

Public Document Pack

Peak District National Park Authority

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



Our Values: Care – Enjoy – Pioneer

Our Ref: A.1142/5185

Date: 9 July 2026



NOTICE OF MEETING

Meeting: **Planning Committee**

Date: **Friday 17 July 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 Friday 12 June 2026** *(Pages 5 - 12)*
3. **Urgent Business**
4. **Public Participation**
To note any questions or to receive any statements, representations, deputations and petitions which relate to the published reports on Part A of the Agenda.
5. **Members Declarations of Interests**
Members are asked to declare any disclosable pecuniary, personal or prejudicial interests they may have in relation to items on the agenda for this meeting.
6. **Full Application - Demolition of 3 Precast Concrete Garages and the Construction of Two Affordable Local Need Dwellings at Land at Sherwood Road and Hardy Lane, Tideswell (NP/DDD/0126/0134) JK** *(Pages 13 - 32)*
Site Plan
7. **Full Application - Change of Use of Agricultural Barn to Single (C3) 3-Bedroom Dwelling with Associated Works Including Access at Lamb Hill Barn off Troublewood Lane, Low Bradfield (NP/S/0326/0286) HF** *(Pages 33 - 44)*
Site Plan
8. **S.73 Application for the Removal of Condition 3 on NP/DDD/0723/0788 at Spittlehouse Bridge (Bridge MAS/25) North of A6187 Hathersage Road, Hathersage (NP/DDD/0326/0323) JK** *(Pages 45 - 52)*
Site Plan
9. **Full Application - Change of Use of the Field to Provide a Small-Scale, Seasonal Touring Caravan and Camping Site at Yew Tree Farm, Wetton (NP/SM/0526/0467) MN** *(Pages 53 - 60)*
Site Plan
10. **Householder Application - Two-Storey Extension Built to the Rear of Existing House, and Creation of Parking Space at Hunstone House, Winster (NP/DDD/0526/0482) MN** *(Pages 61 - 70)*
Site Plan
11. **Monitoring & Enforcement Quarterly Review - July 2026 (A.1533/AM)** *(Pages 71 - 80)*
12. **Planning Appeals Monthly Report (A.1536/BT)** *(Pages 81 - 82)*
13. **Planning Appeals Annual Report (A.1536/BT)** *(Pages 83 - 84)*

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.

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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.

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

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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
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

Peak District National Park Authority
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 Web: www.peakdistrict.gov.uk
 Aldern House, Baslow Road, Bakewell, Derbyshire. DE45 1AE



MINUTES

Meeting: **Planning Committee**

Date: Friday 12 June 2026 at 10.00 am

Venue: Aldern House, Baslow Road, Bakewell

Chair: P Brady

Present: V Priestley, M Beer, M Buckler, M Chaplin, B Hanley, L Hartshorne, I Huddlestone, K Potter, K Smith, M Smith and J Wharmby

Apologies for absence: R Bennett.

61/26 MINUTES OF PREVIOUS MEETING HELD ON 15 MAY 2026

The minutes of the last meeting of the Planning Committee held on 15 May 2026 were approved as a correct record.

62/26 URGENT BUSINESS

There was no urgent business.

63/26 PUBLIC PARTICIPATION

One member of the public was present to make representations to the Committee.

64/26 MEMBERS DECLARATIONS OF INTERESTS

Items 6 and 7 – Hope Works, Pindale Road, Hope
 M Smith declared a personal interest in these items and therefore would be absent for the discussion and vote.

65/26 HOPE LIMESTONE REVIEW OF MINERALS PERMISSIONS - FIRST PERIODIC REVIEW AT BREEDON CEMENT, HOPE WORKS, PINDALE ROAD, HOPE, HOPE VALLEY (NP/DDD/1223/1527) TE

10:04 M Smith left the meeting

The Senior Minerals Planner presented the report of the Review of Minerals Permission (ROMP) for Hope Limestone works for Members to authorise the delegation to officers to agree a final Schedule of Conditions. An enhanced restoration scheme had been submitted with the application for the first periodic review of the scheme of conditions.

The scheme was subject to 51 conditions which allowed mineral extraction to take place until 21 February 2042, with restoration to be completed no later than 21 February 2047, or from five years following the completion of the extraction.

Some Members had visited the site the previous day.

Members discussed the following points:

- There was a statutory aftercare period that applied to mineral extraction sites. Once the Authority agreed that restoration was completed, a 5-year aftercare period would commence, after which the site could be subject to development proposals in accordance with the Development Plan.
- Clarification was sought on ownership of the land once the aftercare period ended.
- The operator had a positive attitude to nature recovery.
- The schedule of conditions was comprehensive, with cooperative work having been done between the PDNPA and the operators at Hope.
- The surrounding area had natural features which echoed areas of the Minerals site that were no longer being worked. Quarries were important for nature recovery in the Peak District.
- Conditions set down in the extant 2006 planning permission had stood the test of time and enabled the business to continue requiring only minor changes to the schedule of conditions in the first ROMP due to the positive work between the Authority and the site operators.

A motion to APPROVE the application in accordance with the officer recommendation was moved, seconded, put to the vote and carried.

RESOLVED:

- 1. That the Scheme of Conditions set out in Appendix A are agreed in principle, and that delegated authority is granted to the Head of Planning and Conservation to determine the final wording of the Scheme of Conditions following discussions with the Applicant**

66/26 HOPE SHALE REVIEW OF MINERALS PERMISSIONS - FIRST PERIODIC REVIEW AT BREEDON CEMENT, HOPE WORKS, PINDALE ROAD, HOPE, HOPE VALLEY (NP/HPK/1223/1521) TE

The Principal Minerals Planner presented the report of the Review of Minerals Permission (ROMP) for Hope Shale works for Members to authorise the delegation to officers to agree a final Schedule of Conditions. The scheme was subject to 36 conditions which allowed mineral extraction to take place until 21 February 2042, with restoration to be completed five years later. A final restoration plan would be submitted in ten years' time when it would be clearer how much shale was left on site.

Some Members had visited the site the previous day.

Members discussed the following points:

- Being overly prescriptive on the Restoration Plan could impact on operator costs and reduce outcomes.
- Parts of the site no longer being worked had shown signs of recovery without restoration measures.
- If solar panels were a consideration at the aftercare stage, a planning application would be required.

A motion to APPROVE the application in accordance with the officer recommendation was moved, seconded, put to the vote and carried.

RESOLVED:

- 1. That the Scheme of Conditions set out in Appendix A are agreed in principle, and that delegated authority is granted to the Head of Planning and Conservation to determine the final wording of the Scheme of Conditions following discussions with the Applicant.**

10:30 M Smith returned to the meeting

67/26 MAJOR APPLICATION - PROPOSED 2010SQM INDUSTRIAL UNIT EXTENSION TO EXISTING INDUSTRIAL BUILDING FOR STORAGE OF PRODUCTS PRIOR TO DISTRIBUTION AT BELLE ENGINEERING, THE BRUND, SHEEN (NP/SM/0325/0240) ALN

The South Area Senior Planner presented the report which represented major development and outlined the reasons for approval of the proposal. The main industrial buildings were split into two areas, the main yard to the south of the site and another yard at a slightly lower elevation to the north. This application related to the buildings in the main yard to the south.

The proposal paragraph was missing from the officer report. The officer detailed the proposals in their presentation to committee, which was for the erection of a 2010m² new building as an extension over an existing yard to be used for the storage of products and components to the south west of the main building group. It would be subservient to the existing large group of buildings and wouldn't be prominent in the landscape. The portacabin offices would be removed and there would be no adverse impact on trees. Items currently stored offsite could be brought back on site and remove approximately 125 HGV journeys.

The applicant had requested for one of the portacabins to be retained as a construction site office during the works, to be removed prior to first occupation, which officers accepted as reasonable. The final conditions would be precise and include the triggers to ensure condition requirements were met in a timely way.

Members discussed the following points:

- During the day when the site is operational it had little noise and visual impact on the landscape.

A motion to APPROVE the application in accordance with the officer recommendation was moved, seconded, put to the vote and carried.

RESOLVED:

That the application be APPROVED in accordance with officer recommendation with amended conditions subject to a S106 agreement to rescind planning permission ref NP/SM/0593/057 and subject to the to the following conditions:

- 1. 3-year implementation period**
- 2. Adopt amended plans**

3. Before work commences, one of the existing redundant portable cabins to be completely removed from the site. The second to be removed prior to the building being first brought into use.
4. Before the building is first brought into use, the four existing blue van/HGV bodies on the south western boundary of the site to be completely removed from the site.
5. The development shall be implemented in full accordance with the stated requirements of the Arboricultural Report THL-R25-42 prepared by Tree Heritage Ltd and dated 11th April 2025.
6. Unless prior permission has been obtained in writing from the National Park Authority, all noisy construction activities shall be restricted to the following times of operations.

08:00 - 18:00 hours (Monday to Friday);

08:00 - 13:00 hours (Saturday)

No working is permitted on Sundays or Bank Holidays.

In this instance a noisy construction activity is defined as any activity (for instance, but not restricted to, building construction/demolition operations, refurbishing and landscaping) which generates noise that is audible at the site boundary.

7. Construction Impacts

- During construction/demolition phases amplified music and/or radios shall not be audible beyond the site boundary;
 - Any waste material associated with the demolition or construction shall not be burnt on site but shall be kept securely for removal to prevent escape into the environment. All waste transfer records should be retained for inspection by officers of the National Park Authority;
 - No activity hereby permitted shall cause dust to be emitted beyond the site boundary so as to adversely affect adjacent residential properties and/or other sensitive uses and/or the local environment. In the event dust is caused to escape the site boundary the activity shall be stopped until sufficient dust suppression has been undertaken to prevent further escape. There shall always be the appropriate means and sufficient water resources on site for dust suppression. These should be made available for inspection when required by officers of the National Park Authority.
8. Any artificial lighting incorporated into the site in connection with the approved development shall not increase the pre-existing illuminance or glare at the adjoining light sensitive locations when the light (s) is (are) in operation. Details of all artificial lighting to be installed under this permission shall be submitted to and approved by the National Park Authority prior to the installation of any lighting.
 9. The building shall be constructed so as to provide sound insulation against internally generated noise of not less than 35dB(A), with windows shut and other means of ventilation provided. The building shall not be brought into use or occupied until the required sound attenuation works have been permanently carried out. Such works shall be maintained thereafter for the life of the approved development.

10. No phase of the development hereby permitted shall take place, except for works of site clearance and demolition until a risk assessment has been undertaken to assess the nature and extent of any contamination on the site, in accordance with a scheme to be agreed with the National Park Authority. Once completed, a written report of the findings and recommendations shall be submitted and approved in writing by the National Park Authority.
 - a. If the site risk assessment (a) indicates that potential risks exist, development shall not commence, until a detailed remediation strategy to bring the site to a condition suitable for the intended use has been prepared, and is subject to the approval in writing by the Local Planning Authority.
 - b. Following completion of measures identified in the approved remediation scheme (b) and prior to bringing the development into first use, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the National Park Authority.
 - c. If, during the course of development, any contamination is found which has not been identified in the site investigation, additional measures for the remediation of this source of contamination shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures.
11. Before the building is first brought into use, the surface water drainage system shall be installed in accordance with the design detailed contained within the following document: Flood Risk Assessment and Drainage Strategy (Doc Ref: 17379 Drainage Strategy MD-01, P02, 15th April 2026).
12. The sheeting for the sides and the roof shall be pre-coated in dark green to match the colour of the adjacent building.
13. The solar pv panels shall be matt black and non-reflective. The approved solar panels shall be installed and operational before the building is first brought into use.
14. Approved car parking layout and manoeuvring space to be provided and retained in its approved use for the life of the development.

68/26 FULL APPLICATION - CHANGE OF USE AND ALTERATIONS AND EXTENSION OF EXISTING BARN TO FORM DWELLING AT BARN, CHURCH LANE, TIDESWELL, BUXTON (NP/DDD/0326/0281) HF

The North Area Senior Planner presented the report and outlined the reasons for the refusal of the application. Planning permission had been granted in 2015 for the conversion. Works had started which did not comply with that planning permission and were unauthorised in the officer's view. The current application was part retrospective to cover some works already carried out, and to seek further extension and alterations. Some of the proposed works had already been carried out, but have now been stopped. The roof was higher and steeper than the original structure.

The officer report concluded the proposal to be acceptable subject to conditions in respect of residential amenity, ecology, nutrient neutrality and highways. The officer report however went on to recommend refusal as the conversion works to achieve a residential use resulted in harm to heritage and landscape. The original building was reflective of a typical field barn, in a Conservation Area and a non-designated heritage asset. The scheme did not achieve conservation or enhancement of the site. The

Parish Council had supported the proposal as providing a dwelling for a local family however the proposal wasn't for a local needs affordable dwelling and limited weight afforded to provision of new market dwelling due to conflict identified with Authority's policies for new housing provision.

The following spoke under the public participation at meetings scheme:

- Mr Danny Hopkins – Applicant

John Scott, a former employee of the Authority, had acted as the agent for this application.

Members discussed the following points:

- Clarity sought on highways position given previous recommendation for refusal. Officers clarified that although Highways continued to require additional information to conclude on highway safety, previous planning decisions had accepted the scheme on highway grounds therefore based on material considerations, highways was not a recommended reason for refusal.
- Was the Authority trying to impose affordability and were the applied policies fit for purpose. An inflexible approach may result in the loss of field barns by not allowing practical conversions.
- The increase in floorspace was much larger than the criteria set out for affordable housing, and was larger than for the permission granted in 2015.
- The 2015 application was in line with the National Park's policies to retain the character of the building as a field barn, and allowed for sympathetic conversion of the building. The current proposal resulted in loss of character.
- The barn was worth conserving within development and conservation limits set out in the Authority's policies and guidelines.

RESOLVED:

That the application be REFUSED for the following reasons:

- 1. The proposed dwelling does not achieve the conservation and / or enhancement of a non-designated heritage asset, and it does not meet any other exception for new housing in the National Park, contrary to Core Strategy Policy HC1 and Development Management Policy DMC10.**
- 2. The proposed development would have an unacceptable design and would result in harm to the character and appearance of the non-designated barn and Tideswell Conservation Area. The harm to the Conservation Area would be less than substantial but would not be outweighed by any public benefits, and harm to the non-designated barn is not outweighed as part of the planning balance. The development is therefore contrary to Core Strategy Policies GSP1, GSP3, L1 and L3, Development Management Policies DMC3, DMC5 and DMC8 and the NPPF.**

69/26 PLANNING APPEALS MONTHLY REPORT (A.1536/BT)

The Committee considered the monthly report on planning appeals lodged, withdrawn and decided. One appeal had been lodged, one appeals had been withdrawn and six appeals had been decided, and dismissed, within the last month.

Officers were thanked for the work they had put in to get the Authority's position across and the appeals dismissed.

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

RESOLVED:

To note the report.

Time meeting ended: 11:31am

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6. FULL APPLICATION: DEMOLITION OF 3 PRECAST CONCRETE GARAGES AND THE CONSTRUCTION OF TWO AFFORDABLE LOCAL NEED DWELLINGS ON LAND AT SHERWOOD ROAD AND HARDY LANE, TIDESWELL. NP/DDD/0126/0134 JK

APPLICANT: Mr and Mrs Robert Hopkins

Summary

1. The site is a rectangular area of open green space within Tideswell village next to Sherwood Road and within the Conservation Area. It contains six mature trees covered by Tree Preservation Order (TPO) and a small block of dilapidated flat roofed garages.
2. Proposed is the removal of the garages, three of the protected trees and the frontage walling to make way for a semi-detached pair of affordable houses and four parking spaces.
3. The application follows a long history of refusals for housing. In 2021, a scheme for a pair of affordable houses which retained all the trees, was dismissed on appeal.
4. Whilst the principle of affordable housing on a site within the confines of the village is acceptable, the proposed layout of the housing and particularly the proposed parking area coupled with the proposed tree removal and likely long-term pressure on those remaining would result in substantial harm to the street scene, the significance to the Conservation Area and local biodiversity.
5. This harm is not outweighed by the public benefit in providing two more affordable dwellings and the application is recommended for refusal.
6. The application is brought to Committee as a result of the Parish Council support for the proposal contrary to the officer recommendation.

Site and Surroundings

7. The application site is located within Tideswell Village and comprises a rectangular plot of land bounded by stone walls lying on the east side of Sherwood Road at its junction with Hardy Lane.
8. Sherwood Road is a quiet residential street running north-south along the hillside to the west, and parallel with, the main street (B6049) through the village. Hardy Lane is a minor lane which links Sherwood Road down to Fountain Square and the Main Street.
9. The plot of land contains six mature trees covered by a Tree Preservation Order along with a block of three flat roofed precast sectional concrete garages. The garages lie toward the top of the site but are at a lower level than Sherwood Road due to the significant drop in level. The site then slopes down from west to east down the site.
10. Vehicular access into the site is currently off Hardy Lane, via a gateway located a short distance down from Sherwood Road, after which Hardy Lane narrows appreciably to a public footpath.
11. The land is untended which enhances its biodiversity interest. The boundary wall to Hardy Lane has been repaired and capped with concrete rather than traditional limestone rustic coping stones.
12. The garages are not prominent in the street scene being well below the level of Sherwood Road. The overall appearance of the site is therefore that of a green wooded space with the mature trees adding large structural features which contribute significantly to the special

character and appearance of both the street scene and the Conservation Area and to local biodiversity.

13. The site is surrounded by residential dwellings with a detached house; Stanley Croft whose large garden abuts the northern site boundary. To the west across Sherwood Road terraced cottages line the street frontage. Across Hardy Lane to the south sits Hardy House, a Grade II Listed Building which also takes access off Hardy Lane opposite the site entrance. To the east, the lower end of the site backs onto the rear garden of a lower dwelling.
14. The site is within the catchment of a European Site (habitats site) vulnerable to nutrient impacts from phosphates and thus all new housing development must demonstrate nutrient neutrality.

