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Peak District National Park Authority

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



Our Ref: A.1142/5181

Date: 5 March 2026



NOTICE OF MEETING

Meeting: **Planning Committee**

Date: **Friday 13 March 2026**

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 13 February 2026** *(Pages 5 - 18)*
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 Planning Application - Change of Use from Residential (Use Class C3) to a Welcome and Visitor Reception Hub (Use Class F1) and Associated Works at Ilam Hall Cottage, Ilam Moor Lane, Ilam (NP/SM/1225/1294) ALN**
(Pages 19 - 30)
Site Plan
7. **Listed Building Consent - Works in Association with Change of Use from Residential (Use Class C3) to a Welcome and Visitor Reception Hub (Use Class F1) and Associated Works at Ilam Hall Cottage, Ilam Moor Lane, Ilam (NP/SM/1225/1295) ALN** *(Pages 31 - 38)*
Site Plan
8. **Full Planning Application - Retrospective Consent for Land Adjacent to the Parish Hall to be Used as a Campsite on a Number of Days Each Year at Brandside Village Hall, Brandside - (NP/HPK/1025/0985) SC** *(Pages 39 - 46)*
Site Plan
9. **Full Planning Application - Change from Agricultural Entrance and Track to Dual Purpose Domestic and Agricultural Entrance and Track into Field at Field at the Side of Lydgate Bungalow, Bamford (NP/HPK/0725/0702) HF**
(Pages 47 - 54)
Site Plan
10. **Full Planning Application - Demolition of Existing Building, Erection of an Affordable Local Needs Dwelling, Works of Hard and Soft Landscaping and Other Associated Works at Land South of Boundary Farm, Lydgate, Eyam (NP/DDD/1125/1191) HF** *(Pages 55 - 66)*
Site Plan
11. **Full Planning Application - Change of Use From a Former Printing Works/Light Industrial Use to a Brewery Tap Room and Shop (Sui Generis) at Unit 7a, Meverill Road, Tideswell (NP/DDD/1125/1195) HF** *(Pages 67 - 76)*
Site Plan
12. **Policy Referral - NP/DDD/1125/1195: Unit 7A, Whitecross Industrial Estate, Tideswell** *(Pages 77 - 80)*

13. Planning Appeals Monthly Report (A.1536/BT) (Pages 81 - 86)

Duration of Meeting

In the event of not completing its business within 3 hours of the start of the meeting, in accordance with the Authority's Standing Orders, the Committee will decide whether or not to continue the meeting. If the Authority decides not to continue the meeting it will be adjourned and the remaining business considered at the next scheduled meeting.

If the Committee has not completed its business by 1.00pm and decides to continue the meeting the Chair will exercise discretion to adjourn the meeting at a suitable point for a 30 minute lunch break after which the committee will re-convene.

ACCESS TO INFORMATION - LOCAL GOVERNMENT ACT 1972 (as amended)

Agendas and reports

Copies of the Agenda and Part A reports are available for members of the public before and during the meeting on the website <http://democracy.peakdistrict.gov.uk>

Background Papers

The Local Government Act 1972 requires that the Authority shall list any unpublished Background Papers necessarily used in the preparation of the Reports. The Background Papers referred to in each report, PART A, excluding those papers that contain Exempt or Confidential Information, PART B, can be inspected on the Authority's website.

Public Participation and Other Representations from third parties

Please note that meetings of the Authority and its Committees may take place at venues other than its offices at Aldern House, Bakewell when necessary. Anyone wishing to participate at the meeting under the Authority's Public Participation Scheme is required to give notice to the Customer and Democratic Support Team to be received not later than 12.00 noon on the Wednesday preceding the Friday meeting. The Scheme is available on the website <http://www.peakdistrict.gov.uk/looking-after/about-us/have-your-say> or on request from the Customer and Democratic Support Team 01629 816352, email address: democraticandlegalsupport@peakdistrict.gov.uk.

Written Representations

Other written representations on items on the agenda, except those from formal consultees, will not be reported to the meeting if received after 12 noon on the Wednesday preceding the Friday meeting.

Recording of Meetings

In accordance with the Local Audit and Accountability Act 2014 members of the public may record and report on our open meetings using sound, video, film, photograph or any other means this includes blogging or tweeting, posts on social media sites or publishing on video sharing sites. If you intend to record or report on one of our meetings you are asked to contact the Customer and Democratic Support Team in advance of the meeting so we can make sure it will not disrupt the meeting and is carried out in accordance with any published protocols and guidance.

The Authority uses an audio sound system to make it easier to hear public speakers and discussions during the meeting and makes a live audio visual broadcast a recording of which is available after the meeting. From 3 February 2017 these recordings will be retained for three years after the date of the meeting.

General Information for Members of the Public Attending Meetings

Please note meetings of the Authority and its Committees may take place at venues other than its

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

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

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

To: Members of Planning Committee:

Chair: P Brady
Vice Chair: V Priestley

M Beer	R Bennett
M Buckler	M Chaplin
B Hanley	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
A Nash	

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 13 February 2026 at 10.00 am

Venue: Aldern House, Baslow Road, Bakewell

Chair: P Brady

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

Prof J Dugdale - attended to observe and speak but not vote.

Apologies for absence: M Buckler, K Richardson and M Smith.

13/26 MINUTES OF PREVIOUS MEETING HELD ON 16 JANUARY 2026

The following amendment was made:

Minute number 7/26 was amended to read "That the application be APPROVED with the following conditions".

The minutes of the last meeting of the Planning Committee held on 16 January 2026, with the above amendment, were approved as a correct record.

14/26 URGENT BUSINESS

There was no urgent business.

15/26 PUBLIC PARTICIPATION

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

16/26 MEMBERS DECLARATIONS OF INTERESTS

The following declarations of interest were made:

Item 7 – Brewery Taproom and Shop, Meveril Road, Tideswell

- P Brady has received an email from Tideswell Parish Council in support of the planning application.

Item 9 – Meadow Barn, Bamford

- V Priestley is Chair of Bamford Parish Council, but has not taken part in any discussion regarding this application.

- The Agent for this application is a former employee of the PDNPA and is known to some of the members.

Item 10 – Interpretation Space and National Park Centre, Millers Dale

- All members of the Planning Committee declared an interest in the application as this was an application submitted by the Authority itself.
- All members have received an email from the Peak District National Park Foundation regarding this application.
- All members of the Planning Committee have received an email from the Head of Assets and Enterprise as the applicant regarding this item.
- J Dugdale declared that she is a trustee of the Peak District National Park Foundation and also a local resident in Taddington but is not a member of the Parish Council.
- R Bennett declared that she works for Derbyshire Wildlife Trust who manage an adjacent site to this application.

Item 11 – Extension to Existing Car Park at Millers Dale

- All members of the Planning Committee declared an interest in the application as this was an application submitted by the Authority itself.
- P Brady declared that he is a member of Taddington Parish Council

Item 12 – Advertising Consent – Millers Dale

- All members of the Planning Committee declared an interest in the application as this was an application submitted by the Authority itself.

17/26 FULL APPLICATION - PROPOSED SITING OF 35 STATIC HOLIDAY CARAVANS IN LIEU OF 60 TOURING CARAVAN PITCHES AT NEWHAVEN CARAVAN PARK, UNNAMED SECTION OF A5012 FROM A515 TO NEWHAVEN CROSSING, NEWHAVEN (NP/DDD/1225/1259) GG

The Planning Officer presented the report and outlined the reasons for approval as detailed in the report. The application seeks full planning permission for changing the use of land within the existing holiday park from touring caravan pitches to the stationing of static caravans.

The following spoke under the public participation at meetings scheme:

- David Middleton - Agent

The following points were discussed:

- The imposition of a 28-day occupancy restriction condition on the site and how this could be enforced
- The potential impact of displacing the touring caravans to elsewhere in the Peak District National Park
- The details of the design and layout of the proposal
- The policy and the background to exceptions to the policy

A motion to approve the application, with the conditions outlined below, was moved, seconded, put to the vote and carried.

RESOLVED:

That the application be APPROVED subject to the following conditions:

- 1. Statutory 3-year time limit for implementation**
- 2. In accordance with submitted and amended plans**
- 3. 28-day holiday occupancy restriction**
- 4. Colour range of units to be approved and implemented**
- 5. In accordance with the Tree Protection drawing prepared by Barrell Tree Consultancy (drawing number 25062-TPP-01)**
- 6. Programme of monitoring and site supervision of arboricultural measures to be approved**
- 7. Tree planting to be carried out in accordance with the Landscape Proposals (Phase 2) and retained**
- 8. All recommendations/mitigation detailed within Section 6 of the Preliminary Ecological Appraisal implemented**
- 9. Biodiversity Net Gain plan to be implemented**
- 10. Parking plan to be approved**
- 11. Travel Plan to be approved if approved parking plan includes provision of more than 35 spaces**
- 12. Electric vehicle charging facilities**

18/26 FULL PLANNING - CHANGE OF USE FROM A FORMER PRINTING WORKS/LIGHT INDUSTRIAL USE TO A BREWERY TAP ROOM AND SHOP (SUI GENERIS) AT UNIT 7A, MEVERIL ROAD, TIDESWELL (NP/DDD/1125/1195) HF

The Planning Officer presented the report and outlined the reasons for refusal as detailed in the report. The application proposes the change of use of an existing vacant industrial unit to a brewery tap room and shop (sui generis).

Since the report was published 2 further letters of representation have been received:

- 1) In support of application
- 2) A general comment which has no objections but wishes there be regard to neighbouring amenity as residential properties close to unit.

The following spoke under the public participation at meetings scheme.

- Gervais Dawson– Applicant

Some Members had been driven past the site the previous day.

The following points were discussed:

- The provision of car-parking for the customers
- Suitability of the industrial site
- Access roads and pavement for pedestrians
- How long the unit has been vacant
- The opportunities for local employment and benefits to the local economy
- The opening hours of the business

Members were minded to approve this application contrary to policy and officer recommendation. The application was referred back to a subsequent committee with a further report to explore the issues raised and the robustness, and policy and budget implications of such a decision in accordance with Standing Orders.

RESOLVED:

That the application be DEFERRED to a future Planning Committee in order to consider the views expressed by Members and the implications of a decision based on those views. The Planning Officer will work with the applicant to see if the issues raised can be resolved.

11:19am the meeting was adjourned and recommenced at 11:30am

19/26 FULL PLANNING - REPLACEMENT DWELLING - SELF-BUILD AT KEEPERS COTTAGE, MOORSIDE LANE, POTT SHRIGLEY (NP/CEC/1025/1086) HF

The Planning Officer presented the report and outlined the reasons for refusal as detailed in the report. The application is for a self-build replacement dwelling. Following an earlier application on the site, a conservation report from a structural engineer has been received along with a proposed scheme of work to repair the current building which is a non-designated heritage asset. Since publication of the committee report, a tree survey commissioned by the applicant has been received and accepted by the Authority's Tree Officer so this is no longer a recommended reason for refusal.

The following spoke under the public participation at meetings scheme:

- Anthea Wilkinson – Supporter
- Tom Johnson – Applicant

Some Members had visited the site in 2024 in connection with an earlier application on the site.

The following points were discussed:

- The size and design of the proposed dwelling and how it does not reflect the historic nature of the current building
- The Senior Conservation Officer was present to clarify the significance and heritage of the current building
- The viability of the current property and the repairs required
- The duration of the deterioration of the current property

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

K Potter requested that her vote against the motion to refuse this application be recorded.

RESOLVED:

That the application be REFUSED for the following reasons:

1. **The proposal would result in the total loss of a non-designated heritage asset and would result in less than substantial harm to the setting of Lyme Park (Grade II* Park) and Lyme Park Conservation Area. There are no material planning considerations which outweigh the harm resulting from the loss of the building, and no public benefits which outweigh the harm to the setting of designated heritage assets. The development is therefore contrary to Policies GSP2, L3, DMC5, DMC8, DMC9, DMH9 and the National Planning Policy Framework.**
2. **The proposal would have an unacceptable design and would harm the character and appearance of the site, its setting and the wider landscape, contrary to Policies GSP1, GSP3, L1, DMC3 and DMH9.**

20/26 FULL PLANNING - CONVERSION OF BARN TO OPEN MARKET DWELLING AT MEADOW BARN, BRENTWOOD ROAD, BAMFORD (NP/HPK/1125/1183) HF

The Planning Officer presented the report and outlined the reasons for approval as detailed in the report. The application is for the conversion of Meadow Barn, which is identified as a non-designated heritage asset, to an open market dwelling. An objection has been raised by the Parish Council on highways grounds however, the Highways Authority have confirmed there is no objection to the application. There is one final letter of neighbour consultation and the consultation period closes on Monday 16th Feb.

The following spoke under the public participation at meetings scheme:

- Jane Newman – Agent

Some Members had visited the site the previous day.

The following points were discussed:

- The removal of derelict items and structures
- Restriction of external lighting
- Whether a primary occupancy condition could be imposed to ensure that this does not become a holiday let
- The track way from the road to the property and to include a condition detailing the track design and surface.

A motion to approve the application, with the conditions outlined below and with clarification within the conditions relating to the design of the track to the property, was proposed and seconded, put to the vote and carried.

RESOLVED:

That the application be APPROVED subject to the following conditions:

1. **Statutory time limit.**
2. **Accordance with approved plans.**
3. **Conversion to be carried out within the shell of the stone barn.**
4. **Remove permitted development rights.**
5. **Residential curtilage to be restricted to area within blue dashed line on drawing.**
6. **Provision of enhancements including demolition works, re-profiling of roof and hard landscaping / boundary treatment works prior to occupation.**
7. **Full details of new windows and doors submitted prior to installation.**
8. **Hard and soft landscaping scheme to be submitted prior to occupation, to include details of hard surfacing for access track.**
9. **Existing roof slates to be re-used where possible and sample of new slates submitted prior to installation.**
10. **Detail of re-profiled roof verge to be mortar pointed.**
11. **Restrict external lighting.**
12. **Service lines to be underground.**
13. **Rainwater goods details.**
14. **Submission of arboricultural method statement and tree protection plan prior to commencement.**
15. **Implementation of Statutory Biodiversity Net Gain.**
16. **Compliance with Bat Survey Report.**
17. **Details of nesting/roosting provision for bats and barn owls to be installed prior to first use in accordance with details first submitted for approval.**
18. **Pre-commencement check for nesting birds including barn owls for works undertaken during nesting bird season.**

12:26 pm *The meeting was adjourned and recommenced at 12:33pm*

12:26pm *J Wharmby and K Potter left the meeting*

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

21/26 FULL PLANNING - CHANGE OF USE FROM INTERPRETATION SPACE TO INTERPRETATION SPACE AND NATIONAL PARK CENTRE (INCORPORATING CYCLE HIRE) AT STATION CAR PARK, UNNAMED ROAD FROM GLEBE FARM TO B6049, MILLERS DALE (NP/HPK/1125/1163) WE

Agenda Items 10, 11 and 12 were discussed together however the decisions were taken separately. Item 11 was voted on first, followed by 10 and 12.

The Planning Officer presented the report and outlined the reasons for approval as detailed in the report. The application proposes the change of use of the former goods shed from an interpretation space to a space comprised of interpretation, visitor information and limited small-scale retail (National Park Centre), and cycle hire.

The following spoke under the public participation in meetings scheme:

- Hannah Turner – Applicant, Head of Assets and Enterprise, Peak District National Park Authority

Some Members had visited the site the previous day.

The following points were discussed:

- That there would be no external alterations to the building but there would be the loss of 2 parking bays and the impact on the existing car park and on-street parking
- There would be a slight intensification of use but there were no concerns on the impact of the amenity
- The cycle hire outlet and national park centre are accessible by public transport
- The operation of the cycle hire centre would be seasonal and for set times each day
- The activities of the national park centre and whether conditions were required to control the use of building
- The ecological impact on the wider landscape around the development and whether the proposed measures were sufficient to mitigate this.
- The current cost to the Authority of maintaining the trail each year (circa £400,000) and how other businesses are benefitting from the trail without paying for any upkeep of the trail

13:20pm *R Bennett left the meeting*

A motion to approve the application with the conditions outlined below, was moved, seconded, put to the vote and carried.

RESOLVED:

That the application be APPROVED subject to the following conditions:

1. **Statutory time limit.**
2. **Accordance with approved plans and specifications.**

3. **The cycle hire shall not be brought into use until the additional car parking provision approved through permission NP/HPK/1125/1164 has been completed and made available for use.**
4. **Restrict opening hours to between 09:00 and 17:00.**

22/26 FULL PLANNING - EXTENSION OF THE EXISTING CAR PARK TO THE WEST ALONG THE LINE OF THE MONSAL TRAIL AT STATION CAR PARK, UNNAMED ROAD FROM GLEBE FARM TO B6049, MILLERS DALE (NP/HPK/1125/1164) WE

The Planning Officer presented the report and outlined the reasons for approval as detailed in the report. The application proposes the extension of the existing car park at Miller's Dale to the west, providing an additional 49 car parking bays.

The following spoke under the public participation in meetings scheme:

- Dr Sue Mayer – Objector
- Matt Freestone – Applicant – Corporate Property Team Manager, Peak District National Park Authority

Some Members had visited the site the previous day.

The following points were discussed:

- The policy principal for this application was detailed and discussion over whether the development was acceptable without controls to on-street parking
- There is no reduction in on-street parking proposed as part of the application, there are double yellow lines outside of this proposal
- There is no capacity for pop-up carparks in the immediate area
- The site currently serves 130,000 visitors per year, money from the car park is invested directly back into the upkeep of the Monsal Trail
- The busiest part of the trail is at Hassop and there are opportunities to provide additional capacity at this end of the trail
- The provision for horse boxes and vehicles with trailers and mini-buses in the car park and the possibility of increasing the provision of larger parking bays from 4 to 6
- The supporting evidence including the monitoring information as part of the justification for development

A motion to approve the application with the conditions outlined below, was moved, seconded, put to the vote and carried.

RESOLVED:

That the application be APPROVED subject to the following conditions:

1. **Statutory time limit.**
2. **Accordance with approved plans and specifications**

3. **No development shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the LPA. This strategy will include the following components:**
 1. **Up to date Preliminary Risk Assessment (PRA) and conceptual model following the results of an exploratory investigation.**
 2. **A detailed site investigation scheme, based on the results from (1) to provide information for a detailed risk assessment to all receptors that may be affected, including those off-site.**
 3. **A tiered risk assessment using the results of the site investigation referred to in (2).**
 4. **An options appraisal including sustainability and treatability studies of the remediation measures required and how they are to be undertaken.**
 5. **A remediation strategy and verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy are complete and identifying any requirements for longer-term monitoring of pollutant linkages, mitigation, maintenance and arrangements for contingency action.**

Any changes to these components require the written consent of the LPA. The scheme shall be implemented as approved.

