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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.1142/5187

Date: 26 August 2026



NOTICE OF MEETING

Meeting: **Planning Committee**

Date: **Friday 4 September 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 7 August 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 - Proposed Conversion and Extension of Former Toilet Block and Storage Garage to Form One Dwelling with Garden, Access, Parking, Landscaping and External Works at Lower Hooleyhey Farm, Hooleyhey Lane, Lamaload Reservoir, Macclesfield Forest (NP/CEC/0126/0077) KF** *(Pages 13 - 26)*
Site Plan
- 7. Hartington Neighbourhood Plan (RD)** *(Pages 27 - 30)*
- 8. Planning Appeals Monthly Report (A.1536/BT)** *(Pages 31 - 32)*
- 9. National Planning Policy Framework Update (AM/BJT)** *(Pages 33 - 38)*

Duration of Meeting

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

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

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

Agendas and reports

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

Background Papers

The Local Government Act 1972 requires that the Authority shall list any unpublished Background

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

Public Participation and Other Representations from third parties

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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.

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

To: Members of Planning Committee:

Chair:	M Chaplin
Vice Chair:	P Brady

T Arnold
R Bennett
J Garvey
L Hartshorne
A Nash
K Potter
J Wharmby

M Beer
Prof J Dugdale
B Hanley
I Huddleston
V Priestley
M Smith

Other invited Members: (May speak but not vote)

C Greaves

A Martin

Constituent Authorities
Secretary of State for the Environment
Natural England

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



MINUTES

Meeting: **Planning Committee**

Date: Friday 7 August 2026 at 10.00 am

Venue: Aldern House, Baslow Road, Bakewell

Chair: M Chaplin

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

Apologies for absence: T Arnold and A Nash.

82/26 MINUTES OF PREVIOUS MEETING HELD ON 17 JULY 2026

Minute number 75/26 was amended to read 'The barn has been identified as a non-designated heritage asset.'

Minute number 76/26 was amended to read 'B Hanley abstained from voting as he was from Hathersage Parish Council.'

The minutes of the last meeting of the Planning Committee held on Friday 17 July 2026, with the above amendments, were approved as a correct record.

83/26 URGENT BUSINESS

There was no urgent business.

84/26 PUBLIC PARTICIPATION

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

85/26 MEMBERS DECLARATIONS OF INTERESTS

The following declarations of interest were made:

K Potter and P Brady were acquainted with speakers on Item 6.

P Brady had received a letter from the applicant after the refusal at a previous Planning Committee Meeting for the site under discussion at Items 7 & 8.

P Brady and M Beer were acquainted with the Parish Council representatives for Item 10.

K Potter left the meeting at 10:05am

86/26 FULL APPLICATION - CHANGE OF USE OF FORMER CARE FACILITY TO FORM 7 DWELLINGS INCLUDING DEMOLITION OF THE CENTRAL COMMUNAL BLOCK, EXTERNAL ALTERATIONS, LANDSCAPING AND OTHER WORKS AT GERNON MANOR HOUSE, DAGNALL GARDENS, BAKEWELL (NP/DDD/1225/1316) ALN

The South Area Senior Planner presented the report and outlined the reasons for approval as detailed in the report. The scheme was capable of delivering two affordable local need dwellings. The main objections from the public were to retain the yew hedge on the south boundary of the site, and concern had been expressed about the retention of two pedestrian accesses from the proposal site onto the adjacent residential area on The Avenue. After further discussion with Planning Officers the yew hedge would be retained but reduced in height over a period of three years. The gated access points, although not previously used when the site had been a nursing home, could have been opened up and used at any time. The current proposed site layout meant the access points no longer provided a through route.

The following spoke under the public participation at meetings scheme:

- Judith Twigg
- Hugh Wright
- David Peck

Some Members had visited the site the previous day. For Health and Safety reasons part of the site had not been accessible.

