting will take years to provide adequate screening.
- Providing more paid parking will not stop people parking for free wherever possible. Without proper enforcement/deterrents the additional development costs will not be viable.

Main Policies

Relevant Core Strategy policies: GSP1, GSP2, GSP3, DS1, L1, L2, L3, T1, CC1

Relevant Local Plan policies: DMC1, DMC3, DMC5, DMC6, DMC11, DMC12, DMC13, DMT3, DMT7

National Planning Policy Framework

30. The National Planning Policy Framework (NPPF) was published on 27 March 2012 and replaced a significant proportion of central government planning policy with immediate effect. It was last updated in December 2024. The Government's intention is that the document should be considered as a material consideration and carry particular weight where a development plan is absent, silent or relevant policies are out of date. In the National Park the development plan comprises the Authority's Core Strategy 2011 and those in the Development Management Plan adopted in May 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.
31. Paragraph 184 states that "great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks and the Broads."

Core Strategy

32. 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.
33. Policy GSP2: Enhancing the National Park states that:
- Opportunities for enhancing the valued characteristics of the National Park will be identified and acted upon
 - 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.
 - When development is permitted, a design will be sought that respects the character of the area.
 - 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
 - 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.
34. 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.
35. Policy DS1 sets out the Development Strategy for the National Park. DS1.C. sets out the forms of development that are acceptable in principle in the countryside outside of the Natural Zone. There is no scope for the erection of new housing here other than as part of development needed to secure effective conservation and enhancement.

36. Policy L1 says that development must conserve and enhance valued landscape character and valued characteristics, and other than in exceptional circumstances, proposals in the Natural Zone will not be permitted.

37. Policy L2 states that development must conserve and enhance any sites, features or species of biodiversity interest 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.

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

39. 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. Part C also states that development must be directed away from flood risk areas, and seek to reduce overall risk from flooding within the National Park and areas outside it, upstream and downstream.

40. Policy T1 'Reducing the general need to travel and encouraging sustainable transport' states that conserving and enhancing the National Park's valued characteristics will be the primary criterion in the planning and design of transport and its management.

It states that a modal shift to sustainable transport will be encouraged.

Development Management Policies Plan

41. Policy DMC1 states that in countryside beyond the edge of settlements listed in Core Strategy policy DS1, any development proposal with a wide scale landscape impact must provide a landscape assessment with reference to the Landscape Strategy and Action Plan. The assessment must be proportionate to the proposed development and clearly demonstrate how valued landscape character, including natural beauty, biodiversity, cultural heritage features and other valued characteristics will be conserved and, where possible, enhanced.

42. Policy DMC3 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.

43. Policy DMC5 states 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.

44. Policy DMC6 states that planning applications involving a Scheduled Monument and/or its setting will be determined in accordance with policy DMC5.

45. Policy DMC11 states that development should aim to achieve net gains to biodiversity or geodiversity as a result of development. In considering whether a proposal conserves and enhances sites, features or species of wildlife, geological or geomorphological importance all reasonable measures must be taken to avoid net loss.
46. Policy DMC12 states that for Internationally designated or candidate sites, or European Protected Species, the exceptional circumstances where development may be permitted are those where it can be demonstrated that the legislative provisions to protect such sites or species can be fully met.
- A. For sites, features or species of national importance, exceptional circumstances are those where development is essential:
- (i) for the management of those sites, features or species; or
 - (ii) for the conservation and enhancement of the National Park's valued characteristics; or
 - (iii) where the benefits of the development at a site clearly outweigh the impacts on the features of the site that make it of special scientific interest and any broader impacts on the national network of SSSIs.
47. Policy DMC13 states that applications should provide sufficient information to enable their impact on trees, woodlands and other landscape features to be properly considered in accordance with 'BS 5837: 2012 Trees in relation to design, demolition and construction – Recommendations' or equivalent.
48. Policy DMT3 sets out that development will only be permitted where 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.
49. Policy DMT7 states that new or enlarged car parks will not be permitted unless a clear, demonstrable need, delivering local benefit, can be shown.

Where new or additional off-street visitor parking is permitted, an equivalent removal of on-street parking will usually be required. This will be delivered through Traffic Regulation Orders to restrict on-street parking.

Assessment

Principle of the development

50. The starting point for considering applications for visitor parking are policies T1 ("Reducing the general need to travel and encouraging sustainable transport" - Core Strategy) and DMT7 ("Visitor Parking" – Development Management Policies).
51. In so far as it relates to the proposed car park extension, the thrust of T1 is to encourage a shift towards sustainable transport, to minimise impacts of development within environmentally sensitive locations, avoid harm to valued characteristics, and to consider demand management where appropriate
52. Policy DMT7 states that new or enlarged car parks will not be permitted unless a clear, demonstrable need, delivering local benefit can be shown.
53. DMT7.B states that here new or additional off-street visitor parking is permitted, an equivalent removal of on-street parking will usually be required. This will be delivered through Traffic Regulation Orders to restrict on-street parking.

54. Therefore, the proposed extension is acceptable in principle subject to the application demonstrating a clear demonstrable need (which would deliver local benefit) for the development that it would not harm the valued characteristics of the National Park, and has minimised impacts within its environmentally sensitive location and has a method for the management of demand (and reduction of off-street car parking).
55. The need for the proposed development, in addition to its impact upon the valued characteristics of the National Park will be discussed in the following sections of this report.