4. **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, 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, an ecological watching brief for works taking place during bird breeding season. Thereafter, the development shall only be carried out in accordance with the Construction Environmental Management Plan.**
5. **No development shall take place until an Ash Dieback Management Plan has been submitted to and approved in writing by the National Park Authority. Thereafter, the development shall be carried out and maintained in accordance with the Ash Dieback Management Plan.**
6. **The development shall not be brought into use until a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the LPA. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.**

- 7. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the LPA) shall be carried out until further investigation and a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the LPA. The remediation strategy shall be implemented as approved.**
- 8. No drainage systems for the infiltration of surface water to the ground are permitted other than with the written permission of the LPA. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved details.**
- 9. The piling or other foundation designs using penetrative method hereby permitted by the Local Planning Authority may not commence until such time as a scheme has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be based on the information submitted as part of the application and, where necessary, supported by:**

 - Foundation Works Risk Assessment**
 - A conceptual site model**
 - Specification of the type, number and depth of proposed piles/ foundations/ dimensions of shaft/tunnel/ design of heating and cooling system**
 - A detailed groundwater monitoring programme including a schedule for submission of interim and final monitoring reports**
 - A contingency action plan including the list of potential mitigation measures that will be implemented, should unexpected changes in groundwater quality be noted as a result of decommissioning piling or other foundation design works.**
 - Timing/phasing arrangements.**

The scheme shall be fully implemented and subsequently maintained, in accordance with the timing/phasing arrangements contained in the scheme, or any details as may subsequently be agreed, in writing, by the Local Planning Authority.
- 10. Prior to the commencement of any site works - or the arrival of any construction materials or machinery on site - the specified Tree Protection Fencing shall be installed. This to be installed as shown on the Tree Protection Plan at Appendix 5 of the Arboricultural Method Statement AWA7133 prepared by AWA Tree Consultants and dated November 2025.**
- 11. The development shall not be brought into use until a method for the mitigation and monitoring of increase recreational pressure has been submitted to the National Park Authority for approval in writing. Thereafter, the development shall be carried out and monitored in accordance with the approved details.**
- 12. The development hereby permitted shall be carried out in accordance with the approved biodiversity gain plan (approved under general condition imposed by paragraph 13(1), Schedule 7A of the Town and Country Planning Act (1990)) and the approved biodiversity gain plan shall be implemented before first use of the development hereby permitted.**

13. The first planting season following first use of the development, tree and shrub planting shall be carried out in accordance with a detailed landscaping and planting strategy that shall be first submitted to the National Park Authority for approval in writing. The landscaping and planting strategy shall be based upon Outline Planting Plan Drawing no. WP-996-DR-L-002 but shall provide provision for the compensation of all trees lost, in addition to substituting the use of seed mix EM6 with specified bespoke seed mix.
14. The development shall be carried out in accordance with all Reasonable Avoidance Measures (RAMS) and Precautionary Methods as detailed in Section 5.0 of the Preliminary Ecological Appraisal.
15. Prior to the development being brought into use, the ecological enhancement measures as outlined Section 5.37 and 5.39 in the Preliminary Ecology Appraisal shall be carried out and maintained for the lifetime of the development.
16. No lighting shall be installed on site except in accordance with a specification which shall be first submitted to the approved in writing by the National Park Authority.
17. The development shall be implemented in full accordance with the stated requirements of the Arboricultural Method Statement AWA7133 prepared by AWA Tree Consultants and dated November 2025.
18. No tree which is retained or planted under conditions of the permission shall be cut down, uprooted, destroyed or damaged in any manner during the development phase and thereafter within 5 years from the date of completion of the development, other than in accordance with the approved plans and particulars or as may be permitted by prior approval in writing from the National Park Authority. Any such tree which is cut down, uprooted, destroyed, pruned, cut or damaged within that period shall be replaced with another of the same species at the same location and of minimum height 2.5 metres above ground level except where an alternative is approved in writing by the National Park Authority.
19. Statutory biodiversity net gain condition

23/26

ADVERTISEMENT CONSENT - INSTALLATION OF EXTERNAL SIGNAGE TO PROMOTE NATIONAL PARK CENTRE AT STATION CAR PARK, UNNAMED ROAD FROM GLEBE FARM TO B6049, MILLERS DALE (NP/HPK/1125/1166) LC

The Planning Officer presented the report and outlined the reasons for approval as detailed in the report. The application seeks advertisement consent for the installation of 4 signs on a building at Millers Dale Station advertising a proposed National Park Centre and Bike Hire.

Some Members had visited the site the previous day.

A motion to approve the application with the conditions outlined below, was moved, seconded, put to the vote and carried.

RESOLVED:

That the application be APPROVED subject to the following conditions:

- 1. Any advertisement displayed and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.**
- 2. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.**
- 3 Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority.**
- 4 No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.**
- 5 No advertisement shall be sited or displayed so as to obscure or hinder the ready interpretation of, any road traffic sign, railway signal and to navigation by water or air, or so as otherwise to render hazardous the use of any highway railway, waterway or aerodrome (civil or military).**
- 6 The advertisements hereby permitted shall not be displayed other than in accordance with the following approved plans:**

**Site Plan P10804/2025/CHC02
Proposed signage P10804/2025/CH03 Rev 03**

13:55pm *L Hartshorne left the meeting.*

24/26 FULL PLANNING - S.73 APPLICATION FOR THE REMOVAL OR VARIATION OF CONDITIONS 2 AND 5 ON NP/HPK/1015/0996 AT CARBOLITE LTD, PARSONS LANE, HOPE (NP/HPK/1125/1140) WE

The Planning Officer presented the report and outlined the reasons for conditional approval as detailed in the report. The application proposes amendments to planning permission NP/HPK/1015/0996. The proposed amendment is an infill extension between the existing two buildings on site which is currently an open yard.

Some Members had driven passed the site the previous day.

The following points were discussed:

- The current gate and how this can be retained
- Vehicular access to the car park and pedestrian access from the car park to the premises.

A motion to approve the application with the conditions outlined below, was moved, seconded, put to the vote and carried.

RESOLVED:

That the application be APPROVED subject to the following conditions:

- 1. Development to be carried out in accordance with amended plans**
- 2. The new car park shall be constructed and made available for use prior to commencement of construction of the eastern extension of the factory building. Thereafter it shall remain available for use throughout the lifetime of the development.**
- 4. The walls and roof of the building shall be clad to match the existing in terms of materials. Upon installation, the cladding shall be finished in Vandyke Brown (RAL 8014).**
- 5. The rating level of sound emitted from the development site shall not exceed background day or night time levels (as determined within Hilson Moran, "Noise Impact Assessment (ref: 37705-HML-XX-XX-RP-O-500001 ISSUE P02 FINAL), dated 8 September 2025) for the lifetime of the development.**
- 6. Prior to the installation of any external lighting, precise details of the intensity, direction, spread of luminance and shielding of light sources, has been submitted to and approved in writing by the National Park Authority and thereafter maintained in accordance with the approved scheme.**
- 7. The car park barrier shall only be installed with the details approved through discharge application NP/DIS/1018/0980.**
- 8. Before any other operations are commenced (excluding demolition/ site clearance), space shall be provided within the site curtilage for storage of plant and materials, site accommodation, loading, unloading and manoeuvring of goods vehicles, and parking and manoeuvring of site operatives and visitors' vehicles, laid out and constructed in accordance with the details approved through NP/DIS/1018/0980.**
- 9. The development shall be carried out in accordance with the Construction Management Plan approved through NP/DIS/1018/0980.**
- 10. Prior to the eastern extension being taken in to use a surface water attenuation tank with flow control shall be installed in accordance with the recommendations of the submitted Flood Risk Assessment.**
- 11. The infill extension shall be carried out and managed in accordance with the conclusions made in Chapter 7 of the Flood Risk Assessment and SuDs Strategy (Hilson Moran, Issue P05, November 2025).**
- 12. The landscaping shall be carried out in accordance with drawing number 9015-024/101 as approved through NP/DIS/1018/0980. All planting shall be carried out the first planting season following commencement of the approved car park and eastern extension.**

13. The first planting season following commencement of the infill extension, additional tree planting shall be carried out on the southern boundary in front of the extension in accordance with a landscaping plan which shall be first submitted to the National Park Authority for approval in writing.
14. The two swift boxes and two bat boxes approved as part of the landscape works shall be installed prior to the extending factory building being taken in to use.
15. No removal of vegetation that may be used by breeding birds shall take place between 1st March and 31st August.
16. The construction of the car park shall be carried out in accordance with specification approved through NP/DIS/1018/0980.

25/26 PLANNING APPEALS MONTHLY REPORT (A.1536/BT)

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 2.04 pm

6. CHANGE OF USE FROM RESIDENTIAL (USE CLASS C3) TO A WELCOME AND VISITOR RECEPTION HUB (USE CLASS F1) AND ASSOCIATED WORKS AT ILAM HALL COTTAGE, ILAM MOOR LANE, ILAM (NP/SM/1225/1294) ALN

APPLICANT: MRS LIZ BOWN – NATIONAL TRUST

Summary

1. The proposals are for the change of use of a single C3 dwelling to a visitor welcome and reception hub in association with Ilam Hall.
2. The proposed use is policy compliant and the loss of the unencumbered open market dwelling does not conflict with adopted policies.
3. The minor impacts on the grade II* listed building and on archaeology, trees and ecology are outweighed by the substantial benefits of improving the management of visitors to the site, improving the visitor experience and allowing a better understanding of the National Park.

Site and Surroundings

4. Ilam Hall and Ilam Hall Cottage (also known as Gardeners Cottage) are grade II* listed buildings located close to the southern boundary of the National Park.
5. The site is owned and managed by the National Trust (although the Hall itself is let to the Youth Hostel Association) and is a significant tourist attraction in this part of the National Park.
6. The Coach House and Stable Block is also grade II listed, and is the tower known as The Peppercot. The Hall and Gardens are within the Ilam Conservation Area.
7. Ilam Hall Cottage is an open market dwelling, and is currently tenanted. It is attached to the northernmost wing of the Hall, and sits between the Hall and the main visitor car park. The property currently has enclosed gardens to the north and east of the house. It has three bedrooms.

Proposal

8. Planning permission is sought for the change of use of the dwellinghouse (use class C3) to a visitor welcome and reception hub (use class F1).
9. The change of use would take place within the shell of the existing building. The existing garden of the dwellinghouse would be opened up by the removal of perimeter fencing and a new path laid to provide pedestrian access from the visitor car park to the north. Seven timber bollards with low voltage LED lights would be placed along the access path that runs around the property.
10. Minor alterations to the listed building are proposed including fire upgrading of internal doors, the laying of new vinyl flooring, new smoke detectors, alterations for the provision of wireless data and a new external light
11. On the ground floor would be a welcome room, meeting room, second-hand bookshop and staff toilet and storage facilities. On the first floor would be a staff office and a staff welfare room, along with additional storage.

RECOMMENDATION:

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

1. **Statutory time limit**
2. **In accordance with amended plans**
3. **No development shall take place until a Written Scheme of Investigation for a programme of archaeological monitoring is submitted to an approved by the National Park Authority.**
4. **No development shall commence on the approved external works (including demolition works, excavations, construction works, or storage of materials or equipment or machinery within the application area) until the protective fencing measures specified on the Tree Protection Plan [Drawing Number J6878 TPP] have been implemented in full. Thereafter all of the detailed requirements indicated on the Tree Protection Plan [Drawing Number J6878 TPP] shall be adhered to in full and the protective fencing shall be retained with no construction or storage activities within the Construction Exclusion Zone throughout the construction period.**
5. **Prior to any demolition works, excavations, construction works, or storage of materials or equipment or machinery within the application area a pre-commencement meeting shall be held and attended by the developer's appointed arboricultural consultant, the site manager/foreman and a representative from the National Park Authority to discuss details of the working procedures and to agree those stages at which arboricultural supervision is required in order to meet the purpose of the Tree Protection Plan [Drawing Number J6878 TPP]. Prior to commencement of any works a brief written report of the successful completion of the pre-commencement meeting shall be submitted to the National Park Authority. A further written report of site supervision measures shall be submitted for approval in writing by the National Park Authority within 28 days from completion of all of the works for which the supervision measures are specified.**
6. **The recommendations set out in the letter by Skyline Ecology dated 18th December 2025 shall be strictly adhered to.**
7. **The design, lux levels and operation of the ground mounted bollard lights to be submitted and approved.**

Key Issues

- Principle of change of use
- Impacts on heritage assets
- Archaeology
- Impact on trees
- Ecological considerations
- Climate Change Mitigation

Relevant Planning History

Ilam Hall has a detailed planning history. Relevant to the current proposals are:

- February 2025 – pre-application advice sought with regard to proposals for an

interlinked masterplan for Ilan Hall and Dovedale (including proposals for a visitor reception hub) – Enq ref 51266.

- June 2020 – planning permission granted for installation of temporary visitor welcome hut for 18 months (NP/SM/0420/0311). Temporary permission has been re-issued several times, with the latest permission granted in January 2026 for a further period of 1 year (NP/SM/1225/1239).
- June 2018 – planning permission granted for redesign of existing car park layout, plus re-alignment of car park approach road; Change of use from caravan site to car park; Change of use of part of Hall Cottage Garden from garden to car park (NP/SM/0318/0223).
- March 1987 – listed building consent granted for alterations of listed building at Ilan Hall Cottage (NP/SM/0187/002).

Consultations

12. **Highway Authority:** no objections. The site is remote from the highway and will have no impact on the highway.
13. **District Council:** no issues to raise.
14. **Parish Council:** strongly objects. *‘At a time when our community is experiencing a significant shortage of homes available for both rent and purchase, the loss of a residential dwelling to a commercial or visitor-focused use would further exacerbate an already acute housing issue. Residential properties are essential for supporting local families, key workers, and the long-term sustainability of our community.*

The removal of a home from the local housing stock for non-residential purposes is, in our view, unacceptable. While there is a shared desire to protect our area from inappropriate development, this proposal represents a permanent loss of a residential property and cannot be overlooked. The cumulative impact of such changes poses a serious risk to the balance and vitality of rural communities.

We acknowledge and respect the important role the National Trust plays in conserving heritage and supporting tourism. However, this must be carefully balanced against the fundamental need to retain existing homes for local residents. In this case, the Parish Council considers that the balance weighs firmly against the proposed change of use.

For these reasons, the Parish Council unanimously objects to this application and urges the planning authority to refuse permission.’

15. **Authority’s Conservation Officer:** *‘The proposals seek to adapt the building to enable its use as a welcome visitor and reception hub. On balance, the works are considered to be acceptable and enable the conversion without any significant intervention to historic fabric. The proposal will open up the garden to the north of Hall Cottage, reestablishing its visual connection to and relationship with the land the north, and provide greater opportunity for an appreciation of the cottage itself as well as the remnant features of the kitchen gardens in its grounds. The removal of the existing timber feather board fence will improve the general environs of the listed building. A new path connecting the car park with the visitor centre and the Hall to the south will aid wayfinding and accessibility through the site. The proposals therefore align with the requirements of PDNPA Policy DMC10.*

A small degree of harm has been identified from proposed works to upgrade doors within the cottage. In line with PDNPA Policy DMC7 and NPPF paragraphs 212 and

215, the harm should be considered against the public benefits of the proposals, which are significant.

The proposals present an opportunity to deliver a minor beneficial effect to the character and appearance of the Ilam Conservation Area and the landscape as a non-designated heritage asset by restoring the visual connection and sense of openness between the cottage and the landscape to the north and integrating the kitchen garden structural elements into the publicly accessible parts of the estate. The proposals therefore align with the stipulations of PDNPA Policies DMC5 and DMC8.'

- 16. Authority's Archaeologist:** (in summary) *The site of the proposed development is a site of archaeological interest. Hall Cottage and its garden are known to be within the 18th/19th century kitchen garden as depicted on the 1839 Cobb map of Ilam. The site falls within Ilam Park, which as a parkland is not registered, but is of sufficient quality and importance to be a Registered Park and Garden; it is a significant and early example of a designed Picturesque landscape, as demonstrated by the 2017 historic landscape study commissioned by the National Trust.*

Under the proposed developments for the previous part of the welcome scheme (NP/SM/0318/0223), parts of the former kitchen garden were evaluated (trial trenching), specifically the former caravan park (now the overflow car park). It demonstrated that well preserved remains of the kitchen garden and its associated buildings and structures survive in this area at a very shallow depth. These remains have archaeological interest in the information they hold relating to the form, structure and use of this lost garden, and its place in the development of Ilam.

The area that forms the garden around Hall Cottage Garden have not been previously archaeologically evaluated. It is likely that archaeological remains in the area of Hall Cottage's garden will add to our understanding of the form, structure and use of this lost garden, and its place in the development of Ilam. The groundworks associated with the proposed development have the potential to encounter, damage and destroy previously unrecorded belowground archaeological remains relating to the lost kitchen garden and the development of Hall Cottage. This will harm archaeological interest of the site, but not to the core significance of Ilam Hall and parkland. The scale of the groundworks is relatively small. The level of harm is therefore considered to be minor. The public benefits of improving visitor welcome at Ilam are considerable. The harm identified above need to be mitigated by a conditioned scheme of archaeological monitoring on all groundwork.

- 17. Authority's Ecologist:**

An Ecological Statement (December 2025) for the installation of low-level lighting and removal of small areas of hedgerow at Ilam Hall Cottage by Skyline Ecology has been submitted to support the application.

We hold records of bats in the wider site area however, Skyline Ecology consider that the retention and installation of external lighting is unlikely to impact foraging or commuting bats as the proposed lighting will be low level and on timers so they will be turned off during non-operating hours.

There is low potential that the non-native hedgerow on site could be utilised by nesting birds however, the habitat is sub-optimal. The precautionary measures detailed in the ecological statement by Skyline Ecology are welcomed and should be strictly adhered to.'

- 18. Authority's Tree Officer:** *'The submitted Tree Protection Plan is detailed and suitable for the purpose. From viewing it, it is clear that if harm to significant trees is to be avoided, close adherence to the report will be required and arboriculturally-informed*

decisions will be required on certain methodology aspects as the works progress. For these reasons a monitoring/supervision condition is proposed – this arboricultural supervision is a recommendation at more than point on the TPP drawing.'

19. **Historic England:** No response at time of writing (consultation period not yet expired)

Representations

20. One letter of support has been received from the Youth Hostel Association. The response states that *'the proposals would provide a level access for guests, reducing operation risk and assisting those less mobile to use the Changing Places toilet facilities and ground floor bedrooms. It would also provide office space to enhance the working relationship between our organisations. The meeting space proposals would also be helpful for groups and schools who stay with us and are looking for areas to work.*
21. *Visitor management and the sustainability of the site would benefit from the National Trust's proposals.'*

Main Policies

22. Relevant Core Strategy policies: GSP1, GSP2, GSP3, L2, L3, RT1, CC1
23. Relevant Development Management policies: DMC3, DMC7, DMC8, DMC10, DMC12, DMC13

National Planning Policy Framework

24. 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. As well as the current proposals.
25. 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.