The following points raised by speakers were addressed by the Senior Planning Officer:

- Repairs and maintenance of The Avenue were a private civil matter, not a planning consideration.
- Additional pedestrian access from The Avenue would not cause harm to amenity in the view of Planning Officers.
- 40% to 60% of Affordable Housing provision on a residential scheme did not apply to National Parks.
- The ability for people to move in and out of sites in a town environment is reasonable
- On condition 13 if Members were of the view that a native hedge would be appropriate, the preference would be for it to be backed by a post and wire fence rather than a post and rail fence.
- The Tree Conservation officer advised that the root protection area wouldn't be compromised in a way that harms the western Red Cedar tree. The assessment was based on existing development and services. A condition would be added to agree any new drainage in order to ensure that the root protection zone of the tree was not compromised.
- There was no inherent harm to amenity where proposed dwellings looked out onto car parking areas.

The following points were discussed by Members:

- Support for native hedge boundary with post and wire fence as an alternative to the dry stone wall was expressed.
- Solar panels had been considered. Most roof slopes faced east and west. The air source heat pump was considered an appropriate form of renewable energy. Modern solar panel systems would be effective on east/west direction roofing and could provide power to the air source heat pump.

- Some of the properties would include skylights which would improve the lighting levels to them.
- Pedestrian access from 2 units onto The Avenue would create low level impact with minimal effect on the highway. The access points were in place from the previous use of the site. Residents of the new units might use The Avenue for vehicular use but could have been the case when the site was used as a nursing home
- Screening was required. The new hedge would enhance The Avenue and communal areas should be maintained.
- The proposed scheme was the best use of the site.
- Timings should be a consideration in terms of reducing the hedge tree height and the removal of trees. This should be covered in the Arboricultural Impact Assessment and the Ecological report that had been submitted.

RESOLVED with amended and additional conditions:

Conditions 5 and 8 would include more detailed wording on the final decision.

Condition 9 would be amended to refer to trees and hedges, rather than just trees.

Condition 13 to be amended to drystone wall or a boundary hedge with wire and post fencing

Condition 15 would be amended to accept the cream colour to be used on the air source heat pump.

18. An additional Condition for submitted soft landscaping plan to be implemented.

19. An additional Condition to ensure the root protection system of trees was not compromised through submission of drainage details

20. An additional Condition to request the submission and agreement of a sustainability scheme, including fitting of solar panels

RECOMMENDATION:

That the application be APPROVED subject to a section 106 agreement to restrict occupancy of Houses 5 and 6 to local needs and the following conditions:

1. 3-year implementation period.
2. Adopt amended plans.
3. Remove permitted development rights for alterations, extensions, outbuildings, gates, fences and walls, solar pv panels.
4. The development hereby approved shall not be occupied until the access, parking and turning facilities have been provided as shown on drawings.
5. Construction management plan to be submitted and approved.
6. Prior to commencement of any further demolition works or site works, or the arrival of any materials or machinery, tree protection fencing and ground protection to be installed and retained in accordance with Tree Protection Plan.
7. Prior to the commencement of any further demolition or site works - or the arrival of any materials or machinery on site - a pre-commencement meeting shall be held on site and attended by the developer's appointed arboricultural consultant and the site manager and foreman with overall responsibility for the progression of works. At this meeting the arboricultural consultant shall confirm that all tree protection measures have been installed in accordance with the approved Tree Protection Plan

and that all of the approved arboricultural measures relating to works within trees' RPAs are fully understood. The development shall thereafter be carried out in accordance with all the stated requirements of the Arboricultural Report.