Justification for extension and local benefit

56. As noted, policy DMT7 states enlarged visitor carparks will not be permitted unless a clear, demonstrable need can be shown which delivers benefits locally.
57. This application has been supported by a Car Park Capacity Report. It provides data and commentary on the ongoing monitoring of the Dennis Knoll site over a period of several months.
58. Using data obtained from the pay and display machine, the report identifies that between 1st January 2025 and 31st August 2025, Dennis Knoll carpark was above capacity approximately 25% of the time. The data found that this was typically concentrated on weekends and bank holidays, but included days during particularly sunny spells in March and April.
59. In addition to the pay and display data, the application provides an enforcement survey data carried out between May and August 2025. During this period, there were 62 enforcement visits, 11 on weekends and 51 during the week.
60. To summarise, the survey found that on two visits (Sunday 27th April and Saturday 31st May 2025), the carpark was over capacity with 12 and 13 cars parked in the carpark respectively. On the 27th April visit, an additional 44 cars were parked on the verge, and on 31st May, 31 cars were parked on the verge.
61. On the other enforcement visits, the car park did not exceed its capacity. However, on 46 of the 62 visits cars were observed parking on the verges even when there was available capacity in the carpark.
62. Across the whole monitoring period, cars parked in the formal car park equalled 164 vehicles, whilst 447 vehicles were parked on the verge surrounding the carpark. Whilst this invariably fluctuates across weeks and month, it shows that for every car parked in the formal car park, there was evidence of at least 2-3 parked on the verge.
63. Across the monitoring survey, it found on 27 visits across the 62-day period, the parking surrounding Dennis Knoll (including both carpark and verge) exceeded the formal capacity of the site, indicating a short-fall in capacity in the area.
64. Furthermore, it is also necessary to consider the visual impact of the current verge parking. The current verge parking does not benefit from any screening, and its uncontrolled nature creates a cluttered and piece-meal appearance. Additionally, the verge parking has eroded the grassland immediately adjacent to the road causing damage and churning the vegetation. This further negatively affects the character and appearance of the site even when cars are not parked on the verge.

65. Further to the east of the carpark, the verge abutting Hollin Bank Road is designated as SAC, SPA and SSSI and the continued parking on these areas are damaging the significance of these designations.
66. It should also be acknowledged that Dennis Knoll has become an increasing popular area to start walks across the North Lees estate, including Stanage and Bamford Edge (as demonstrated by the submitted monitoring data). Increased monitoring and physical barriers could be utilised to deter verge parking which would alleviate the visual and ecological implications; however, these risks pushing the issue to alternative locations. It would therefore be favourable to retain the capacity (of both the carpark and current verge parking) but operate it in a controlled, screened and appropriately designed way.
67. To secure that the scheme delivers local benefits, it is necessary to ensure that appropriate measures are secured which would decrease the amount of verge parking locally. Particularly as the evidence indicates that visitors may continue to choose to park on the verge even if additional capacity is provided. As submitted, the proposal includes a bund which would span the southern side of the carpark, restricting parking along this highway edge. However, measures would also need to be secured limiting verge parking across the adjacent roads and the wider North Lees estate.
68. The application has also been supported by a Traffic Management Strategy. This is a wide-ranging document; however, it sets out the proposed measures for the removal of informal parking. It suggests that the applicant can utilise by-laws to enforce parking on the following areas:
- Land that it owns
 - Land that it manages through a formal agreement where that land is also open access land.
69. The applicant is in discussion with the Local Highway Authority to reach a formal agreement to take on management of the verges which are outside of their land ownership and in Highway Authority control. This would likely be secured through a Section 101 agreement.
70. It also outlines that the areas of the estate where the verge is not in applicant ownership nor is it within Access land are small areas but on which some verge parking does occur. These areas will be monitored and if necessary, further physical measures implemented in consultation with the Highways department of Derbyshire County Council.
71. To ensure that the proposed delivers public benefit to justify the principle of the development, it is necessary that the mitigation/enforcement measures remove no less than the number of carparks proposed. In this instance, the carpark extension would provide an additional 50 spaces, so the mitigation measures would need to remove the same amount from the local highway verges. Should the mitigation measures remove in excess of that amount, it would weigh more favourably in the planning balance.
72. Accordingly, if this application is recommended for approval, a condition is recommended that restricts the operation of the carpark until a Management Plan is secured which sets out how much verge parking would be removed, and the precise methods that this would be secured by including details of monitoring visits.
73. Additionally, the application would only provide benefits locally if it can be shown to have an acceptable impact upon the valued characteristics of the area, including landscape, heritage assets and local wildlife. Subject to the above, the proposed development would accord with policy DMT7.