Assessment

Background

26. The current proposals for part of a wider initiative by the National Trust to improve the visitor experience both at Ilam Hall and Dovedale, called *'Gateway to the Peak District: Connecting People, Nature & Heritage.'* This wider scheme will be subject to a National Heritage Lottery Fund bid. As well as the current proposals, the broader plan hopes to deliver improved parking flow and a visitor hub at Dovedale car park, improvements to the off-road route between Dovedale and Ilam Park, a new footbridge to Hinckley Wood, improvements to the café and repairs and improvement to various listed buildings and historic features.
27. The first phase of this 'improvement plan' related to works to expand and improve the main visitor car park. Planning permission was granted for these works in 2018 and the permission has been implemented by the completion of an overflow car park in an area formerly used as a caravan site. The approved changes to the main car park have not yet been carried out. The scheme involved the creation of a number of staff and disabled

car parking space within the domestic garden area to the east of Hall Cottage, but the applicant is no longer intending to carry out these works.

28. As part of the improvement plan, it was identified that on entering the main car park, the arrival and visitor experience was not clear and so a trial of a temporary welcome hut was progressed. This has demonstrated a need for a more permanent welcome facility, that is clearly visible and accessible from the car park and which can also provide staff welfare space.
29. At the pre-application stage, the Trust investigated the construction of a new-build welcome Hub building, but officers advised that in the locations identified, a new building would cause harm to the setting of the grade II* listed buildings and possible harm to trees and archaeology. Officers that the conversion of the existing Hall Cottage should be investigated instead, in accordance with policy RT1.
30. As well as providing visitor welcome space, Hall Cottage is large enough to allow for the re-location of an existing second-hand bookshop that is currently located within the stable building. This will free up space on the ground floor of the stable building to allow the first-floor café (which is currently not accessible for disabled people) to be relocated (subject to obtaining planning and listed building consent in the future).
31. The proposals would also allow more direct and level public access from the car park and the visitor hub to the existing 'Changing Places' restroom and the Youth Hostel entrance on the east side of the Hall.

Principle of Development

32. Core Strategy policy RT1 (criteria A and B) states that the Authority will support facilities which enable recreation, environmental education and interpretation, which encourage understanding of the National Park's valued characteristics, provided (where the site is in open countryside) that there is a clear demonstration of need for such a location. Our view is that the applicant has demonstrated a clear need for the proposals in order for the site to be able to better absorb rising visitor numbers, to improve the visitor experience, and to enable the public to better understand and engage in the heritage and nature-based opportunities that the site holds.
33. Criteria C of RT1 states that wherever possible development must reuse existing traditional buildings of historic or vernacular merit and so the proposals are compliant with this provision in principle.
34. The Parish Council has raised strong objections on the basis that the development would lead to the loss of a local dwellinghouse, and that this in turn would exacerbate a perceived shortage of housing in the village. Whilst we understand and note these concerns, Hall Cottage is an unencumbered open market dwelling. It does not have any kind of local needs or agricultural occupancy condition and there so there is no requirement whatsoever for the dwelling to be occupied by a local person. It could also be rented out as holiday accommodation without any need for planning permission. The Authority does not have a policy that seeks to resist the loss of open market dwellings and the proposals are policy compliant in principle in all other respects.
35. Consequently, our view is that the change of use of the dwelling to the proposed use is acceptable in principle.
36. The main detailed considerations are the impacts of the proposals on heritage assets, archaeology, trees and ecology.

Impact on Heritage Assets

37. Core Strategy policy L3 and Development Management policies DMC7 and DMC8 jointly seek to ensure that that development conserves and where appropriate enhances the significance of heritage assets. Where less than substantial harm occurs, it must be weighed against public benefits. The application is accompanied by a Planning and Heritage Assessment.
38. Externally, the proposals would open up the garden to the north of Hall Cottage, re-establishing its visual connection to and relationship with the land the north, and provide greater opportunity for an appreciation of the cottage itself as well as the remnant features of the kitchen gardens in its grounds. The removal of the existing timber feather board fence would improve the general environs of the listed building.
39. Internally, there would be a small degree of harm through proposals to upgrade internal doors in response to fire safety (i.e. the fitting of free swing closers, back seals and application of intumescent paint). One door between the lobby and bathroom at ground floor is warped and is proposed to be replaced. The Authority's Conservation Officer considers that this door should be repaired rather than replaced and this can be required by condition.
40. The proposals present an opportunity to deliver a minor beneficial effect to the character and appearance of the Ilam Conservation Area and the landscape as a non-designated heritage asset by restoring the connection and sense of openness between the cottage and the landscape to the north and integrating the kitchen garden structural elements into the publicly accessible parts of the estate.
41. In summary, the small degree of harm identified would be greatly outweighed by the public benefits of the scheme, in accordance with adopted policies.

Archaeology

42. The Authority's archaeologist has confirmed that the site of Hall Cottage and its garden fall within the area that was historically occupied by the kitchen garden to the Hall, and that well preserved remains were found, at shallow depth, when works were carried out to create the overflow car park.
43. The groundworks associated with the proposed development have the potential to encounter, damage and destroy previously unrecorded belowground archaeological remains relating to the lost kitchen garden and the development of Hall Cottage. This will harm archaeological interest of the site, but not to the core significance of Ilam Hall and parkland.
44. The scale of the groundworks is relatively small. The level of harm is therefore considered to be minor. The public benefits of improving visitor welcome at Ilam are considerable. The harm identified above needs to be mitigated by a conditioned scheme of archaeological monitoring on all groundwork. The agent has agreed to the wording of the suggested pre-commencement condition.
45. Subject to this condition, the proposals would accord with policy L3 in relation to archaeology.

Impact on Trees

46. A Tree Constraints Plan and a Tree Protection Plan have been submitted with the application. The information provided is sufficient for us to be able to assess the impact of the development upon trees within and close to the application site edged red.
47. There are a number of trees within the garden of Hall Cottage, but these are mostly located in the eastern lawned area of the garden and would be unaffected by the proposals. There are two trees that would be affected. The proposed new path would be constructed beneath the root protection area (RPA) of a mature holly tree within the garden to the north of the house. The tree constraints plan identifies that it is growing within a raised bed with a dwarf retaining wall which may have already compromised its roots, but that any impacts can be mitigated through bespoke trenching methods using hand dig methods. Similarly, an ash to the north of the existing fence line would see trenching for fibre cabling beneath its canopy and again impacts here would be mitigated in the same way.
48. Subject to the conditions recommended by the Tree Conservation Officer, any adverse impacts on trees would be sufficiently mitigated in accordance with policy DMC13.

Ecology and BNG

49. During the course of the application, amended plans have been received. These show that a 3m length of non-native hedgerow to the west of the house would be removed. As amended, this is the only hedgerow removal proposed as part of this scheme. A length of beech hedgerow on the northern boundary of the garden would also be removed, but this was previously approved under the implemented consent for the car park improvements. As such, as amended the proposals fall within the 'de minimus' exemption from the requirement for 10% Biodiversity Net Gain.
50. A supporting ecological statement has been submitted with the application; this suggests that the hedgerow should be removed outside of the bird breeding season.
51. The Authority holds records of bats in the wider area. The ecology statement concludes that the addition of a single light fitting above one of the doors and the new low level bollard lighting is unlikely to have a negative impact on bats or other species provided that it has a low lux and is on a timer. The approved plans show that the light on the door would be 5 lumens, which is low level. A condition to agree the design, lux levels and operation of the bollard lights is considered to be necessary.

Climate Change Mitigation

52. A climate change mitigation statement has been submitted. It states that the most significant climate mitigation measure embedded in the proposals is the retention and repurposing of the building which results in:
 - Embodied carbon associated with demolition and new construction is avoided.
 - Existing materials and historic fabric are retained and extended in lifespan.
 - Waste generation is minimised.
 - No extensions or additional built volume are proposed
 - Internal alterations are light touch and reversible where possible.
53. Although the building is listed and therefore constrained in terms of fabric upgrades, the scheme incorporates measures to improve operational efficiency:
 - Energy-efficient lighting.
 - Rationalisation of staff accommodation and workspace to reduce dispersed operational travel.

- Project itself is a climate engagement intervention

54. Given the nature and scale of the proposals, the proposed measures are considered to be sufficient to meet the requirements of policy CC1.

Conclusion

55. The proposed welcome facility, through conversion of an existing heritage asset, would significantly improve wayfinding and accessibility for visitors to Ilam Park, and would contribute to their appreciation and interpretation of the National Park. The scheme would restore the visual connection and sense of openness between the cottage and the landscape to the north and would allow the remnants of the kitchen garden to be better appreciated. These public benefits would outweigh the minor elements of harm that have been identified above. Consequently, the proposals accord with adopted policies and are recommended for approval

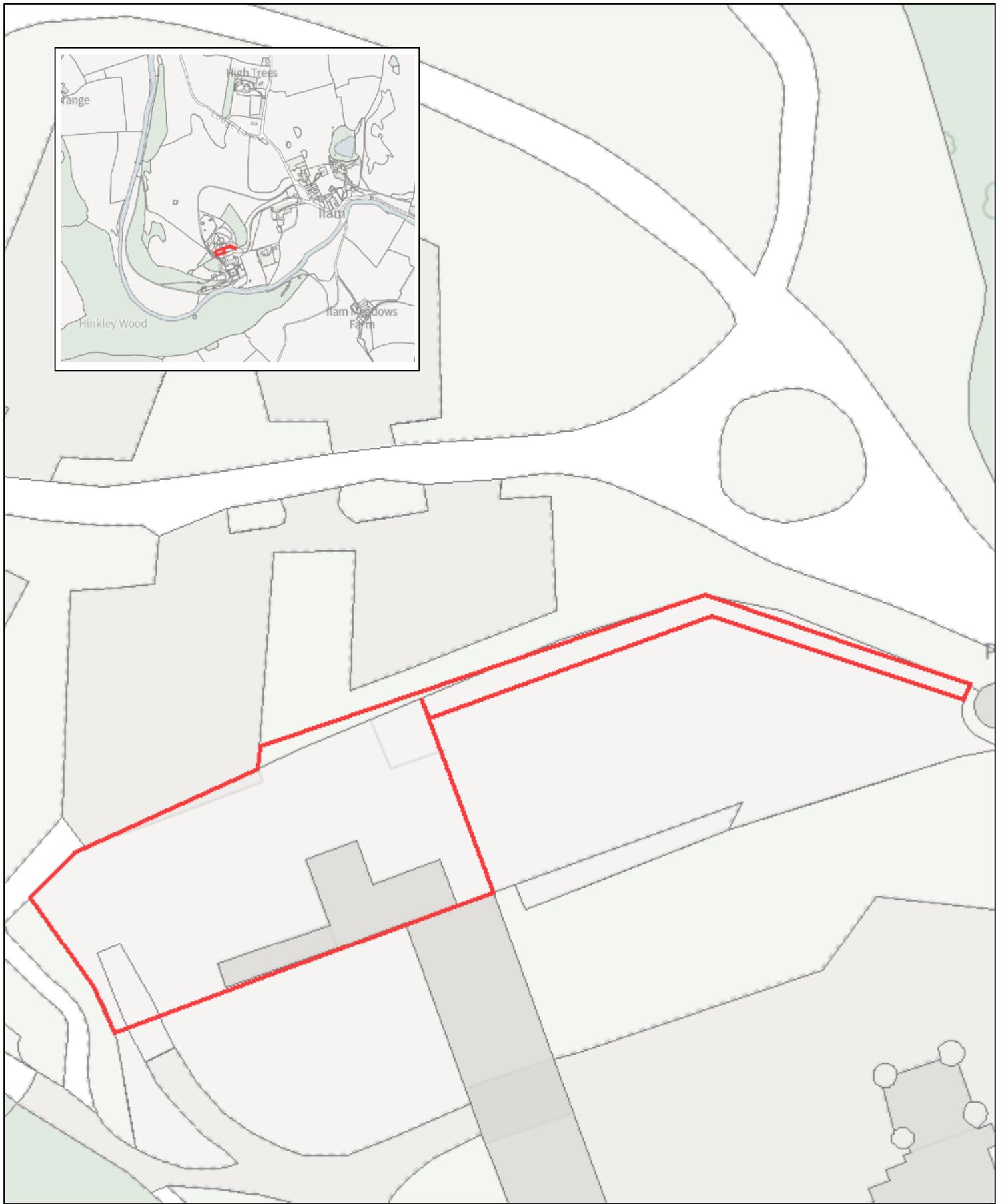
Human Rights

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

List of Background Papers (not previously published)

Nil

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Ilam Hall Cottage, Ilam Moor Lane, Ilam

Item no. 6
 Application no. NP/SM/1225/1294
 Committee date: 13 March 2026

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13 March 2026

7. LISTED BUILDING CONSENT – WORKS IN ASSOCIATION WITH CHANGE OF USE FROM RESIDENTIAL (USE CLASS C3) TO A WELCOME AND VISITOR RECEPTION HUB (USE CLASS F1) AND ASSOCIATED WORKS AT ILAM HALL COTTAGE, ILAM MOOR LANE, ILAM (NP/SM/1225/1295) ALN

APPLICANT: MRS LIZ BOWN – NATIONAL TRUST

Summary

1. The proposals are for works in association with the change of use of a single C3 dwelling to a visitor welcome and reception hub in association with Ilam Hall.
2. The minor impacts on the grade II* listed building and its setting and ecology are outweighed by the substantial benefits of improving the management of visitors to the site, improving the visitor experience and allowing a better understanding of the National Park.

Site and Surroundings

3. Ilam Hall and Ilam Hall Cottage (also known as Gardeners Cottage) are grade II* listed buildings located close to the southern boundary of the National Park.
4. The site is owned and managed by the National Trust (although the Hall itself is let to the Youth Hostel Association) and is a significant tourist attraction in this part of the National Park.
5. The Coach House and Stable Block is also grade II listed, and is the tower known as The Pepperpot. The Hall and Gardens are within the Ilam Conservation Area.
6. Ilam Hall Cottage is an open market dwelling, and is currently tenanted. It is attached to the northernmost wing of the Hall, and sits between the Hall and the main visitor car park. The property currently has enclosed gardens to the north and east of the house. It has three bedrooms.

Proposal

7. Listed building consent is sought for works in association with the change of use of the dwellinghouse (use class C3) to a visitor welcome and reception hub (use class F1).
8. Minor alterations to the listed building are proposed including fire upgrading of internal doors, the laying of new vinyl flooring, new smoke detectors, alterations for the provision of wireless data and a new external light.
9. On the ground floor would be a welcome room, meeting room, second-hand bookshop and staff toilet and storage facilities. On the first floor would be a staff office and a staff welfare room, along with additional storage.

RECOMMENDATION:

That the application be APPROVED subject to the following conditions:

1. **Statutory time limit**
2. **In accordance with amended plans**

3. **The recommendations set out in the letter by Skyline Ecology dated 18th December 2025 shall be strictly adhered to.**
4. **Bathroom door at ground floor to be retained and repaired unless otherwise approved in writing by the National Park Authority.**

Key Issues

- Impact upon listed building
- Ecological considerations

Relevant Planning History

Ilam Hall has a detailed planning history. Relevant to the current proposals are:

- February 2025 – pre-application advice sought with regard to proposals for an interlinked masterplan for Ilan Hall and Dovedale (including proposals for a visitor reception hub) – Enq ref 51266.
- June 2020 – planning permission granted for installation of temporary visitor welcome hut for 18 months (NP/SM/0420/0311). Temporary permission has been re-issued several times, with the latest permission granted in January 2026 for a further period of 1 year (NP/SM/1225/1239).
- June 2018 – planning permission granted for redesign of existing car park layout, plus re-alignment of car park approach road; Change of use from caravan site to car park; Change of use of part of Hall Cottage Garden from garden to car park (NP/SM/0318/0223).
- March 1987 – listed building consent granted for alterations of listed building at Ilan Hall Cottage (NP/SM/0187/002).

Consultations

10. **Highway Authority:** no objections. The site is remote from the highway and will have no impact on the highway.
11. **District Council:** no issues to raise.
12. **Parish Council:** strongly objects. *‘At a time when our community is experiencing a significant shortage of homes available for both rent and purchase, the loss of a residential dwelling to a commercial or visitor-focused use would further exacerbate an already acute housing issue. Residential properties are essential for supporting local families, key workers, and the long-term sustainability of our community.*

The removal of a home from the local housing stock for non-residential purposes is, in our view, unacceptable. While there is a shared desire to protect our area from inappropriate development, this proposal represents a permanent loss of a residential property and cannot be overlooked. The cumulative impact of such changes poses a serious risk to the balance and vitality of rural communities.

We acknowledge and respect the important role the National Trust plays in conserving heritage and supporting tourism. However, this must be carefully balanced against the fundamental need to retain existing homes for local residents. In this case, the Parish Council considers that the balance weighs firmly against the proposed change of use.

For these reasons, the Parish Council unanimously objects to this application and urges the planning authority to refuse permission.'

13. **Authority's Conservation Officer:** *'The proposals seek to adapt the building to enable its use as a welcome visitor and reception hub. On balance, the works are considered to be acceptable and enable the conversion without any significant intervention to historic fabric. The proposal will open up the garden to the north of Hall Cottage, reestablishing its visual connection to and relationship with the land the north, and provide greater opportunity for an appreciation of the cottage itself as well as the remnant features of the kitchen gardens in its grounds. The removal of the existing timber feather board fence will improve the general environs of the listed building. A new path connecting the car park with the visitor centre and the Hall to the south will aid wayfinding and accessibility through the site. The proposals therefore align with the requirements of PDNPA Policy DMC10.'*

A small degree of harm has been identified from proposed works to upgrade doors within the cottage. In line with PDNPA Policy DMC7 and NPPF paragraphs 212 and 215, the harm should be considered against the public benefits of the proposals, which are significant.

The proposals present an opportunity to deliver a minor beneficial effect to the character and appearance of the Ilam Conservation Area and the landscape as a non-designated heritage asset by restoring the visual connection and sense of openness between the cottage and the landscape to the north and integrating the kitchen garden structural elements into the publicly accessible parts of the estate. The proposals therefore align with the stipulations of PDNPA Policies DMC5 and DMC8.'

14. **Authority's Ecologist:** *'An Ecological Statement (December 2025) for the installation of low-level lighting and removal of small areas of hedgerow at Ilam Hall Cottage by Skyline Ecology has been submitted to support the application.'*

We hold records of bats in the wider site area however, Skyline Ecology consider that the retention and installation of external lighting is unlikely to impact foraging or commuting bats as the proposed lighting will be low level and on timers so they will be turned off during non-operating hours.

There is low potential that the non-native hedgerow on site could be utilised by nesting birds however, the habitat is sub-optimal. The precautionary measures detailed in the ecological statement by Skyline Ecology are welcomed and should be strictly adhered to.'

15. **Historic England:** No response at time of writing (consultation period not yet expired)

Representations

16. None received.

Main Policies

17. Relevant Core Strategy policies: L3
18. Relevant Development Management policies: DMC7, DMC8

National Planning Policy Framework

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. As well as the current proposals
20. 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.