8. Yew trees T020 to T028 are to be reduced to a more compact size in a staged process carried out over no less than 3 years.
9. No tree which is retained or planted under conditions of the permission shall be cut down, uprooted, destroyed, pruned, cut or damaged in any manner during the development phase and thereafter within 10 years from the date of occupation of the building for its permitted use, other than in accordance with the approved plans and particulars or as may be permitted by prior approval in writing from the National Park Authority. Any such tree which is cut down, uprooted, destroyed, pruned, cut or damaged within that period shall be replaced with another of the same species at the same location and of minimum height 2.5 metres above ground level except where an alternative is approved in writing by the National Park Authority.
10. All mitigation, compensation and enhancement measures detailed in Section 6. of the Preliminary Ecological Appraisal Report (September 2025) by JM Ecology to be conditioned and adhered to.
11. All features to be provided in accordance with DSA drawing 1375 204 'Landscape Softworks: Ecological Enhancements Plan' prior to the buildings being brought into the approved use.
12. External lighting scheme to be submitted and approved.
13. Hard landscaping scheme to be submitted and approved. Boundary treatment to garden to east of House 5 (at the entrance to the site) to be a 1.2m traditional drystone (natural limestone) wall with half round natural gritstone coping stones, rather than a close boarded fence.
14. Recommendations in para 4.1 of the submitted Sustainable Drainage Options Appraisal and Strategy to be fully implemented before any of the dwellings are first occupied and the maintenance schedule at para 4.2 to be enacted throughout the life of the development.
15. Air source heat pumps to be installed and fully operational before each relevant property is first occupied. External unit to be painted out to match the colour of the adjacent stonework.
16. Timber on porch canopies and close boarded boundary fencing to be painted or stained a muted, recessive colour at the time of erection.
17. Details of final finish of all external timberwork to be submitted and approved. The finish shall be cream or a muted, recessive colour, not brown stain.

11:02 K Potter returned to the meeting.

87/26 FULL APPLICATION - ERECTION OF A SINGLE STOREY SIDE AND REAR EXTENSION AT THE OLD HALL, CREAMERY LANE, PARWICH (NP/DDD/0626/0578) LB

The South Area Principal Planner presented the report, with the Listed Building report considered before the Planning report, and outlined the reasons for refusal as detailed in the report. The current proposal follows on from recently refused applications for an extension to the rear of the property. This was a more lightweight structure but still had a significant impact on the rear of the Listed Building.

The following spoke under the public participation at meetings scheme.

- Jon Imber

The following points were discussed by Members:

- Potential impact on a Right of Way adjacent to the site, which was confirmed a significant distance away from the site rather than along the boundary.
- Glazed additions could be acceptable on a Listed Building in principle and in some instances were historic. The position and design on this proposal would impact the Listed Building, covering a section of the property to the height of two storeys and wrapping around different phases of its development.
- The proposed glazing would cover some of the windows on the existing building. Some were a result of the 1925 alterations and were of architectural interest. One of the windows to be removed under the proposals was original to the building.

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

RESOLVED:

RECOMMENDATION:

That the application be REFUSED for the following reasons:

1. **By virtue of the poor incongruous design, inappropriate scale and massing, and harm to and loss of historic fabric the development would fail to conserve the significance of the listed building and its setting and the arising harm would not be outweighed by public benefits, contrary to Core Strategy policies GSP1, GSP3 and L3, Development Management policies DMC3, DMC5, DMC7, DMC8, DMH7 and the NPPF.**

88/26 LISTED BUILDING CONSENT - ERECTION OF A SINGLE STOREY SIDE AND REAR EXTENSION AT THE OLD HALL, CREAMERY LANE, PARWICH (NP/DDD/0626/0579) LB

Item 8 was presented and discussed at the same time as Item 7, but the votes were taken separately, with the Listed Building application voted on first. Please see full minute details 87/26 above.

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

RESOLVED:

RECOMMENDATION:

By virtue of the poor incongruous design, inappropriate scale and massing, and harm to and loss of historic fabric the development would fail to conserve the significance of the listed building and its setting and the arising harm would not be outweighed by public benefits, contrary to Core Strategy policy L3, Development Management policies DMC5 and DMC7 and the NPPF.

11:20 the meeting was adjourned for 10 minutes

11:20 K Potter and L Hartshorne left the meeting

89/26 HOUSEHOLDER APPLICATION - PROPOSED GARAGE AND STORE BUILDING FOR PURPOSES INCIDENTAL TO A DWELLING AT THE BARN, SOUTH CHURCH STREET, BAKEWELL (NP/DDD/0326/0254) MN

The South Area Principal Planner presented the report and outlined the reasons for approval as detailed in the report. There was a correction to Para. 44 where the height was referred to twice where it was actually relating to width.