Proposal

15. Full Planning permission is sought for the demolition of the garage block followed by the erection of two semi-detached 3 bedroomed 4 persons affordable houses.
16. The houses would have limestone walls under a blue slate roof with chimneys. Natural gritstone quoins and full stone surrounds are shown to all door and window openings. Windows and doors would be painted timber.
17. The houses would have a floor area of 84m². No details of prospective occupiers have been provided as the scheme is intended to meet the local community need for affordable housing.
18. The houses would be sited near the top of the plot and face Sherwood Road with the southern gable end fronting Hardy Lane. Due to the sloping site the ground floor level of the houses would be almost 2m below Sherwood Road.
19. The roadside boundary wall to Sherwood Road would be removed and the ground behind infilled to raise it up and create a level area for 4 parallel parking spaces. The raised ground would be supported by a new retaining wall with steps down to the houses. Private amenity space would comprise rear gardens covering the eastern part of the site with timber panelled fencing dividing the gardens.
20. Three of the protected trees on site are shown to be removed to make way for the houses and parking area. These comprise two Beech at the site frontage to Sherwood Road and a further Small Leaved Lime set further back close to the northern boundary wall.
21. Compensatory tree planting is proposed elsewhere in the village to mitigate the loss of the protected trees which the applicants suggest can be secured by planning condition or legal agreement.
22. The application is supported by the following;-
 - A Shadow Habitat Regulation (SHRA) and the Nutrient Neutrality Assessment and Mitigation Strategy (NNAMS).
 - Arboricultural Impact Assessment Report
 - BNG metric and report
 - Design Access and Heritage Statement
 - An archaeological desk-based assessment (DBA)

RECOMMENDATION:

That the application be REFUSED for the following reasons;

- 1. The felling of three TPO protected trees along with likely pressure from future residents for the removal or lopping of remaining protected trees would result in immediate and likely longer term significant harm to the character and appearance of the street scene, local biodiversity and the significance of the Conservation Area contrary to Policies GSP1-3, DMC13 and L1.**
- 2. The layout and the design of the development does not adequately reflect the established built form in the locality especially with regard to the parking area and wide gable massing. The proposal would therefore harm the valued character, appearance and significance of the Conservation Area, the street scene and the setting of the adjacent listed Hardy House contrary to Policies GSP1-3 & DMC3, DMC5 and DMC7.**
- 3 The substantial harm to local biodiversity contrary to Policy GSP1-3 and DMC11 from the loss of semi natural green space and the three protected mature trees which provides habitat for birds, bats and other species. The compensatory planting elsewhere in the village will not mitigate the losses from this site**
- 4 Inaccurate BNG assessment which also does not follow appropriate mitigation hierarchy in achieving net gain.**
- 5 Inadequate information to demonstrate that off-site nutrient credits are available or have been secured to demonstrate nutrient neutrality.**
- 6 The development does not demonstrate that adequate vehicle and pedestrian visibility splays can be provided within land in ownership to ensure a safe access. Furthermore, no bin storage/dwell areas are proposed or secure cycle storage.**
- 7 The less than substantial harm caused to the setting of Hardy House and to the significance of the Conservation Area from the loss and damage to the protected trees and the poor layout/design of the scheme is not outweighed by the public benefit arising from the limited provision of affordable housing contrary to Policies DMC5, 7, 8 and the NPPF.**
- 8 Harm to the archaeological interest within the site in the absence of pre-determination archaeological investigation works, alongside the harm which in itself (e.g. trenching) would likely cause harm to the root protection areas of the protected trees.**

Key Issues

23. The principle of housing on the site
24. Whether the proposal would conserve or enhance the character and appearance of the Tideswell Conservation Area and the setting of the listed building Hardy House.
25. The impact of the development upon local biodiversity with regard to the loss of trees, the impact upon the remaining trees and upon protected species - roosting bats.
26. Will the development achieve Nutrient Neutrality
27. Neighbouring amenity impacts
28. Highway implications
29. Climate change and sustainable building.

Planning History

30. 1977-1994 - Refusals of four outline applications for the erection of one and two dwellings, one appeal dismissed
31. 1994 – Refusal of planning permission for erection of vehicle store building – Appeal dismissed.
32. 2016 – Pre-application advice advised a market dwelling would not be acceptable. Cautious advice that affordable housing could be explored as the only likely policy route, provided conflict with tree protection could be resolved.
33. 2019 – Land offered for sale which generated a number of enquiries ranging from concerns over mature trees to prospective purchasers interested in developing the site. However, no formal paid-for pre-application advice requests submitted.
34. 2019 – Approval for minor crown lift to two sycamores on the lower part of the site adjacent the northern boundary.
35. 2020 – Refusal for the erection of three affordable dwellings.
36. 2021 – Refusal for the erection of two affordable local need dwellings
37. 2021 – In the Appeals dismissed against both the 2020 and 2021 refusals, the Inspector commenting that;
“both developments would have an adverse effect on the health and longevity of these protected trees.” and “the disturbance of protected species and the loss of tree cover would have an adverse effect on local biodiversity.” and “both developments would result in an erosion of the distinctive character of the locality and would detract from the setting of the House. Both developments would fail to preserve or enhance the character or setting of Tideswell Conservation Area. This would amount to less than substantial harm with regard to the Tideswell Conservation Area and the listed Hardy House.”

In the final Planning Balance, the Inspector concluded *“although I give some weight to the provision of affordable dwellings, I have found harm in relation to heritage assets, protected trees and biodiversity. As such the public benefits are not outweighed by the harm identified above.”*
38. 2025 – Approval for removal of one low overhanging branch of beech. Proposed pruning of low overhanging branches of lime. Branches overhung neighbouring property to the north and related to two of the trees now proposed to be removed

39. Consultations

40. Highway Authority – Recommends deferral
41. The parking meets the minimum of two spaces per three-bedroom dwelling. A footnote should inform the need to enter a S278 agreement for the dropped kerbs and crossing.
42. Further information is required to demonstrate the development meets visibility splay and geometric layout requirements and understand the impact upon the local highway. Detailed comment summarised below;
43. To demonstrate that vehicles can safely access and egress from the parking spaces 2.4m x 43m visibility splays in both directions should be provided as well as 2m x 2m pedestrian visibility splays.

44. *Planning Officer Note – This cannot be achieved within land in ownership and due to an intervening building. Even if it could, the adverse impact of lowering or setting back walls vegetation and gates would give rise to further harmful impacts to the street scene and the Conservation Area. See discussion below.*
45. Requests the dimensions of the parking bays should be illustrated on a scaled plan.
46. *Planning Officer Note - A scaled plan has been provided showing the spaces meet PDNPA Local Plan requirements of 2.5 x 5m.*
47. Details of refuse collection procedure should also be provided. This includes location of refuse storage and collection point.
48. *Planning Officer Note - None shown but there is adequate space within the site for storage of bins within the plots and space to enable a collection point.*
49. Details of cycle parking should be also be provided.
50. *Planning Officer Note - None shown but space is available within plots.*
51. District Council – No response.
52. Tideswell Parish Council - Support subject to appropriate planning conditions being attached. Considers it to represent a positive and appropriate form of development that responds to identified local housing needs.
53. Detailed comments summarised below;
54. Welcomes the proposal, a clear improvement on the previous application.
55. Revised parking position is welcomed, being more practical and better sited.
56. Recognises need for affordable housing, supports the provision of three-bedroom units.
57. While supportive, raise the following matters and requests that they are addressed through appropriate planning conditions:
- Replacement tree planting to ensure no net loss of tree cover and to safeguard the character and appearance of the conservation area.
 - Concern re lack of natural light and ventilation for bathrooms.
 - The housing is to be affordable housing with local occupancy clauses attached.
58. Natural England – Initial response required further information required to determine impacts on designated sites (HRA informed by nutrient calculations)
59. No response to date on reconsultation over the information received – Shadow Habitats Regulation Assessment.
60. PDNPA Archaeology - Following submission an archaeological desk-based assessment – DBA comments ;
61. The DBA is helpful in setting out the archaeological context of the site and its archaeological interest and potential. There has been no consideration in how potential archaeological impact could be minimised or designed out.

62. I agree that the highest potential is for medieval remains, and they could be up to regional significance given how little archaeological work and understanding there of Tideswell.
63. But the nature of the site, means that it is far from certain whether anything could survive, and it's state of preservation or whether they would be remains that we would seek to preserve in situ. This would be difficult to address or achieve meaningful mitigation as a conditioned scheme of works.
64. For this reason, we should be seeking some targeted predetermination evaluation to establish just what archaeological remains (if any) survives, their nature, extent and significance, so that a properly informed planning decision can be made, and if needed an appropriate programme of mitigation be scoped. The trial trenching evaluation would need to target the west end of site, in the area of the proposed houses, parking and associated infrastructure.
65. But, trial trenching would compromise the root protection zones of several of the trees on site, which is not acceptable on a site where the development may not get permission.
66. If everything else stacked up, then with a carefully worded condition we could secure staged programme of archaeological investigation from evaluation onwards, so the ground and RPAs would not be disturbed until permission was in place, but this would be mitigation only, with no ability to minimise harm or design out archaeological impacts, which should always be the first options explored.
67. PDNPA Ecology – Object; Insufficient information to assess impact. Following receipt of the Shadow Habitats Regulations Assessment and Nutrient calculation still object on following remaining original grounds;
68. Biodiversity Net Gain - BNG - It is predicted that the proposal will achieve creation of 3.43 habitat units, with a net loss of 0.78 units, showing an 18.63% net loss. The trading rules are not met and a 10% net gain has not been achieved.
69. The applicant will need to secure off site biodiversity credits to secure a net gain for biodiversity. BNG should achieve a net gain in a way that is consistent with the mitigation hierarchy and reflects the 'spatial-hierarchy' preference for local enhancements:
- Aim to avoid or reduce biodiversity impacts through site selection and layout;
 - Enhance and restore biodiversity on-site;
 - Create or enhance off-site habitats, either on their own land or by purchasing biodiversity units on the market
70. The BNG report states that 5 trees will be retained, therefore the calculations are incorrect. to adhere to the BNG Mitigation Hierarchy and Principles, it is considered that the retention of all the trees should be explored first and foremost. We therefore request submission of detailed evidence showing that all possible design and planning alternatives have been evaluated with the objective of retaining the trees on site (especially given the presence of previously recorded bat roosts in trees on site; see below).

Planning Officer note; Previous applications and appeals have essentially established that this is not possible to develop the site and retain the trees.

71. The BNG report states that a previous ecological survey was completed in 2020, which recorded a building with low bat potential, and trees with bat roosting potential. An EPS licence was recommended for the tree removal. No updated surveys of the trees or structures on site appear to have been submitted.

Planning Officer Note: These were missing off the submitted application but have been provided since and are discussed further below.

Representations

72. 11 Letters of objection have been received.

73. Whilst some of the objectors support the principle of affordable housing provision and another has no issues with the design of the houses or the plot location, all raise strong objections on the following heavily summarised grounds with the main issue being the loss of trees and consequent loss of habitat and biodiversity (full letters on website):-

74. The Impact upon trees and biodiversity

- The trees a very prominent feature of the highest amenity value in this locality, None should be removed.
- This stand of mixed mature trees form a break on Sherwood Road.
- The destruction of trees would greatly impact on the local environment.
- The remaining ones will have their root systems damaged or compromised by excavations.
- The proposal to plant 12 trees in unspecified locations and of unspecified species does not meet any equality test in terms of the biodiversity value of the current mature trees. Further there is no inherent commitment to maintain the replacement trees.
- The trees support significant biodiversity in the village, other than the many insects and local bird population that the habitat sustains, bats live around this area. Previous ecological surveys have suggested the trees are important for Bats and other wildlife.
- Swift have been observed hawking for their insect prey above these trees. Their destruction would lead to an immediate biodiversity loss in our village and as a link to the other biodiverse areas around the village.
- The proposed gardens will be underneath the remaining trees. Future occupants will want these trees removed. The previous planning inspector agreed with this concern.
- Replacing trees that are decades, if not a century old, with juvenile trees will not compensate for the loss for many decades.
- Trees/site important for water run-off and ground stabilisation.

75. Impact upon listed house

- The development will detract from the setting of the listed Hardy House.
- The overbearing gable end will sit immediately opposite the entrance to Hardy House where access is already difficult, to give a closed in feeling.

76. Impact upon conservation area

- The trees provide a backdrop to Fountain Square in the village centre and they frame Fountain Square Church visually as seen from the main Buxton Road/Queen Street. Their loss would be a major impact on the visual character of the Conservation Area generally, the street scene along Sherwood Road, and on the attractive, narrow ginnel Hardy Lane.

77. Biodiversity net gain

- Question what meaningful mitigation measures could achieve a true net gain.
- Planting of twelve saplings elsewhere would take hundreds of years to a similar level of biodiversity and is not comparable.
- The proposed tree planting would not be protected trees, nor worth protecting for many years.
- The local area will be at a biodiversity loss and question where bats, birds and the entire micro ecosystem wait until the new trees are ready.
- BNG was never intended to be used as a way of destroying irreplaceable habitats.
- The BNG Metric is incorrect as three trees are to be removed, not one. Therefore, there is a much higher loss than 18

- Accept need for affordable housing – Note Authority is working with Tideswell Community Land Trust to develop a social housing scheme addressing the need in perpetuity far more effectively.
- Concern about houses becoming future holiday lets or second homes.
- The apparent gain of two houses, despite being affordable is outweighed by the environmental impacts

78. *Highway and Parking*

- Sherwood road is narrow with continuous parking opposite the proposed driveways so question the practicality of the turning space available.
- The boundary wall of 'Stanley Croft' which adjoins the site is at least 1-metre-high making visibility poor for driveways creating hazard
- Driveways for 4 cars by removing dry stone walls in a conservation area will definitely not be preserving or enhancing – will be unattractive and incongruous.
- 3 bed houses potentially require more than 2 cars to be parked and lead additional cars to be parked on an already congested street.
- In severe weather water runs freely along the western boundary of this site, then down Hardy Lane. Only the curb on this narrow footpath that holds it back. As nearly half the site will be hard landscaping with no permeable surfaces at the top end, where is the surface water strategy for this problem

79. *Design and layout concerns re houses*

- Houses sit tightly on site, one with only steps for access at the front. Wheelchairs, pushchairs and wheelie bins having no access.
- No designated siting for 6 wheelie bin storage or collection.
- The proposed building is not 'in-keeping' with the other buildings in the Conservation Area where there are no other semi-detached buildings.
- Despite the standard detail of limestone, slate and wooden windows the property will be incongruous in relation to the established surrounding properties.
- The canopy of large trees will create shade for much of the garden giving little sunlight for these back gardens that face east.
- The plot currently sinks a lot of excess surface water that runs from Sherwood Road during heavy rain when the storm drains don't cope. This small river of water will now be prevented from getting onto the plot and will continue down Hardy Lane instead.
- "Rough sawn timber panel fencing" between the gardens of the properties is not in keeping with the character of the conservation area where dry-stone walls prevail.
- Building Regs stipulate reasonable provision must be made for wheelchair users: "...to gain access to the dwelling... from the most likely point of alighting from a car." The design needs a rethink to meet this requirement. Application should not be granted permission if it cannot be built as submitted due to Building Regulations non-compliance.
- Proposed levels and slopes around the building are unclear. Drawing 2020-2510-12 shows level ground on three elevations but the South one shows a slope matching that of Hardy Lane. There is no compensating change of level shown on any elevation nor on the plan view, an impossible situation that leads to uncertainty as to what is being proposed.
- The plan shows the dry-stone boundary wall to the north having a height of 1.67m, not as it will be post development when it will be around 2.8m due to excavation around the building and a properly engineered retaining structure will be required.
- The boundary walls are reconstructed to the same visual standard, and that along Hardy Lane has proper coping stones reinstated.

80. *Protected species - Bats.*

- Previous bat surveys over the last 5 years or so all showed bat activity at this location. Why is no survey included in this application?

- Question what possible sufficient mitigation can be put in place for these protected species and suggests none.

Statutory framework

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

- a) Conserve and enhance the natural beauty, wildlife and cultural heritage
- b) Promote opportunities for the understanding and enjoyment of the special qualities of national parks by the public

82. 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.

83. In the Peak District National Park, the development plan comprises the Core Strategy (adopted 2011) and the Development Management policies (adopted 2019) and an adopted neighbourhood development plan (where relevant).

84. This application must be determined in accordance with the development plan unless material considerations indicate otherwise.

85. Main Policies

86. Relevant Core Strategy policies: GSP1-3, DS1, L1, L2, HC1, CC1

87. Relevant Development Management policies: DMC3, 3,5,7, 8,11,12, DMH1, DMH6 DMT6

Supplementary Planning Documents

- Climate Change and Sustainable Building (2013)
- Design Guide (2007)
- Building Design Guide (1987)
- Transport (2019)

88. National Planning Policy Framework

89. 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.

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

Assessment

Principle

91. Policies HC1 and DMH1 set out the exceptional route which allows for the development of affordable housing in principle within DS1 named settlements where it addresses eligible local needs for homes that are of a size and type that would remain affordable with occupation restricted to local people in perpetuity.
92. The site is located within Tideswell Village which is a named settlement within Policy DS1 where new build development will be acceptable for affordable housing.
93. The houses would be 3 bed, 4 person dwellings with a floorspace of 84m². This meets the maximum floorspace guidance in policy DMH1 and are therefore considered to be of an affordable size and type.
94. The houses are intended to meet the affordable need for the local community rather than any named individuals.
95. There is a known local need in the village for more affordable housing. No community housing schemes have been delivered in the village for some years, however the local housing authority are currently working with the local community to deliver a larger scheme to meet the local need for social rent.
96. Given this recent history we therefore consider it reasonable to accept that the dwellings would meet a known need in the Parish for more affordable housing and consequently the principle of a development for affordable dwellings is acceptable.
97. The main issue is therefore whether the development would conserve or enhance the special qualities of the National Park in terms of its impact on the local built and natural environment, neighbouring amenity and highway safety.

Design, Layout and landscaping.

Design

98. The houses reflect a simple traditional style and would be constructed in natural local limestone with sandstone dressings to corners and openings. The roof would be blue slate. The houses are simply fenestrated with doors and window frames in painted timber.
99. They do however have a very deep plan form which results in over-wide gables. At 9.74m wide these would have an uncharacteristic wide form which would not reflect the established local building tradition. Whilst the northern gable end would be relatively well screened, the southern gable would be prominent in the public domain fronting onto Hardy Lane where its massing would have an overbearing, dominant impact upon the lane and the setting of the listed Hardy House. A re-design could resolve this but this would be a substantive design change and require a fresh submission.

Layout

100. The houses are shown set back from Sherwood Road on the lower ground following the removal of the flat roofed garage block, trees and hardstanding. Whilst this set back is similar to the modern house immediately to the north it does not follow the established pattern of traditional development along this road which on both sides relates closely to the street.
101. A four-space parking area surfaced in concrete paviors would be created directly off Sherwood Road formed by the removal of the majority of the roadside wall and the infilling

of the ground behind to raise it up to street level. This would then be supported by a retaining wall with steps down to the front of each house.

102. Although not shown on plan it is also noted that the northern boundary wall to Stanley Croft will also have to be reconstructed in part or reinforced to retaining wall standard due to the excavation necessary to create the level platform in the north western corner of plot 1.
103. Although there are no concerns about the semi-detached building form itself, the setback and lowered location of the houses with the intervening car parking area is not at all in keeping with the built form of Sherwood Road. Combined with the loss of trees and roadside walling, which both contribute positively to the streetscape and the Conservation Area, this siting would result in the proposal being an incongruous form of development in this location despite the use of traditional materials and generally simple design.
104. Consequently, the proposed layout of the houses and parking area would not relate well to the street and be wholly out of keeping with the established development along Sherwood Road which is characterised by buildings fronting or close to the street with private gardens to the rear running down the slope.
105. The proposed development would therefore result in a design and layout that detracts from, instead of respecting the valued character of the local built environment contrary to Policy DMC3.