Assessment

21. The Parish Council has raised strong objections to this listed building consent application on the basis that the development would lead to the loss of a local dwellinghouse, and that this in turn would exacerbate a perceived shortage of housing in the village. These comments are not relevant to the listed building consent application. The comments are fully addressed in the report on the parallel planning application.

Impact on Heritage Assets

22. Core Strategy policy L3 and Development Management policies DMC7 and DMC8 jointly seek to ensure that that development conserves and where appropriate enhances the significance of heritage assets. Where less than substantial harm occurs, it must be weighed against public benefits. The application is accompanied by a Planning and Heritage Assessment.
23. Externally, the proposals would open up the garden to the north of Hall Cottage, re-establishing its visual connection to and relationship with the land the north, and provide greater opportunity for an appreciation of the cottage itself as well as the remnant features of the kitchen gardens in its grounds. The removal of the existing timber feather board fence would improve the general environs of the listed building.
24. Internally, there would be a small degree of harm through proposals to upgrade internal doors in response to fire safety (i.e. the fitting of free swing closers, back seals and application of intumescent paint). One door between the lobby and bathroom at ground floor is warped and is proposed to be replaced. The Authority's Conservation Officer considers that this door should be repaired rather than replaced and this can be required by condition.
25. The proposals present an opportunity to deliver a minor beneficial effect to the character and appearance of the Ilam Conservation Area and the landscape as a non-designated heritage asset by restoring the connection and sense of openness between the cottage and the landscape to the north and integrating the kitchen garden structural elements into the publicly accessible parts of the estate.
26. In summary, the small degree of harm identified would be greatly outweighed by the public benefits of the scheme, in accordance with adopted policies.

Ecology

27. The Authority holds records of bats in the wider area. The ecology statement concludes that the addition of a single light fitting above one of the doors and the new low level bollard lighting is unlikely to have a negative impact on bats or other species provided

that it has a low lux and is on a timer. The proposed works are unlikely to have any adverse impact upon protected species or their habitat provided that they are carried out in accordance with the recommendations of the submitted survey.

Conclusion

28. The proposed welcome facility, through conversion of an existing heritage asset, would significantly improve way finding and accessibility for visitors to Ilam Park, and would contribute to their appreciation and interpretation of the National Park. The scheme would restore the visual connection and sense of openness between the cottage and the landscape to the north and would allow the remnants of the kitchen garden to be better appreciated. These public benefits would outweigh the minor elements of harm that have been identified above. Consequently, the proposals accord with adopted policies and are recommended for approval

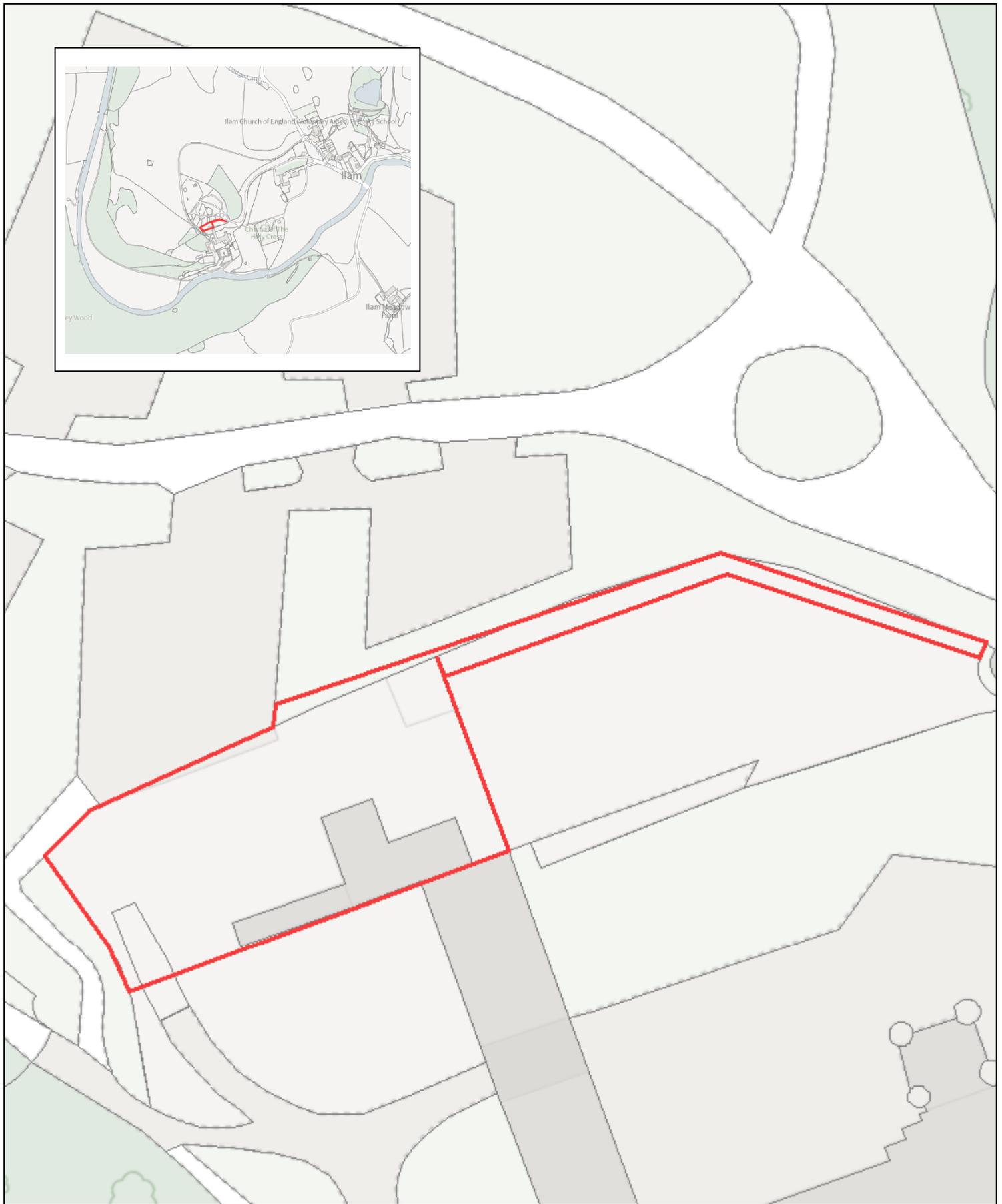
Human Rights

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

List of Background Papers (not previously published)

Nil

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Ilam Hall Cottage, Ilam Moor Lane, Ilam

Item no. 7
Application no. NP/SM/1225/1295
Committee date: 13 March 2026

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8. FULL PLANNING APPLICATION - RETROSPECTIVE CONSENT FOR LAND ADJACENT TO THE PARISH HALL. TO BE USED AS A CAMPSITE ON A NUMBER OF DAYS EACH YEAR AT BRANDSIDE VILLAGE HALL, BRANDSIDE (NP/HPK/1025/0985) SC

APPLICANT: HARTINGTON UPPER QUARTER PARISH COUNCIL

Summary

1. Full planning permission is being sought to change the use of the land to a seasonal camping site.
2. In this case, due to the harmful impact of the proposed use on the character and appearance of the surrounding landscape, neighbour amenity and potential highway safety, the application is recommended to members for refusal.

Site and Surroundings

3. The development site is situated within a parcel of land (0.10 Hectares) predominately enclosed by drystone walling and adjoining the Parish Village Hall (former School) and attached residential dwelling (former School House).
4. The site lies in a prominent hillside location approximately 1km south of the A53 Buxton-Leek Road. It is visible at distance from the A53 and surrounding public footpaths. Access to the site is via a non-classified road from the junction with the A53, which also serves a number of other properties in and around Brandside.
5. The landscape surrounding the application site is characterised as 'Densely enclosed gritstone upland' in the Authority's core policy document 'Landscape Strategy'.
6. The key characteristics in this remote landscape are occasional rocky summits, with a significant number of dispersed small gritstone farmsteads and cottages. The landscape is generally of rough permanent pasture enclosed by gritstone walls, with little tree cover. The landscape surrounding the application site reflects these characteristics.

Proposal

7. Full planning consent is being sought to change the use of the land to a seasonal camping site.
8. It is not anticipated that any works will be required to enable this proposed use to happen, as the necessary facilities are already in situ (including full sanitation facilities within the Parish Hall).

RECOMMENDATION:

That the application be REFUSED for the following reasons:

- 1 The development would appear visually intrusive, having an unacceptable adverse visual impact on the character and appearance of the surrounding open landscape and the tranquil amenity of the area, harming the valued characteristics of the National Park. Contrary to Core Strategy policies GSP1, GSP3, L1 and RT3, Development Plan Policies DMC3, DMR1 & DMR2 and the National Planning Policy Framework.**

- 2 The development would materially harm the living conditions of occupants of neighbouring residential property contrary to Core Strategy Policy GSP3 and Development Management Policy DMC3.**
- 3 Insufficient information has been submitted to properly assess the impact of the development on highway safety, contrary to policies GSP3, DMC3 and DMT3.**

Key Issues

- The principle of the development.
- The landscape and visual impact of the proposal.
- The potential impact on the amenity of neighbouring properties.
- The potential impact on the local highway.

Planning History

9. No relevant planning matters on file.

Consultations

10. Local Highway Authority (HA) - Concerns regarding highway safety (see Highway section of report below).
11. Parish Council (PC) - Support.

Representations

12. Five letters of support, nine letters of objection and one letter of general comments have been received. Summarised below: (Letters in full can be read on the website).

Support

- It would benefit the council to have full camping licence than the hassle of having to notify PDNPA how days are used under the sixty-day rule.
- The site supports Duke of Edinburgh's Award Expeditions for young people to explore the area.
- This is a small site so by its nature is self-limiting to the number of those camping.
- Campers have always been respectful leaving the site clean.
- Leave No Trace (LNT) is taken very seriously.

Object

- No safe and suitable access and parking.
- Increased noise disturbance, given the site's location in a naturally quiet area.
- No provisions in place for anyone with additional needs or disabilities.
- Amenity impact on adjoining residential property.
- Impact on the local wildlife populations.
- Camping activity is visually intrusive in the landscape.
- The site is next to a war memorial which makes this location especially sensitive.
- The site lacks the infrastructure and space expected for organised camping.
- The area isn't served by any local transport and so is completely unsustainable to travel
- The camping of larger groups and public attendance would add further pressure to the waste disposal generated by camping.

- A limited, if any, community benefit from the camping, there is certainly no net economic benefit to the local area in terms of increasing in spending or employment.

General comment

- Brandside is a small community and does not have the infrastructure for a busy, commercial camp site. Should planning permission be granted, the level and type of use should be at an appropriate level to minimise disruption to the lives of local residents and to safeguard our precious landscape.

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.
15. 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, L1, RT1, RT3

Relevant Development Management policies: DMC3, DMR1, DMR2, DMT3

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.

Assessment

Main principles

18. Policy DS1 states that recreation and tourism development is acceptable in principle in open countryside.
19. Policy RT3 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.

20. DMR1 states that, the development of a new touring camping or touring caravan site, or small extension to an existing site will not be permitted unless its scale, location, access, landscape setting and impact upon neighbouring uses are acceptable, and it does not dominate its surroundings.
21. The proposal is for a seasonal camping site and is acceptable in principle. The key issues for consideration are whether the scale, location, access and impacts of the development are acceptable in accordance with policies RT3 and DMR1 in particular.

Impact on the tranquillity of the National Park Landscape

22. Policy L1 requires that all development conserves and enhances valued landscape character and sites. Policy DMC3 states that where developments are acceptable in principle, Policy requires that design is to high standards and where possible enhances the natural beauty, quality and visual amenity of the landscape.
23. Brandside Parish Hall, the School House and associated land are clearly visible from distance in the surrounding countryside which is a quiet and undisturbed landscape. Therefore, tranquillity is inherently linked to the special qualities of the character of the surrounding open countryside,
24. The use of the site for camping would have a significant visual and aural impact in this context. Activity on the site including tents, and related equipment would give rise to a significant degree of harm to landscape character and tranquillity, conflicting with landscape and conservation objectives, contrary to policies GSP1, GSP3, L1 and DMC3.

Impact on residential amenity

25. Policy DMC3 states amongst other things, that where development is acceptable in principle, particular attention will be paid to the amenity, privacy and security of the development and other properties that the development affects.
26. Policy DMC14 states, that development that risks pollution or disturbance including noise, will not be permitted unless adequate control measures are put into place to bring the pollution within acceptable limits.
27. The School House is a residential property attached to the Parish Hall. As such, the dwelling and garden area is directly adjacent to the proposed campsite.
28. According to the occupier of the School House, the use of the site has caused significant harm to their enjoyment of the property and private garden space. Notably through noise and light disturbance, and as a shared party wall between the Village Hall and the School House, excessive levels of noise through the use of the facilities within the Village Hall.
29. In this case, the use as a campsite has the clear potential to generate noise, disturbance, light pollution due to the close proximity and the likely increase in traffic movements around the site, are considered to have an adverse impact on the enjoyment of the neighbouring residential property.
30. Given the nature of the use it is difficult to envisage how these impacts could be satisfactorily mitigated. The application does not include evidence on noise levels or proposed mitigation. The development therefore would have an unacceptable impact on amenity contrary to policies GSP3, DMC14 and DMC3.

Impact on highway safety

31. Policy DMT3 states that where transport related infrastructure is developed, this should be to the highest environmental design and materials, and where safe access for people is achievable. Policies GSP3 and DMC3 require development to be served by safe access.
32. The applicant has stated, that there is no vehicular access to the camping site, therefore the HA have agreed to negate the need for provision of details of access points, visibility splays, swept paths and accessibility for refuse vehicles.
33. It is noted that the applicant states “*the vehicular gates from the highway at either end of the site are not owned by the Council and its rights to use them are unclear*”. However, it is understood from the owner of the neighbouring property to the campsite, that the driveway located at the northern end is a shared vehicular access to the campsite.
34. Whilst the HA have noted this, there is still outstanding information required to properly assess the proposal, these include confirmation if the above is to be used as a vehicular access to the campsite and how pedestrians access the campsite?
35. In addition, details of the internal layout of the site with the number of pitches have not been provided. In this case, the HA would require the applicant to provide a plan showing the numbers and location of pitches. This would aid in the understanding of the maximum number of people visiting the campsite.
36. The applicant confirms in their application that there is no parking provision at the site, therefore parking along the local highway is a concern.
37. The application states that parking is minimal, with trip generation on average of 4 vehicles arriving (and 4 departing) per week. However, comments from local residents notes much higher levels of parking along the public highway, which results in restricting access along the access road to both the neighbouring applicants property and/or access for agricultural traffic.
38. Therefore, further clarity is required with regard to parking demand. Following a site visit undertaken by the HA Officer, they noted there was limited parking availability adjacent to the grass verge, which excessive parking demand can potentially result in blocking up the access road. As such parking along the local highway reduces the access road width, prohibiting vehicular movements along the access road for both private and agricultural traffic.
39. Furthermore, the access road leading to the Brandside Campsite from the A53 is also considered a concern due to it steep gradients, acute alignment and narrow widths along with lack of passing bay places. In particular, access to the campsite would be a matter of concern during night time and icy road conditions. The applicant has also informed the HA, that the campsite would be vehicle dependant for access to local amenities.
40. In addition to the above, details of refuse collection procedures and servicing should also be formalised.
41. Subsequently, for the Highway Authority to undertake a comprehensive assessment, they have requested that the applicant address the above matters and provide responses with measures to mitigate these issues. This could include provision of

passing bays, signage and a parking/refuse management plan for when patrons visit the campsite.

42. With regard to the above, it is clear that the applicant has provided insufficient information for the HA to accurately assess the impact of the development on highway safety at this stage. Given the more fundamental issues raised, Officers have not sought this information at this stage.

Other matters

Permitted Development fall-back position

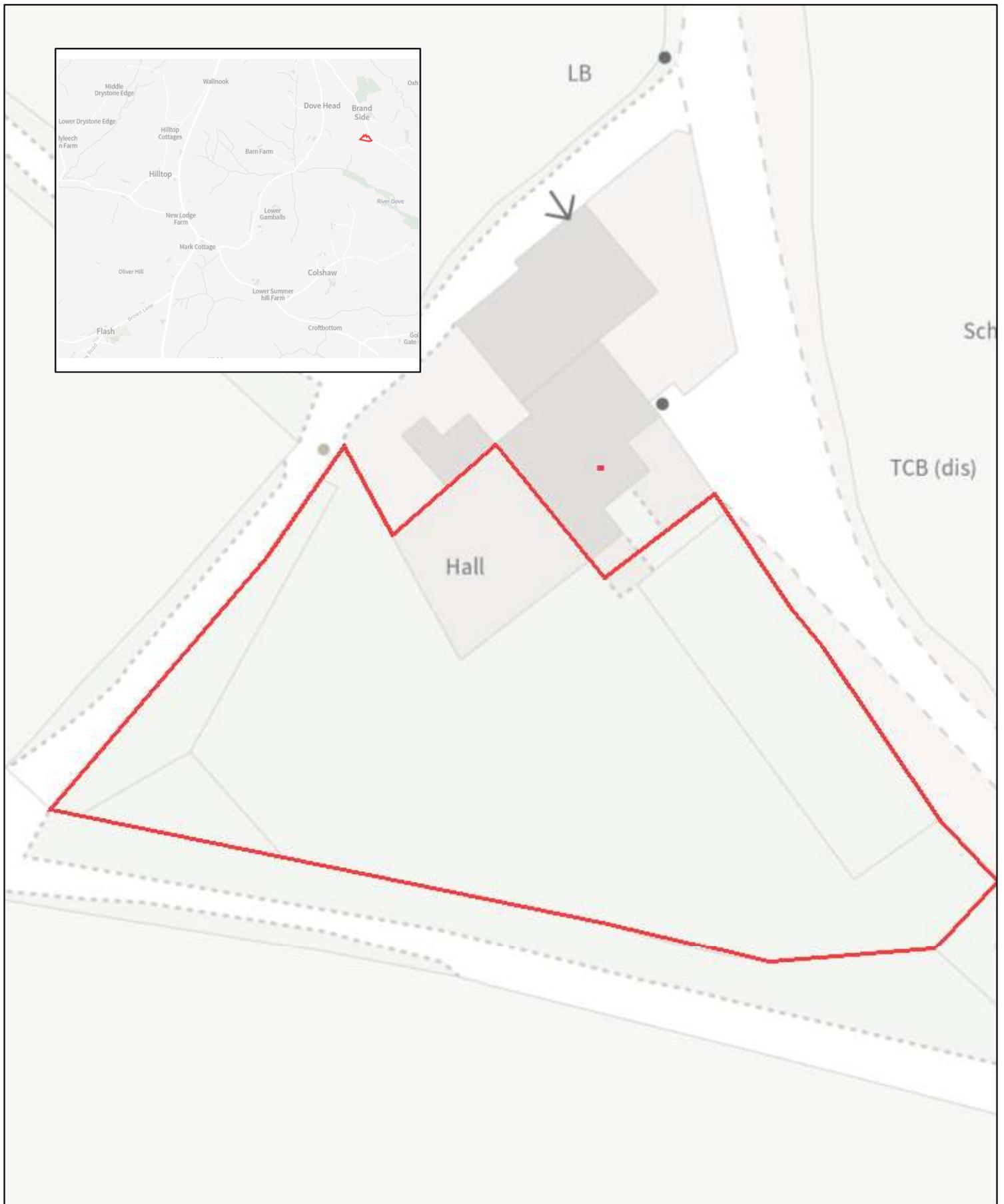
43. It is acknowledged that the land can be used as a recreational campsite for up to 60 days (limited to 50 pitches & any moveable structure reasonably necessary for the purposes of the permitted use), without needing planning permission under the provisions of Schedule 2, Part 4 of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.
44. The fall-back position is a material consideration and does weigh in favour of the application. However, the application proposes a development not permitted by the General Permitted Development Order. If permission were to be granted and all other matters considered above resolved, it would appear reasonable to impose conditions removing permitted development rights, limiting the site area and number of tents and specifying a time use restriction. The reasons for the conditions would allow the Authority to take effective control of the land in the interests of amenity and to prevent undue disturbance to existing residential property.