Impact upon the valued characteristics of the landscape

74. Policy L1 which states that development must conserve and enhance valued landscape character as identified in the Landscape Strategy and other valued characteristics. Policy DMC1 expands upon this and states that in countryside beyond the edge of settlements listed in Core Strategy policy DS1, any development proposal with a wide scale landscape impact must provide a landscape assessment with reference to the Landscape Strategy and Action Plan. The assessment must be proportionate to the proposed development and clearly demonstrate how valued landscape character, including natural beauty, biodiversity, cultural heritage features and other valued characteristics will be conserved and, where possible, enhanced
75. The application site is in the Open Moors Landscape Character Type of the Eastern Moors Landscape Character Area. It is characterised by:
- Undulating settled gritstone summits with large gritstone edges, scattered rock outcrops and tors
 - Unenclosed heather and grass moorland, with areas of birch and willow scrub
 - Extensive and nationally-important archaeological evidence from prehistoric and later activity
 - Thin impoverished soils with some deposits of peat
76. The Landscape Strategy and Action Plan notes that the landscape is generally open with expansive views over the adjacent valley; however, there are some localised patches of bird and willow scrub on lower lying moors and a number of localised plantations. The application site would fall within the latter category situated between the woodland to the north and Dennis Knoll plantation to the south.
77. The application has been supported by a Landscape Visual Appraisal. The appraisal assesses the development proposal from 13 receptors across a distance of 500m from the application site. The viewpoints are from a number of public footpaths, National Trails, bridleways and open access land.
78. The appraisal concludes that from viewpoints 1, 2, 3, and 12 the existing topography and plantation woodlands would provide full screening from the proposed carpark extension. These viewpoints are from between 200m and 500m from the south-east.
79. From viewpoint 4, a public right of way on Stanage Edge approximately 300m directly to the east, the proposed development would be visible during the winter months.
80. Similarly, from viewpoints 5 and 6, which are also footpaths on Stanage Edge directly to the east of development site, the proposed carpark extension would be visible during the winter months through sightlines between the northern woodland and plantation to the south.
81. From viewpoints 7, 8, 9 and 10 which are located between 200 and 300m to the north of the development site, the proposal would be visible through the sparse nature of the existing woodland to the north. It should be noted that the density of the woodland would further be reduced through the removal of trees to facilitate the extension.
82. Viewpoint 11 is a local view from Hollin Bank Road less than 100m to the east of the site. Upon construction, the development site would be visible between the northern woodland and southern plantation.
83. Viewpoint 13 is the only viewpoint to the west, a byway crossing the open moor. From this viewpoint, the existing woodland planting would screen the proposed carpark extension. It should be noted that from this viewpoint, the extant of verge parking along Long Causeway is evident. Should appropriate mitigation measures be secured, this verge parking will be removed and directed onto the better screened site behind the woodland.

84. The appraisal goes on to conclude that upon construction, the fabric of the landscape will change locally as it would result in an enlarged carpark with the woodland encroached into. The appraisal concludes that the proposal would be intrusive on the landscape and there would be a minor adverse effect on the landscape character compared to the baseline.
85. It then goes on to state that the susceptibility of the local landscape is low due to the fact the area is relatively sheltered and is already a carpark.
86. Once the proposed mitigation and tree/shrub planting has established, the landscape would accommodate the change in character and the proposed development would be integrated well into its local woodland setting.
87. To conclude, the proposed development would be visible and potentially intrusive during the winter months following its construction. This would be most evident from recreational users on Stanage Edge and the moorland below it, in addition to local views from the approach to the east. Initially, this would comprise a minor adverse visual effect.
88. By the summer of the 15th year following mitigation planting and management, the proposed carpark will be enclosed and in a wooded setting, appearing as an extension of the existing woodland to the north, there will likely be visibility of vehicles through filtered trees but they will not stand out in the landscape. The landscape and visual impact will be neutral to minor beneficial given the removal of nuisance verge parking which is visible from many of the identified viewpoints.
89. Therefore, in the short-term, the proposed development would have a minor adverse impact upon the valued characteristics of the landscape before becoming a neutral feature by year 15.
90. It should also be noted that the proposed development includes the creation of a bund (with tree planting atop) running the southern perimeter of the carpark. This would provide modest mitigation to the visual impact of the proposed development in the street-scene, in addition to restricting verge parking along this section of the road.
91. This harm needs to be weighed carefully against the current situation with verge parking evident across the roads surrounding Dennis Knoll. This uncontrolled and unregulated parking also has a negative impact on the landscape, with a lower density of parking resulting in larger and longer rows of parking which do not benefit from screening.
92. The consolidation of the carparking in this location through the proposed carpark extension through increased density and effective enforcement limiting verge parking would provide a modest improvement on the current situation. While short-term harm has been identified, subject to appropriate planting and enforcement mitigation, the proposed development would provide modest positive impact on the landscape.
93. The proposed development is therefore in compliance with policies L1, GSP2 and DMC1.

Impact upon heritage assets and archaeology:

94. The proposed development is in close proximity to two Scheduled Monuments, 1020171 Sheepwash Bank and Dennis Knoll prehistoric settlement and field system and the Long Causey, a historic routeway of at least medieval origin and likely older. There is the potential for previously unknown and unrecorded belowground remains related to these features, although the likelihood of these is anticipated to be low. Any remains associated with the prehistoric settlement and field system are likely to be of up to

national significance due to the association with the scheduled monuments. Remains associated with the Long Causeway are likely to be of regional significance.

95. Therefore, policies L3, DMC5 and DMC6 are engaged requiring development to conserve and where possible enhance the significance and setting of heritage assets, including archaeology and Scheduled Monuments.
96. The application has been supported by a thorough desk-based assessment and an impact assessment which provides the necessary information outlined through national and local policy to assess the impacts of the proposal. The submitted assessment also identified a small earthwork within the site itself, likely a small quarry associated with construction of the adjacent road in the 18th century. This would be a feature of local significance.
97. The proposed carpark has been designed to limit the ground disturbance, making use of natural contours and falls, with permeable materials to facilitate drainage. It would only require a scrape back of the turf, rather than any further digging out.
98. As such, the archaeological impacts will be minor. The possible small quarry pit will be backfilled and levelled out, so will be lost. It is also possible that buried features will be encountered during the turf strip and affected by even the minimal ground disturbance taken place
99. The identified heritage assets potentially affected by the proposal are non-designated. National and local policies therefore require the impact upon the heritage assets to be considered in the wider planning balance, taking into account the significance of the heritage assets.
100. When weighed in the wider balance, it is considered that the benefits associated with the proposal would outweigh the harm through the loss of the local non-designated archaeological asset subject to appropriate archaeological monitoring.
101. Should the application be recommended for approval, a pre-commencement condition for a Written Scheme of Investigation for archaeological monitoring and a survey of the identified quarry pit.
102. Subject to the above, the proposed development is acceptable with regard to cultural heritage and would be in compliance with policies L3, DMC5 and DMC6.