Impact upon trees

106. All the protected trees, due to their size, age and spread across the site, present a major constraint to any development of this site. Whilst removal of the top three opens up space for built development the remainder will still cause significant overshadow, overbearing impact and restricted outlook for the private garden spaces.
107. All the trees on site are protected by TPO which recognises their contribution to local amenity. They provide structural features which make an important contribution to the valued character and appearance of the local street scene, the conservation area as well as being important to local biodiversity and for the wider setting of the village, especially in views up from the Main Street. There were 10 trees in the original group TPO designation, however 5 have already been lost which makes the contribution of those remaining all the more important.
108. The applicant states a commitment to appropriate compensatory planting to mitigate the loss and proposes the planting of six new trees in two locations within the Village: 3no. at Asher House and 3no. at Cross Daggers. In addition, the applicant is also prepared to fund and plant a further 6no. trees, the species, size and locations would be agreed with the Authority in consultation with Tideswell Parish Council. It is suggested by the developer that the details can be secured by planning condition or legal agreement.
109. He also confirms the three retained trees and their roots will be protected during the construction process and that additional amenity landscaping is proposed to each private garden.
110. There is no arboricultural reason for the removal of the three trees and the proposed mitigation of planting new trees elsewhere cannot and does not provide any justification or mitigation for their loss or for the loss of the habitat and its considerable local and wider biodiversity importance.
111. Furthermore, as in previous applications, in addition to the immediate harm from tree loss, there will be a longer-term threat to the remaining trees given how much they would impact any resident amenity. This would very likely bring pressure from the occupiers of the houses

for further thinning or wholesale removal in order to remove the threat of falling material and branches from a safety viewpoint as well as to remove the strong shadowing effect of the overhanging canopies on the only private outdoor garden area. The previous inspector also agreed and placed some weight on this issue.

112. For these reasons the proposals would result in immediate and long terms substantial harm to the protected trees for which there is no justification or acceptable mitigation. Put simply, conservation of these mature trees is fundamentally incompatible with any residential development of this site. As such the plans are contrary to policies DMC11 and 13

Impact upon the Conservation Area and adjacent Listed Building

113. Policy DMC8 requires development to assess and clearly demonstrate how the character and appearance and significance of the Tideswell Conservation Area would be preserved or enhanced.
114. Given the close proximity of the development to the adjacent listed Hardy House, policies DMC5 and DMC7 are relevant. These policies together with the NPPF set out how development will not be permitted if it would result in harm or loss of the significance to the character and appearance of a heritage asset from development affecting it or within its setting unless clear and convincing justification is provided. Furthermore, they require that any less than substantial harm to its significance identified is weighed against the public benefits of the proposal.
115. The harm caused by the immediate loss of the mature trees would be high and likely further compounded by longer term losses as homeowners struggled to live with the remaining trees. Coupled with the loss of the open green space and the inappropriate siting/layout of the houses and parking area this would substantially detract from the valued character and appearance of the street scene along Sherwood Road and erode the special character and appearance, as well as the significance, of the Tideswell Conservation Area.
116. The development is sited in close proximity to the listed Hardy House which is located just to the south across Hardy Lane opposite the gable end of the houses. Its setting would therefore be impacted from the loss of the trees and open green space and its substitution with the proposed layout. Whilst the development utilises local materials and the houses are simply detailed, the poor siting and layout, with particular emphasis on the wholly inappropriate raised parking area would be very much out of keeping with the established building traditions along the street scene such that the overall development would appear incongruous in this setting and adversely impact the immediate setting of Hardy House with the over-wide gable end having a particularly dominant impact.
117. With respect to policy DMC7 the harm to Hardy House in itself may be considered, 'less than substantial' in the terminology used in the NPPF however the proposal still represents a locally high adverse impact to its setting. Taken in combination with the 'less than substantial harm' to the Conservation Area the proposal would be contrary to policies DMC 5, 7 and 8, owing to the overall harm to the designated heritage assets.
118. The proposal would bring some public benefit from more affordable housing to meet local need which would weigh in favour of the proposal, however this is limited in the face of the significant harms already identified. In addition, the NPPF requires that 'great weight' be given to conserving and enhancing landscape and scenic beauty in National Parks and that the conservation and enhancement of wildlife and cultural heritage are also important considerations which should be given the same great weight.
119. It is therefore concluded that the modest benefit of two more affordable houses does not outweigh the very substantial harm to local character, the significance of Tideswell

Conservation Area, the setting of Hardy House and local biodiversity. In this respect the proposal is contrary to policies DMC5,7 and 8 as well as the policy aims in the NPPF.

Neighbouring Amenity Considerations

120. There are no concerns that the houses would adversely impact upon neighbouring amenity in terms of overlooking given the separation from adjacent houses and their orientation.
121. There are however very substantial concerns about the residential amenity of future residents were the development to go ahead. The main concern is the substantial shading of the gardens from the trees and the very strong concerns about the ability of future residents to enjoy the outdoor amenity space given the facts of mature trees dropping large amounts of leaves and other debris, including branches of varying size up to and including that which could potentially harm residents.
122. Such issues and concerns will inevitably result in strong pressure to severely prune the trees and/or remove them to resolve the inevitable problems that would be caused. For these reasons not accord with adopted policy DMC3 which requires all new development to have a high standard of amenity.

Highways Considerations

123. The proposed parking layout creates new access points from the four bays onto Sherwood Road. This area of Tideswell is already congested by roadside parking by residents all along the opposite side of the road at a point where the road already narrows.
124. This would make access and egress from the spaces difficult. This would be further compounded by the fact that the emerging visibility is severely restricted by neighbouring walls and buildings such that adequate sightlines cannot be achieved within ownership or control. Even if control could be achieved the required further loss of roadside walling would only exacerbate the considerable harm already identified from the loss of roadside walling already proposed.
125. The Highway Authority asked for confirmation that the minimum vehicular and pedestrian visibility splay can be achieved before final comment. Officers have not sought amended plans given these cannot be achieved without a further substantial and harmful amendment to the proposal which in addition to being unacceptable would in any case be a change that would require a fresh submission.
126. Whilst four standard parking spaces are shown which meets the standards, there is no accessible parking provision or visitor parking. Therefore, albeit a small development, which meets minimum requirements, there would likely be an increase in visitor parking on Sherwood Road close to the junction further contributing to local concerns over parking congestion and highway safety.
127. There is no bin storage shown or bin dwell area for collection days, neither is there any safe cycle storage/parking. Whilst there is space to provide these within each plot in a screened way and potentially a bin dwell space on the upper parking area, space is tight. Furthermore, given the lack of any level access for plot 1 residents would likely leave bins on the upper parking level all week for convenience resulting in further amenity harm.
128. For the above reasons the proposal is unacceptable on highway safety and convenience grounds as it has not demonstrated a safe and convenient access and parking area can be provided, nor made adequate provision for bin and cycle storage. For these reason it is contrary to Policies DMC3 and DMT

Ecological Impact and BNG

129. The submitted Biodiversity Net Gain Assessment shows the development would result in a net loss of habitat units equating to 18.63%. The trading rules are not met and the minimum 10% net gain has not been achieved and the applicant will need to secure off site biodiversity credits to secure a net gain for biodiversity which he is proposing via off-site tree planting elsewhere in the village.
130. However, our ecologist points out that BNG should achieve a net gain in a way that is consistent with the mitigation hierarchy and reflects the 'spatial-hierarchy' preference for local enhancements:
 - 1) Aim to avoid or reduce biodiversity impacts through site selection and layout;
 - 2) Enhance and restore biodiversity on-site;
 - 3) Create or enhance off-site habitats, either on their own land or by purchasing biodiversity units on the market;
131. Our ecologist notes that it will be necessary to remove 3 trees however, the BNG report states that 5 trees will be retained, therefore the BNG calculations are incorrect. If the retention of 5 of the trees was possible, the ecologist considers that we would potentially accept purchase of biodiversity units to account for any shortfall. However, in order to adhere to the BNG Mitigation Hierarchy and Principles, they make it clear that the retention of all the trees should be explored first and foremost especially given the presence of previously recorded bat roosts in trees on site.; see below.
132. Officers consider the previous planning history of housing refusals with the last two dismissed on appeal, have demonstrated that retention of the trees with development of this site is not possible.
133. The BNG report also states that a previous ecological survey was completed 2020 for the last refused scheme, which recorded the garaging with having low bat potential, and trees with bat roosting potential and therefore an EPS licence was recommended for the tree removal.
134. The same features which were recorded in the 2020 surveys were recorded during the 2025 survey. Emergence surveys were conducted on Tree 2, with a soprano pipistrelle day roost and tree 3 recorded a common pipistrelle day roost.
135. Updated emergence surveys were undertaken on the 6th September 2025, and on the 29th September 2025. No bats were recorded emerging from tree 2 or tree 3 during the emergence surveys.
136. The report sets out that the site contains suitable habitat for foraging and commuting bats along the trees, and the site is well connected to good quality bat foraging habitat. The site has connectivity to good quality foraging habitat and the majority of the site is scrub, bare ground and rural trees. The habitat on site is therefore assessed as moderate quality for foraging and commuting bats. The bat assemblage is assessed as of local importance for nature conservation. Further recommendations regarding lighting suitable for bats was outlined.
137. The ecologist also sets out that any updated reports should also provide an impact assessment on birds and recommendations for enhancements to include two swift boxes installed in suitable locations on each property.
138. However as submitted the PDNPA ecologist objects to the application on the above grounds
139. The proposal therefore conflicts with policies to DMC11 & 12.

Nutrient Neutrality

140. The site is within the catchment of a European Site (habitats site) vulnerable to nutrient impacts.
141. The applicant has therefore submitted nutrient budget calculations and a Shadow Habitat Regulation Assessment (SHRA) assessment to enable the Authority to undertake a Habitats Regulations Assessment (HRA) which would be necessary for any development to be approved.
142. The assessment shows the development would not be nutrient neutral and in order to achieve neutrality the applicant proposes to buy off-site credits to mitigate, however no details of any scheme or the availability of options to acquire such mitigation has been submitted.
143. In the absence of such information i.e. the certainty of an available scheme and credits being purchased or at least a secure formal reserve/option to purchase, the development should not be approved as this cannot be conditioned to be agreed later on grounds of enforceability and reasonableness

Environmental Management – CC1

144. The supporting statement sets out a wide range of fabric based and operational measures to meet our sustainability aims. The highlights being;
 - The building fabric is to have a high energy efficiency, 10% better than current building regulations minimum standards.
 - High levels of thermal insulation, low energy light fittings, the use of natural daylight and natural ventilation will help to reduce the energy usage.
 - Argon filled, double glazed units with solar control glass will improve thermal performance.
 - A+++ white goods will be installed in the kitchens and utilities.
 - A high efficiency rated boiler or discreetly sited air source heat pumps will be used.
 - There will be electric vehicle charging ports to each property which reduces carbon emissions created by petrol fuelled vehicles.
 - All construction materials and finishes will have a low environmental impact.
 - All construction materials and finishes are to be locally sourced where possible e.g.: local stone, low carbon cement, timber from sustainable sources.
 - Water efficiency measures will be installed in the properties including aerators on the kitchen and bathroom taps.
 - Water butts will be used to store and make use of rainwater for garden watering.
145. These energy efficient measures would be acceptable in meeting the terms of Core Strategy Policy CC1 however if the development were to be approved we would require more certainty as to the proposed specification in order to secure these efficiencies.

Archaeological impacts

146. The submitted desk-based assessment DBA sets out that no known archaeological remains would be affected by the proposed development, although the location of the development within the medieval core of the settlement indicates that there is a high potential for remains dating to the medieval period and later to be present.
147. The groundworks associated with the proposed development have the potential to impact upon buried archaeological remains, should they be present.

148. The DBA indicates that there are areas of possible 'made ground' (i.e. archaeological deposits of unknown date) in the western half of the site along with a slightly raised area towards the eastern edge which might relate to the mature trees or from historical dumping events. It concluded however, that the possibility that deposits of archaeological interest could survive beneath the hardstanding at the west and towards the eastern edge of the site cannot be discounted.
149. Our archaeologist notes that there has been no consideration in how potential archaeological impact could be minimised or designed out. She agrees that the highest potential is for medieval remains, and they could be up to regional significance given how little archaeological work and understanding there of Tideswell.
150. However, the nature of the site, with a change in levels, some evidence of dumping, the garages and the hardstanding, mean that it is far from certain whether anything could survive, and it's state of preservation or whether they would be remains that we would seek to preserve in situ. This would be difficult to address or achieve meaningful mitigation as a conditioned scheme of works.
151. The PDNPA Senior Conservation Archaeologist therefore concludes that this is a site where we should be seeking some targeted predetermination evaluation to establish just what archaeological remains (if any) survives, their nature, extent and significance, so that a properly informed planning decision can be made, and if needed an appropriate programme of mitigation be scoped. The trial trenching evaluation would need to target the west end of site, in the area of the proposed houses, parking and associated infrastructure.
152. The delivery of trial trenching would however compromise the root protection zones of several of the trees on site, which of course is not acceptable on a site where the development may not get permission.
153. If the Committee were minded to approve and all other issues were resolved then with a carefully worded condition we could secure a staged programme of archaeological investigation from evaluation onwards, so the ground and RPAs would not be disturbed until permission was in place, but this would be mitigation only, with no ability to minimise harm or design out archaeological impacts, which should always be the first options explored.

Planning Balance and Conclusion

154. The proposed development would, as a result of a combination of siting, design and layout be out of keeping with the local built environment, cause immediate and significant harm to protected trees and reduce biodiversity. Furthermore, it would adversely impact upon the valued character and appearance of Sherwood Road and the special character and significance of the Conservation Area as well as the setting of the listed Hardy House.
155. Whilst some weight can be attached to the provision of some more affordable housing in the planning balance this is limited in comparison to the greater weight that needs to be given to the conservation of the local landscape and built environment of the National Park. The finding of 'less than substantial harm' to the designated heritage assets using the term in the NPPF is nevertheless at the upper end of this scale but below total loss or demolition of the assets which would equate to 'substantial harm' and is not outweighed by the public benefit of providing the affordable housing. Furthermore, the application contains inadequate and inaccurate supporting information to make full and proper consideration of key planning considerations and consequently the proposal is contrary to adopted policies GSP1-3, L1, DMC3, 5, 7, 8, 11 -13, and the NPPF. The application is therefore recommended for refusal for the above reasons

156. **Human Rights**

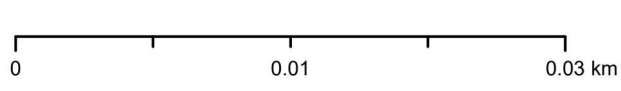
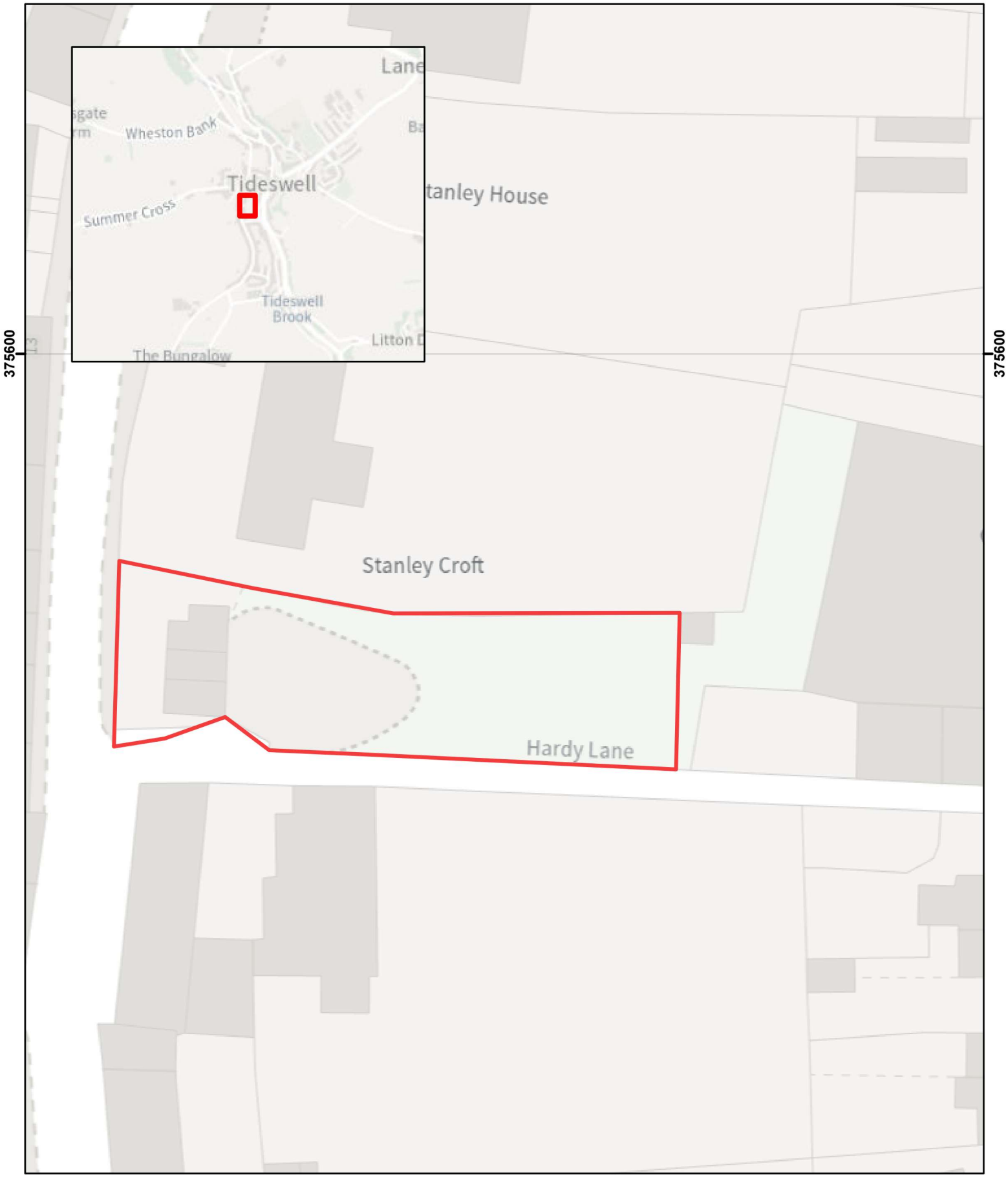
Any human rights issues have been considered and addressed in the preparation of this report.

157. **List of Background Papers** (not previously published)

Nil

Report Author – John Keeley

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Land at Sherwood Road and Hardy Lane, Tideswell

Item no. 6
 Application no. NP/DDD/0326/0323
 Committee date: 17/07/2026

Scale: 1:413 at A4 pagesize
 Overview Scale: 1:25,000 at A4 pagesize
 Map centre grid ref OS BNG: 415054E 375580N



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7. FULL APPLICATION – CHANGE OF USE OF AGRICULTURAL BARN TO SINGLE (C3) 3-BEDROOM DWELLING WITH ASSOCIATED WORKS INCLUDING ACCESS AT LAMB HILL BARN OFF TROUBLEWOOD LANE, LOW BRADFELD (NP/S/0326/0286) HF

APPLICANT: CHARLOTTE WILLIAMSON

Summary

1. The application proposes conversion of an existing field barn to a residential dwelling with associated works including access. The barn is considered to be a non-designated heritage asset. Officers consider the development to be part retrospective.
2. The Authority's policies support the conversion of heritage assets to a residential market use where the use would conserve or enhance the asset and where such a use is necessary to achieve conservation / enhancement.
3. However, the conversion is considered to result in significant harm to the setting of the barn and the wider landscape including its quiet agricultural character, as a result of the introduction of a domestic use including associated access in what is an extremely prominent, elevated and isolated location in the landscape above Low Bradfield.
4. The proposed development would therefore not conserve the setting of the barn or wider landscape and the proposals are contrary to Policies GSP1, GSP3, L1, L3, HC1, DMC3, DMC5, DMC10, DMT3 and DMT8 of the development plan, and the Conversions SPD.
5. The application is recommended for refusal.