Conclusion

45. The proposed development would be sited within an open countryside setting, where it would be visible from nearby and surrounding vantage points. In this location, it is considered the campsite and associated activities would have a harmful and negative impact upon the character and scenic beauty of the National Park.
46. In addition, the use as a campsite with the potential for noise, disturbance, light pollution and the likely increase in traffic movements, would have an adverse impact on the enjoyment of the neighbouring residential property.
47. Moreover, the applicant has provided insufficient information for the HA to accurately assess the impact of the development on highway safety at this juncture.
48. Consequently, the proposed development would conflict with Development Plan Policies GSP1, GSP3, DS1, L1, RT3, DMC3, DMC14, DMR1 in these respects.

Human Rights

49. Any human rights issues have been considered and addressed in the preparation of this report.
50. List of Background Papers (not previously published)
51. Nil
52. Report Author: Steve Coombes, South Area Planning Team.



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Brandside Village Hall

Item no. 8
 Application no. NP/HPK/1025/0985
 Committee date: 13/03/2026

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9. FULL APPLICATION – CHANGE FROM AGRICULTURAL ENTRANCE AND TRACK TO DUAL PURPOSE DOMESTIC AND AGRICULTURAL ENTRANCE AND TRACK INTO FIELD AT FIELD AT THE SIDE OF LYDGATE BUNGALOW, BAMFORD (NP/HPK/0725/0702) HF

APPLICANT: MS VIRGINIA PRIESTLEY

Summary

1. The application proposes change of use of an existing agricultural access and track to dual purpose agricultural and domestic use, with the domestic use of the track intended in order to access the property Lydgate Bungalow.
2. The proposed development is considered to be acceptable with regard to highway safety, landscape, trees, ecology and biodiversity net gains.
3. The application is recommended for approval.

Proposal

4. The application proposes change of use and works to an existing vehicular access and track, which are currently used only for agriculture. The development proposed the track for agricultural and domestic use in order to provide access to Lydgate Bungalow.
5. Physical works proposed include surfacing of the track, which already has some surfacing, with gritstone gravel or dolomitic limestone. A short section of hardstanding would be introduced between the vehicular access and edge of the highway.
6. In order to achieve the required visibility splays for the access, a single whitebeam tree would be removed to the south of the access. A short section of conifer hedging would be removed between the track and existing curtilage of Lydgate Bungalow to facilitate access to the property.
7. Soft landscaping is proposed to mitigate the visual impact of development and to achieve biodiversity net gain (BNG). Landscaping proposed includes planting of a 20m native hawthorn hedgerow, and of 20 trees comprising oak, beech, maple and crab-apple. There would be a stock fence and field gate to the wider agricultural field.

Site and Surroundings

8. The application site relates to an existing field south of Lydgate Bungalow, located west of the A6013 in open countryside to the north of Bamford. The site is within the valley farmlands with villages landscape character type (LCT).
9. The site comprises an agricultural parcel of land south of Lydgate Bungalow, with an existing agricultural track extending along the east edge of the site into the wider field. The levels of the track fall from south to north, and there is a steep slope downhill west of the track. There is an existing access gate between the track and the A6013.
10. Lydgate Bungalow is to the north of the site and is separated by a conifer hedge. There is existing mixed native hedgerow to the east of the track. A whitebeam tree is to the south of the existing access, on the highway verge.

RECOMMENDATION:

That the application be APPROVED subject to the following conditions and subject to no contrary views being received following the committee meeting, with delegated power granted to the Head of Planning, Development and Enforcement Manager and Area

Manager to issue the decision in consultation with Chair of Planning Committee to consider any representations that are received:

1. **Statutory time limit.**
2. **Accordance with approved plans.**
3. **Whitebeam tree to be removed prior to first domestic use of the access.**
4. **Access and track to be hard surfaced prior to first domestic use.**
5. **Statutory pre-commencement condition for submission of biodiversity gain plan.**
6. **Implementation of biodiversity gain plan and landscaping within first available planting season following substantial completion or first domestic use.**
7. **Check for nesting birds prior to development during nesting bird season.**

Key Issues

11. The principle of the development and its impact on the character and appearance of the landscape, highway safety, ecology and trees.

History

12. None relevant.

Consultations

13. Bamford with Thornhill Parish Council: Support the application.
14. Derbyshire County Council (Highways): Requested deferral and information regarding distance of access from highway (requirement for minimum 5m distance), concern the access gate is at an angle rather than perpendicular to the highway and request for this to be realigned to prevent obtuse turning, and confirmation the dwell area of the access will be constructed in hardbound surface. Request for visibility splays for the access.

Response following receipt of further information confirmed the gate set back of 9m and the visibility splays are acceptable and should be conditioned. Request for an arrangement the access will only be accessed from the south to be conditioned. Officers advised such a condition was not enforceable. Final response from Highways confirmed no objection on that basis as the impact would not be severe or unacceptable.

15. High Peak Borough Council (Planning): No response.
16. Peak District National Park Authority (Ecology): Request further details as the submitted Biodiversity Net Gain (BNG) metric report does not factor in the loss of conifer hedging. Unclear if the hawthorn hedge will be impacted and whether this should be included in the report. The BNG uplift is unlikely to be significant. All BNG uplift needs to be within the red line boundary or would need to be secured by alternative means.
17. Peak District National Park Authority (Forestry): The application is within the verge of a whitebeam tree south of the access with excavations to a depth of 300mm within the tree rooting area. No Arboricultural method statement is required should the tree be proposed for removal. Permission for the tree's removal would need permission from the highways authority as it is on the highway verge. As long as there is no widening or excavation of the existing track there should be impact on the hedge next to the track.

Representations

18. None received. Re-consultation on the application remains underway. Members will be verbally updated at the planning committee meeting should any comments be received.

Main Policies

19. Relevant Core Strategy policies: GSP3, DS1, L1
20. Relevant Development Management policies: DMC3, DMC11, DMC13, DMT3

National Planning Policy Framework (NPPF)

21. National Park designation is the highest level of landscape designation in the UK. The Environment Act 1995 sets out two statutory purposes for National Parks in England: 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.
22. 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.
23. Paragraph 116 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.
24. In the National Park, the development plan comprises the Authority's Core Strategy (2011) and the Development Management Policies (DMP) (2019). The development plan provides a clear starting point consistent with the National Park's statutory purposes for the determination of this application. In this case, it is considered there are no significant conflicts between prevailing policies in the development plan and the NPPF.

Assessment

25. The proposal relates to an existing agricultural track located along the eastern edge of an agricultural field that lies to the south of Lydgate Bungalow. The proposal seeks to use the track for both agriculture and for residential access to Lydgate Bungalow. The desire for a new access is in order to achieve a safer and easier vehicular access, due to constraints with the existing vehicular access in terms of gradient and manoeuvring.
26. Policy DS1 outlines development that is acceptable in the countryside, but does not deal with new accesses or extending residential land. The key principle issues therefore relate to impact on landscape, highway safety and in other respects such as trees and ecology.
27. Whilst extending residential land into the open countryside would not usually be acceptable, the proposal in this case seeks only the use of a small section of the field to the south of Lydgate Bungalow for means of residential access. The section of the field in question is already a track.
28. There would be some change to the appearance of the track comprising resurfacing with gritstone or dolomitic limestone (but maintaining a dual track appearance with grass between), and tarmac hard surfacing between the access and A6013. However, those alterations are minor in scale and would be related to an existing track and access onto

the highway, such that they would be appropriate in their context. In addition, the track itself is well screened from the A6013 due to intervening mature vegetation.

29. To achieve visibility splays, a whitebeam tree on the highway verge would be removed. However, the tree is not considered to be of amenity value sufficient to resist its loss, and the application proposes to replace the tree within the field west of the track. The loss of a section of conifer hedging between the track and Lydgate Bungalow is only minor and scale and would similarly not be harmful to the character of the area.
30. In addition, the application proposes to plant a hawthorn hedge along the west edge of the track. A hawthorn hedge is appropriate to the local landscape character and views from further west would change from the existing track with hawthorn hedging behind, to a further hawthorn hedge in front. That change is appropriate and beneficial.
31. It is concluded that the proposals are acceptable in design, materials and impact on the character of the site and landscape. The development therefore complies with Policies GSP3, L1, DMC3 and DMT3 of the development plan.

Highways

32. The application proposes intensification of an existing access to include residential use.
33. Following initial comments from the Local Highway Authority (HA), the applicant has clarified the distance between the gated access and carriageway edge is 9m and that visibility splays of 170m and 200m can be achieved to the north and south respectively (subject to removal of a whitebeam tree to the south). The area between the gate and carriageway would be tarmacked.
34. The HA have confirmed the 9m distance and visibility splays are acceptable subject to a condition to secure them and removal of the tree, as is the access tarmacking. Continuation of the tarmac along the track beyond the gate is not necessary for highway safety nor is it appropriate visually and it can be omitted by condition.
35. It is acknowledged the access is at an obtuse angle, rather than perpendicular to the carriageway and the HA raised initial concerns over highway safety as vehicles arriving from the north would need to undertake a tight turn to access the track. The applicant states it is not possible to move the gate perpendicular to the carriageway due to the gradient, but that they would be agreeable to a condition to restrict entering the access when arriving from the north. However, such a condition would practically be almost impossible to comply with bearing in mind the occupant would have little control over which access visitors or delivery vehicles chose to use, for example. Such a condition would not meet the test for conditions to be reasonable or enforceable under NPPF paragraph 57.
36. On that basis, the HA response confirms that on assessment of the access proposed and as there would be no increase in vehicle movements in the wider context, as movements are re-distributing existing trips, the use of the access by Lydgate Bungalow would not lead to unacceptable impact on highway safety such that it should be refused.
37. It is concluded the proposals are acceptable in highway safety terms and do not conflict with Policy DMT3 or paragraph 116 of the NPPF.
38. The proposal requires works on the highway verge including removal of a tree and would need to be subject to agreement with the HA as a separate process from this application. An informative is included to that effect. The HA have confirmed the tree is of limited value and that its removal should be assessed as part of the planning application.

Trees

39. The Tree Officer response confirms that whilst works are proposed in the rooting area of the highway verge whitebeam tree, no Arboricultural method statement would be required if the tree is to be removed, which is confirmed to be the case. Sufficient replacement tree planting is proposed in the field to the west of the track within the field.
40. The Authority's Ecologist raised concern over potential impact of the track surfacing on the hawthorn hedge to the east. However, the Tree Officer confirms there is already an existing track present and subject to there being no excavation or widening of the track towards the hedge, there would be no impact. The applicant has confirmed this to be the case along the track itself.
41. It is concluded the development is acceptable in terms of impact on trees and hedges and no conflict arises with Policy DMC13 (Trees and Woodland).

Ecology

42. The proposed development required to achieve 10% biodiversity net gain (BNG). The applicant has submitted a BNG metric report accordingly. The Authority's ecologist has requested the report be revised to reflect the impact of removing a section of conifer hedging, and to ensure all BNG uplift is within the red line as it would otherwise need to be secured by legal agreement. The removal of the whitebeam tree also needs to be factored in.
43. A revised site boundary and BNG metric report have been submitted. The report demonstrates that at least 10% BNG can be achieved on site, through hedgerow and tree planting as detailed on the drawings and within the red line boundary.
44. Officers are satisfied the BNG metric report appropriately factors in the entire site area including impacts of development and areas of uplift, and that it is demonstrated at least 10% BNG can be achieved on-site. Final comments are awaited from the Authority's ecologist and a verbal update will be provided at the committee meeting.
45. It is concluded at this stage however that the application achieves the necessary 10% BNG in line with Schedule 7A of the Town and Country Planning Act, and achieves ecological enhancement on site through additional planting as required by DMC11.

Conclusion

46. The proposed development is acceptable in terms of its impact on the character and appearance of the site and wider landscape, highway safety, trees and ecology, subject to the conditions recommended by this report.
47. The application is therefore recommended for approval subject to conditions and subject to no adverse representations being received prior to conclusion of the re-consultation period. Should such responses be received, the application would be dealt with in conjunction with the Head of Planning and Chair of the committee.

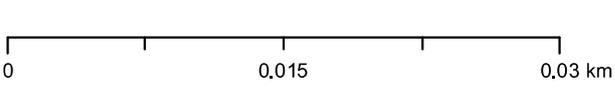
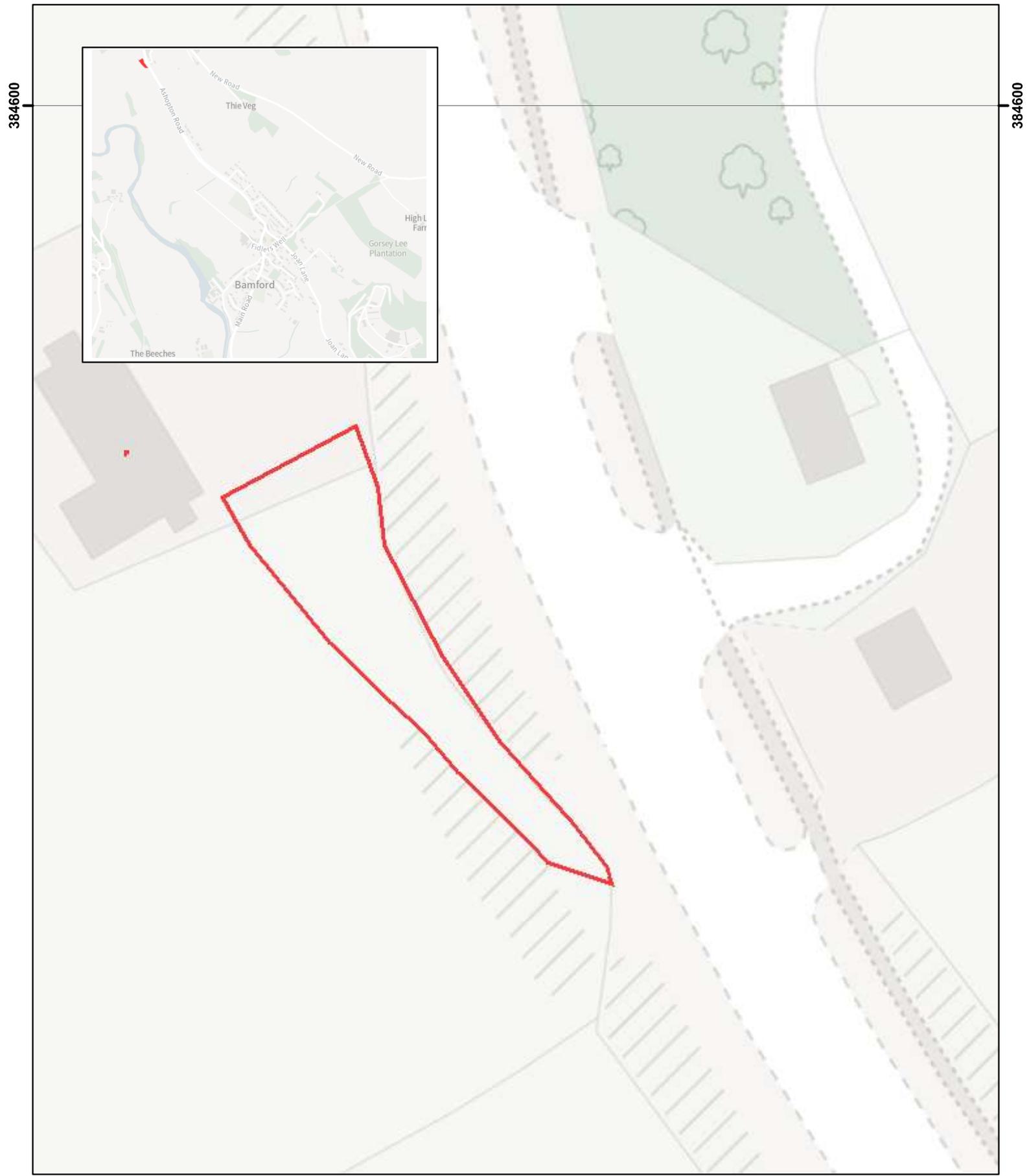
Human Rights

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

List of Background Papers (not previously published)

Nil

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Lydgate Bungalow, Bamford

Item no. 9
 Application no. NP/HPK/0725/0702
 Committee date: 13/03/2026

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10. DEMOLITION OF EXISTING BUILDING, ERECTION OF AN AFFORDABLE LOCAL NEEDS DWELLING, WORKS OF HARD AND SOFT LANDSCAPING AND OTHER ASSOCIATED WORKS AT LAND SOUTH OF BOUNDARY FARM, LYDGATE, EYAM (NP/DDD/1125/1191), HF

APPLICANT: AIMEE MILLS

Summary

1. The application proposes an affordable local needs dwelling on the edge of Eyam.
2. The dwelling is for a single occupant who is in housing need and meets the local connection criteria. However, the dwelling (70sqm) exceeds the size threshold for single occupancy affordable dwellings under Policy DMH1 (39sqm) and the DMH1 Development Management Practice Policy Note (58sqm) when accounting for flexibility due to reasons of local character or personal circumstance. The dwelling is therefore larger than the size justified by the identified need, contrary to Policies HC1 and DMH1.
3. The application is therefore recommended for refusal.

Site and Surroundings

4. The site is located on the southern edge of Eyam, outside of the Conservation Area, situated at the end of Lydgate, a narrow road which splits into three tracks running south east / west from the village. The site is accessed by a private farm track, the most western out of the three tracks.
5. The site comprises a small dilapidated farm building constructed of corrugated metal sheets. The building serves the field to the south of the building. The land levels on site slope from north west to north east, with land sloping away from the building.
6. There is a dwelling immediately to the north of the site, comprising a two storey dwelling and attached garage. The dwelling shares a boundary with the application site and sits at a lower level to the proposal.
7. There is a Public Right of Way (PRoW) WD34/17 to the north / north east of the site.