The following spoke under the public participation at meetings scheme.

- Mrs Colebrook
- Nick Marriott

Some Members had visited the site the previous day.

The following points were discussed:

- Whether the proposal was deemed as overbearing was assessed, considering the impact on neighbours with regards to scale, distance, mass and form of development.
- The use of the dwelling was residential. Lawful use of a dwelling includes holiday occupancy.
- The requirement to demonstrate a need for an extension was not required with an open market residential use.
- A previous proposal had been refused at Planning Committee. The refusal went to Appeal which was dismissed due to impact on neighbouring properties. Some Members expressed the view that the current proposal did not fully address those potential impacts, but the concerns weren't sufficient to justify refusal. The current proposal would be judged on its own merit.
- The design of the garage doors had horizontal slatted panels. The preference would be for vertical panelling.

A motion to approve the application, subject to the garage detail being conditioned, was proposed and seconded, put to the vote and carried.

RESOLVED:

RECOMMENDATION:

That the application be APPROVED subject to the following conditions:

- 1. Standard 3-year time limit.**
- 2. Compliance with amended plans and details.**
- 3. Design details & materials.**

4. Garage to remain for garaging of private domestic vehicles only.

5. Workshop/store to remain ancillary to use of the dwelling.

**90/26 FULL APPLICATION - USE OF GARAGE FOR INCIDENTAL RESIDENTIAL USE
AND PARKING OF VEHICLES AT 26 SWIFT CLOSE, BRADWELL
(NP/DDD/0226/0202) KF**

The North Area Principal Planner presented the report and outlined the reasons for approval as detailed in the report. Parking standards in the Peak District National Park Development Management Plan policies stated that a parking space should be 5m long and 2.5m wide. A 3-bedroomed house should have provision for a minimum of 2 parking spaces with a maximum of 3 parking spaces. The property currently had space for 1 car in the garage and 2 on the driveway, although 300mm short of the parking standard and would be located on a modern housing development constructed to modern highway standards. Bradwell Neighbourhood Plan, made in 2015, had Policy T2 that stated the removal of any car parking facilities both public and private would be strongly opposed. This application would result in the loss of a car parking space. The Peak District Development Management Plan, adopted in 2019, had policy DMT8B to protect off street parking where there was evidence it would result in traffic circulation issues. When there was a conflict between different parts of the Development Plan this must be resolved in favour of the latest document that had been adopted as part of the Development Plan, which in this case is the 2019 policy DMT8.

The following spoke under the public participation at meetings scheme.

- Paul Downing

The following points were discussed:

- The garages at Bradwell Springs could be used for alternative purposes with consent from the Peak District National Park Authority.
- There was no distinction between a house being used as a dwelling or as a holiday let. If the deeds included restrictions on the use of properties as holiday lets, that was not a planning matter, as the property would remain in use as a dwelling albeit on a short-term occupancy basis.
- The garage had already been partitioned. That did not constitute development but was contrary to the relevant planning condition.
- Under the Development Plan parking standard policies were binary and the space on the drive way did not constitute 2 parking spaces as it would be under 10m in length.
- The garage space left after the partition work did not meet parking standards of 5m x 2.5m.
- The remaining parking area could be used for motorbikes, trailers and smaller vehicles.
- Two vehicles parking on the driveway could result in a car encroaching onto the footpath.
- The Neighbourhood Plan was clear on preserving parking spaces on the property as oppose to on the road side. Approving the application would not help achieve this.
- The parking and traffic circulation issues in Bradwell are material planning considerations which were considered in the planning assessment.
- The Neighbourhood Plan forms part of the Development Plan for the National Park.