Proposal

6. The application seeks to convert Lamb Hill Barn to a three bedroom open market dwelling. Proposals include living / dining space, a kitchen, toilet, utility and study at ground floor, and three bedrooms, one with en-suite, and separate bathroom at first floor.
7. A new window is inserted into the kitchen area on the west elevation. The existing cart opening would be infilled with a hit and miss slated hardwood timber panelling with a panel to hide the floor construction behind. Windows and doors would be timber.
8. The existing stone slate roof is proposed to be repaired. The stone façade is to be repaired and re-pointed in lime mortar.
9. The site is to be accessed via a long access track approximately 130m long which rises a considerable height between the existing track which links to with Lamb Hill, and the barn. The track would have a twin track design with limestone.
10. The application proposes an access to continue around the west edge of the barn with parking situated to the north east between the barn and trees. The submission indicates garden would be contained to the rear (north east) courtyard area of the barn.

Site and Surroundings

11. Lamb Hill Barn is an existing gritstone field barn, understood to be 19th Century and situated in open countryside on steeply sloping agricultural land east of Low Bradfield, in an elevated and prominent position. The site is within the slopes & valleys with woodland landscape character type (LCT).

12. The barn has partly deteriorated with the stone slate roof partly collapsed. All window and door openings are currently empty. There are picking holes to the south, east and west elevations.
13. Public Right of Ways (PRoW) run east to west further south of the site, and south to north further west. There is an existing loose surfaced track leading to the field in which the barn is sited which connects with Lamb Hill further south.
14. Whilst there is a rough 130m long track currently present on site, officers consider this to be unauthorised development with there being no compelling evidence to suggest a track was previously present. The applicant does not consider the track to be unauthorised.
15. The barn lies outside of and some 190m east of the Low Bradfield Conservation Area.

RECOMMENDATION:

That the application be REFUSED for the following reason:

1. **The proposed dwelling does not achieve the conservation and / or enhancement of a non-designated heritage asset, and it does not meet any other exception for new housing in the National Park, contrary to Core Strategy Policy HC1 and Development Management Policy DMC10.**
2. **The proposed development would result in unacceptable harm to the setting of a non-designated heritage asset and to the character and appearance of the landscape, and that harm is not outweighed as part of the planning balance. The development is contrary to Core Strategy Policies GSP1, GSP3, L1 and L3; Development Management Policies DMC3, DMC5, DMT3 and DMT8; the Conversions SPD and NPPF.**

Key Issues

16. The principle of a market dwelling and its impact on the character, appearance and significance of the barn, its setting, the landscape, ecology, trees and highways.

History

17. 53082: Pre-application enquiry regarding change of use of barn to market dwelling.
18. 25/0119: Enforcement case opened November 2025 regarding creation of an unauthorised track leading up to the barn. Officers were advised an application for the track would be submitted, although the applicant did not consider the work unauthorised.

Consultations

19. Bradfield Parish Council: No response received.
20. Natural England: No response received.
21. Peak District National Park Authority Ecology: The 0.22 habitat unit deficit arising from development would be achieved by off-site provision. There is no statement to justify the level of biodiversity net gain provision or explain how design has considered biodiversity gain hierarchy. The red line area provides limited on-site gain opportunities.

The submitted protected species survey is acceptable and confirms presence of multiple bat roosts. A Natural England licence is required prior to development proceeding. The mitigation and enhancement measures proposed by the survey report are acceptable.

Conditions and footnotes recommended in respect of securing mitigation and enhancement measures for bats and birds, nesting bird checks and timescales, requirement for a Natural England licence, advice regarding roof membranes and bats, sensitive lighting for bats, and provisions relating to wild birds.

22. Sheffield City Council Flood Team: No objection.

23. Sheffield City Council Highways: Whilst the access is far from ideal, given that this is existing a refusal of the application may prove difficult to justify. The personal injury accidents for the most recent 5 years indicate and there has been 1 slight injury accident but this does not appear to be associated with the access.

The condition of the access and representations made to this effect is noted. It would be appropriate for some improvement works to the surface of the access for the initial 15m from the highway – this could be conditioned.

24. Sheffield City Council Planning: No response received.

Representations

2 letters of objection received raise the following points:

- Concern over limited publicity of the application;
- The development would have unacceptable impact on historic and landscape character due to isolated location and elevated position;
- Concern over vehicular access including that no access was ever present, and that such barns do not typically have such an access;
- Heavy vehicles have damaged access track to Mill Farm and concern with safety of access to the highway;
- Negative impact on ecology including owls, bats, herons and rabbits;
- Reference to recent construction of new drain and access track following sale of barn;
- Concern the property will be rental with other rental properties locally and low demand;
- Alternative use such as camping barn would be more positive.

4 letters of support are received and raise the following points:

- Support re-use of the barn which is unsuitable for modern farming and needs conserving;
- The design of the conversion is appropriate to the setting and historic character;
- The access has been recently improved and will be further improved by the proposal;
- No external lighting means no impact on dark skies;
- Support for sustainability measures proposed
- The site is not at risk of flooding;
- There will be no harmful impact on amenity;
- There is a need for housing and the site is in a sustainable location close to schools;
- Spin-off economic benefits to local contractors.

2 general comments have been received:

- Request that regard is given to the safety of the lower access track which serves another property and has been degraded by heavy machinery during installation of land drainage, levelling of land and installing of track following purchase in 2024. Mitigation could be achieved through restrictions on weight of plant and machinery or upgrading of access;
- Sheffield and Rotherham Wildlife Trust:
 - Do not oppose the principle of development but request appropriate bat and owl surveys are undertaken prior to determination.
 - Report indicates removal of grassland June 2023 – April 2025. It is unclear this habitat's distinctiveness was correctly assessed. It is assessed as core habitat in the Nature Recovery Network and forms part of the Government's commitment to attain

30% land to be 'good for nature' by 2030. Less than 5% of Sheffield has reached this target. Loss of this habitat undermines national nature recovery objectives.

25. It is noted that a site notice was displayed on the highway near to the main site access for a period of at least 21 days, meeting the legislative requirement for consultation.

Main Policies

26. Relevant Core Strategy policies: GSP1, GSP3, DS1, L1, L2, L3, CC1, CC5, HC1
27. Relevant Development Management policies (DMP): DMC3, DMC5, DMC10, DMC11, DMC12, DMC13, DMT3, DMT8

Supplementary Planning Documents

Conversions (2022)

National Planning Policy Framework (NPPF)

28. National Park designation is the highest level of landscape designation in the UK. The Environment Act 1995 sets out two statutory purposes for National Parks in England: 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.
29. 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.
30. 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

31. DS1 states in the countryside, conversion or change of use for housing, preferably by re-use of traditional buildings is acceptable. HC1.C(I) states that in the National Park provision will not be made for housing to meet open market demand. Exceptionally, new housing is acceptable where in accordance with policies GSP1 and GSP2, it is required to achieve conservation and / or enhancement of valued vernacular buildings.
32. DMC10 states for the purposes of HC1.C(I) valued vernacular includes non-designated heritage assets. In addition, it must be demonstrated that conversion to a market dwelling is required to achieve the conservation and, where appropriate, enhancement of the significance of the asset and the contribution of its setting.
33. The application site comprises an existing gritstone field barn located in open countryside east of Low Bradfield. The Heritage Statement indicates the barn was originally constructed in the mid 19th Century and was in possession of a local farming family until its sale to the applicant in 2023. Limited changes to the footprint are identified with exception of a small lean-to section believed to be added between 1855 and 1891.

34. Based on the age, architectural interest and historic and evidential significance of the building associated with its use as a traditional agricultural field barn, officers agree that the building is a non-designated heritage asset.
35. The principle of conversion to an open market dwelling has the potential to be acceptable under HC1 and DMC10, provided the development would achieve conservation and / or enhancement of the asset which is a key requirement to justify the exception of an open market dwelling under HC1.
36. Paragraph 3.103 of the DMP also states: *“The traditional field barns of the Peak District represent a valued feature of the historic landscape and where these are more remote from existing building groups and roadside walls they represent the biggest challenge for conversion schemes. This is because when they lie deep in historic field systems, the buildings and setting are more susceptible to harmful change and loss of character. The Landscape Strategy and Action Plan provides guidance on the protection and maintenance of historic landscape character including historic field barns stating that ‘changes to the appearance of either the building or its surroundings should be avoided’”.*

Impact on Character and Appearance

37. Policy DMC10.A states that conversion of a heritage asset will be permitted provided:
 - (i) it can accommodate the use without changes that adversely affect its character;
 - (ii) the building is capable of conversion, the extent of which would not compromise the significance and character of the building; and
 - (iii) the changes brought about by the use and associated infrastructure (such as access and services) conserves or enhances the heritage significance of the asset, its setting, and valued landscape character and built environment; and
 - (iv) the new use of the building or any curtilage created would not be visually intrusive in its landscape or adversely impact other valued characteristics.
38. In all cases under DMC10, attention will be paid to the impact of domestication and urbanisation brought about by the use on the landscape character and built environment.
39. GSP1 requires development to be consistent with National Park legal purposes and duty. L3 requires development to conserve or enhance heritage assets and their settings.
40. DMC5 states development of a non-designated heritage asset will not be permitted if it would result in harm to, or loss of, the significance, character and appearance of a heritage asset, unless the development is considered to be acceptable by the Authority following a balanced judgement that takes into account the asset’s significance.
41. L1 states development must conserve and enhance valued landscape character, as identified in the Landscape Strategy and Action Plan, and other valued characteristics.
42. The site lies in open countryside where it occupies an elevated location on the hillside. It is considered to be extremely prominent from numerous public vantages, including from New Road and Mill Lee Road to the south and south west, and from Hoar Stones Road 1km south west. The site is also visible from PRoWs at closer range.
43. Regarding the conversion, the structural report indicates the building is capable of conversion without significant re-building and largely within the existing shell. Re-use of the existing roof materials is supported although it is unclear if this is intended given the plans suggest re-use, whereas the structural report states replacement due to condition.
44. The conversion to the shell of the building, as proposed, appears to be generally sensitive, with the drawings showing re-use of existing openings which responds to the

Conversions SPD (5.15) which states every effort should be made to re-use existing openings and that the interior layout should be adapted to make best use of openings.

45. The one exception is a new window on the west elevation to serve the kitchen, which instead of being open plan appears to be self-contained. The new opening would remove historic fabric and alter the pattern and evidence of what openings are historic. There doesn't appear to be justification for an opening given the internal layout could be adapted so the kitchen is open plan and benefits from light from the arched opening. This could be omitted by condition.
46. Hardwood materials for windows and doors is appropriate, as are materials referred to in the Design & Access Statement including re-used roof materials, lime mortar re-pointing and glazing to picking holes. Precise details could be conditioned.
47. Subject to omission of the new window and additional details being appropriate, the conversion within the shell is considered to conserve the building. However, the character, appearance and significance of the barn does not just extend to its shell, and careful consideration is required to the impact of development on its setting.
48. Parking and bins are north east of the barn. The Design & Access Statement suggests the same location would be used for domestic garden, albeit this is not clearly defined on the drawings. It is acknowledged the siting is the most appropriate location available to minimise views from across the valley to the south, however notwithstanding this and introduction of planting, officers remain concerned that parking would be visible particularly in the winter in what is a prominent, elevated and isolated location.
49. The post and wire fencing would separate the barn from the wider field, disrupting its open and historic relationship with the wider land, resulting in a degree of harm to the barn's setting. As the extent of residential curtilage is not defined on the drawings, there are concerns areas within the fence line would become domesticated.
50. Whilst the application states no external lighting is proposed and that this could be controlled by condition, officers experience is that this is rarely the case on any residential development due to safety requirements generally raised regarding safe access at night. There are serious concerns about introducing a residential use in such an isolated setting due to the potential of domestic creep and landscape degradation over time.
51. There would in any case be lighting and clear domestic activity associated with the internal use of the barn and its openings, which would introduce additional light and signs of domestic activity within the wider valley during darker hours, in an isolated position.
52. Finally, the barn is accessed by a curving track some 130m long, which extends across a significant rise in topography. Whilst the submission states the barn will utilise an existing access, officers consider the existing track present is unauthorised.
53. The site was marketed in October 2022 during which photographs did not appear to show an access present. Photographs held by the Authority show an area of land had been cleared in January 2024, however whilst in the same area as the track now present, there did not appear to be a track present. This position is reflected in photographs contained in the Bat Survey Report conducted September 2025, and the Biodiversity Net Gain Report states *"grassland removal to accommodate the proposed access track was undertaken between June 2023 and April 2025, as per satellite imagery"*. Representations state a track was not previously present and is of recent construction.
54. There is now a formal track present with hardcore laid over. This in officers view comprises development (an engineering operation) that is unauthorised. For balance it is noted the applicant does not consider the work to comprise development as they

reference a historic track was present, however officers are not aware of any compelling evidence to support this position.

55. Whilst the applicant proposes a twin track design, any track required to extend the height and distance up to the barn to serve a new residential use would have a significantly harmful impact on the open character of the landscape as it is a significant and incongruous encroachment of urban development some 130m in length and rising considerably in height. This forms a visually intrusive and harmful feature in the landscape appreciated from numerous vantages including up to 1km away.
56. The track would alter and harm the unspoiled agricultural setting of the historic barn, with field barns typically being quiet and humble features in the landscape. Given the raised and isolated position of the barn, it is not considered even with sensitive design, that this harm could be overcome through an alternate access design. Nor is the proposed limestone surfacing appropriate in the local area which has gritstone geology.
57. The introduction of a residential use is not considered to conserve or enhance the setting of the non-designated barn, contrary to Policy HC1.C(I) and the proposal would therefore not meet the exception for a new market dwelling in the National Park, as it does not achieve conservation and instead results in harm to heritage.
58. The proposal also conflicts with DMC10 as changes brought about by the use including access would not conserve or enhance the historic significance of the barn, its setting or valued landscape character, and the new use is visually intrusive in the landscape. Conflict similarly arises with the Conversions SPD in this respect which advises proposals should be sensitive to the character of external spaces both close to the building and more widely, consideration of which includes access arrangements (5.94).
59. The issues identified with the design and impact of the development on the setting of a historic barn and the landscape character result in conflict with GSP3 and DMC3, heritage policies L3 and DMC5, and landscape Policy L1. The development does not conserve or enhance the National Park's scenic beauty or heritage, contrary to GSP1.

Ecology

60. The submitted bat survey report confirmed presence of three common pipistrelle day roosts and one Myotis species likely to be a whiskered bat. Development has the potential to impact protected species and the Authority's ecologist advises a Natural England licence would be required to proceed with development. The proposed mitigation and enhancement including bat boxes, safe roofing membrane and fitting of access slates alongside sensitive lighting is acceptable.
61. Subject to the obtaining of a licence and implementation of mitigation and enhancement measures, the development is acceptable with regard to protected species.
62. The Authority's ecologist considers that based on the submitted Biodiversity Net Gain (BNG) assessment it is not possible to achieve BNG gains on site.
63. The Wildlife Trust raise concern that whilst grassland removal occurred June 2023 - April 2025 to accommodate the access track, there is insufficient evidence to demonstrate original habitat and its distinctiveness was correctly assessed, as the area is recorded as core habitat on the Nature Recovery Network meaning habitat is of high ecological value in positive condition, and its loss undermines a national nature recovery objective.
64. In this respect, Paragraph 6 of Schedule 7A of the Town and Country Planning Act (relating to BNG) states if a person carries on activities on land on or after 30 January 2020 not in accordance with planning permission or as specified by other regulations,

and those activities resulted in lower biodiversity value of onsite habitat, then the pre-development biodiversity value should be taken as that immediately before the activities.

65. However, as the application includes an access track which officers consider to be unauthorised, it is considered the application is part-retrospective and such development is not currently subject to the statutory requirement for BNG. It is however material that the development results in loss of on-site habitat of potential value, and appropriate mitigation and enhancement would be expected under current policy.
66. Officers are satisfied the development has achieved enhancement in regard to protected species. There could be scope for further ecological enhancement via condition through final landscaping detail which could be conditioned. It is concluded development is acceptable with regard to ecology including protected species, enhancements and Policies L2, DMC11 and DMC12, subject to condition.

Highways

67. Representations raise concerns regarding the site access, its safety and impact of works undertaken to date on the condition of the initial section of existing track that extends from the highway. They also raise that the access is shared. These responses have been brought to the attention of the Highways Authority (HA) who notes the comments but considers that as the access is existing and whilst not ideal, a refusal on highways grounds would be difficult justify including following a review of accident history. They do however advise a condition to improve the surface of the access for the first 15m.
68. Officers also recognise the concerns raised by representations, however the Highways response is a significant material consideration and based on the level of intensification occurring to the existing access it is concluded the development is acceptable on highways grounds subject to condition as recommended by the HA. There is also sufficient car parking available to serve the development in line with Authority standards.
69. Whilst no objection is raised with regard highway safety, as addressed earlier in the report, the access track required to serve a residential use and parking are considered to harm the setting of the barn and valued characteristics. The proposal is therefore contrary to Policies DMT3 and DMT8 in respect of impact on valued characteristics.

Other Matters

70. The application form states there are no trees within the build area, however there are a number of trees in proximity to the site, including one identified as T1 on the submitted drawings with parking encroaching into the root protection area. The Authority's tree officer states an arboricultural method statement and tree protection plan are required to satisfy Policy DMC13, and indicates such details could be conditioned.
71. NPPF footnote 63 confirms a flood risk assessment is required in Flood Zone 1 where land may be subject to other flood sources and a more vulnerable use is proposed.
72. The site is at low risk of surface water flood risk and introduces a 'more vulnerable' residential use. It is material however that the local flood risk officer does not object, and on balance it is not considered proportionate to refuse the application on absence of flood risk information as the development would not undertake works such as new built volume considered likely to result in concern associated with surface water. The proposal is acceptable in this regard and Policies CC1 and CC5.
73. With regard sustainability measures, the submission refers to provision of air source heat pump, low energy lighting and appliances and use of natural ventilation. Representation also raises support for these measures, which comply with CC1. Given the concerns with

introduction of a dwelling in this location however, with energy requirements arising as a result of a new dwelling, the benefits of these fittings are afforded limited weight.