Proposal

8. The proposal is for an affordable local needs dwelling with an internal floorspace of 70sqm and providing for downstairs kitchen and living space, and for upstairs bathroom and two bedrooms. The proposal would be a self-build dwelling.
9. The elevations confirm the dwelling would be set into the sloping levels of the site, taking on the appearance of a single storey dwelling to the west and a two storey dwelling to the south and east. A small area of residential curtilage is proposed to include two car parking spaces to the north of the dwelling, and a patio to the south.
10. Due to the variable levels on site, there would be retaining walls south and west of the courtyard area to the south, and north east of the car parking. A set of steps is proposed along the southern edge of the patio to enable access from higher ground directly east of the dwelling, down into the patio. The south elevation details the levels of the retaining stone wall to the south of the dwelling with the steps to be contained behind that wall.
11. The site is accessed via an existing track extending north of the site towards Lydgate.

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.**

Key Issues

12. The principle of the development and its impact on the character and appearance of the site, the landscape, neighbouring amenity, highway safety and ecology.

History

13. No relevant planning history.

Consultations

14. Derbyshire County Council (Highways): Request application is deferred pending information regarding details of the access track dimensions, how pedestrian movements will be undertaken, visibility splays of the access, details of the track gradient and surfacing and access to the dwelling for a pump appliance. Also requested are parking bay dimensions, provision of cycle parking and details of refuse collection.

Further response on receipt of additional information confirms the access width, access for fire appliance, parking bay dimensions, cycle parking and refuse collection are acceptable. A condition for hard surfacing of the access is necessary.

15. Eyam Parish Council: Supports the application and inclusion of a Section 106 Agreement to ensure the property remains an affordable local need dwelling in perpetuity.
16. Natural England: No objection subject to appropriate mitigation being secured to avoid damage or destruction of interest features for which Stoney Middleton Dale Site of Scientific Interest (SSSI) has been notified. To mitigate adverse effects and make the development acceptable an appropriate Construction Environmental Management Plan (CEMP) should be secured.

Representations

17. 21 letters of representation have been received. 19 responses are in support of the application and raise the following material considerations:
 - The application will enable a member of the local community to have a permanent home and remain in the community they grew up in, close to family who have a long established presence in the area, and close to their local place of work;
 - The applicant is unable to buy an existing property due to high prices in the area and other young people are struggling to access housing locally. The proposal epitomises the purpose of local needs housing policy;
 - The applicant is an active and valued member of the community who works at a local library and would continue to contribute socially and economically to the local area and to the community facility which they work within;
 - The proposal supports the Authority's aim for sustainable communities;

- Without the proposal there is a risk of displacing the applicant from the area which would have a significant impact on them socially, economically, and would impact on community vitality and demographic imbalance;
 - The proposals are sympathetic to the area and will enhance the site;
 - The development will not harm ecology;
18. One general comment raises a discrepancy on the application plan, relating to Lydgate Farm which is to the north of the farm track and PRow. The map should be updated to reflect its correct location to avoid confusion. Whilst the discrepancy is noted, it is not considered to have a bearing on the understanding and determination of the application.
19. One response states there is not an objection to the application, however raises the following concerns:
- Initial comments regarding lack of clarification between levels (including finished floor levels) of Boundary Farm and the proposed dwelling (now addressed).
 - The main usable neighbouring garden is significantly lower level than proposals.
 - Soft landscaping supported however this will take time to mature and achieve visual impact mitigation. Impact should be assessed without landscaping.
 - Concerns about extent of application site boundary that runs adjacent to neighbouring curtilage should this be used as garden in the future.
 - Future extensions / alterations (even modest) could harm residential amenity. Request for permitted development rights to be restricted if permission granted.
 - Concern with consultation process.
 - Final comments on receipt of clarification confirm no objection. Relationship between development and neighbouring dwelling Boundary Farm, including introduction of retaining walls, height of dwelling and raising of land for car parking. Potential impact on amenity of occupants of Boundary Farm and request that members take this into consideration as the impact is finely balanced.

Main Policies

20. Relevant Core Strategy policies: GSP1, GSP2, GSP3, GSP4, DS1, CC1, HC1, DS1, L1, L2
21. Relevant Development Management policies: DMC3, DMC12, DMH1, DMH2, DMH3, DMH11, DMT3, DMT8

Development Management Practice Note Policy DMH1

22. 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.

23. 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.”

National Planning Policy Framework (NPPF)

24. 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.
25. 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.
26. 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.

Assessment

27. Policy HC1.A(I) permits housing that addresses eligible local needs and that remain affordable with occupation restricted to local people in perpetuity.
28. 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 Eyam. The application site is considered to be located on the edge of Eyam and the location of the site is considered to be suitable for affordable housing ‘in principle’ subject to impact on the character of the area and other matters such as amenity.
29. The submission confirms that the applicant has lived in the adjoining Parish of Grindleford since the age of 9, and before that in Hathersage. The applicant therefore satisfies the location connection for the purposes of DMH2, which requires new affordable housing to be first occupied by those with a minimum period of 10 years permanent residence in the Parish or adjoining Parish, within the National Park, and is currently in overcrowded or otherwise unsatisfactory accommodation.
30. The submission also notes the applicant works in Bakewell and on their family farm, with the site being close to their existing family who have long been established locally.

The proposed location would allow the applicant to tend to livestock on the field adjacent to the proposed development.

31. 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.
32. In terms of housing need, the applicant currently lives in their parental 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.
33. The dwelling proposed is a 2-bedroom property and measures 70sqm. The size of the property exceeds the maximum thresholds of 39sqm for a one person dwelling under DMH1, and the threshold of 58sqm under the DMH1 practice note, where personal circumstance or local character justify a larger dwelling.
34. The application states that the dwelling is proposed at 70sqm for 3 people, and that the design of a dwelling for 1 or 2 people at 39sqm or 58sqm would, having regard to Nationally Described Space Standards (NDSS), create a one bedroom dwelling. The Authority's policies do not reference NDSS. The submission indicates that it would not be possible to provide a smaller dwelling that would accord with design requirements, as a typical one bedroom bungalow would not fit with design principles or the locality.
35. The submission references that as discussed in earlier planning committee meetings, a smaller dwelling would not allow for future proofing, although it is noted in this case that "need" is an indicator of existing deficit, and is different from demand which relates to individual choice. HC1 and DMH1 require housing to address "need". The agent has however further indicated that a one bedroom property would not allow the applicant to work from home or have anyone to visit.
36. They further outline the need for affordable housing in the area, with Derbyshire Dales District Council having recently undertaken a housing needs survey in Eyam, whilst the wider Derbyshire Dales area has a need for 64 affordable houses per year (although it is unclear whether this just covers land within the National Park or wider District).
37. Notwithstanding the justification presented around housing need and the requirements for a larger dwelling due to personal circumstances and local character that have been presented by the application, the proposed development still exceeds the more flexible 58sqm threshold afforded by the DMH1 practice note.
38. 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.

Impact on Character and Appearance

39. It is recognised there is scope for enhancement on site due to the presence of the existing dilapidated agricultural structure. The proposed dwelling would replace that structure, which whilst unsightly is smaller in scale than the proposed two storey dwelling. The dwelling is set into the sloping levels of the site so that from the west and across half of the north elevation the dwelling would appear as single storey. It would appear as two storeys across the other half of the north elevation and the south and

east elevations, with levels sloping away to the south and east.

40. The submitted sections confirm that the height of the dwelling would nonetheless be taller than that of the adjoining property, Boundary Farm, by approximately 2m. The development would undoubtedly increase the built mass of development on the site and result in a taller form of development compared with the existing situation. Other urbanising features would be introduced including car parking and retaining walls.
41. Notwithstanding this, the development is located on the edge of Eyam and near to other residential properties which have a variety of heights. The property is considered to respond to the levels of the site and whilst it would result in a noticeable change in the locality, particularly from the north and further east along the PRoW, it is felt the change is appropriate within its setting having regard to the inset of the dwelling into the sloping site, the presence of other dwellings nearby, and given the site is not significantly divorced from the settlement edge.
42. Furthermore, the proposed materials and detailing of the development including limestone walls, gritstone detailing and blue slate roof. The proportions, fenestrations and overall design and appearance of the property is sympathetic and acceptable.
43. The extent of residential curtilage is edged green on the Site Block Plan and includes only the dwelling two parking spaces and sunken paved garden to the south. The extent of curtilage is considered to be appropriate and well contained by the development.
44. Whilst there were some concerns around the introduction of formal, more urban retaining wall features, this could be softened through sensitive landscaping. It has also been agreed that a small step in the larger retaining wall visible on the east elevation would allow for planting to be introduced to break up the extent of walling. Proposed native hedging would help to screen the car parking area. Whilst landscaping would take time to mature, a condition could be included to detail planting and ensure this is introduced at suitable maturity to ensure some mitigation is still achieved initially.
45. Overall, whilst Officers do not consider the proposals are a significant enhancement due to introduction of additional massing and retaining walls, the design of the dwelling is concluded to be appropriate, as is its landscape impact. In the event of an approval, planning conditions would be necessary to control the extent of residential curtilage, external lighting, materials, landscaping, cables, pipework and window and door details. It would also be necessary to restrict permitted development rights to conserve the character and appearance of the site and amenity.
46. Subject to the inclusion of appropriate conditions, there is no objection to the development on design grounds or regarding landscape impact. The development therefore complies with Policies GSP1, GSP3, L1 and DMC3.
47. The access is similarly considered to be acceptable in appearance and compliant with DMT3. Whilst the Highways Authority requests the first 5m of the access is hard surfaced with tarmac to prevent spread of debris onto the highway, it is noted the highway in this location is a loose stone track. Therefore, this is not considered to be necessary. A more appropriate surface would be preferred over tarmac to conserve local character.

Residential Amenity

48. The nearest residential property to the application site is Boundary Farm, which is directly north of the development. The south elevation of Boundary Farm is roughly 8.5m from the shared boundary to the development at its closest distance.

49. Whilst a response from the neighbour confirms they do not object to the application they have raised concern regarding the relationship between their property and the proposals including the raising of the levels of the car parking area, introduction of various stone walls and the increase of mass and visual presence of built form. The plans submitted have improved concerns over lack of clarity around the level difference between the properties, however the response asks for careful consideration of the relationship due to potential impacts on the residential amenity of Boundary Farm.
50. Following request for clarification, the submission confirms the parking area levels will be +249.15 compared with the existing (understood to be in the region of +248.11) which the submission states is a modest increase of the existing. The need to raise the levels is to achieve level access between parking and the dwelling for the purposes of Building Regulations. The parking area is set slightly lower than the track.
51. There will be a stone wall containing the car parking area, which will inevitably have a greater height than the level of the car parking spaces. Visuals are provided in the Design & Access Addendum to demonstrate the change in relationship between Boundary Farm and the existing and proposed context. Whilst there would be walls and car parking visible above the height of the garden of Boundary Farm, officers have had regard to the presence of the existing agricultural structure close to the boundary and which has a height of +250.64.
52. As the height of the stone wall is likely to be similar to that of the existing agricultural structure, which also sits flush to the boundary at its north east corner, it is considered on balance that the impact of the car parking and wall would not be unacceptably overbearing on the amenity of Boundary Farm. This is improved by the fact that the area of car parking has been slightly reduced by the applicant following discussions, whilst soft landscaping between the car parking and neighbouring boundary has the potential to further reduce impact.
53. It is acknowledged there may be opportunity for overlooking from the parking area into the neighbouring garden and potentially towards the glazed first floor opening on the south elevation that serves the main bedroom at Boundary Farm. As the parking area is expected to be used in passing for parking only, it is anticipated any overlooking and privacy impacts would be to a degree that would not be unacceptable. It is however considered there is scope to further soften the relationship through soft landscaping between the car parking and stone wall, so that landscaping can achieve a good height to limit overlooking. Officers acknowledge landscaping would take some time to mature, but that it could be introduced at a reasonable level of maturity.
54. The ridge of the dwelling itself would be approximately 2m taller than that of Boundary Farm. The distance between the south (side) elevation of Boundary Farm and north elevation of the new dwelling is around 16.5m. The siting of the new dwelling is generally further west of the extent of the south elevation of Boundary Farm such that it is not considered the new dwelling itself would be overbearing to Boundary Farm.
55. The windows on the proposed dwelling are positioned at an angle to Boundary Farm that is not considered to be harmful in terms of privacy or overlooking.
56. Whilst the matters raised by the neighbour are duly noted, in light of the above assessment it is concluded that whilst the development would be noticeable from Boundary Farm, the impact on neighbouring amenity is not considered to be unacceptable and the development would not conflict with Policies GSP3 and DMC3.
57. Concerns regarding the potential expansion of the residential curtilage of the dwelling in the future are noted and a condition restricting residential curtilage is necessary both

to ensure a thorough assessment on neighbouring amenity, and due to the likely unacceptable landscape impacts, that would arise through a larger garden.

Highways

58. The site is accessed via an existing sloped track which connects with Lydgate further north. Following a request for further information from the Highways Authority, the submission confirms provision of two appropriately sized car parking spaces, storage for 2 bikes and bins, a refuse collection point, hard surfacing for the parking (self-binding gravel) and that the site can be reached by emergency fire equipment.
59. The Highways Authority raise no objection subject to conditions including hard surfacing of the first 5m of the site access, to prevent spread of debris onto the highway. However, officers consider tarmacking the existing twin track agricultural access would result in more harm than retaining a loose stoned access, given the track to the north on to Lydgate is itself comprised of loose stone. The condition is therefore not included.
60. Officers are satisfied that vehicles can exit the site in a forward gear and given the nature of the access and highway, vehicles speeds would be slow such that impact on highway safety would be acceptable, as would impact on any users of the PRoW to the north.
61. It is concluded the development is acceptable with regard to access and parking and complies with Policies DMT3 and DMT8.

Other Matters

62. The proposed development is for self-build and is therefore exempt from the requirement to achieve Biodiversity Net Gains (BNG). The existing agricultural structure is dilapidated and is not considered to be one which would be suitable for accommodating protected species such as bats as confirmed by the Protected Species Form. Development should however be subject to checks for nesting birds.
63. The site is roughly 85m east of the Stoney Middleton Dale Site of Specific Scientific Interest (SSSI). Natural England have been consulted on the application and confirm no objection subject to mitigation to ensure development does not harm the SSSI. Mitigation can be secured through a Construction Environmental Management Plan (CEMP) and a pre-commencement condition would be sufficient to secure the CEMP.
64. As Policy DMC11 supports achieving ecological enhancements, a condition could be included with any consent to require details for ecological enhancement (such as bird box provision) to be submitted for approval.
65. Subject to the above mitigation and enhancement measures, it is concluded development would be acceptable with regard to ecology and Policies L2, DMC11 and DMC12.
66. The submission demonstrates the site will be appropriately drained with a package treatment plant and drainage field proposed to the south and east of the dwelling.
67. Details have been submitted to demonstrate compliance with Policy CC1, including provision of solar panels on the south roof slope of the proposed dwelling and provision of an air source heat pump.

Conclusion

68. The proposed dwellings is located on the edge of Eyam, a DS1 listed settlement. The location is therefore considered to be acceptable for affordable housing 'in principle', subject to meeting eligible housing need and the other impacts of development.
69. Regarding the other impacts, the proposals are concluded to be acceptable on balance in respect of residential amenity and are acceptable in terms of impact on character and appearance, highways, ecology, sustainability and drainage, subject to conditions.
70. Whilst the applicant has demonstrated they have a local connection through residence of more than 10 years in an adjoining Parish, and that they are in housing need, the size of the proposed dwelling is 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, contrary to Policies HC1 and DMH1.
71. The application is therefore recommended for refusal.

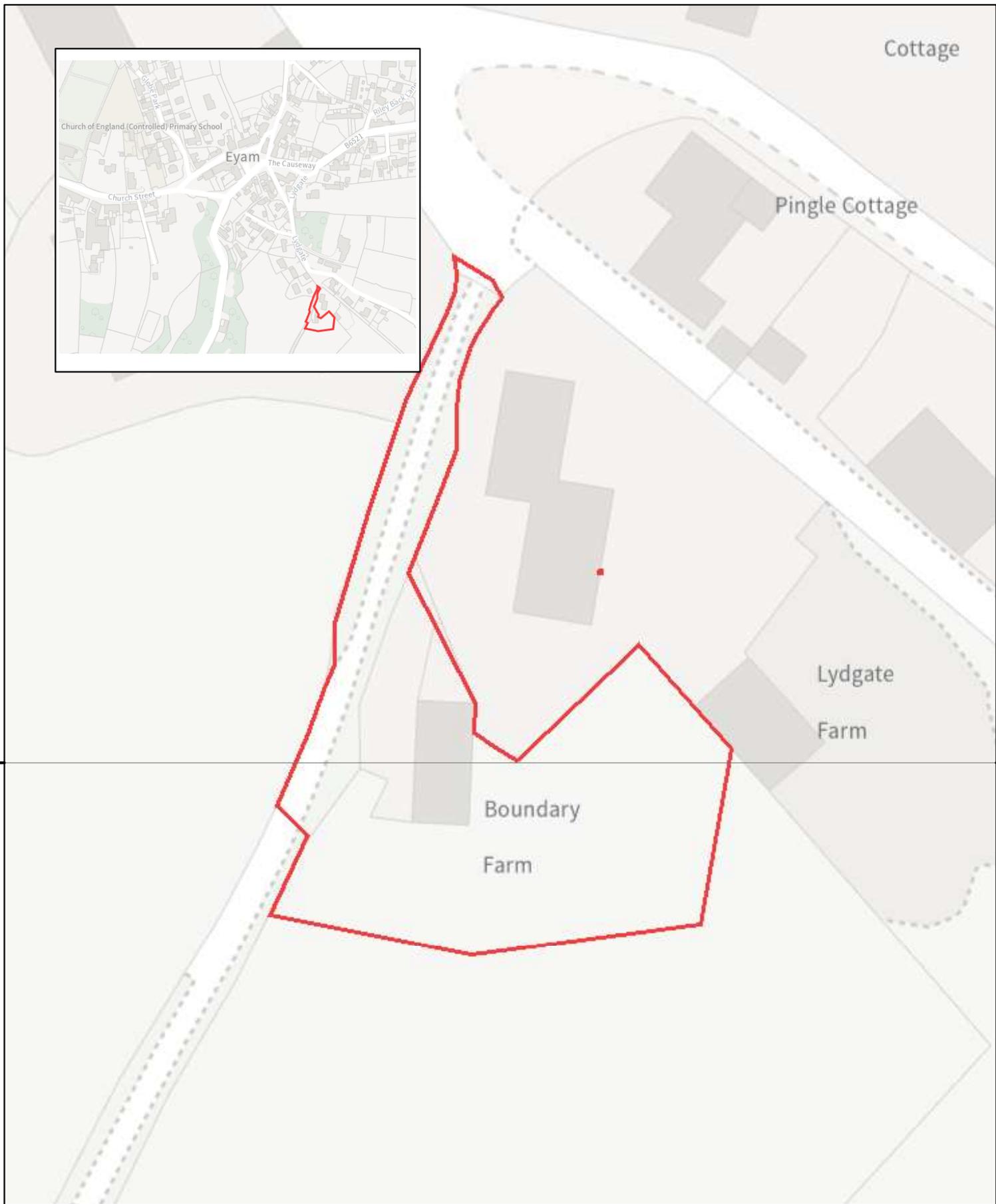
Human Rights

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

List of Background Papers (not previously published)

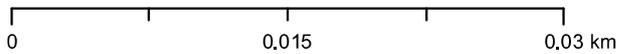
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Land south Boundary Farm, Eyam

Item no. 10
 Application no. NP/DDD/1125/1191
 Committee date: 13/03/2026

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11. FULL APPLICATION – CHANGE OF USE FROM A FORMER PRINTING WORKS / LIGHT INDUSTRIAL USE TO A BREWERY TAP ROOM AND SHOP (SUI GENERIS) AT UNIT 7A, MEVERILL ROAD, TIDESWELL (NP/DDD/1125/1195) HF

APPLICANT: EYAM BREWERY LIMITED

Summary

1. This application was deferred at the February 2026 Planning Committee meeting to allow for the policy referral of the application, which if approved would be a departure from Policies E1 and DME3. A separate report on policy referral has been prepared. The application was also deferred to allow for further consideration around car parking.
2. The application proposes the change of use of an existing vacant industrial unit to a brewery tap room and shop (sui generis).
3. The unit forms part of the Whitecross Industrial Estate which is safeguarded under Policies E1.D and DME3 for Class B1 (now Class E(g)), B2 and B8 uses, unless the development plan and evidence of strategic need justifies mixed use development, in which case the predominant use(s) should remain in B1 (E(g)), B2 and B8 uses.
4. The proposed tap room would represent a loss of the existing and safeguarded use. Evidence has not been submitted to demonstrate the unit is not suitable for its safeguarded use, or that there is a strategic need for mixed uses on the site.
5. In light of further information provided around car parking, an amended red line boundary to include the adjacent car park with the application site boundary, and proposed conditions to control the opening hours of the tap room and to ensure car parking provision remains available to the unit, it is concluded that the car parking provision is acceptable on balance.
6. The application is recommended for refusal.