- The recommendation for approval was based on the location being a redeveloped site with modern parking standards. The Neighbourhood Plan policies had been a material consideration.
- The final decision taken should consider the impact of this proposal on this area of Bradwell. Any subsequent appeal on a refusal would be hard to defend by Officers unless harm could be evidenced.
- Two larger vehicles parked on the driveway would result in an overhang onto the pavement to the detriment of pedestrian, wheelchair and pram users.
- Section 36 (5) of the Planning and Compulsory Purchase Act 2004 stated that precedence must be given to the newer Development Management Plan as opposed to the Neighbourhood Plan

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

RESOLVED:

RECOMMENDATION:

That the application be REFUSED for the following reasons:

The proposed development would reduce the number of car parking spaces serving the property to below the specified minimum outlined in Appendix 9 of the Development Management Policies Plan and would impede pedestrian and vehicular access on Swift Close to the detriment of local traffic circulation. The proposal development is therefore in conflict with Neighbourhood Plan policy T2 and Development Management Policy DMT8.

91/26 PLANNING APPEALS MONTHLY REPORT (A.1536/BT)

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

The Members congratulated Officers on their work on the appeal responses resulting in dismissals in each case over the last month.

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

RESOLVED:

To note the report.

The meeting ended at 12.42 pm

6. FULL APPLICATION: PROPOSED CONVERSION AND EXTENSION OF FORMER TOILET BLOCK AND STORAGE GARAGE TO FORM ONE DWELLING WITH GARDEN, ACCESS, PARKING, LANDSCAPING AND EXTERNAL WORKS AT LOWER HOOLEYHEY FARM HOOLEYHEY LANE, LAMALOAD RESERVOIR, MACCLESFIELD FOREST. NP/CEC/0126/0077

APPLICANT: Mr Edward Chruszcz

Summary

1. The application has been brought to committee as a result of the Parish Council objection.
2. The proposal relates to two stone barns located to the NE of Lamaload Reservoir.
3. The principle of conversion to market dwelling was accepted in 2022 with a previous grant of permission. This was not implemented and as the permission lapsed in 2025, the current proposal seeks to reinstate that permission.
4. The conversion to a market dwelling is sensitive to the character and appearance of the barns and necessary to achieve conservation and enhancement of these non-designated heritage assets. It therefore accords with Development Plan Housing Policy HC1.
5. The proposed landscaping and restricted curtilage would conserve local landscape character as well as result in a net gain in Biodiversity of 15.2%.
6. There are no amenity concerns and there is suitable safe access to the highway.
7. The proposal is therefore recommended for approval subject to conditions.

Site and Surroundings

8. The site comprises two stone barns located in the open countryside, to the north east of Lamaload Reservoir and close to the Lamaload Reservoir Public Car Park.
9. The buildings comprise a two-storey barn and an adjacent smaller single storey barn. They are set back from the road approximately 60m and accessed via an existing vehicular gate and twin wheel track leading directly to the buildings. The track also carries a public footpath and continues on to serve other land beyond.
10. The barns are the only remaining buildings from the Lower Hooleyhey farmstead, an historic farmstead recorded in the Historic Environment Record, that was largely demolished in the 1960s to allow for the construction and use of the Lamaload Reservoir. They were previously converted for use as a public toilet and for storage connected with the use of the reservoir and the nearby public car park and picnic area. That use ceased some time ago and the buildings stand empty.
11. The red line application site comprises the buildings and their immediate curtilage along with the wider area of wooded land between the buildings and the car park totalling approximately 1.2 acres.
12. Whilst there is an existing natural stone boundary wall along the roadside, the buildings are mainly fenced from the adjacent open grazing land around the reservoir and sit at the edge of the wooded area which also partially screens them from the road which is at a higher level than the site.

13. To the north east of the site is the Lamaload Reservoir car park operated by United Utilities which provides parking to access the local footpath around the reservoir and wider local area.
14. The site is within the Southwest Peak Slopes, Valleys and Woodland Landscape area. The buildings are not listed, but are considered to be non-designated heritage assets.
15. Planning permission was granted for the conversion of the barns into a dwelling in 2022 but work never commenced and the consent lapsed in 2024.