Planning Balance

74. DMC5 and paragraph 216 of the NPPF require a balanced judgement to be reached in considering impacts on non-designated heritage assets, to include regard to the scale of harm and the significance of the asset.
75. Whilst the heritage asset in this case is non-designated and of local significance, significant harm is considered to arise towards the setting of the asset and its significance. Significant harm also arises towards the National Park landscape.
76. NPPF paragraph 189 confirms the conservation and enhancement of landscape, scenic beauty and that National Parks *have the highest status of protection in relation to these issues*. Furthermore cultural heritage in National Parks should be given *great weight*.
77. L3 requires there to be *exceptional circumstances* to justify harm to cultural heritage assets, including non-designated assets. Harm to cultural heritage and landscape would also conflict with the first statutory purpose of the National Park.
78. Whilst the proposal would provide a new market dwelling, HC1 is clear that provision will not be made for housing solely to meet open market demand in the National Park, with the exceptions to new housing being where development achieves the conservation of a heritage asset. It is concluded the development would harm, rather than conserve, a heritage asset and would not meet that exception. The English National Parks and the Broads: UK Government Vision and Circular 2010 is clear that National Parks are not suitable locations for unrestricted housing and do not provide general housing targets for those areas. Provision of a new dwelling is therefore afforded limited weight.
79. Suggested enhancement to the access track is not afforded weight as officers consider the existing track to be unauthorised. Other material considerations raised, such as sustainability measures, economic benefits, location near to schools and ecological enhancements, are not considered to outweigh the harm arising to heritage and landscape which are afforded great weight. Officers do not consider there to be any other compelling material considerations outweighing the harm or policy conflict identified.

Conclusion

80. The proposed conversion of Lamb Hill Barn to a residential dwelling with associated works including access would result in unacceptable harm to the setting of the barn (a non-designated heritage asset) and the wider landscape. It is therefore not considered the proposed dwelling would achieve the conservation of a non-designated heritage asset, contrary to the exception to new market housing under HC1.C.
81. While the principle of conversion is set out in HC1 and DMC10, the DMP recognises that locationally there are some areas of the National Park which are more sensitive and that conversion can bring about a level of domestication and urbanisation which is incompatible with the conservation of the National Park's special qualities, namely the undeveloped open countryside character and appreciation of the historic landscape.
82. In this case the introduction of domestic features such as garden, post and wire fencing, parking, bin storage, associated non-natural surface materials, lighting and the very long access track all serve to diminish the natural and historic characteristics of the landscape.

83. Overall officers consider the development would not conserve or enhance the setting of the non-designated barn, or the wider landscape, contrary to GSP1, GSP3, L1, L3, DMC3, DMC5, DMC10, DMT3, DMT8, the Conversions SPD and NPPF paragraph 189.

84. The harm arising towards a non-designated heritage asset is not considered to be outweighed as part of the planning balance, contrary to DMC5 and NPPF paragraph 216.

85. The application is therefore recommended for refusal.

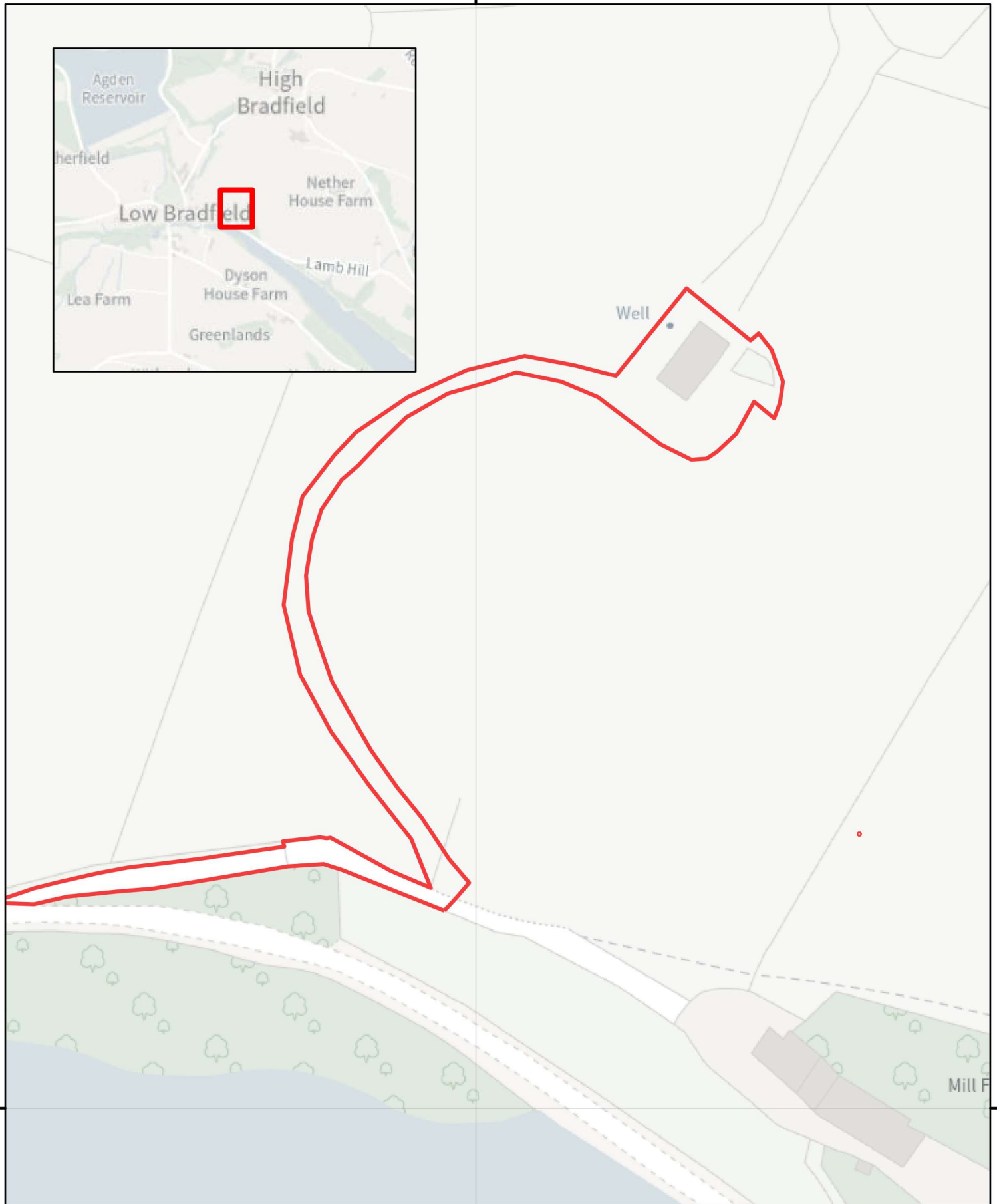
Human Rights

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

List of Background Papers (not previously published)

Nil

426600



426600



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Lamb Hill Barn off Troublewood Lane, Low Bradfield

Item no. 7

Application no. NP/S/0326/0286

Committee date: 17/07/2026

Scale: 1:827 at A4 pagesize

Overview scale: 1:25,000 at A4 pagesize

Map centre grid ref OS BNG: 426604E 391883N



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8. S.73 APPLICATION FOR THE REMOVAL OF CONDITION 3 ON NP/DDD/0723/0788 (WHICH IS ITSELF A S73 PERMISSION FOR THE VARIATION OF CONDITION 6 ON APPROVAL NO NP/DDD/0123/0100 FOR MINOR REVISION DESIGN OF BRIDGE MODIFICATION WORKS PREVIOUSLY CONSENTED THROUGH THE NETWORK RAIL (HOPE VALLEY CAPACITY) ORDER, SPITTLEHOUSE BRIDGE (BRIDGE MAS/25) NORTH OF A6187 HATHERSAGE ROAD, HATHERSAGE (NP/DDD/0326/0323) JK

APPLICANT: Network Rail

Summary

1. The application site relates to a bridge which carries the Sheffield to Manchester railway line over a private driveway serving a farm and agricultural land beyond.
2. A new bridge deck has been constructed next to the existing bridge deck to carry a third line as part of a passing loop for trains.
3. Following completion of the works a final survey has shown the minimum clearance underneath the new deck, although more than under the existing bridge, is nevertheless not in accordance with the planning condition which specified a greater minimum figure.
4. The proposal is therefore to remove condition 3 specifying this minimum clearance given it is incorrect and the fact that the minimum clearance under the new railway bridge deck is marginally higher than that under the existing railway bridge and thus does not restrict access.
5. A section plan demonstrates no reduction in access even for larger and long vehicles. As the condition no longer serves a useful planning purpose the application is recommended for approval.
6. The application is brought to Committee due to the objection from the Parish Council which support and echoes one from the adjacent landowner

Site and Surroundings

7. The application site is the north side of an existing railway bridge known as Spittlehouse Bridge which is located on the Hope Valley Line mid-way between Hathersage and Bamford stations.
8. The bridge is set back about 85m from the main A6187 Hathersage to Sickleholme road. It carries the Hope Valley Railway Line over a private access track which leads from the A6187 up to a property known as Cunliffe House located around 180m further to the north.
9. The application concerns the available headroom underneath the new metal bridge deck which has been constructed next to the long-standing existing railway bridge carrying the main twin track line. This new bridge deck carries a third line which forms part of the passing loop recently constructed as part of the capacity improvement project for the Hope Valley railway line. This allows slower trains to move over and allow faster trains through thereby boosting capacity.
10. There is an underground oil pipeline which runs south-north underneath the line in the vicinity of the bridge and underneath the private road. The surrounding land comprises small grazing fields surrounded by hedged boundaries and mature trees.

Proposal

11. The deletion of Condition 3 on Planning Permission No NP/DDD/0723/0788 which itself was a planning permission under S73 to vary the previous permission for design changes for the bridge deck.
12. Condition 3 currently reads; *The clearance under the new bridge deck over the access road shall be a minimum of 4.0124m.*
13. The reason for the condition is; *For the avoidance of any doubt and ensure that the clearance under the new bridge deck is equal to, or greater than the clearance under the existing bridge so that vehicle access to the land and property beyond is not prejudiced.*

RECOMMENDATION:

That the application be APPROVED subject to the following conditions and provided no new representations contrary to the recommendation are received before the end of the re-consultation period; And that any which are received are delegated to the Head of Conservation and Planning to consider in consultation with Chair/Vice Chair of Planning Committee before issue of the decision.

- 1 The development hereby approved shall not be carried out otherwise than in complete accordance with the following approved plans; the 'Visualisation of Proposed Structure' drawing No 136126-2885-BAM-0000-DRG-T-LP-040004-P01, the 'General Arrangement Drawing' No 136126-2885-BAM-0000-DRG-T-LP-040002 Rev P01, as amended by the drawing titled MAS 25 - TOPOGRAPHICAL AS BUILT SURVEY & BRIDGE SOFFIT CLEARANCES TO A 25M CHORD (received on the 6/7/26) and the 'Outline drawing – wing wall sheet 2 drawing no 136 126-2885-BAM-0000-DRG-C-ST-043024 Rev P04.1 subject to the following modifications and/or conditions;**
- 2 The development shall be carried out in full accordance with the existing construction management plans and ecological management plans approved under discharge applications ref NP/DIS/0721/0831, NP/DIS/0821/0918 and NP/DIS/0921/1041.**

Key Issue

14. The principle and design of the bridge deck along with its siting was consented under the 2018 Transport and Works Act Order. Minor design modifications were approved under application no NP/DDD/0123/0100 and the subsequent amendment application NP/DDD/0723/0788. The railway bridge has been constructed and is now in use, however the clearance underneath the bridge deck does not meet the dimension conditioned in the 2023 planning permission.
15. The key issue is therefore whether the revised clearance measurement is acceptable in terms of maintaining the access height underneath the new deck that residents previously enjoyed.

Relevant Planning History

16. 2018 - Approval for the Hope Valley Capacity Improvement Project by a Transport and Works Act Order.
17. 2023 – Approval for amended bridge design and clearance height of 3.776m or that of the existing bridge whichever is the higher. NP/DDD/0123/0100

18. 2023 – Approval for amended bridge deck clearance to be minimum 4.0124m NP/DDD/0723/0788

Consultations

19. Highway Authority - No comments to make.
20. District Council - No response.
21. Hathersage Parish Council – Object for the following reason;
22. The Council considers that the reduced height (as a result of removal of Condition 3) is unacceptable noting the property owners may, as a result, have reduced access to their property and reduced access for the larger farm vehicles which are necessary to the running of the farm.

Representations

23. One objection has been received from the property owner beyond the bridge raising the following (summarised) concerns;
- The bridge height of 4.0124m would ensure there would be no reduction in access.
 - the purpose of a condition is to ensure that otherwise unacceptable development, is made acceptable. A condition has no value if developers simply build to a different specification and then unilaterally apply to remove conditions.
 - there needs to be a case for a material change of circumstances to make the breach of conditions acceptable. It does not appear that the statement that there has been a measurement "error" sufficiently evidences a material change of circumstances.
 - there is no technical information detailing the methodology used to obtain the latest measurements or detailed report of findings.
 - There is no supporting technical information to substantiate the view that "the approved clearance figure did not reflect the reality of what could be designed, given the constraints" nor that the bridge is constructed to the maximum achievable height".
 - The letter states that the as-built clearance of 3.870m represents an improvement "at this location", which accounts for an unspecified measured point, rather than the more significant issue of how this impacts the vehicles that are able to access Cunliffe.
 - There are no updated drawings showing the as-built ground measurements and bridge structure, in the context of the vehicles, such as farm contractors or septic tank emptying. This issue has always been about the height and length of those vehicles, as much about specific clearance at one location.
 - The reduced bridge height if accepted would prejudice the amenity for Cunliffe, the main point that the condition set out to protect.

Main Policies

24. Relevant Core Strategy policies: GSP1, GSP3, DS1, L1, T3,
25. Local Plan policies: DM1, DMC3, DMC11, DMC13, DMT3.

26. National Planning Policy Framework

27. 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.
28. Paragraph 189 of the NPPF states: Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.

Assessment

Principle of the Development

29. The principle, siting and design of the new bridge was established by the 2018 Transport and Works Act Order with an amended design agreed under the 2023 Planning Approval. The new bridge has been constructed in accordance with the approved amended design and the driveway underneath has now been repaired and sealed with tarmacadam to finalise the restoration following construction works.

The height of the new bridge deck.

30. The 2023 Planning Permission for the amended bridge conditioned the clearance under the new bridge decking over the access road to be a minimum of 4.0124m using the applicants own measurement.
31. Following completion of the new bridge and the reinstatement of the driveway surfacing below, the applicants as-built survey has identified that the minimum underside clearance of the new bridge is actually 3870 mm, 142.4mm lower than the 4012.4mm the condition required meaning they are currently in breach of the Planning condition.
32. The applicant's supporting statement explains that the 4012.4mm unfortunately came from an incorrect survey undertaken when the previous S73 planning application was submitted.
33. It explains that the bridge has been constructed to the maximum achievable height within the physical constraints of the site and the surrounding infrastructure (track level and buried oil pipeline).
34. The statement highlights the key fact is that, leaving all measurements aside, the new steel bridge deck remains physically higher (39mm) than the adjacent existing bridge deck, so does not restrict clearance under the existing bridge.
35. The applicant has therefore submitted this application to regularise the planning position and ensure the planning documentation accurately reflects the constructed infrastructure.
36. Officers recognise that the various measurements taken of the bridge have resulted in some confusion and led to neighbouring concerns about whether or not the clearance affects the longstanding access they have enjoyed under the old bridge.

37. Provision of same or better clearance under the new bridge deck as the existing bridge is of course critical for the neighbours to ensure that the access they previously enjoyed for farm machinery and the septic tank tanker has not been prejudiced by the new deck height.
38. The new bridge deck has been in place for several months with no impacts upon access being reported to the Authority from neighbours. Whilst this suggests that access has been maintained this is insufficient confirmation as it is recognised that not all vehicles that visited the neighbours previously may have revisited and passed under the new bridge.
39. Whilst the fact that the clearance under the new bridge is 39mm higher than the adjacent long standing existing bridge deck suggests that access has not been affected, this is only one aspect of maintaining the same access. Before deletion of the condition could be considered, account needs to be taken of the relationship of this clearance to the gradient of the access road underneath the deck in terms of whether this results in any restriction over and above what existed before. For example, if there was a significant rise in gradient just beyond the deck then this could result in a scenario where the front of a tall vehicle could just pass under the new bridge deck but due to the rising gradient lifting the front of the vehicle, its rear could rise enough to then not pass underneath.
40. The Planning Officer therefore requested and has now received an amended sectional plan which clearly demonstrates that there would be adequate clearance under the new deck for the largest and longest vehicles that could get under the existing bridge taking account of the gently rising gradient of the access lane.

Conclusion

41. The application has demonstrated through new survey measurements and the section plan that the available clearance under the existing bridge for vehicles is maintained under the new bridge taking full account of the driveway gradient.
42. Subject to the carrying over of all the other extant conditions as amended above (the former conditions relating to the stonework and colouring have been complied with and do not need to be repeated), the application is considered compliant with adopted policies and in the absence of any material considerations to warrant otherwise, the application is recommended for approval with the final issue of decision being delegated to the Head of Planning and Conservation once the consultation period expires. This is due to the section plan arriving too close to the meeting to enable the full 21-day consultation period to expire.

Human Rights

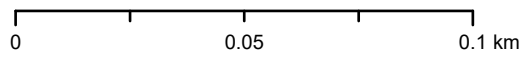
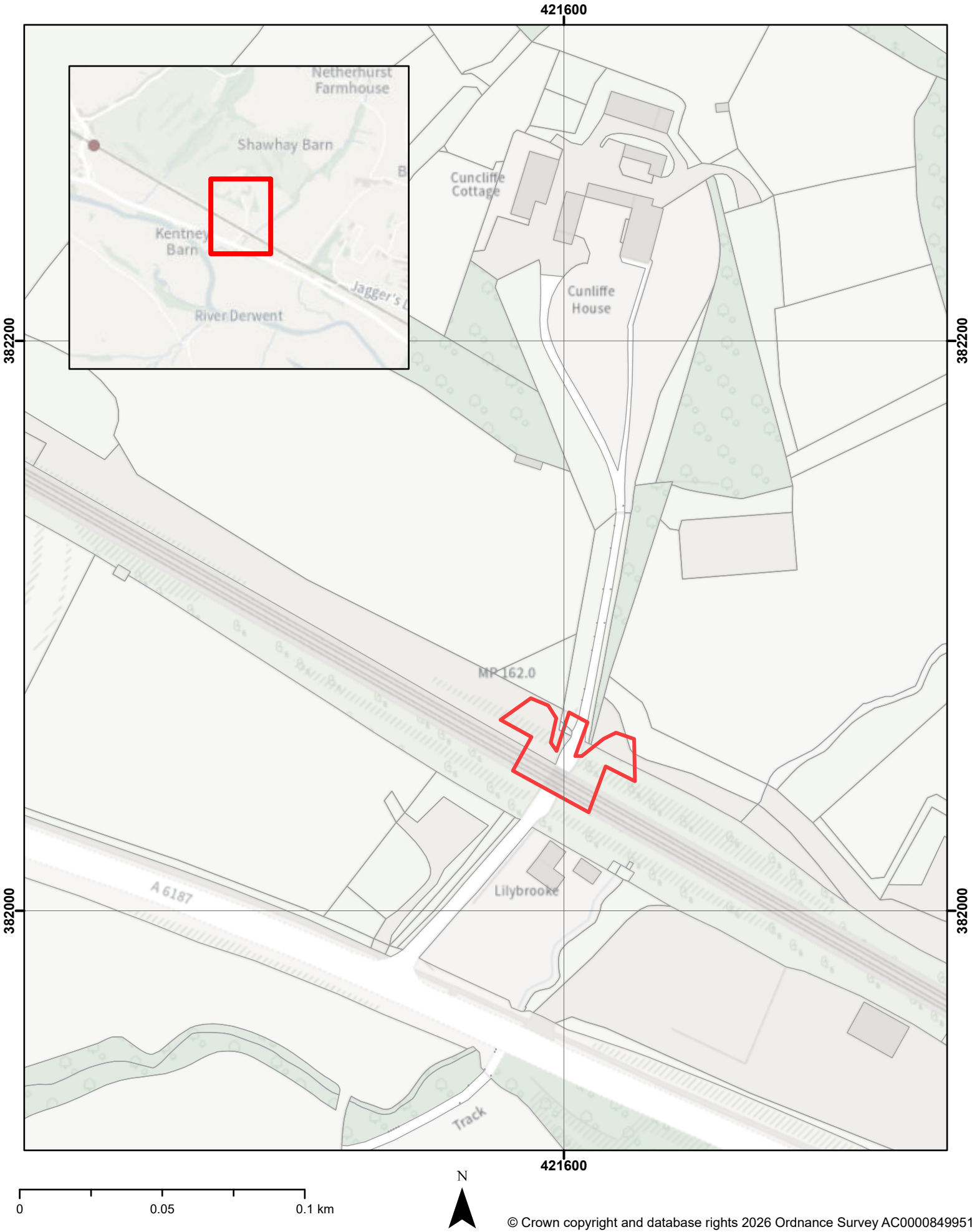
43. Any human rights issues have been considered and addressed in the preparation of this report.