Ecology and biodiversity

103. The development site is located immediately adjacent to several ecology designations, Peak District Moors Special Protection Area (SPA), South Pennine Moors Special Area of Conservation (SAC), in addition to the Eastern Peak District Moors Site of Special Scientific Interest (SSSI).
104. The proposed development would also result in the loss of woodland and grassland habitats. Accordingly, policies L2, DMC11 and DMC12 are engaged which require development to achieve net-gains to biodiversity as a result of development, and to follow the correct legislative procedure in connection with European and national legislation.
105. With regard to onsite habitats and species of interest, the application has been supported by a preliminary ecological assessment (PEA).
106. The PEA identifies a number of fauna species to consider. It found that the proposed development would not impact bats or common amphibians and reptiles; however, the document provides recommendations to further reduce the risk to these species. One

recommendation was to carry out the de-vegetation works during the active season (March – October); however, this potentially created conflict with the bird nesting mitigation measures (below). An update has been received from the Project Ecologist advising that the works could be carried out earlier, but would be dependent on weather (8-10 degrees Celsius) and an ecologist check prior to the clearance.

107. The grassland and woodland to the north provide suitable nesting and foraging opportunities for birds. To mitigate this risk, the PEA suggests the works are undertaken outside of the bird nesting season; however, it goes on to advise that if this is not possible, the areas requiring de-vegetation should be checked for active nests by a suitably qualified ecologist a maximum of 24 hours before removal works begin. If an active nest were to be discovered during the works, an exclusion zone around the nest would need to be established and maintained until a suitably qualified person has confirmed the birds have fledged or that the nesting attempt has concluded.
108. A number of enhancement measures have been proposed. These include bird and bat boxes, log piles and hibernacula for amphibians and reptiles.
109. Subject to conditions, the proposed development would not have an adverse impact upon protected species or the fauna interest of the site.
110. With regard to the impact on the designated sites, this application has been supported by a Shadow Habitats Regulations Assessment (sHRA). The report outlined the qualifying species for the Peak District Moors SPA and the qualifying habitat for the South Pennine Moors SAC. It assessed these features of value against the potential threats to the sites from the proposed development, including cumulative impacts from other development locally.
111. The sHRA identified three potential factors from the development that could impact the designated sites, water pollution, construction dust and recreational disturbance.
112. The document concluded that subject to mitigation measures, the proposed development would not result in any significant harm the significance of the European designated sites. A Habitats Regulations Assessment and Appropriate Assessment has been undertaken and adopted by the National Park Authority. The mitigation measures shall be secured by planning condition. On this basis, the proposal is in compliance with policy DMC12.
113. This application is subject to Biodiversity Net Gain. The biodiversity net-gain metric and a report has been submitted in support of this application. It confirmed that the proposed works could provide a 18.45% gain to onsite habitat.
114. The proposed development would impact habitat of a medium distinctiveness (namely heathland). An amended plan has been provided which reduces the amount of medium distinctiveness habitat which would be lost. Both national and local policy requires development to follow a priority or hierarchy in its approach to loss of habitats. In this instance, the applicant has demonstrated that there is a need for the development proposed, and there are no reasonable alternative locations which would not impact more ecologically sensitive sites. Therefore, the small loss of this habitat has been successfully justified, and in any case would be off-set and compensated for in the biodiversity gain plan.
115. Accordingly, the proposed development would deliver in excess of 10% net-gains and has followed regard to the biodiversity hierarchy. As the proposal would provide gains to habitats of a medium distinctiveness, the gains are therefore significant. The net-gains will therefore need to be delivered and maintained for a minimum of 30-years. If recommended for approval, planning permission should not be granted until the applicant

has entered into a planning obligation to secure payment to the Authority for the monitoring fees of the gains for 30-years.

Impact upon trees

116. The proposed development would result in the loss of several trees in the woodland to the north of the development site. The application has been supported by an Arboricultural Report and a Method Statement. The Report advises that tree/groups T2, T3, T5, T6, T7, T8, T9 and T10 would require removal to facilitate the development, whilst group G1 would require partial removal. All trees proposed for removal are category 'C' trees.
117. The report advises that a scheme of measures, such as a planting strategy, would provide mitigation for the loss of trees and also provide the opportunity to strengthen and increase the tree cover locally.
118. The submitted Method Statement sets out a number of measures to safeguard the retained trees for the duration of the construction phase.
119. The Tree Conservation Officer has reviewed the submission and raised no objection subject to compliance with the submitted reports and recommendations, in addition to an additional condition requiring lost or diseased trees to be replaced for the first 5-years following completion of the development.

Highway Impacts

120. The proposed development demonstrates suitable access, exit, visibility splays, and internal layout. Subject to conditions requiring the entrance, exit and sightlines being provided before the development is brought into use, it would give rise to highway safety concerns. It is therefore in compliance with policy DMT3.

Conclusion

121. The application has demonstrated that there is a clear, demonstratable need for the proposed carpark extension which has shown to deliver benefits locally; however, this would be subject to the applicant providing details that the scheme would result in a reduction of an equivalent number of vehicles parking on the verges across the North Lees estate. Furthermore, it would also be contingent on the scheme being supported by an appropriate screening and planting regime which would mitigate the landscape impact of the proposal as it has been recognised that it would have an adverse impact upon the landscape character in the short-term.
122. The application has demonstrated that the proposed development would not have an adverse impact upon ecology, biodiversity or onsite habitat. Subject to conditions, it would not harm the significance of the adjacent European designated sites. The application would provide approximately 18.45% to onsite habitats.
123. The proposed development is acceptable with regard to archaeology/heritage, highway safety and archaeology.
124. Subject to conditions and the prior entry into a S106 agreement to secure the monitoring fees for the biodiversity net-gain, the proposed development would comply with the relevant policies of the development plan. There are no material planning considerations which indicate that planning permission should be determined otherwise than in accordance with it.
125. It is therefore recommended for approval.