Proposal

16. Full Planning permission is sought to convert the barns into a single dwelling based on the same plans as the 2022 approval. The larger two storey barn would form the main 3-bedroom dwellinghouse.
17. The smaller detached barn would form one further bedroom and en-suite as ancillary accommodation. An extension to the east gable would create a small stone-built plant room/storage space. Parking for three vehicles would be adjacent the SE side of the smaller barn.
18. Existing window and door openings are proposed to be utilised, some of which are original and some have been added at a later date. One new opening is proposed in the southern gable end at first floor in the larger barn together with a small opening in the ground floor west elevation.
19. The domestic curtilage is proposed to comprise a small area of formal amenity space around the dwelling enclosed by a hedgerow, including area for bin storage and an electric car charging point. The existing York stone around the building is proposed to remain, and a small area of additional York stone pavers would be added.
20. The existing wooded area outside the domestic curtilage and ownership is owned by United utilities and would remain as woodland with the existing wire fence remaining to denote the ownership boundary. The only development proposed in the wooded area outside of the domestic curtilage would be a geothermal borehole and a water source borehole.
21. A foul sewage treatment plant is also proposed discharging to soakaway.

RECOMMENDATION:

That the application be APPROVED subject to the following conditions

- 1. Statutory 3-year time period within which to commence development.**
- 2. Carry out in accordance with specified approved plans and reports.**
- 3. Submit and agree the precise details of the materials and finishes for the walls, roofs.**
- 4. Submit and agree a written scheme of investigation for Historic building recording before conversion.**
- 5. Agree details of windows and doors prior to installation.**
- 6. Wall to store built in reclaimed stone and stone slates to match the existing building. Pointing of walls as detailed in approved plans.**

- 7 Roof clad using existing stone slates with any replacements agreed to match.**
- 8 The garden boundary including around the parking area shall be native mixed hedging in accordance with agreed landscape plan and implemented before the dwelling is occupied or the first available planting season following substantial completion.**
- 9 The parking and turning area shall be carried out in accordance with the details shown on approved plan Landscape Layout 2020 LS-100 revision F before the dwelling is occupied.**
- 10. Notwithstanding what is shown in the approved plans, no external lighting shall be installed other than in complete accordance with an amended scheme to be submitted for approval in writing by the Authority.**
- 11. Rainwater goods - Guttering shall be as detailed on the approved plan, and finished in black**
- 12. Internal pipework only**
- 13. Convert within shell, No re-building.**
- 14. Remove all domestic permitted development rights, including for outbuildings.**
- 15 In accordance with Arboricultural Method Statement subject to the additional conditions and informatives from the PDNPA Tree Officer covering;**
 - i. Pre-commencement meeting to clarify working methods and check tree protection**
 - ii. Carry out in accordance with the requirements of the Arboricultural report and tree protection plans**
 - iii. Submit and agree full details of tree removals and tree and hedge planting for written approval**
- 16 Landscaping in accordance with approved plan Landscape Layout 2020 LS-100 revision D and subject to 15 above.**
- 17 Domestic curtilage to be limited to that shown on the approved landscape plan.**
- 18 The development shall be completed under a European Protected Species mitigation license**
- 19. Works to take place outside of breeding bird season.**
- 20. Pre-commencement check for barn owl survey.**
- 22. Fourth bedroom ancillary accommodation to house and not rented out separately**
- 23 In accordance with Sustainability Statement**
- 24. Vehicular access and parking area not to be given over to surfaced hardstanding**
- 25. Submit for agreement precise details of the water and ground source boreholes and any surface cabinets/pipe runs.**

- 26 Statutory pre-commencement condition for submission of biodiversity gain plan.**
- 27 Implementation of biodiversity gain plan and landscaping within first available planting season following substantial completion or first domestic use.**

Key Issues

22. Whether the development would conserve the character, appearance and amenity of the existing buildings, their setting, and the surrounding landscape.
23. Impacts upon ecology / Biodiversity including trees.
24. Access and parking impacts

History

25. 2022 – Planning Permission granted for conversion to dwelling Ref NP/CEC/1221/1309. No work was carried out and consent therefore lapsed in 2025.