List of Background Papers (not previously published)

Nil

Report Author – John Keeley

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SPITTLEHOUSE BRIDGE (BRIDGE MAS/25) NORTH OF A6187 HATHERSAGE

Item no. **Item 8**
 Application no. **NP/DDD/0326/0323**
 Committee date: 17th July 2026

Scale: 1:1,654 at A4 pagesize
 Overview scale: 1:25,000 at A4 pagesize
 Map centre grid ref OS BNG: 421573E 382113N



**PEAK
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NATIONAL
PARK

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9. FULL APPLICATION – CHANGE OF USE OF THE FIELD TO PROVIDE A SMALL-SCALE, SEASONAL TOURING CARAVAN AND CAMPING SITE AT YEW TREE FARM, WETTON (NP/SM/0526/0467), MN)

APPLICANT: MR G STUBBS

Summary

1. This application seeks change of use of a roadside field for use as a seasonal campsite for both tents and touring units.
2. Whilst close to the edge of the settlement, the field is agricultural in character and very open to view from nearby rights of way, placing it in conflict with the Authority's planning policies relating to campsites.
3. The development would cause harm to the landscape character of the locality in this location, also contrary to adopted planning policy.
4. Further, the development fails to assess or mitigate for biodiversity impacts as required by national legislation.
5. The application is therefore recommended for refusal.

Site and Surroundings

1. Yew Tree Farm lies on the southern side of Wetton approximately 300 metres from Ashbourne Lane. Adjacent to the Wetton Conservation Area, the site forms part of an 97-hectare working farm, of which the principle activity is cattle rearing (approximately 200 head).
2. The strip field subject of this application, lies around 130m to the west of the main farm complex and at the southern edge of the village and measures approximately 24m in length x 65m in width and lies relatively flat in the landscape.
3. The field boundary is enclosed by drystone walling with access to the field from the highway (School Road/Carr Lane). A public right of way runs through the field in a diagonal direction north to south, and a further footpath runs past the site to the south at around 100 metres at its closest point.
4. To the north west (opposite the field access) is a public car parking area with a public convenience building. With a traditional barn building lying close to the western boundary of the field.
5. There are a number of residential properties close to the field. Duck Cottage to the north on the opposite side of the highway (Carr lane) and two further detached dwellings 34 & 35 Carr Lane sited in close proximity to the north east of the field.
6. A building has been erected along the southern edge of the field within the last 12 months. Whilst temporary facilities buildings are permitted in support of the use of land as campsites for up to 60 days per year under the provisions of the Town and Country Planning (General Permitted Development) Order 2015, they must be removed when the site is not in use for such purpose. The building erected is a permanent building and has not been removed when the site is not in use. It does not benefit from planning permission and is unauthorised.
7. The Wetton conservation area bounds the site to the north.

Proposal

8. The proposal is for the seasonal use of the field as a small-scale touring caravan and camping site, operating annually from 15th March to mid-November. The proposal comprises:
 - 12 serviced touring caravan pitches (electric hook-up and potable water, and grey water waste connections)
 - A number of non-serviced grass pitches for tents
 - A toilet and shower unit (removed from site during off season)

RECOMMENDATION:

That the application be REFUSED for the following reasons:

1. **The application site is not well screened from views outside of the site, contrary to policy RT3. This lack of screening results in a development that would harm the landscape character of the locality, contrary to policies GSP1, GSP2, GSP3, L1, DMC3, and DMR1**
2. **The application is not accompanied by a completed BNG metric to demonstrate that the development could achieve a 10% gain in biodiversity, contrary to national requirements, and fails to demonstrate that ecological interests would otherwise be conserved or enhanced contrary to policies L2 and DMC11.**
3. **The development could give rise to adverse amenity impacts for nearby residential properties, conflicting with policies DMC3 and DMR1.**

Key Issues

9. The effect of the proposed development on the landscape character and special qualities of the National Park
10. The impacts of the development on the biodiversity of the site.
11. Impacts on nearby residential dwellings.

History

12. 26/0063 - Enforcement enquiry - regarding erection of facilities building associated with campsite – pending
13. PE\2025\ENQ\51674 - Planning enquiry - Change of use of field to a permanent camping and caravan site to include 19 x serviced grass pitches and 20 x grass pitches for tents. The Authority advised that whilst policies do support small seasonal caravan sites 'in principle', officers would not be able to support a planning application for a caravan site in this location, because of the visual, landscape and amenity impacts of the development.
14. 2025-2026 – Notifications received confirming dates of operation of 60 day permitted development campsites for each year.

Consultations

15. Staffordshire County Council (Highways): No objections subject to surfacing of access prior to first use.
16. Derbyshire Dales District Council (Planning): No response received to date.

17. Wetton Parish Council: Support the application. No grounds provided.

Representations

18. 7 letters of support have been received. Grounds for support are:

- Promotion of Wetton village
- Increased trade for other local businesses
- Reduction of wild camping
- Appropriate recreational use in this location

Main Policies

19. Relevant Core Strategy policies: GSP1, GSP2, GSP3, DS1, L1, L2, L3, RT3, CC1
20. Relevant Development Management Plan policies: DMC3, DMC5, DMC11, DMR1, 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. 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.
24. 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.
25. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.

Assessment

Principle of development

26. Within the Authority's Development Plan, Policy DS1 allows for leisure and tourism development in open countryside outside of the National Park's named settlements. Policy RT3 relates to Caravans & Camping, setting out an approach which favours small touring camping and caravan sites, provided they are well screened.

27. Policy DMR1 states, that 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.
28. It is acknowledged that camping and caravan sites can help to support the local economy and provide diversification for existing businesses. Although no detailed supporting information has been provided about the benefits of the proposal to the farm business.
29. At 12 caravan pitches plus a number (unspecified) of tent pitches it is be reasonable to take the view, that this could constitute a small touring caravan site. The site would have benefits in terms of promoting enjoyment of the National Park and may also support the local economy. However, Policy RT3 requires sites to be well screened and Policy DMR1 stresses the need for camping and caravanning development to integrate well with and not dominate its surroundings.
30. In this case, due to the relatively flat and open character of the area, the field is not well screened from wider public views and therefore the proposed development would be highly visible in the landscape from public vantage points, contrary to policy RT3 & DMR1 in these respects, as well as other landscape conservation policies.

Landscape impacts

31. Landscape Policy L1 says that development must conserve and enhance valued landscape character, as identified in the Landscape Character Assessment and other valued characteristics.
32. The site lies in the 'Limestone Village Farmlands' character area as defined in the Authority's Landscape Strategy.
33. This is detailed as a gently undulating plateau of pastoral farmland, enclosed by drystone walls made from limestone, with a repeating pattern of narrow strip fields originating from medieval open fields with scattered boundary trees and tree groups around buildings.
34. This description generally reflects the land surrounding the enquiry site.
35. This is particularly relevant in respect of tree cover in the area. Whilst some sporadic trees are present, this is by definition an open landscape with little tree cover. In this instance, the proposed caravan site would be clearly visible in far reaching views from all directions, and would be a sridetn feature for those using nearby footpaths in particular.
36. Further, whilst the site is close to the edge of the settlement, a field of caravans would not be read as part of the village in any complimentary manner. The village is a historic settlement, comprising stone built houses, closely following a linear pattern along the roadside. The proposed development shares none of those characteristics and would appear incongruous in views towards both the village and surrounding countryside.
37. It is equally – if not more – at odds with the undeveloped nature of the surrounding fields. The siting of up to 12 caravans plus tents on the land would result in a site of very different appearance to the surrounding land. The vans or tents would not be reflective of the prevalent agricultural land use that encloses the site, and would result in harm to its rural and agricultural character.
38. Consequently, by virtue of the siting and layout of the proposed pitches in this exposed field setting, the proposed development would appear unduly intrusive, having an unacceptable adverse visual impact on the rural character and appearance of the

surrounding open landscape and the generally tranquil amenity of the village and wider area, harming the valued characteristics of the National Park.

39. Whilst we note that the applicant retains the right to operate a 60 campsite on the land under its permitted development rights (providing that any supporting facilities buildings are temporary and are removed from the land when the site is not in operation), this would impact the land for a much shorter and intermittent period of the year – up to 60 days rather than up to 245 days – having significantly lower impacts. We therefore afford this only limited weight in assessing the current proposals.
40. Moreover, the benefits in respect of promoting enjoyment of the National Park and supporting the farm business do not outweigh the landscape harm. The view must therefore be taken, that this is not a suitable site for a touring caravan site as highlighted above. The development would therefore be contrary to policies L1, RT3, DMR1, DMC3 and paragraph 189 of the NPPF.

Highways

41. The development would utilise an existing access on to the highway. The highway authority raise no objection to this subject to the access being hard surfaced ahead of the use commencing.
42. The site is not of such scale that vehicle movements would have a significantly detrimental impact on the local highway network.
43. The site includes ample space for the turning and manoeuvring of vehicles off the highway.
44. The footpath through the site would remain unimpeded.
45. Based on the above and material considerations, the application accords with DMT3 and NPPF paragraphs 115 and 116.

Ecology

46. The land affected by the proposed development exceeds 25m², and comprises grassland. As such, the development is subject to the requirements of Biodiversity Net Gain (BNG) legislation. This requires all development to demonstrate a minimum of 10% uplift in biodiversity as a result of the development proposed, or through mitigating measures.
47. An applicant may claim temporary impacts as an exemption but the applicant would need to demonstrate that any loss in habitat condition or distinctiveness can be reversed within a two-year period. Given that in this instance the campsite would be in action on an annual basis with habitat therefore impacted through loss or degrading of condition, this would not constitute a temporary impact.
48. Even when impacts are temporary, the statutory Biodiversity Metric or Small Sites Metric is still required for temporary impacts to demonstrate that the impacted habitat can be restored to its baseline condition within the two-year time frame.
49. The application does not include a compelled BNG metric, and therefore it is contrary to the national requirements for such development and fails to demonstrate that the ecological interests of the site would be conserved or enhanced, contrary to policies L2 and DMC11.

Amenity

50. Policy DMC3 states that where developments are acceptable in principle, particular attention will be paid to the amenity, privacy and security of the development and other properties that the development affects.
51. Wetton is a quiet rural village, with a number of residential properties close to the site including Duck Cottage to the north on the opposite side of Carr lane and two further detached dwellings 34 & 35 Carr Lane, sited close to the north eastern boundary of the field.
52. Owing to the proposed use, the proposed periods of operation, and the close proximity of the development site to nearby residential properties, it is considered that noise and traffic movements could materially harm the living conditions of the occupiers of those dwellings. No assessment of these impacts has been submitted in support of the application. As such, without evidence to the contrary, it is considered likely that adverse amenity impacts would arise, conflicting with Policies DMR1 and DMC3 which seek amongst other things to safeguard residential amenity.

Conclusion

53. Whilst the Authority's policies do support small seasonal caravan sites 'in principle', for a seasonal caravan site in this location would give rise to adverse landscape and amenity impacts.
54. In addition, impacts on ecology have not been assessed or mitigated.
55. Material considerations do not outweigh these impacts or the arising policy conflicts, and the proposal is therefore contrary to policies GSP1, GSP3, L1, L2, RT3, DMC3, DMC11 and DMR1 and NPPF paragraph 189.
56. The application is therefore recommended for refusal.

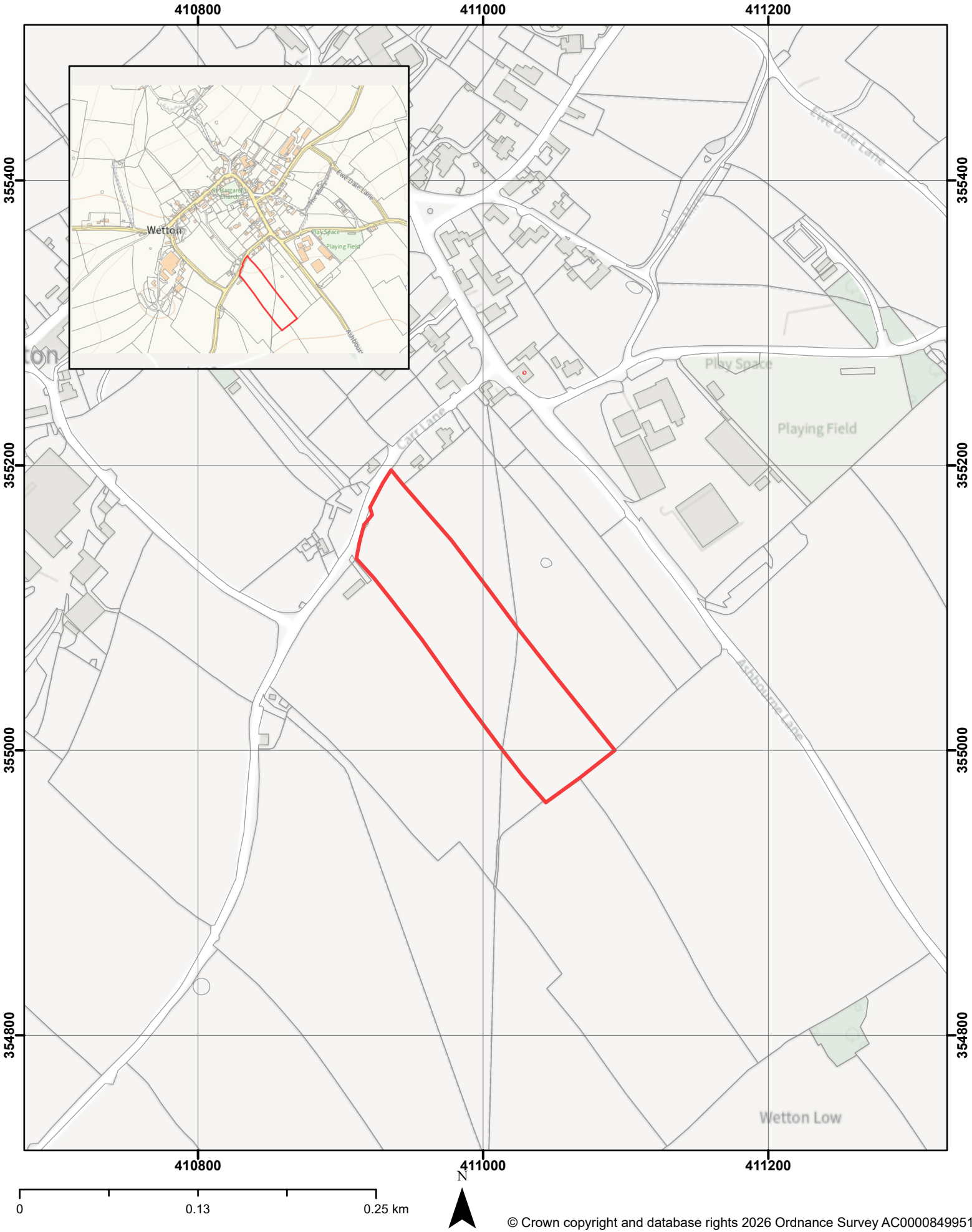
Human Rights

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

List of Background Papers (not previously published)

Nil

Report Author: Mark Nuttall, Principal Planner



Yew Tree Farm, Wetton

Item no. [Item no.]
Application no. [Application no.]
Committee date: 17th July 2026

Scale: 1:3,307 at A4 pagesize
Page 49
Overview Scale: 1:25,000 at A4 pagesize
Map centre grid ref OS BNG: 411002E 355114N



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10. FULL APPLICATION/ HOUSEHOLDER APPLICATION - TWO-STOREY EXTENSION BUILT TO THE REAR OF EXISTING HOUSE, AND CREATION OF PARKING SPACE AT HUNSTONE HOUSE, WINSTER. (NP/DDD/0526/0482)

APPLICANT: MR STEVEN SMITH

Summary

1. The application is brought before the Planning Committee because it has received five letters of objection raising material planning concerns in relation to amenity.
2. The proposal is for alterations and a lean-to rear extension in the centre of Winster, within the Winster Conservation Area. The residential dwelling is not a designated nor non-designated heritage asset.
3. The extension is considered appropriate within its setting and the character of the dwelling, and the alterations to be an improvement to the character of the dwelling and therefore its setting. Amenity concerns can be mitigated for by condition. All relevant material considerations have been addressed and as amended the development would be an acceptable extension to an existing dwelling in accordance with policy DME7.

Site and Surroundings

4. Hunstone House is located in the south of Winster village, within the Winster Conservation Area.
5. The property dates back to the 17th century. The openings are modern in style and material, constructed of white uPVC and horizontal in appearance. It is a two-storey dwelling, however the ground floor at the rear faces a retaining wall due to the steep terrain that rises southwards. The dwelling is constructed of random natural stone with gritstone surrounds and quoins and a slate tiled roof.
6. There is a garden to the rear which slopes upwards south, and is bound by a high stone wall, beyond which is a connecting road that curves round the west of the plot. The front of the house is set back from the road from which it is accessed, bound by a stone wall. A Public Right of Way runs along the eastern boundary.
7. The buildings in the area are clustered tightly together. Grade II Listed dwellings Bradley House, Hamster Cottage, and Autumn Cottage sit in close proximity to the dwelling, neighbouring it to the south east and south west, with Autumn Cottage 5 metres away from Hunstone House. Birch view sits over the road to the south, 3 metres from the corner of Hunstone House, and Kingsfield cottage is to the north east, over the road.

Proposal

8. The proposal is for a single-storey rear extension.

RECOMMENDATION:

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

1. **3-year implementation period**
2. **Adopt amended plans**

3. **The new window in the eastern elevation of the extension shall be obscure glazed.**
4. **The rainwater goods shall be of black cast metal.**
5. **Materials and pointing to match the existing in appearance.**
6. **The new and replacement windows proposed shall be of timber construction, with central glazing bar (set external to the glazing) to first floor window.**
7. **Detailed design of new back door to be approved.**
8. **All new retaining walls shall be faced with natural limestone rubble to all external faces.**

Key Issues

9. Design, impact upon the character, appearance and amenity of the property, its setting and neighbouring properties.
10. Impact on the character of the Conservation Area.