Site and Surroundings

7. Unit 7A is located on Whitecross Industrial Estate, on the north east edge of Tideswell. The unit comprises concrete blockwork under sheet roofing. The application states the unit was last used as a printing works, however the building has been vacant for over 18 months.
8. The site is accessed from Meverill Road, which extends through the industrial estate.
9. There is hardsurfacing to the front of the unit which appears to be used for vehicle parking. The east side and rear of the unit is grassed, with what appears to be a substation also to the rear.
10. The unit adjoins Unit 7B, which is currently occupied by a bike store. The nearest dwelling to the site is 13a Whitecross Avenue, the curtilage of which is 7m south of Unit 7A.

Proposal

11. The application seeks change of use of Unit 7A to a brewery tap room and shop (sui generis) with some provision of food from the unit.
12. At ground floor there would be provision of bar and tap room space, a small kitchen area and toilets. The first floor space is limited and provides a store and further toilet.

13. Externally there are limited changes, save for the introduction of a glazed door opening on the north west elevation, in place of the existing roller shutter door.
14. The submission states vehicle car parking will be accommodated by the car park to the east of the unit, which is used by Carbolite which occupies a unit to the north.

RECOMMENDATION:

That the application be REFUSED for the following reasons:

1. **The proposed change of use to tap room and shop (sui generis) would result in the loss of the safeguarded use of the unit. Information has not been provided to demonstrate that the unit is not suitable for its safeguarded use or that there is a strategic need to justify mixed use development, contrary to Policies E1 & DME3.**

Key Issues

15. The principle of the proposed development and its impact on the character and appearance of the site, residential amenity and access and car parking.

History

16. None relevant.

Consultations

17. Derbyshire Council Council Highways: Recommend the application is deferred pending provision of details of the parking layout of the proposed car park, details of an agreement for use of the car park and trip generation of the proposed use with details of deliveries and refuse collection.
18. Derbyshire Dale District Council Economic Development: Support the to accommodate a brew tap house and associated sales point. Eyam Brewery Ltd are a growing business providing employment in the area with aspirations to develop their offer and increase their staffing. There are successful models of breweries and tap rooms locating on Business Parks within the area and this development could replicate and provide an additional point of interest for locals and visitors to Tideswell.
19. Derbyshire Dales District Council Environmental Health: No concerns if public are located to front of premises if not congregating on roads / pavements. Some concern regarding use of rear area. This could be controlled by conditions to mitigate impact.
20. Peak District National Park Authority Planning Policy: Objection. The proposal is located on a safeguarded employment site (Whitecross Industrial Estate) and is subject to the criteria set out in policies E1 and DME3.

The applicant has not demonstrated there is a strategic need to justify a mixed use development on this safeguarded site and the proposal is of a size that would not ensure the predominant use(s) on the site remained in former B1 use or B2 or B8 use classes. The recent Employment Development Needs Assessment (Iceni, 2025) confirms there is a strategic need to continue to safeguard this site for former B1, and B2 and B8 uses.

The applicant refers to Policy HC5: Shops, professional services and related activities in towns and villages. Whilst this policy refers to the sale of food and drink in named settlements, it is not relevant in this situation as the applicant has failed to accord with E1 and DME3 and the safeguarding of the site for former B1 use or B2 or B8 use classes in the first instance.

21. Tideswell Parish Council: The Parish Council wishes to express its full and enthusiastic support for this planning application to redevelop the disused business premises into a local brewery tap room and shop.

We believe this proposal represents a high-quality and positive use of a currently unused site, bringing it back into productive use and significantly improving the appearance and vitality of the area. The introduction of a small tap room and retail space will add a welcoming new asset to the village, providing both residents and visitors with a local, community-focused venue.

The Council is strongly in favour of initiatives that support local enterprise, and we see this development as a valuable opportunity to encourage local business growth, stimulate the local economy, and contribute to the long-term sustainability of the parish. In addition, the potential for new employment opportunities—both directly within the business and indirectly through increased local footfall—is warmly welcomed.

We also note that the proposed use aligns well with the existing character of the area and is likely to enhance the parish. The Council is pleased to see investment in our parish from a business that appears committed to quality, responsible operation, and community engagement.

For these reasons, the Parish Council offers its strong support for the application and respectfully encourages its approval.

Representations

22. One representation has been received from a neighbouring business, which shares a yard with Unit 7A. It raises no objection however the business requires unrestricted access 24/7 and has experienced customers blocking access to their unit.

Main Policies

Relevant Core Strategy policies: GSP3, DS1, HC4, E1, T7

Relevant Development Management policies: DMC3, DMC14, DME3, DME4, DMT6

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. Paragraph 116 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.

26. 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.

Assessment

Principle of Development

27. Policy E1.D states that the Authority will safeguard existing business buildings, particularly those of high quality and in a suitable location. Policy DME3 states that Whitecross Industrial Estate is safeguarded for Class B1, B2 or B8 industrial and employment uses unless the development plan and evidence of strategic need justifies mixed use development, in which case the predominant use(s) should remain as B1, B2 and B8.
28. Whilst DME3 refers to Class B1, which has been absorbed by Class E(g), the Authority are able to continue to apply DME3 as it was written and intended.
29. The proposed use is described as a brewery tap room with shop, which would be operated by Eyam Brewery. The unit would not be used for the brewing of beer itself, as this is undertaken on a different premises at the Cartledge House Business Centre in Great Hucklow. The proposed use is therefore a mixture of a drinking establishment (sui generis) with some sales and food provision which are understood to be ancillary.
30. The application states that Unit 7A, which forms part of the safeguarded Whitecross Industrial Estate, was last used as a printing workshop, but has been vacant for 18 months. Officers have queried if the unit has been marketed for business uses following vacancy and advised that policy requires there to be evidence of strategic need for mixed use. For the reasons outlined below, Officers consider there continues to be a business need to retain the unit for employment uses.
31. In terms of whether there is a need for retention of the existing use or if there is evidence of strategic need to justify a mix of uses on the industrial estate (required by DME3), through the introduction of a drinking establishment, the Policy Officer has been consulted on the application and has raised an objection.
32. Their response references the Authority's recent Employment Development Needs Assessment (Iceni, October 2025) which reviewed all of the Authority's safeguarded employment sites and recommended that they be retained as safeguarded sites to secure the provision of industrial employment space in a protected landscape for current and future needs. The report identifies a need of over 5ha of industrial employment space. The loss of existing safeguarded industrial employment land to non E(g), B2 or B8 uses would reduce existing supply and create potential future pressure to release greenfield sites for employment uses, although the Iceni report indicates a low prospect of this due to viability issues, which is identified as a further need for retention.
33. The Authority's latest evidence on strategic employment needs therefore indicates there is a continued need to safeguard the site for E(g), B2 and B8 uses and there is a business need to retain the unit for employment uses.
34. In response, the applicant has outlined as part of their case that the unit has been vacant for over 2 years (although reference is also made to 18 month vacancy so the total time is not clear) and accounts for a small percentage of the overall industrial site, and would therefore not undermine the overall site and current uses with plenty of other

- units retained in Class B uses. They also outline that the proposal is appropriate and compatible to the site, as whilst not falling within the safeguarded uses, it represents an employment proposal from a local business and an increase in employment opportunities compared with the previous use of the unit (which they state employed one person), with the new use employing 5 full time and 3 part time staff, including 4-5 people local to Tideswell, as there have already been discussions to fill the roles.
35. In addition, the applicant states the tap room is an opportunity to support other local drink and food suppliers, and that the tap room will safeguard employment roles at Eyam Brewery as the tap room is critical to the continued operation of the brewery, who have had difficulties finding a tap room location due to availability and cost associated particularly with existing closed pubs, and with there being no space at their existing site.
 36. The Parish Council and District Council Economic Development officer have also raised support for the application, in particular due to supporting the growth of a local business, the local economy, introduction of a new asset to Tideswell and potential for increased visitors and footfall in Tideswell with associated spin off benefits to the Parish. Reference is also made to other successful brewery and tap room models on other business parks.
 37. The proposed job creation and benefits to the local economy are positive and the NPPF paragraph 85 affords significant weight towards supporting economic growth. These benefits weigh moderately in favour of the proposed development.
 38. Notwithstanding this and the points raised by the applicant and comments in support, the tap room proposed would be around 3.5km from the brewery itself. The new tap room would be its own separate unit and would not be ancillary to the brewery.
 39. Whilst it is appreciated the proposal would generate a number of jobs, the proposed use is not an 'employment' use for the purposes of DME3 and safeguarding. The Authority's Policy Officer has confirmed part of the purpose of safeguarding sites is to ensure there is supply available to meet E(g), B2 and B8 needs, which are generally not appropriate in as wide a variety of locations compared with other uses. Drinking establishments are generally located within town and village centres within the National Park. They outline the approach is intended to support thriving and sustainable communities by supporting the economic function of the safeguarded site. Whilst the unit is relatively small in scale, there is no evidence to suggest there is not a demand for smaller units locally and they raise concern over introduction of a night-time economy within an industrial estate.
 40. The applicant refers to other mixed uses in the National Park on employment sites including gyms, shops and an apart-hotel at Riverside Business Park. Specific details of the gym and shop have not been provided and it is difficult therefore to comment further. The apart-hotel likely refers to the Deepdale Business Park approval. That decision was reached at Appeal (ref 3354072) where the Inspector took into account evidence that had been provided regarding marketing of the unit and vacancy. It is important to note that comparable information has not been provided in this case.
 41. Notwithstanding the benefits which the applicant has highlighted and the support received in respect of the application, there is no evidence available to demonstrate that there is a strategic requirement for mixed uses on the site. The Authority's recent evidence indicates a need to continue to safeguard the site for E(g), B2 and B8 uses. The loss of the employment use is therefore contrary to Policies E1 and DME3 and that conflict is not considered to be outweighed by the benefits presented by the applicant.

Access & Car Parking

42. The application states car parking provision for the tap room includes two spaces directly outside the unit. The tap room will also have access to a 21 space car park north east of the unit, which is used by another business, Carbolite. That car park is now within the application site boundary. The applicant has also identified the availability of 4 unallocated shared spaces in close proximity to Unit 7A, and has previously referred to the availability of 25 other spaces on the business estate (understood to be inclusive of the 4 unallocated spaces), plus unrestricted car parking on Whitecross Road. A revised plan now also proposes 4 cycle spaces directly outside of the tap room.
43. Policy DMS1 requires new food and drink facilities to have adequate facilities available, whilst Policy T7 states non-operational parking will be restricted to discourage car use and to ensure parking does not exceed environmental capacity. Neither policy directly refers to the Authority's car parking standards at Appendix 9 of the Development Management Policies Document. The standards indicate that based on floor space, the tap room will have a minimum parking requirement of 29 spaces.
44. It is necessary to consider whether based on the information available, there is sufficient evidence to demonstrate 29 car parking spaces are required in this case, as the Highways Authority have indicated that for drinking establishments their car parking standards are typically based on a case-by-case scenario.
45. The Highways Authority have requested details of trip generation associated with the proposed use. The applicant has advised that during temporary events where the unit was at full occupancy (80 people) there were around 15 vehicles parked at the premises.
46. The applicant refers to an informal agreement of use of the car park with Carbolite. A letter has been received from Carbolite confirming they typically use less than 10 spaces in the car park per day. They operate 07:00 – 17:00 weekdays although most staff usually finish at 16:30. There is a universal finish at Friday lunchtime. The letter confirms Carbolite are happy for the applicant to use the car park when Carbolite are not using it.
47. The applicant has also outlined that they expect the majority of their custom at the tap room to be in the evening hours or at the weekend suggesting that demand for the car park between Carbolite and Unit 7A would occur at different times.
48. There is some concern that whilst there appears to be limited conflict in demand use for the car park based on the operating hours and usage by Carbolite, this may change should Carbolite depart and another business occupy that unit. The planning permission for the Carbolite unit does not restrict the hours of operation. Conversely, nor does the planning permission require the car parking spaces approved for the Carbolite unit to remain available to the unit for the development's lifetime, therefore it would be difficult in planning terms to control provision of car parking for the Carbolite unit alone.
49. There would be a highways concern should there be a need for 29 car parking spaces and limited or no spaces available in the Carbolite car park, due to the significant number of vehicles that would park elsewhere such as on Whitecross Road. This is however not the existing situation presented to officers. A response has been received from a neighbouring business regarding the ability to maintain access to their unit at all times, and parking issues have the potential to disrupt access, although some of this may occur off the public highway.

50. Based on the existing situation, it does however appear there would be limited conflict between use of the car park by the tap room and Carbolite, if the tap room were to operate weekday evenings and at the weekend. Whilst this arrangement is contrary to the proposed opening hours of 10am-10pm, opening hours could be controlled by condition. As sales from the unit are proposed to be 'ancillary' this would be a restriction on opening hours as a drinking establishment only.
51. The applicant has also submitted testimonials from customers who have visited during temporary events at the unit. The respondents suggest a mixture of means of travel to the site, including both by car and on foot. The applicant also now proposes cycle parking on site. It is accepted the site is in a relatively sustainable location and walking and cycling distance within Tideswell. Whilst cycle provision has been received, the Authority have not received any measures around improving pedestrian access through the estate.
52. However, on balance, based on the information submitted which states a maximum parking need of 15 car parking spaces at maximum occupancy, details of the operating hours of the neighbouring business and subject to control over the operating hours of the tap room, along with the general sustainability of the site location accesswise, it is concluded that the proposed development is unlikely to result in an unacceptable impact on highway safety, or a cumulative severe impact on the road network.
53. A condition requiring availability of the car parking would be necessary. A condition could require the parking to remain available for use by the development, however, it would be difficult to identify for what purpose vehicles are parked at any given time and this may be difficult to enforce given the car park land is outside of the applicant's control. This could be addressed through keeping of an entry register of customer car parking details to enable an understanding of what vehicles in the car park are tap room customers. A negatively worded condition preventing the operation of the development unless parking is available would potentially be unreasonable as the operator of the use would not be in control of the car park. However, should members consider such an approach necessary, the applicant has confirmed they would not be willing to enter into a Section 106 Agreement for reasons including the associated time constraints.
54. On balance, subject to the conditions proposed and based on the existing context of the site and information submitted around parking, the impact of the development in terms of access and car parking would not be unacceptable such that a refusal on highway grounds would be warranted. The proposal is acceptable with regard to Policies DMT6 and NPPF paragraph 116.
55. It is noted that the above has been discussed and verbally agreed with the Highways Authority, although their final written comments on the application are awaited.

Residential Amenity

56. The site is in close proximity to 13a Whitecross Avenue, the garden boundary of which is 7m from the site and the dwelling itself around 24m. The new tap room has the potential to impact on neighbouring amenity, although Environmental Health have confirmed no objection subject to conditions to control activity for the external rear area of the unit, which is in any case occupied by a substation which may limit its potential for use. Environmental Health's recommended conditions include restrictions on external music or noise related activities and incorporation of a two door exit.
57. Due to the close relationship however between the garden of 13a and rear area, Officers consider it appropriate to restrict use of this area for external food and drink as part of any planning permission, to protect neighbouring amenity due to the potential for noise and impact on privacy on the enjoyment of the rear garden of 13a. It is also

necessary to restrict extraction systems on the rear elevation, as whilst food appears to be an ancillary element of the proposal, extraction on that elevation may cause odour impact.

58. Subject to the conditions proposed, the development is concluded to be acceptable with regard to residential amenity and Policies GSP3, DMC3 and DMC14.

Other Matters

59. The proposed conversion is within the existing shell and does not raise concerns in respect of ecology or trees. Although the site is within the catchment area in the National Park which requires regard to nutrient neutrality, the proposal is not expected to generate additional overnight stays in the area and is therefore not considered to raise concerns over impact on designated sites. The proposal complies with L2, DMC11 and DMC12.

Conclusion

60. In light of further information provided around car parking, an amended red line boundary to include the adjacent car park with the application site boundary, and proposed conditions to control the opening hours of the tap room and to ensure car parking provision remains available to the tap room, it is concluded that the car parking provision is acceptable on balance.

61. The change of use of the unit to a tap room would result in the loss of a safeguarded use under Policies E1 and DME3. Whilst the applicant has referred to benefits associated with the proposed use and job creation, information has not been provided to demonstrate that the unit is not suitable for its safeguarded use and the Authority's recent evidence confirms there is a need for the continued safeguarding of the site. Consequently, the proposal is contrary to policy and unacceptable in principle.