Human Rights

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

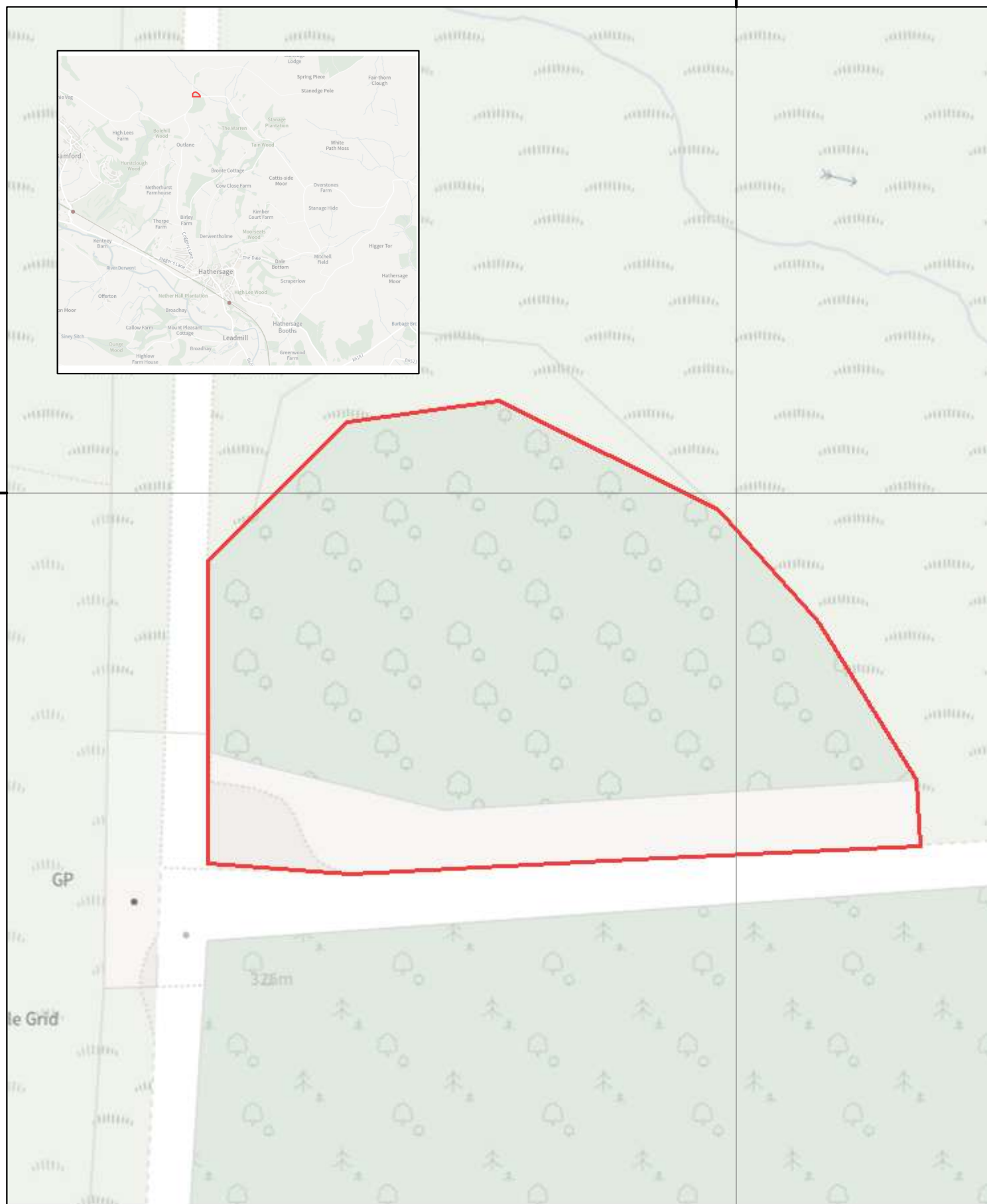
List of Background Papers (not previously published)

Nil

Report Author: Will Eyre – Principal Planner

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Dennis Knoll Car Park, Hollin Bank Road

Item no. 15

Application no. NP/DDD/0925/0951

Committee date: 05/12/2025

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Part A

ASSESSING STATUTORY REQUIREMENTS OF THE SADDLEWORTH NEIGHBOURHOOD PLAN - REG 15 SUBMISSION

1. Purpose of the report

1. To provide information to enable the taking of a decision authorised under the Standing Orders of the Authority.
2. To determine that Saddleworth Neighbourhood Plan (Regulation 15 submission draft) meets statutory requirements and can be subject to Consultation and Examination.
3. To seek approval to publicise Saddleworth Neighbourhood Plan and following this submit Saddleworth Neighbourhood Plan for examination in line with The Neighbourhood Planning Regulations (2012).