History

11. November 2025 - PE\2025\ENQ\53143 – Enquiry regarding two storey rear extension.
12. February 2026 - NP/DDD/0126/0133 – Application for a two storey extension built to the rear of existing house and creation of parking space - Refused

Consultations

13. Highway Authority - *Based on the analysis of the information submitted and a review of Local and National policy the Highway Authority concludes that there would not be an unacceptable impact on Highway Safety or a severe impact on congestion. There are no justifiable grounds on which an objection could be maintained.*
14. District Council – No response received
15. Parish (Town) Council - *Following Winster Parish Council meeting, the following concerns were raised regarding the planning application*
 - *Chimneys removed — Chimneys have been taken down but are not shown in the application, meaning the submission does not reflect works already undertaken.*
 - *Lack of specialist reports — No excavation or structural assessments have been provided despite the complexity of the site.*
 - *Deteriorating boundary wall — The boundary wall is visibly deteriorating, with no proposals for repair, restoration, or protection.*
16. PDNPA Ecology - *I'm satisfied that we don't require any surveys in this case although, I would offer the usual precautionary advice that if bats or nesting birds are discovered during the implementation of works, work should cease and the advice of a suitably qualified ecologist should be sought with respect to how to proceed.*
17. PDNPA Built Environment - *The application is accepted in principle and subject to comments regarding opening details. It will comply with relevant local and national heritage policy criteria in the NPPF and PDNPA Local Plan respectively.*

Representations

18. 5 letters of representation were submitted, all in objection to the development. These were for reasons of:

- Insufficient detail
- Design and scale of the proposed extension
- Overlooking and privacy concerns
- Damage to boundary wall
- External lighting
- Excavation requirements
- Internal layout movements
- Construction materials

Statutory framework

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

- a) Conserve and enhance the natural beauty, wildlife and cultural heritage
- b) Promote opportunities for the understanding and enjoyment of the special qualities of national parks by the public

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.

20. In the Peak District National Park, the development plan comprises the Core Strategy (adopted 2011) and the Development Management policies (adopted 2019) and an adopted neighbourhood development plan (where relevant).

21. This application must be determined in accordance with the development plan unless material considerations indicate otherwise.

Main Policies

22. Relevant Core Strategy policies: DS1, GSP1, GSP3, L3, and CC1

23. Relevant Development Management policies: DMC3, DMC5, DMC8, and DMH7

Supplementary Planning Documents

- Climate Change and Sustainable Building (2013)
- Design Guide (2007)
- Building Design Guide (1987)
- Alterations and Extensions (2014)

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.

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. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.

Assessment

Principle of development

26. As established in Policy DS1 in the Core Strategy (2011) and DMH7 Development Management Policies Document (2019), an extension to a dwelling is acceptable in principle. This is subject to the alterations or extensions being of a suitable design, scale, form and massing and does not raise any amenity issues upon the dwelling itself, any neighbouring properties, or its setting, in accordance with the principles of policies DS1, DMC3, and DMH7.
27. The development proposed is therefore acceptable in principle, however will be subject to analysis regarding its visual impact on the host property, street scene, Conservation Area setting, and its impact on the amenities of any neighbouring properties and landscape character.

Design and impact upon character and appearance

28. Policy DMH7 states that extensions and alterations to a residential dwelling will be permitted provided that the proposal does not detract from the character, appearance or amenity of the original building.
29. In accordance with the design guide, the proposed extension is visually subsidiary to the existing dwelling with a traditional lean-to form and set back from the corners of the existing rear elevation. The roof of the extension continues just below the existing eaves where it has been stepped down, visually separating the new roof from the existing. Retaining proportionality, the extension's length is less than the width of the existing house by over 400mm. Furthermore, the dimensions of the extension would result in an increase in floor area of only 12 square metres, compared to the existing 51.48 square metres. The extension would therefore result in a 23% increase in floor space, in accordance with the advice in the Authority's Design Guidance. The simple extension therefore reflects the parent dwelling's modest size and simplicity of form.
30. The small extension is also proportionate to its surroundings within its relatively small curtilage, the tightly knit cluster of buildings that surround it, and its central location between the public right of way and road, and thus officers consider that the proposed extension would relate well to the parent building and its wider setting in design and form.

Openings

31. On the rear elevation, the top modern window of horizontal proportionality is to be altered to a square window. This would remove a main contributing factor to the squat appearance of the rear elevation, and is therefore considered an improvement. However, to further enhance the vertical proportions, the window should have a central glazing bar. This could be secured by condition. The rear door is also proposed to be altered. Following conversations with the applicant, it was decided that the final design of the door would be secured by condition in the event the application is approved. Two windows are proposed in the extension. These are both vertically proportioned and

therefore reflect the traditional window shape, and are acceptable. The new window in the eastern elevation is to be obscure glazed, which could be secured by condition.

Materials

32. The proposed materials of rough random local stone and slate to match the existing would be considered acceptable. The pointing on the extension should also match the existing and this could be conditioned on approval.
33. The existing windows are uPVC. The proposed windows are to be of timber construction, which would be an improvement to the character of the building and its setting.

Other Design Matters

34. Representations raised concerns over internal layout arrangements of rooms and access to the bathroom via the proposed stairs. In regards to the changes to the internal layout, whilst officers understand general concerns over privacy, it would be unreasonable to control via condition the changes to the internal layout of the existing dwelling; these changes are not development for the purposes of planning control, and could be carried out with or without the proposed extension.
35. Regarding access to the bathroom from within the house, the practicality/viability of which has been queried in some representations, this is a matter for the applicant rather than a planning matter. Officers have nevertheless liaised with the applicant on this, in the interests of ensuring that any approved scheme can practically be built out. The applicant has already discussed the matter with building control and both parties are satisfied that access can be acceptably achieved within the external built form shown on the application plans.
36. Concerns were also raised regarding the alterations that have been made to the property's chimney. Alterations to chimneys fall under Schedule 2, Part 1, Class G of the General Permitted Development Order. In this case, it is considered Permitted Development.
37. Finally, regarding the proposed impacts arising from earthworks, extensions requiring excavation of ground are not uncommon. Given the scale and nature of the proposed development there will be multiple ways that the ground can be retained without risk of collapse. This does not raise any planning concerns.

Design summary

38. The proposals are considered acceptable in materials and design. Concerns raised in representations regarding design are either beyond planning control or do not give rise to unacceptable planning impacts. Concerns over the impact of the design on privacy is addressed in the amenity section below.
39. In matters of design, the proposal is therefore considered to be in accordance with policies GSP3, DMC3, and DMH7.

Cultural Heritage

40. Policy DMC5 requires that development that affects the setting of a heritage asset must demonstrate its significance including how any identified features of value will be conserved and where possible enhanced; and why the proposed development and related works are desirable or necessary.
41. A Heritage statement has been provided that satisfies these requirements.

42. The PDNPA Conservation officer states that:

43. *The form and size are now appropriate to the existing character of the conservation area, while the proposed matching materials will complement the main building. Overall, the application is now considered acceptable (with provisos) with important views across the site remaining unhindered and the proposed extension will have a neutral impact upon the character and appearance of the Winster conservation area. Improvements proposed include replacing concrete lintels with stone.*

44. The extension also retains the historic blocked mullioned stone window at the rear, and replaces uPVC windows at the rear with timber, as well as existing concrete lintels with period stone lintels. The modern door is proposed to be replaced. Subject to a condition securing the detailed design of any replacement, a design more sensitive to the character of the building can be secured.

45. Overall, these alterations are considered an enhancement to the existing building that would improve the setting of the Conservation Area.

46. The proposals therefore comply with the requirements of DMC5, DMC8, and L3, and are in accordance with the NPPF.

Ecology

47. The proposal is exempt from the requirements of biodiversity net gain legislation due to being for householder development.

48. As the extension would be connected just below the existing eaves, it is not considered that a protected species survey is required as the development would not affect bat or bird access or habitat.

Climate change and sustainable building

49. Policy CC1 requires that new development makes the most efficient and sustainable use of land, building and natural resources and achieves the highest possible standards of carbon reductions and water efficiency.

50. For extensions, there is no requirement in the Core Strategy to go beyond Building Regulations in terms of sustainability standards. Developments will be required to comply with building regs at the construction stage. However, planning applications should consider how to reduce the need for energy, to conserve water wherever possible, and to increase the capacity for energy generation where it does not compromise the valued characteristics of the National Park.

The construction will reuse the rubble on-site where possible, reducing transport requirements and therefore emissions. uPVC windows will be changed to timber, which is a more sustainable material due to its ability to naturally biodegrade.

It has not been stated how the development would reduce the need for energy or conserve water, however, considering the scale of the development and adopted guidance only requiring compliance with building regulations for householder developments, the measures above are considered sufficient.

Amenity

51. Outlook, amenity, privacy and daylight are fundamental considerations in planning. This is to ensure that habitable rooms achieve a satisfactory level of outlook and natural daylight, there is adequate privacy and outdoor private amenity space and that no overbearing or harmful overshadowing of neighbouring property results.

52. Grade II Listed dwellings Bradley House, Hamster Cottage, and Autumn Cottage sit in close proximity to the dwelling, neighbouring it to the south east and south west, with Autumn Cottage 5 metres away from Hunstone House to the east. Birch view sits over the road to the south, 3 metres from the corner of Hunstone House, and The Spook sits 14 metres away to the north east, with Kingsfield cottage over the road.
53. The proposed floor plans show that the bedrooms of Hunstone House would be relocated to the ground floor, which is currently the living room, and the living room relocated to the first floor. This change in room usage raises a concern regarding the privacy of the residents of the applicant's dwelling of Hunstone House, as it would result in only a 2.5 metre distance between the bedroom windows and the public road. However, privacy may be created using vegetation should the occupants desire and, as stated earlier, the internal layout of an existing property may be changed without planning permission. Therefore, this alteration of existing living spaces is not considered sufficient a concern in this case to contribute to a refusal.
54. The concerns raised regarding the impact of the internal layout have been addressed in the design section above. Regarding the impact of these changes on the privacy of The Spook, it is considered that the 14-metre separation distance between the existing eastern window of Hunstone House and The Spook's front elevation is sufficient to retain privacy, considering also that a Public Right of Way runs between the two houses.
55. Hunstone House is currently separated by 10.7 metres from the centre of the rear elevation to the centre of Autumn Cottage to the east, with a Public Right of Way running between the two dwellings. The proposed rear extension would reduce this gap to 9 metres, measured from the south eastern corner of the extension to the centre of Autumn Cottage. The lean-to roof decreases in scale at an angle to 2.1 metres. Therefore, considering the distance retained and the small scale of the extension, the proposal is not considered to result in any overbearing on Autumn Cottage.
56. The distance of the extension from the Public Right of Way combined with its scale and low roof height also mean it would not result in any overbearing impact upon the PRoW.
57. Concerns were raised regarding the proposed window in the southern elevation of the extension. As stated above, the extension is of a relatively small scale, projecting outwards 3 metres from the rear. Its tallest point is where the roof reaches the eaves of the existing at 4.7 metres, however this drops swiftly down at an angle to 2.17 metres, 0.7 metres of which would be within the embankment. The rear of the extension therefore rises only 1.4 metres above ground, below which sits the window, facing into the retaining wall. Considering this, as well as the existing high boundary wall that wraps around the grounds at the rear of the property, it is considered that this proposed window would not create any unacceptable overlooking to any neighbouring properties.
58. Regarding privacy concerns at Birch view to the west, the new window on the western elevation of the extension would be obscure-glazed by condition, preventing overlooking. Given this, that there is a public highway between the two buildings, and given the distance of 7.5 metres between the buildings, the development would not create any unacceptable impact on the rear amenity space of Birch view road.
59. In summary, due to the small scale of the extension, position of openings and boundary treatments, it is considered there would be no amenity impacts upon the neighbouring dwellings. Concern regarding the proposed internal layout changes to the existing dwelling do not amount to development and cannot reasonably be controlled under a permission arising from this application.
60. Therefore, as it is considered that in all other respects the proposed development would have no adverse impact or significantly harm the neighbouring properties with regard to

appearance, outlook, amenity, privacy and daylight, it would accord with policies GSP3, DMC3, and DMH7 in these respects.

Highway safety

61. No new or altered access is proposed as part of the development.
62. The Highway Authority raise no objections to the proposals. Due to the potential impact on the highway network during construction they advise the applicant to contact the Highway Authorities Network Management Team before undertaking any work, to discuss any temporary traffic management measures required, such as footway, Public Right of Way, carriageway closures or temporary parking restrictions a minimum of eight weeks prior to any activity on site to enable Temporary Traffic Regulation Orders to be prepared and a programme of Temporary Traffic Management measures to be agreed. An informative can be added to any decision to bring this to the applicant's attention.

Conclusion

63. In conclusion, the size, massing and design of the extension are acceptable and would not have an adverse impact on the character and appearance of the dwelling, its immediate setting or that of the other neighboring dwellings. Within the context of the dwelling, the extension and proposed openings would not result in any unacceptable amenity issues.
64. On this basis, and taking account of all other material considerations, the scheme accords with Development Plan Policies DMC3, DMC5, DMC8, and DMH7 from the Authority's Local Plan and Policies GSP1, GSP2, GSP3, DS1, L3, and CC1, and is therefore commended for approval, subject to conditions.

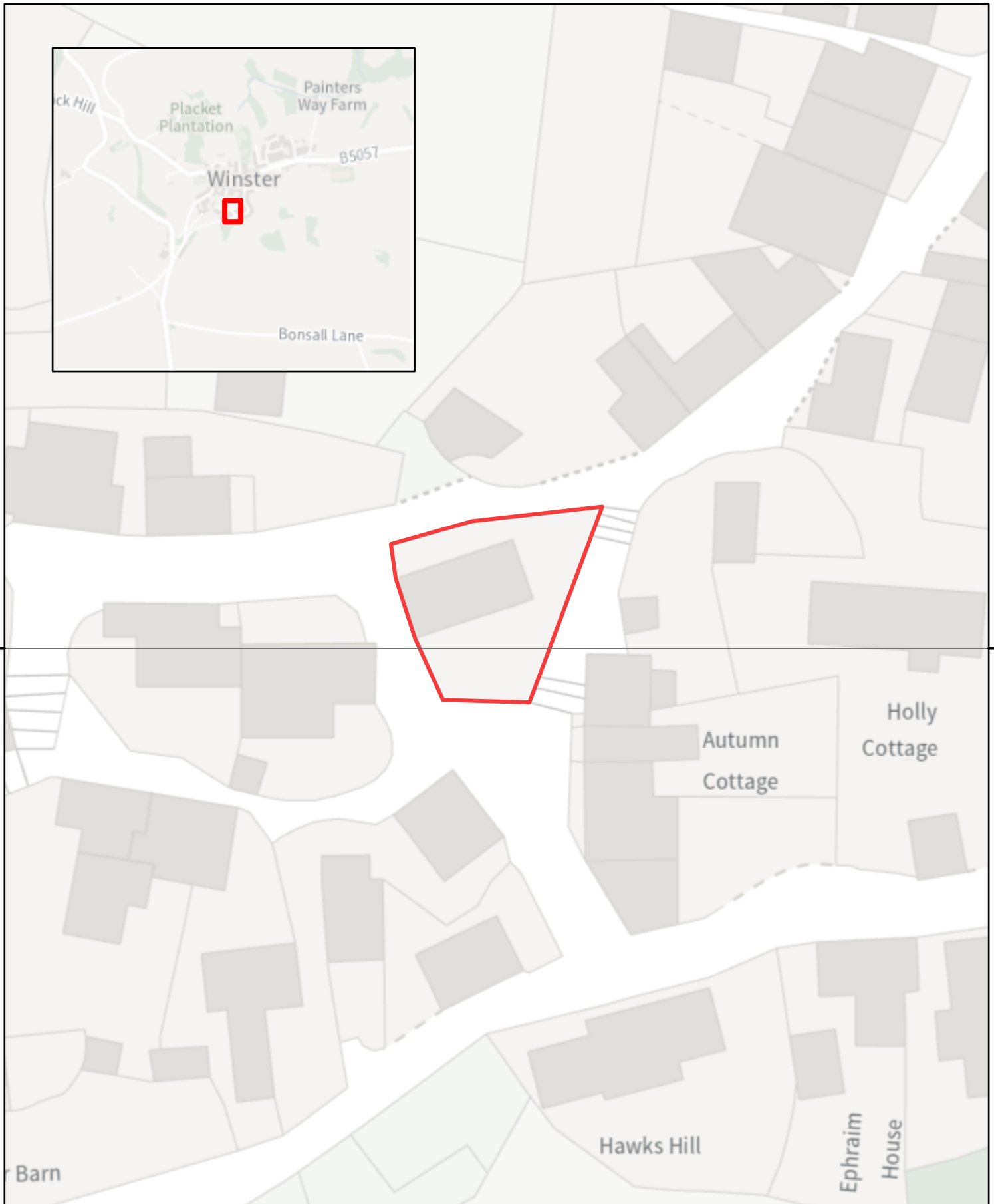
Human Rights

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

List of Background Papers (not previously published)

66. Nil

Report Author: Mark Nuttall, Principal Planner



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Hunstone House, Winster

Item no. 10

Application no. NP/DDD/0526/0482

Committee date: 17/07/2026

Scale: 1:413 at A4 pagesize

Overview scale: 1:25,000 at A4 pagesize

Map centre grid ref OS BNG: 424107E 360404N



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11. MONITORING & ENFORCEMENT QUARTERLY REVIEW – JULY 2026 (A.1533/AM)

Introduction

1. This report provides a summary of the work carried out over the last quarter (April – June 2026).
2. Most breaches of planning control are resolved through negotiation without resorting to formal enforcement action. Where formal action is considered necessary, this can be authorised under delegated powers.
3. The Authority has a duty to investigate alleged breaches of planning control, but formal enforcement action is discretionary and must only be taken where it is 'expedient' to do so, having regard to policies in the development plan and any other material considerations. This means that the breach must be causing unacceptable harm to the appearance of the landscape, conservation interests, public amenity or highway safety or be unacceptable in terms of policy principle, for example.

RECOMMENDATION:

That the report be noted.

Summary of Activity

Notices issued

4. There have been five enforcement notices issued. Please note that the two notices issued at the end of March were after the last Annual report was written and so are included in this report.