Consultations

26. Highway Authority – No response to date.
27. Cheshire East Council - No response to date
28. Rainow Parish Council - Object.
 - Question the need for a dwelling in a position where historically residents have been moved away from the water catchment area of the reservoir because of the possibility of contamination.
 - Recommend that a formal ground water assessment is obtained from an expert hydrologist.
 - Question the usage of this dwelling.
29. Natural England – No objections.
30. Considers that the proposed development will not have significant adverse impacts on statutory designated sites – The Goyt Valley SSSI nor have likely significant effects on the Peak District Moors (South Pennine Moors Phase 1) SPA and South Pennine Moors SAC and has no objection to the proposed development. (Planning Officer Note: These lie 1km to the east)
31. Natural England are happy to see that both the submitted ecological appraisal and bat scoping survey mention that works are to take place outside of the bird breeding season, ensuring no disturbance to the breeding birds assemblage for which the SPA is designated.
32. PDNPA Tree Officer – No objections subject to suggested conditions
33. No objection regards tree impacts. Those few trees which are proposed for removal are acceptable in the context of appropriate new mitigation planting being conditioned.
34. The supplied arboricultural report is thorough and makes recommendations which will need to be followed if the development is to assured of retaining a setting of appropriate tree cover. Suggests conditions to address all of these report recommendations.

35. The arboricultural report is from 4½ years ago. Its requirements will all remain appropriate, but an update of current tree stock will be required, given that it stated in 2021 that several identified trees would require reassessment with regard to symptoms of Ash Dieback disease and Dutch Elm Disease. The suggested condition allows for this.
36. The arboricultural report indicates that mitigation tree planting will likely include new trees on land owned by United Utilities. Although this is within the submitted red line area and can be conditioned, the applicant would also need the permission of United Utilities to plant on their land.
37. PDNPA Archaeology – No objections subject to condition to secure building recording.
38. Refers to previous response which remains valid and is summarised below. It should be noted that the design and detailed concerns raised then were addressed by amended drawings in the 2022 approval and incorporated into the 2026 scheme.

Significance

39. The buildings are heritage assets of local interest. Their significance lie largely in their historic and architectural interest. This largely resides in their surviving form and fabric as the last two surviving buildings of the lost Lower Hooleyhey farmstead, surviving historic features and fabric, legibility of their historic function and phases of development and alteration, their traditional materials and vernacular form and their surviving agricultural character.
40. The buildings have undergone unsympathetic changes and alternation in the 20th century, including new openings being punched through, use of non-traditional materials such as concrete dressings and use of concrete mortar.

Proposed development

41. Replacement of inappropriate modern repairs and materials, such a concrete dressing and mortar with traditional stone and lime mortar would enhance the architectural interest of the building.
42. Conversion of whole range of building is proposed, including the small square structure previously used for storage. Current and future storage needs for the property needs to be considered. If all the buildings are being converted where will the usual domestic, garden and garden items and paraphernalia be stored? Would additional buildings be required for this? Additional buildings could be harmful to the buildings and their setting.
43. Conversion of all the buildings also requires a modern extension to accommodate the proposed plant room. Could this not be accommodated within the existing range of buildings on site?. Consideration should be given to leaving at least part of the structures, and the small square structure would seem the most appropriate for storage purposes.
44. Any parking areas or amenity space would need to be carefully introduced to ensure it does not result in increased domestication of site, and dilution of surviving agricultural character of the buildings and site.

Recommendation

45. As a non-designated heritage asset, a balanced planning decision need to be made that has regard to the significance of the heritage asset and the scale of the harm detailed above.

46. Should the application be considered acceptable then a programme of building recording (Historic England Level 2) will need to be secured by condition to mitigate the harm resulting from the proposed development in accordance with a Written Scheme of Investigation to be approved by the PDNPA archaeology team.