2. Context

4. The Saddleworth neighbourhood Plan and supporting documents have been submitted to the Authority and Sheffield City Council. The two authorities are jointly responsible for determining whether this plan complies with statutory requirements, and for initiating the subsequent phases of Consultation and Examination.
5. Through the Localism Act 2011, Parish Councils or neighbourhood forums were given powers to develop a shared vision and planning policies through a Neighbourhood Plan. A Neighbourhood Plan is a plan prepared by a community guiding future development and growth. The plan may contain a vision, aims, planning policies, or allocation of key sites for specific kinds of development. Neighbourhood Plans should address the use and development of land and relate to social, economic and environmental issues with the aim of promoting sustainable development.
6. Once prepared, the Parish Council or Neighbourhood Forum must submit their Plan to the local planning authority who will consult on, arrange for it to be examined and hold a referendum on the examined Plan before “making” (i.e. adopting) the Plan. Once “made”, the Neighbourhood Plan becomes part of the Development Plan for the local planning authority, applying just to the neighbourhood area designated for the Plan to cover.
7. The Localism Act 2011 enabled parish and town councils and neighbourhood forums to write neighbourhood plans for defined neighbourhood areas. Once ‘made’ (brought into force) neighbourhood plans become part of the statutory development plan for that neighbourhood area and are used to determine planning applications.
8. The National Planning Practice Guidance sets out the key stages of neighbourhood planning:

Step 1: Designate a neighbourhood area;
Step 2: Preparing a draft neighbourhood plan or order;
Step 3: Pre-submission publicity & consultation;
Step 4: Submission of a neighbourhood plan or order proposal to the local planning authority. At this point the proposals are published for 6 weeks and representations are invited;
Step 5: Independent Examination;
Step 6: Referendum; and
Step 7: Making the neighbourhood plan or order (bringing it into force).
9. The Authority has a statutory duty to give advice or assistance on neighbourhood

planning in support of Oldham Council. Currently there are two neighbourhood planning areas designated in Oldham borough – Saddleworth and Chadderton of which the PDNPA shares boundary to Saddleworth only.

10. In accordance with the Neighbourhood Planning (General) Regulations 2012, Saddleworth Parish Council is the qualifying body and Oldham Council is the leading responsible local planning authority.
11. The application to designate the Saddleworth Parish Council boundary as a neighbourhood area was approved at Oldham Council Cabinet on Monday 21 November 2016. It was also approved at the Peak District National Park Authority (PDNPA) Planning Committee on Friday 11 November 2016.
12. Saddleworth Parish Council has submitted a neighbourhood plan and supporting documents to the Authority, who alongside Oldham Council must determine whether this submission complies with statutory requirements and if so, initiate the subsequent phases of Consultation and Examination.
13. For clarity Saddleworth Parish Council has been working on Step 2 – preparing a draft neighbourhood plan. All fourteen of the draft versions of the neighbourhood plan are available to view on their website.
14. As part of developing the neighbourhood plan Saddleworth Parish Council has carried out consultation, this has included:
 - A public launch event – February 2017;
 - Community group meetings – 2017 and 2018; and
 - Public consultation – survey 2020.
15. The survey attracted 476 responses and, along with the meetings, has informed the issues and topics to be covered by the neighbourhood plan. Between 2 April and 10 June 2024, the Parish Council undertook a formal consultation stage as part of Step 3 (Regulation 14 of The Neighbourhood Planning Regulations). Responses were received from the public on the survey which summarised policies as well as more formal responses to the full documents from statutory consultees.
16. Since that time the Authority has:
 - commented on draft versions of the neighbourhood plan policies.
 - commented on the neighbourhood plan policies during the statutory consultation in accordance with Neighbourhood planning Regulations (Regulation 14).
17. Oldham Council formally responded to this consultation. The response is available [here](#). Officers from strategic planning have also up to this point provided informal feedback on the neighbourhood plan as it has progressed through the various stages. This has included liaising with internal officers.
18. Oldham Council has also provided comment on the Habitats Regulations Assessment (HRA) that Greater Manchester Ecology Unit (GMEU) have prepared and have screened the neighbourhood plan against the Strategic Environmental Assessment (SEA) regulations and published a [Determination Statement](#)¹ (see appendix).

¹ The Determination Statement can be found at <https://committees.oldham.gov.uk/ieDecisionDetails.aspx?Id=5149>

19. Oldham Council has also provided comment on the Habitats Regulations Assessment (HRA) that Greater Manchester Ecology Unit (GMEU) have prepared and have screened the neighbourhood plan against the Strategic Environmental Assessment (SEA) regulations and published a Determination Statement.
20. Oldham Council has also provided comment on the Habitats Regulations Assessment (HRA) that Greater Manchester Ecology Unit (GMEU) have prepared and have screened the neighbourhood plan against the Strategic Environmental Assessment (SEA) regulations and published a Determination Statement.
21. The submitted Saddleworth Neighbourhood Development Plan contains 29 policies:

Policy 1: Green infrastructure
Policy 2: Biodiversity
Policy 3: Protected spaces
Policy 4: Local Green Spaces
Policy 5: Character and quality of land adjacent to the National Park
Policy 6: Conversion of agricultural buildings (barn conversions)
Policy 7: Protection of important views
Policy 9: Sustainable construction
Policy 10: Design, character and heritage
Policy 11: Design masterplans
Policy 12: Chew Brook Vale
Policy 13: Safety and wellbeing
Policy 14: Health, social care and education
Policy 15: Housing
Policy 16: Consultation
Policy 17: Derelict and empty properties and sites
Policy 18: Community and self-build
Policy 19: Retail, commerce and industrial development
Policy 20: Homeworking and connectivity
Policy 21: Tourism and leisure
Policy 22: Agricultural land
Policy 23: Services
Policy 24: Parking standards for housing
Policy 25: Cycling, pedestrian and leisure infrastructure
Policy 26: Accessibility to transport
Policy 27: Public transport
Policy 28: Clean fuel vehicles
Policy 29: Air quality and vibration monitoring

22. There are no conformity issues with the proposal and the PDNPA planning policies.
23. The Authority is not required to consider whether the submitted neighbourhood plan meets the basic conditions (one of which is general conformity with PDNPA strategic policies) at this stage. The Authority and Sheffield City Council must now determine if Dore Neighbourhood Plan complies with legal requirements. Sheffield City Council will be making this determination by committee decision on 15th December 2025.
24. The Authority with Oldham Council must then undertake or facilitate the following steps to enable the '*making*' of the Saddleworth Town Quarter.
25. Oldham Council is the lead authority and will organise the consultation, although the PDNPA will have consultation tasks to undertake too to ensure that appropriate consultation is carried out within the relevant areas of the Peak District. Representations on the submitted Neighbourhood Plan will be invited to Oldham Council. Responses

received will be sent to the examiner with the Plan and it is not the LPA's responsibility or the Parish Council's responsibility at this point to make further changes to the Plan.