25/0027 Land at Hillside Stables, Hassop Road, Calver	Change of use of the building and land to a mixed-use equestrian and residential	EN issued 25 March 2026.
23/0050 Land at Crisplings Fields, Meadow Lane, Tideswell	Change of use of land to leisure use and storage of caravans. Carrying out of building, engineering or other operation on the land.	EN issued 27 March 2026.
22/0071 Yew Tree Cottage, The Green, Froggatt	Change of use of land to domestic and construction of terrace and glass balustrade.	EN issued 11 May 2026
22/0033 Land at Somerset House Farm, Wardlow Mires	Change of use of land comprising siting of a shepherd's hut as residential holiday accommodation, creation of hard surfacing, access path, fencing and drainage works.	EN issued 21 May 2026
23/0024 Land at The Yondermann Café, Wardlow Mires	Change of use of land to car park, creation of hard surfacing, earth bunds and erection of a vehicle height restrictor.	EN issued 29 June 2026

Workload and performance

5. We have closed 57 enforcement cases in the last quarter. We are already well on course to exceed our annual target of closing 120 cases as set out in the Service Delivery Plan. There has been a significant increase in new breaches received as we investigate new cases, however the amount of outstanding enforcement cases has still decreased due to the hard work and focus of the team on clearing older cases and progressing negotiations and action on newer cases.
6. The number of enquiries received is also higher than the previous quarter. Due to the focus on enforcement cases this quarter the outstanding number of enquiries has risen slightly. However, cases continue to be investigated promptly.
7. The table below summarises the position at the end of the quarter (30 June 2026). The figures in brackets are for the previous quarter.

	Received	Investigated/Resolved	Outstanding
Enquiries	76 (59)	68 (47)	86 (78)
Breaches	49 (20)	57 (75)	328 (336)

8. Breaches resolved

Reference	Alleged breach	Address
24/0050	Replacement doors and windows. Not expedient to take enforcement action.	3 Market Close Hope Hope Valley S33 6SE
25/0097	Unauthorised sign Sign removed	Mytham Mytham Bridge Bamford Hope Valley S33 0EA
25/0032	Unauthorised operational development Immune from enforcement action	Hollybrook Barn Tideswell SK17 8LU
25/0125	Alteration to property not in accordance with planning permission. Non-material amendment approved for alteration.	Wynfield Holme Lane Bakewell DE45 1GF
20/0043	Change of use siting of a shepherd's hut for domestic holiday accommodation. Certificate granted by exempted caravan organisation. No breach.	The Old Pumphouse Land near the waterfall Upper Hulme
25/0117	Use of land as garden and erection of greenhouse and shed.	THE COTTAGE, THE DALE,

	Immune from enforcement action.	BONSALL, MATLOCK, DE4 2AY
24/0082	Conversion and change of use of barn to holiday let. Planning permission granted.	Top Riley,Riley Back Lane,Eyam,Hope Valley,S32 5QZ
26/0003	Replacement of stone roof. Planning permission granted.	8 Old Post Office Row Main Road Bamford Hope Valley S33 0DY
25/0073	Change of use of agricultural land to garden No breach.	Green Stack Farm Pym Chair Road Rainow SK10 5XL
16/0102	Untidy land. Land tidied to acceptable level. Not expedient to take enforcement action.	Berry Stall Farm Hazlebadge Bradwell Hope Valley S33 9HX
25/0066	Erection of tree house, polytunnel and goal posts. Structures removed.	The Village 27 The Village Holme
25/0082	Change of use of agricultural building to a domestic garage. No breach.	Royd Farm Magdalen
24/0061	Flue on side elevation. Immune from enforcement action.	8 Chantry Lane Tideswell Buxton SK17 8NP
25/0007	Change of use of land to garden and erection of veranda. Immune from enforcement action.	Hill Top Cottage Binn Lane Marsden Huddersfield HD7 6NW
24/0116	Alteration of field access and creation of new track Track removed and land and access restored.	New Cottage Farm Quarnford Buxton SK17 0SS
17/0082	Unauthorised satellite dish. Breach of planning condition 5 of planning permission NP/DDD/0112/0100 No breach.	Wortley Barn Wortley Court Bradwell Hope Valley S33 9LB
23/0053	Installation of exterior doors. Doors restored in accordance with listed building consent.	Ebenezer Barn Edale Road Hope Hope Valley S33 6ZF

25/0058	Unauthorised static caravan. No breach.	Near Land at Grindlow Great Hucklow
26/0023	Use of domestic swimming pool to public pool. Planning permission granted.	Twitchill Farm Cottages Bowden Lane Hope Hope Valley S33 6ZE
23/0060	Erection of buildings. Enforcement notice served; all structures removed.	Land adj A625 New Bridge Calver Hope Valley S32 3ZA
22/0010	Agricultural building extension not rendered in accordance with approved plans. Not expedient to take enforcement action.	Valley View Farm, Hayfield Road, Chinley
19/0103	Siting of office portacabin, steel shipping container and extension of Schoolrooms Cafe car park. Planning permission granted. Breach resolved.	Land Adjacent Sunny Bank Fair House Lane Sheffield S6 6LB
21/0003	Unauthorised storage of caravan. Caravans removed.	Willow Farm Bradshaw Lane Foolow Eyam Hope Valley S32 5PZ
24/0090	Conversion of building to dwelling. No breach.	Bartin House Farm and Greaves Head Farm Nether Lane Holme HD9
22/0056	Access track, shipping container & caravan. Land in use for agriculture. Operational development immune from enforcement action.	The Firs Wood Meadow Ashbourne Road Fenny Bentley DE6 1LE
21/0026	Erection of a side extension to dwelling. Immune from enforcement action.	Horse Haylands Roche Grange Road Meerbrook Leek ST13 8SU
24/0025	Unauthorised boundary fencing. Not expedient to take enforcement action.	29 Glossop Road Little Hayfield High Peak SK22 2NG
24/0069	Installation of solar panels. Not expedient to take enforcement action.	South end of car park Land opposite The Staffordshire Knott

		Pown Street Sheen SK17 0ET
24/0110	Erection of external lighting, fence and gate and outbuilding. Lighting and outbuilding immune from enforcement action. Not expedient to take enforcement action against fence and gate.	Priestcliffe House Unnamed Road From Rock Lodge Farm To Priestcliffe Road Priestcliffe SK17 9TN
22/0061	Two EV chargers Not expedient to take enforcement action.	Riverside Country House Hotel Fennel Street Ashford In The Water DE45 1QF
24/0059	Unauthorised works to building to facilitate the creation of a holiday let. Planning permission granted.	Lower Damgate Farm Ilam Moor Lane Ilam Ashbourne DE6 2AD
18/0135	Change of use of land and outbuildings to domestic use. Not expedient to take enforcement action.	Land between Lawnfield and Gib Green Farm Back O Th Brook Waterfall Waterhouses Stoke-On-Trent ST103JA
26/0044	Change of use from chapel to dwelling. Driveway created. Remedial works completed. Not expedient to take enforcement action.	Ex methodist chapel, Quarnford, Buxton
25/0118	Unauthorised works to fountain Listed building and planning permission granted. Remedial works carried out.	Thornbridge Hall Baslow Road Ashford in the Water Derbyshire DE45 1NZ
26/0063	Erection of stables. No breach	Yew Tree Farm, Royal Oak Road, Wetton, DE6 2AF
14/0567	Removal of lath and plaster and fireplace. Alteration to rear windows and door. Listed building consent granted and works completed.	3 Church Street Youlgrave Bakewell DE45 1WL
06/0146	Untidy land, static caravan Static removed. Not expedient to take enforcement action in regard to condition of the land at this time.	Beech Farm Main Street Taddington Buxton SK17 9UD

25/0086	Breach of condition on NP/HPK/0614/0637. Larger concrete panels to external elevation than as permitted. Not expedient to take enforcement action.	Higher Barmoor Farm, Unnamed Road Section Of A623 From Higher Hallsteads To Sparrowpit Dove Holes SK17 8EY
17/0112	Extension to bungalow, erection of double garage, re-building barn, caravans on site, earthworks and containers. Planning permission granted for extension and re-building barn. Double garage, earthworks and containers immune from enforcement action. Caravans removed.	Lower Summerhill Summerhill Lane Quarnford Buxton SK17 0SH
17/0041	Breach of condition 4 on NP/SM/0100/001 - 28 day holiday occupancy restriction. Evidence property has been advertised recently as a holiday let. No evidence of breach at this time.	Rewlach Methodist Church Rewlach Chapel Higg Lane Longnor Buxton SK17 0LQ
25/0074	New flue. Planning permission and listed building consent granted.	Devonshire Arms Market Place Hartington Buxton SK17 0AL
26/0045	Erection of wall No breach.	Plum Tree Cottage The Brund Sheen Buxton SK17 0HP
25/0065	Enlargement of slurry tank Planning permission granted.	HIGHGATE HEAD FARM, HIGHGATE ROAD, HAYFIELD, HIGH PEAK, SK22 2JW
25/0028	Unauthorised engineering operations - changing the profile of the land - creation of a flat area Planning permission granted.	in fields adjacent to Blaze Hill, Rainow
19/0128	Siting and residential use of static caravan. Extension and alterations of buildings and change of use of shippon to residential accommodation. Static removed. Not expedient to take enforcement action in regard to extensions and conversion.	Sitterlow Farm Bradbourne Road Parwich DE6 1QW
19/0173	Breach of condition 2 on NP/SM/1115/1077 - Unauthorised shepherds hut, horsebox, and permanent pathways created. Paths removed, no breach in respect of the horsebox. Not expedient to take enforcement action in regard to shepherd's	New Colshaw Farm Golling Gate Hollinsclough SK17 0SL

	hut.	
21/0062	Operation of non-agricultural business. Use of barn for residential. Erection of agricultural building and engineering operations. No breach in regard to business use. Use of barn for residential immune from enforcement action. Not expedient to take enforcement action in regard to agricultural building and operations.	Mere Farm The Jarnett Flagg Buxton SK17 9RL
26/0021	Replacement windows and erection of fences. Planning permission granted.	1 ANGLERS REST BUNGALOW TAGGS KNOLL BAMFORD HOPE VALLEY S33 0BQ
24/0041	Change of use to self-catering holiday accommodation. Use has ceased.	Poachers Arms The Poachers Arms 95 Castleton Road Hope Hope Valley S33 6SB
10/0189	Use of premises for wedding events EN in effect. Use has ceased.	Foxholes Farm, Top of Mill Lee Road, Low Bradfield
11/0098	Barn alterations and conversion. Immune from enforcement action.	Hulmes Vale Farm Tideswell Moor Tideswell Buxton SK17 8JD
10/0221	Residential use of agricultural building Immune from enforcement action.	West Nab Cottage, Wessenden Head Road, Meltham, West Yorks
20/0128	Sheds erected and tracks created Immune from enforcement action.	Cambridge Wood Main Road Wensley Matlock DE4 2LH
15/0117	Use of land for car parking Immune from enforcement action.	Cheshire Cheese Edale Road Hope Hope Valley S33 6ZF
24/0099	Breach of condition 3 on DDD/0422/0484. The car park has not been laid out in accordance with the approved plans, and has been used to hold music events. Car park spaces laid out and provided. No breach.	George Inn George Inn Commercial Road Tideswell Buxton SK17 8NU

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9. Current High Priority Cases

15/0057 Land at Mickleden Edge, Midhope Moor, Bradfield	Laying of geotextile matting and wooden log 'rafts' to form a track	EN in effect – initial compliance period expired. SSSI consent for works granted by Natural England. Officers in discussion with the landowner's agent to agree compliance this year. Further action to secure compliance with EN being actively considered.
17/0044 Woodseats Farm, Windy Bank, Bradfield Dale	External and internal alterations and extension to listed building, erection of lighting and CCTV columns and engineering works (including construction of hardstandings and tracks)	EN in effect with regard to engineering works, extension and erection of lighting and CCTV columns. A site visit is to be made before considering further action
18/0062 Land at Cartledge Flat, Bradfield Moors	Creation of a track	EN in effect – compliance period expired. Officers in discussion with landowner's agent to agree scheme for compliance.
19/0064 Alstonefield Hall, Church Street, Alstonefield	External and internal alterations to grade II* listed building	PP and LBC granted on 9 November 2023 for works to regularize and remediate breaches. Officers are dealing with application in regard to planning conditions and investigating other works on site.
21/0060 Home Farm Main Street Sheldon	Various developments, including construction of track and hardstanding, erection of building, construction of timber sheds/structures, siting of caravans and conversion of building to residential dwellings	December 2023 injunction granted and order issued and served. Legal proceedings commenced.

Report Author: Adam Maxwell, Development and Enforcement Manager

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

1. APPEALS LODGED

No appeals have been lodged during this month.

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>
6002576 NP/DDD/0725/0747	Two storey extension to the rear/east elevation of former restricted use property (Chequers Inn staff accommodation) on the footprint of the allowed single storey extension The Stables, Froggatt	Written Representation	Dismissed	Delegated

The main issue was the effect of the proposal on the character and appearance of the host building and on the setting and significance of the Chequers Inn a grade II listed building

The Inspector noted that a similar proposal was refused planning permission by the National Park Authority in April 2020 on grounds similar to those in this case. A subsequent appeal was dismissed.

The Chequers Inn and attached outbuildings is a grade II listed building constructed in the mid eighteenth century with later additions constructed from coursed rubble and rendered gritstone with a stone slate roof. It has three distinct sections, which are predominantly two storeys with the range to the south being lower than the rest. A small single story range lies to the north of the pub, but all are attached and those to the north and south of the pub listed for group value only.

The significance of the building lies within its surviving architectural and historic interest demonstrating the evolution of domestic architecture in the area. In addition its historic interest in relation to the use as a public house with ancillary accommodation is important. The appeal property is built of similar materials to the listed building, sharing its original narrow nature and is a simple two storey building set back from the road with a parking area to the south. Its location and similar simple design and materials facilitates an understanding of the scale of and domestic nature of the listed building and therefore contributes positively to its significance.

The proposal was for a relatively large two storey extension. Although it would be set in at both ends and would be of a height slightly lower than the roof, it would nevertheless extend across a significant portion of the rear elevation and be of a width only moderately less than that of the

host building. Furthermore, it would introduce an additional pitched roof and gable. As a consequence, it would extend the existing building in a way that would harm its plain, traditional, simple character and appearance, dominating the rear elevation when viewed from the south and from the footpath to the east.

The harm to the character and appearance of the building was considered to diminish its contribution to the significance of the listed building by undermining the simple cottage character structure of the building. The Inspector felt this would dominate views from the south, where it would be visible from the road and from the footpath to the east, both eroding the relationship between it and the listed building and competing with the listed building which would harm its significance. The harm to the setting and significance of the listed building is less than substantial and at the lower end of that spectrum.

An extant planning permission for a single storey extension was acknowledged as being a material consideration. However this consent was for a lower development than that considered by the Inspector with a simple mono pitch roof, as well as being on a different footprint, being further set in from the southern elevation, rather than the central location of the current proposal. As a consequence, it integrates well with the building being subservient to it as well as the listed building and as such this existing permission was given limited weight in this appeal.

The Inspector acknowledged some benefits to the development. However, these benefits would not be sufficient to outweigh the considerable importance and weight I give to the less than substantial harm to the heritage asset. The Inspector was asked to consider whether the appeal building was curtilage listed and while there were merits for and against this the Inspector ultimately did not make a conclusion on this matter and explained that regardless of whether or not the building was curtilage listed the development would be harmful.

As such the Inspector concluded that the proposal would harm the character and appearance of the host building and the setting and significance of the Chequers, a Grade II listed building. It would therefore conflict with policies GSP3 and L3 of the Core Strategy and policies DMC3, DMC5, DMC7 and DMH7 of the Development Management Policies Part 2 of the Local Plan for the Peak District National Park 2019 (the Local Plan). Together these require that development, respects, conserves and enhances all valued characteristics of the site and buildings, conserves the significance of historic assets and their settings and respects, protects and where possible enhances the quality and visual amenity of the landscape.

An application had also been made for costs in this case against the Authority but the Inspector felt that there was no basis for such an award. While previous reports could have been clearer the key issues and reasons for decisions were sound and it was reasonable for the Authority to consider that the appeal building was curtilage listed.

Furthermore, a counter claim for costs made by the Authority was successful as the Inspector considered that had been no material change in circumstances since the previous appeal decision. There was therefore no reasonable prospect of success. This may occur when an appeal follows a recent appeal decision in respect of the same, or a very similar, development on the same, or substantially the same site and where the Secretary of State or an Inspector decides that a proposal was unacceptable and circumstances have not materially changed in the intervening period. For these reasons the Inspector found there had been unreasonable behaviour resulting in unnecessary or wasted expense, as described in the Planning Practice Guidance and that a full award of costs was justified.

4. **RECOMMENDATION:**

To note the report.

13. ANNUAL REPORT ON PLANNING APPEALS 2025/2026/BJT

1 April 2025 to 31 March 2026.

Information on Appeals Process

In this period, 26 new appeals were received, 11 of which were still in hand as of the 1 April 2026. During the year 30 appeals were decided, (one appeal was withdrawn) which included some appeals that had been carried over from the previous year.

Of the 26 total new appeals received:

- 23 - followed the written representation procedure
- 3 - followed the householder appeals procedure

There have been no informal hearings or public enquiries during this period.

Outcome of Appeals

The chart below shows the outcome of appeals over the last six years. The percentage of appeals dismissed in the year 2025/26, at 57% is lower than the previous year, although the context for this is analysed in more detail below.

	2025/26	2024/25	2023/24	2022/23	2021/22	2020/2021
DECISIONS	30	48	31	27	49	40
Allowed	13 43%	19 40%	11 35%	11 41%	12 24%	14 35%
Dismissed	17 57%	29 60%	20 65%	16 59%	37 76%	26 65%

Householder Appeals

In the year to 31 March 2026, 3 new householder appeals were submitted. Of these 1 (33%) was dismissed, 2 (66%) were allowed.

The Householder appeal service continues to be the most popular as it allows for a quicker and simpler process and the opportunity for officers to use the delegated report as the essential evidence to defend the appeal. As there is no opportunity to provide additional information in householder appeals, this ensures that the Inspector always has the policy background clearly set out and can easily understand why in the National Park there is a greater need to conserve and enhance the special qualities of the place. The national average for householder appeals allowed (according to the figures from the Planning Inspectorate up to the end of March 2026) for 2025/26 was 33%. To date no problems have occurred with the processing of appeals electronically.

Of the 13 appeals allowed during this period, 11 (85%) were dealt with by written representations, 2 (15%) by the householder procedure.

Delegation / Planning Committee

Total number of planning applications received between 1 April 2025 and 31 March 2026 was 1246.

Of the 30 appeals decided:

- 25 related to applications determined under delegated powers. Of these, 14 (56%) were dismissed and 11 (46%) were allowed
- 5 appeals related to applications that were determined by Planning Committee. Of these, 3 (60%) were dismissed and 2 (40%) were allowed

Comment

The percentage of appeals allowed in 2025/26 was higher than the previous year at 43%

Those appeals, which have been allowed, have been cases where a site-specific judgment by the Inspector has been different from that of the Authority. There have been no appeals allowed which were fundamentally contrary to policy or which raised wider policy issues. This is welcome and shows that the Planning Inspectorate is generally supporting the Authority's decisions and its policies.

Members will be aware of any issues raised by specific appeal decisions (both allowed and dismissed) as the members receive a short analysis of each decision as part of monthly reports to Planning Committee, together with the decision letter itself, when an appeal is determined.

Human Rights

The appeals procedure is consistent with human rights legislation.

RECOMMENDATION:

That the report be noted.

Background Papers (not previously published) - None

Appendices - None

Report Author, Job Title and Publication Date

Brian Taylor, Head of Planning and Conservation, 8 July 2026