62. The application is recommended for refusal.

Human Rights

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

List of Background Papers (not previously published)

Nil

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12. NP/DDD/1125/1195: UNIT 7A, WHITECROSS INDUSTRIAL ESTATE, TIDESWELL (SW)

APPLICANT: EYAM BREWERY LTD

Background

1. The application was originally considered at the meeting of the Authority's Planning Committee on the 13th February 2026 (to be referred to here as "the first report"). The application was recommended for refusal but Members were minded to approve.
2. The Authority's Standing Orders (Section 1.48) state that where a Committee is proposing to make a decision which would be a departure from policy and/or the Officer recommendation, final determination shall be deferred until the next meeting.
3. The Head of Planning authorised such a deferral in order that the Planning Committee can consider a further paper to explore the policy implications and risks. This report sets out those implications and risks:
 1. The impact on adopted planning policies E1 and DME3

The impact on adopted planning policies E1 and DME3

4. The National Planning Policy Framework (NPPF) promotes a presumption in favour of sustainable development (paragraph 10). To do this it advocates approving development proposals that accord with an up-to-date development plan, but clarifies in para 12 that:
 5. *The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.*
6. This planning application does not demonstrate any material considerations to indicate departure from the Local Plan. The first report recommended that the application be refused because the proposal is unacceptable by virtue of the loss of the safeguarded use of the unit, and that information not been provided to demonstrate that the unit is not suitable for its safeguarded use or that there is a strategic need to justify mixed use development, contrary to Policies E1 & DME3.
7. The proposal is for a Tap Room and shop (sui generis) to provide a customer facing drinking establishment for a local business. The application site is located on a Local Plan policy DME3 safeguarded employment site at Whitecross Industrial Estate, Tideswell. The application is made by a local business that manufactures beer at Cartledge House Business Centre, Great Hucklow, another Local Plan policy DME3 safeguarded employment site.
8. Core Strategy Policy E1.D states, the National Park Authority will safeguard existing business land or buildings, particularly those which are of high quality and in a suitable location. Where the location, premises, activities or operations of an employment site are considered by the Authority to no longer be appropriate, opportunities for enhancement will be sought, which may include redevelopment to provide affordable housing or community uses.

9. The supporting text in paragraph 13.12 states, the National Park Authority wishes to keep the best business sites and buildings from other development pressures. It will also be important to retain some lower quality sites to offer a range of opportunities for business start-up and growth.
10. Development Management Policies (DMP) policy DME3 states, the following sites are identified on the Policies Map and will be safeguarded for Class B1, B2 or B8 industrial and employment uses unless the Development Plan and evidence of strategic need justifies mixed use development, in which case the predominant use(s) should remain in the B1, B2 or B8 Use Classes.
 - Tideswell, Whitecross Industrial Estate
11. The supporting text in paragraph 4.23 states, policy DME3 uses evidence of strategic need as a criterion against which proposals will be assessed. If there is a strategic need to retain these sites in business use there will be a presumption against loss of parts of the business space to other uses. If however, there is no such strategic need, or there is robust evidence provided by an applicant, and accepted by the Authority, that the proposed loss of the business space will not result in a strategic shortfall of business space, the Authority is able to consider proposals for alternative uses on part of sites more favourably. The predominant or main use of these sites should however remain business use.
12. Supporting text in paragraph 4.24 goes on to explain, in the context of policy DME3, the word 'predominant' means the character of a site rather than an absolute percentage or proportions of business use vis à vis other uses below which other uses could be considered in floor space terms to be the main uses. This is a pragmatic approach that recognises the differences in character between sites and locations, and the fact that some will be more suited to mixes of uses than others.
13. And finally, supporting text in paragraph 4.25 states, applications to change a use away from Use Class B must be accompanied by evidence that the business space is no longer needed in that location, and is unlikely to be needed in future.
14. Whilst it is understood the application is to support a local brewery business based in Great Hucklow, the application has to be assessed on its own merits as proposed; a drinking establishment and shop on a safeguarded employment site, which is not a B use. A drinking establishment use has the benefit of a much wider range of sites to locate on than industrial B use businesses, including existing drinking establishments and in town centres or village centres.
15. In assessing whether a change to use from B use class to another use on a safeguarded employment site is acceptable, the DMP paragraph 4.25 requires the applicant to submitted evidence to demonstrate that the proposed loss of business space would not result in a strategic shortfall of business space. In the context of employment policies in the Local Plan, business space refers to use classes B1 (now E2(g)), B2 and B8 uses.
16. To reduce the amount of Use Class B employment space limits opportunities for B class businesses to expand, develop or relocate. Businesses will be forced to locate outside of the National Park if there are no available sites for their use within it. The loss of B use from this site is removing a valuable lower quality site that offers cheaper space for business start-up and growth.

17. The Authority's evidence is based on the findings of the Employment Land Review for the Core Strategy¹, which identified no need to identify new employment land, but rather to focus on safeguarding strategic sites for employment uses (B1 now E1(g)), and B2 and B8 uses).
18. And, the recent Employment Development Needs Assessment (Icini, 2025), which confirmed there is a strategic need to continue to safeguard this site for B1 (now E1(g)), and B2 and B8 uses. As such neither the current Development Plan or the evidence to support the emerging Development Plan provide evidence of strategic need to justify mixed use development.
19. The purpose of protecting B use class space is to support the provision of employment space for businesses that are office, research and development, manufacturing, or storage. These types of business have particular business needs that need good access to the road network and are not generally compatible with town centres or residential areas. Hence their location on the edge of settlements.
20. Policy DME3 and the supporting paragraph in the DMP 4.24 refer to the predominant character of the site remaining in B use if evidence is forthcoming that it would not harm the provision of B use employment space strategically across the National Park. If Members are minded to approve the application, the character of site for B uses would remain, however that in itself is not reason to approve the development as the policy requires evidence to justify mixed use development on the safeguarded employment site and that in doing so would not adversely reduce the amount of B use employment space available to B use class businesses on strategic safeguarded employment sites.

Conclusion

¹ Nathaniel Lichfield and Partners (2008) Peak Sub-Region Employment Land Review

21. A decision to grant permission is considered to be a departure from the Development Plan.
22. Drinking establishments and shops are not B use businesses for which the site is safeguarded for. It is important the Local Plan continues to protect safeguarded employment space for businesses uses in the B use class that have specific site and location needs. The development of safeguarded employment sites for non B uses conflicts with our Local Plan approach to keep the best business sites and buildings from other development pressures in accordance with policies E1 and DME3.
23. If Members are minded to approve the application the integrity of the Local Plan approach to safeguard strategic employment sites is at risk of being undermined and the availability of B use employment land eroded. B use class businesses will be forced to locate outside of the National Park if there are no available sites for their use within it.
24. If the application is approved, it undermines development management policy and risks undermining the long-standing strategic policy of safeguarding the best business sites for B use, it is considered crucial that the Authority is able to maintain its policy position.
25. Experience has shown that by paying proper regard to the development plan, long term spatial objectives can be achieved for the rural economy. This furthers National Park purposes and duty.
26. There is an expectation amongst local communities and other communities of interest that the Authority applies policies in the Development Plan neutrally, fairly and consistently especially where they are up-to-date and relate specifically to the development concerned, as in this case.
27. In these circumstances, the Planning Committee is respectfully urged to reconsider its resolution to approve the current application.

Human Rights

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

List of Background Papers

Report and Minutes [NP/DDD/1125/1195](#)
Appendix 1

Report Author and Job Title

Sarah Welsh – Senior Policy Planner, Policy and Communities Team

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>
6004686 NP/DDD/0825/0813	Proposed storage shed at Homestead Barn, Main Road, Biggin	Written Representation	Delegated

2. APPEALS WITHDRAWN

There have been no appeals withdrawn during this month.

3. APPEALS DECIDED

The following appeals have been decided during this month.

<u>Reference</u>	<u>Details</u>	<u>Method of Appeal</u>	<u>Decision</u>	<u>Committee/ Delegated</u>
3364823 Enforcement Notice	Without planning permission, the installation of a steel container and the construction of a timber building at Cornfield Barn, Lyme Handley.	Written representation	Dismissed	Delegated

This is an appeal against an Enforcement Notice seeking to remedy a breach of planning control.

The main issue was the effect of the Pod on the character and appearance of the area, including the setting of the host property and on the landscape and scenic beauty of the Peak District National Park. To note the steel container did not form part of the appeal decision.

Cornfield Barn is a traditional vernacular former farm building, constructed in natural stone with a blue slate roof. The Barn abuts the southern side of Cornfield Road and there is a Public Right of Way (PROW) adjacent to the appeal site's western boundary. The PROW travels south from Cornfield Road, down into the valley below. The scale, robust form and traditional materials of Cornfield Barn contribute to the cultural heritage of the National Park and to its scenic beauty.

The timber Pod is substantial in size and is sited close to the southwestern corner of the Barn. Although it is screened from close range views from the PROW, by both planting and the container, it is clearly visible when crossing the stile and joining the PROW from Cornfield Road. Its siting is such that when you are crossing the stile, views across the valley are obscured and dominated by the Pod. Furthermore, its scale, form and position, squeezed between the container and the corner of the Barn, detracts from the Barn's landscape setting and from the

cultural heritage qualities of this part of the National Park.

The Pod is constructed from timber, with plastic windows and patio style doors. Its manufactured appearance and use of materials conflict sharply with the muted natural stone, the simple lines, form and timber joinery which contribute to the traditional vernacular architecture of the Barn. Consequently, the Pod appears incongruous sited so close to the Barn and has a harmful effect on its setting.

The Inspector found that its incongruous appearance and siting in that location does not conserve or enhance the landscape qualities or scenic beauty of the National Park. Furthermore, in addition to the views of the Pod from Cornfield Road, the Pod is clearly visible when travelling towards Cornfield Road along the PROW from the valley below and detracts from the landscape setting of the Barn.

The Inspector also found that the pod in this case was being used to house a family member and thus did not contribute to the recreational enjoyment of the National Park. In addition, it is not sited in an area of woodland, where a timber Pod might be more reflective of its surroundings. Instead, it is situated on the side of the valley, and its design and appearance does not respond to its landscape setting.

In conclusion the Inspector found that the appeal should fail and that planning permission should be refused.

3367230 NP/HPK/0125/0061	The proposed demolition of derelict outbuilding and construction of two-bedroom detached dwelling with front garden to street, and smaller private amenity space to rear former Natwest Bank, Bamford.	Written Representation	Allowed	Committee
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The main issues were i) the effect of the proposal on the character and appearance of the area, including the effect on the significance of the Bamford Conservation Area (BCA) and other heritage assets; and ii) the effect of the proposal on the living conditions of neighbouring occupants, with respect to outlook and sense of enclosure.

In terms of the effect on the BCA the appeal site is a largely open plot of land to the eastern side of The Green, located between Lea House and Nos 1 and 3 Fidlers Close. It contains a small, single storey building understood to have been used as a bank until the 1990s, since when it has been unused and increasingly derelict. A partially demolished stone wall marks the front boundary of the site. The boundary of the BCA runs immediately to the rear of the site, beyond which are more recent buildings forming part of the Fidlers Close development, all of which lie outside of the BCA.

The BCA encompasses a large part of Bamford, including the village core centred around The Green and development along roads radiating in different directions, including for some distance to the south to include Bamford railway station. The Green is noted as having been laid out to commemorate the Diamond Jubilee of Queen Victoria in 1897, lending it distinct cultural significance.

Notable buildings near to the appeal site include the Grade II listed Moore's Farmhouse and its barns to the north-western side of The Green, noted for its retained fabric showing historic building techniques and vernacular architectural design, with the functional relationship between

the buildings creating group value.

The Inspector found that the significance of the BCA arises from its extensive historic fabric that survives in good condition, exhibiting a long history of settlement and gradual development. This is seen in the intricate, organic layout and varied scale, form, massing and orientation of dwellings and other buildings around The Green. The built form is further influenced by the sloping topography, with noticeable variations in scale and undulating roof heights. This eclectic pattern is unified by consistency in materials, notably stone, and other features including fenestration, chimneys and boundary walls, which contributes architectural interest in addition to historic interest. Indeed, the Conservation Area Appraisal for the BCA states that the ‘real diversity of form, function and location is a key characteristic of this central area.’

Despite concerns from the NPA over design and impact on character the Inspector found that the appeal scheme would represent a positive and well-considered response to a challenging, constrained site. The scale, articulation and overall appearance of the building would complement the high quality, historic townscape which survives within the BCA and The Green in particular. It would replace a longstanding, negative feature and in doing so would elevate the setting of the historic stone troughs and preserve the settings of other nearby heritage assets.

As such the proposal would enhance the character and appearance of the BCA and it would also preserve the settings of the aforementioned designated and non-designated heritage assets.

However the Inspector did agree that there would be some conflict with the development plan in respect of neighbours’ living conditions. However, the weight afforded to this conflict was tempered by the limited additional impact in these respects over and above that arising from the fall-back scheme. This was an existing permission for residential development on the site which the Inspector gave significant weight to in the planning balance and found that the loss of amenity was only marginally worse than that accepted in the previously approved scheme.

Indeed set against this harm, the Inspector found that the proposal would enhance the BCA through redevelopment of the site, would provide a new dwelling for the housing stock that would achieve higher levels of energy efficiency and sustainability than the fall back scheme through its design and use of heat pumps, PV panels and water capture. These were viewed as important public benefits that accord with key aims of the Framework to achieve high quality design, boost the supply of housing and meet the challenge of climate change. Taken together, the Inspector considered that these were significant material considerations weighing in favour of the proposal which outweigh the limited harm to neighbours’ living conditions and so justified a decision other than in accordance with the development plan in this case.

Therefore the appeal was allowed

6001368 NP/DDD/0725/0659	The development proposed is roof mounted flush fitting solar array Springfield Farm, Aldwark.	Written Representation	Dismissed	Delegated
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The main issue is whether the proposed development would preserve or enhance the character or appearance of the Aldwark Conservation Area (the CA), and its effect on the significance of the host building, a non-designated heritage asset.

The appeal property is a dwelling which has been converted from part of a traditional C19th farmstead constructed in limestone with a linear built form beneath an asymmetrical pitched blue slate roof. Although altered, its form, materials and proportions are nevertheless typical of local agricultural vernacular. Consequently, the Inspector found the appeal property has historic and architectural significance as a non-designated heritage asset (NDHA).

The appeal property is also within the Aldwark Conservation Area (the CA). The CA includes most of the small rural settlement of Aldwark which is said in the Conservation Area Appraisal (CAA) to be one of the oldest settled villages in the Peak District National Park. In accordance with Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the Inspector paid special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.

From the Inspector's assessment of the evidence and observations on site, the significance of the CA is derived from the simple, agricultural vernacular of the farmsteads and houses which are generally spaced around the 'hummocky' Green at the centre of the village. Although some variety of materials was observed, the buildings are typically built from rubble limestone or roughly course limestone, with natural blue slate roofs or Staffordshire plain clay roof tiles. There are views in all directions across the Green which gives a visual unity to the village, and the built form and use of traditional materials give the CA a cohesive character and distinctive sense of place.

The appeal property is located broadly centrally within the village, and on the eastern edge of the CA. Its principal (front) elevation faces south-west with its narrow gable end extending right up to the lane. The CAA does not identify any buildings as 'positive contributors.' However, given its prominent location, form and materiality, the appeal property makes a positive contribution to the character and appearance of the CA.

The guidance in the 'Climate Change and Sustainable Building Supplementary Planning Document' (2013) is that solar PV, so far as practicable, should be sited to minimise the effect on the external appearance of the building, and that only as a last resort should fixing solar panels on the front roof slope be considered.

Whilst it may be a reversible intervention, the Inspector found that in combination, the scale and modern appearance of the proposed arrays on such a prominent roof slope, would be harmful to the cohesive, distinctive vernacular and traditional materials which are characteristic of the CA. Moreover, the erosion of traditional materials would harm the significance of the building as a NDHA and the contribution it makes to the CA.

The harm that was have identified was considered to be "**at the lower end of less than substantial**", but it is nevertheless of considerable importance and weight. Under such circumstances, paragraph 215 of the Framework advises that this harm should be weighed against the public benefits of the proposal.

The Inspector attached moderate weight to the carbon reduction benefits, despite the small scale of the proposal. However, they also concluded that they did not outweigh the great weight to be given to the less than substantial harm that I have identified above. I therefore conclude that the proposed development would fail to preserve or enhance the character or appearance of the Aldwark CA. In taking a balanced judgement, it would further result in harm to the significance of the appeal property, a NDHA.

As such the appeal was dismissed

6001335 NP/SM/0425/0397	Conversion of outbuilding for residential use at Ryebrook Farm, Martinslow Lane, Ford.	Written Representation	Dismissed	Delegated
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The main issue was whether the proposed use of the appeal property as an independent dwelling would provide appropriate living conditions for future occupiers, with regard to noise and disturbance; odours; privacy and safety from farm vehicles.

The Inspector a Noise Impact Assessment submitted with the appeal but found that the Assessment was carried out over a 24-hour period only, and limited information had been provided as to what activities were taking place during that period. Overall, the Inspector found that the submitted evidence did not satisfactorily demonstrate that activities at the farm would not adversely affect the living conditions of future occupiers of the proposed dwelling by way of noise and disturbance.

Similarly, the Inspector was not satisfied from the evidence before them that future occupiers of the proposed dwelling would not be subjected to odours from activities at the farm which would have a harmful impact upon their living conditions.

Furthermore, the Inspector observed on site that trailers and vehicles were parked in the courtyard area close to the proposed dwelling, with one trailer positioned directly outside the external door. As such, based on observations during the site visit, activities associated with the farm's agricultural use do currently take place within the courtyard area, and very close to the eastern elevation of the proposed dwelling. The Inspector found that this would be potentially uncomfortable for any occupiers that have no connection to the farm and/or its workers.

In view of the above, given the close relationship between the proposed dwelling and this working farm's courtyard area, the Inspector found that future occupiers would not be provided with an acceptable level of privacy from activities and workers at the farm.

In terms of vehicle safety, the Inspector found that the proposed independent residential use would not cause any greater risk to safety from vehicles for future occupiers than the approved ancillary residential use.

The Inspector considered whether the impact on living conditions as a permanent independent dwelling would be any different to that of someone living in the property as ancillary accommodation and was convinced there was strong and notable difference.

This is because any ancillary use would be tied to the main farm / farmhouse and therefore ancillary occupants of the property would be required to have some association or relationship with the occupants of Ryebrook. Occupants of the main farmhouse, and ancillary accommodation, would likely be more tolerant of matters relating to noise, odour and privacy in comparison to use of the appeal building as an independent dwelling with no restriction on occupancy or with no tie to the farm at Ryebrook. The Inspector therefore found that the proposed residential use of the dwelling, independent from Ryebrook, would likely give rise to greater potential for complaints in respect of the concerns raised when compared to its use as ancillary accommodation.

As such the appeal was dismissed.

4. RECOMMENDATION:

To note the report.

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