26. Oldham Council, in liaison with the PDNPA and Saddleworth Parish Council, will appoint the examiner and will be responsible for paying for the examination (approx. £5,000-10,000). The examination will look at whether the plan meets the basic conditions and other legal requirements set out in the legislation.
27. After examination, the examiner will issue a report to Oldham Council (and PDNPA) and Saddleworth Parish Council. If the plan meets the basic conditions, the examiner will recommend that the plan proceed to the referendum stage. However, they may and usually do, recommend modifications that need to be made to the plan in order to meet the basic conditions, before it can proceed to the referendum.
28. The examiner may conclude that the plan does not meet the basic conditions and that modification to make it meet the basic conditions is not possible. In that situation, the examiner would recommend that the plan does not proceed to the referendum.
29. If the plan can proceed to referendum (with or without modifications), the examiner will be required to advise the local authority on the referendum voting area. This may include people beyond the boundary of the neighbourhood plan area. If more than 50% of those voting in the referendum vote 'yes', then the neighbourhood plan must proceed to become part of the statutory development plan for the area. This would be ratified by a subsequent decision of both Oldham Council (Cabinet) and PDNPA to "make" (adopt) the Neighbourhood Plan, at which point the Plan must then be used in the decision-making process for planning applications within the designated neighbourhood area (Saddleworth Parish Council boundary).
30. Oldham Council would cover the costs of the referendum for land within Oldham Council. Once a decision statement has been issued outlining the intention to send the plan to referendum, Oldham Council can (currently) claim £20,000 to help recover costs incurred in consulting on and examining the Plan, and on the referendum, although it cannot be guaranteed that the £20,000 will cover all the costs.
31. Below is an indicative timetable of the next steps, for information, based on officers' projections and which may be subject to change.

Stage	Indicative Date
Consultation on the Neighbourhood Plan (Regulation 16) for six weeks	November 2025 – December 2025
Submission of the Plan to Examiner	January 2026
Examination / Receipt of Inspectors Report	March 2026
Oldham Council (Portfolio Member in consultation with the Executive Director) and PDNPA decide what actions to take within 5 weeks of receiving Inspectors Report ⁴ Oldham Council and PDNPA publish the examiner's report and plan proposal and the decision statement as soon as possible after the decision.	April / May 2026
Referendum (poll day must be within 56 days from when a decision is made)	June / July 2026
Making (adopting) the Plan – Full Council (must be within 8 weeks of the day following the last applicable referendum)	August / September 2026

3. Proposals

32. Neighbourhood Planning (General) Regulations (2012) Part 5 (15) requires that where a qualifying body submits a proposal to the local planning authority it must include:

- A map or statement which identifies the area. *This is included on page 6 of the Neighbourhood Plan.*
- A Consultation Statement. *The Consultation Statement submitted contains details of the people and organisations that were consulted and how they were consulted, and summarises the main issues and concerns and how they were addressed.*
- The proposed neighbourhood development plan.
- A statement explaining how the proposed neighbourhood development plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Act. *This is submitted as 'The Basic Conditions Statement'.*
- An environmental report prepared in accordance with paragraphs (2) and (3) of regulation 12 of the Environmental Assessment of Plans and Programmes Regulations 2004, or a statement that sets out the reasons for determining that the plan would not have significant environmental effects. *A Strategic Environmental Assessment (SEA) is submitted undertaken on the pre-submission of the Saddleworth Neighbourhood Plan.*
- Natural England have expressed no objections following consultation.

The requirements of Neighbourhood Planning (General) Regulations (2012) Part 5 (15) have been met.

33. The Conservation of Habitats and Species Regulations (2017) S106 requires that where a qualifying body submits a proposal to the local planning authority it must include sufficient information for the authority to make an assessment concerning the likelihood of significant effects on a European site. *A Habitats Regulations Assessment screening was*

submitted to the Authority on with this application dated February 2025. The report concludes that 'The draft Oldham Local Plan (2024) has been subject to HRA and this has concluded that, subject to recommended mitigation, the Local Plan will not cause any Likely Significant effects on the designated sites network.'

Natural England have expressed no objections following consultation.

The requirements of the Conservation of Habitats and Species Regulations (2017) S106 have been met.

34. In accordance with the Town and Country Planning Act (1990) Schedule 4B para (5), the Authority must decline to consider a submitted neighbourhood plan if it is a repeat proposal. A repeat proposal occurs if, within 2 years, the Authority has already refused the same or similar proposal, or it was refused at a referendum.

The proposal is not a repeat proposal.

35. Paragraph 6 Schedule 4B of the Town and Country Planning Act requires the Authority to consider whether:

- the qualifying body is authorised to act. A Parish Council is authorised to act in relation to a neighbourhood area if that area consists of, or includes the whole or any part of the area of the Parish. Saddleworth Parish Council is named as the qualifying body under the 2011 Localism Act. A parish council is authorised to act in relation to a neighbourhood area if that area consists of, or includes the whole or any part of the area of the parish.
- the proposals and accompanying documents comply with the rules for submission to the Authority. These submissions do comply with the rules for submission.
- the proposals meet the definition of a neighbourhood development plan. This is set out in Section 38 A (2) of the Planning and Compulsory Purchase Act 2004 as 'a plan which sets out policies (however expressed) in relation to the development and use of land in the whole or any part of a particular neighbourhood area specified in the plan'. The submitted Plan contains planning policies for the use and development of land in Saddleworth Parish Council area.
- the proposals meet the scope of neighbourhood development plan provisions as set out in Section 38 B (1) of the Planning and Compulsory Purchase Act 2004. These are that a neighbourhood development plan:
 - (i) must specify the period for which it is to have effect: The Saddleworth Neighbourhood plan sets a period from 2025-2045.
 - (ii) may not include provision about development that is excluded development as defined by Section 61K of the 1990 Town and Country Planning Act. Accordingly, the submitted Neighbourhood Plan does not include provision for 'County Matters' development (i.e. minerals), waste development or development requiring an Environmental Impact Assessment.
 - (iii) may not relate to more than one neighbourhood area. The Saddleworth Parish Council Neighbourhood planning area applies to this area alone, and no other neighbourhood area.
- the Parish Council has undertaken the correct procedures in relation to consultation and publicity in accordance with Neighbourhood Planning Regulation 14. The

Consultation Statement demonstrates that correct procedures were undertaken.

The requirements of Paragraph 6 Schedule 4B of the Town and Country Planning Act have been met.

36. A neighbourhood plan must also meet the 'Basic Conditions' required by Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990. A local planning authority has to be satisfied that a Basic Conditions Statement has been submitted but it is not required at this stage to consider whether the draft plan meets basic conditions. It is only after the independent examination that the planning authority comes to a formal view on whether the draft plan meets basic conditions.
37. In order to meet Basic Conditions, the Saddleworth Town Quarter Parish Neighbourhood Plan must demonstrate that it:
- has regard to national policies and guidance issued by the Secretary of State.
 - achieves sustainable development
 - is in general conformity with the strategic policies contained in the development plan
 - does not breach and is otherwise compatible with EU obligations and human rights requirements.

4. Recommendations

1. To determine that Saddleworth Neighbourhood Plan (Regulation 15 submission draft) meets statutory requirements and can be subject to Regulation 16 Consultation and Examination.

2. Working with Oldham Council as lead authority to approve publication of and consultation on Saddleworth Neighbourhood Plan and following this to submit for Examination in accordance with The Neighbourhood Planning Regulations (2012).

5. Corporate implications

38. This is a legal obligation under the Localism Act 2011.
39. The law requires that the National Park Authority to carry out two 'statutory purposes'. While carrying out these purposes it also has a duty to seek to foster the economic and social well-being of the communities within the National Park.
40. This contributes to the Corporate Strategy 2019-24 by delivering against:
- the **Outcome** 'thriving and sustainable communities that are part of this special place'
 - the **Strategic Intervention** 'influencing and shaping the place through strategic and community policy development'
 - the **Key Performance Indicator** 'number of communities shaping the place'
 - the **2024 Target** '40% of parishes have helped to shape their future'
41. This contributes to the published Peak District National Park Authority (PDNPA) Authority Plan 2023-28 (implemented in April 2023) Objective C, which aims for PDNPA communities that are thriving and sustainable places, where all generations can live healthy and fulfilled lives.
42. The proposal contributes to PDNPA Management Plan *Aim 1: Climate Change*, through

encouraging and enabling individuals and communities to make informed choices to reduce energy use.

43. This proposal contributes to the PDNPA Management Plan *Aim 4: Thriving Communities*. Particularly Objective 10 to *“To support sustainable communities by improving opportunities for affordable housing and connection to services.”* A measure of success are actions under TC.1; TC.2; TC.3, to implement policies and programmes that impact positively on local communities.

44. It is considered the steps that the Authority is taking, as described, to respond to the submission of the Saddleworth Town Quarter Parish Neighbourhood Plan, means that the risk of failure to meet Government standards or legal obligations is low.

Human Rights

45. Human rights issues have been considered and addressed in the preparation of this report. None have been identified.

Financial Implications

46. The cost of the Regulation 16 public consultation, independent examination and referendum will be met by Oldham Council as the lead Authority.

Legal Implications

47. No legal risks identified but any defects in procedure can be challenged by application to the High Court.

List of Consultees

48. Legal

Matters arising from consultation

49. None

Background papers [Saddleworth Background Papers](#)

Submission package:

- **Saddleworth Neighbourhood Plan v2.3**
- **Neighbourhood Plan Area map**
- **Consultation Statement Appendix**
- **Consultation Statement**
- **Basic Conditions Statement**
- **Suggested Local Green Spaces**
- **SEA Determination Statement**
- **HRA**
- **EIAN**

Appendices

None

Report Author, Job Title and Publication Date

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December 2025

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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>
6001246 NP/SM/0425/0420	Erection of an agricultural building with associated landscaping works Dove Head Farm, Buxton Road, Flash	Written Representation	Delegated
6001335 NP/SM/0425/0397	Conversion of outbuilding for residential use Ryebrook Martinslow Lane, Ford	Written Representation	Delegated
6001368 NP/DDD/0725/0659	Proposed roof-mounted flush fitting solar array Springfield Farm, Aldwark, Grange Mill	Written Representation	Delegated
6001731 NP/DDD/0925/0885	Side extension and pool house Underlowe, Lydgate Eyam	Householder	Delegated

2. APPEALS WITHDRAWN

There have been no appeals withdrawn during this month.

3. APPEALS DECIDED

No appeals have been decided during this month.

4. RECOMMENDATION:

To note the report.

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