Representations

47. None to date.

Statutory framework

48. National Park designation is the highest level of landscape designation in the UK. The Environment Act 1995 sets out two statutory purposes for national parks in England and Wales:
- 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
49. 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.
50. 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).
51. This application must be determined in accordance with the development plan unless material considerations indicate otherwise.

Main Policies

52. Relevant Core Strategy policies: GSP1, GSP2, GSP3, L1, L3, CC1, HC1
53. Relevant Development Management policies: DMC3, DMC5, DMC8, DMC10, DMT8

Supplementary Planning Documents

- Climate Change and Sustainable Building (2013)
- Conversions (2022)
- Design Guide (2007)
- Building Design Guide (1987)
- Alterations and Extensions (2014)
- Transport (2019)

National Planning Policy Framework

54. The National Planning Policy Framework (NPPF) was revised in August 2026 and 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.
55. The main relevant sections of the NPPF to this application state;

56. N4: Protected Landscapes

Development proposals within Protected Landscapes should be limited in scale and extent and sensitively located and designed to avoid harm to the statutory purposes and special qualities of the Protected Landscape. Substantial weight should be placed on the importance of conserving and enhancing the natural beauty of these areas, and to conserving and enhancing wildlife and cultural heritage in National Parks and the Broads.

57. HE7: Decisions on non-designated heritage assets

Development proposals which would have a positive effect on a non-designated heritage asset should be supported. Where a development proposal would harm the significance of a non-designated heritage asset, this should be weighed against the benefits of the proposal and a balanced judgement made, having regard to the scale of any harm or loss and the significance of the non-designated heritage asset.

Assessment

Principle

- 58. The application is supported by a heritage assessment. It is agreed that the barn is a non-designated heritage asset of local historic and architectural significance.
- 59. There has been no significant change in circumstances since the 2022 approval. The building remains disused and in need of repair and maintenance.
- 60. In principle, conversion to a market dwelling is necessary to secure a viable use for these non-designated heritage assets and achieve their conservation and enhancement. The proposed change of use is therefore acceptable in principle under policy HC1. C.
- 61. The key issue therefore is whether the proposed scheme of conversion would conserve the character, appearance and significance of the buildings together with their setting within the local landscape.

Visual impact of development on the landscape.

- 62. The conversion plans and site layout/landscaping plans are all carried forward from the previous approved scheme.
- 63. In the last approval concerns were raised about the potential impact of the residential use on the wider landscape setting in terms of the visual impact of the domestication that would occur. It is noted however that the development would be viewed in context with the large car park nearby which has altered the landscape of the immediate area from being entirely agricultural and open countryside, to one having been altered and developed for the purposes of maintaining the reservoir and providing public access and enjoyment of the area.
- 64. These concerns were overcome in the 2022 scheme by the proposed residential curtilage being drawn tightly around the property as well as being screened by a mixed native hedgerow.
- 65. That same restricted curtilage and landscape treatment is repeated in this application. The native hedge forming the boundary of the domestic curtilage would provide a low-key, natural boundary, as well as enhancing the biodiversity of the site. The small area of formal garden, parking and any associated residential paraphernalia will therefore be well screened from the road by the boundary treatment and the wooded area to the front of the site, along with the natural topography of the land.

66. The wooded area to the north-east between the buildings and the car park will remain as existing, apart from being the location of the water borehole and ground source heat borehole.
67. The proposed parking area would be located off the south-east side of the smaller barn and open onto the track and footpath. This is proposed to be a reinforced grassed area, and would therefore not present prominently having a natural appearance. This area is also proposed to be bounded by the native hedge, which would screen the parked cars from all views other than from the short section of the footpath passing down the side of the site.
68. The vehicular track leading to the site is currently an informal two wheel run crushed stone agricultural style green track which serves the barns and adjacent agricultural fields beyond. This is proposed to remain in the ownership of the water company but a condition is required to be imposed to ensure that the parking area and the access (other than two crushed stone wheel tracks) is not given over to a hard surfacing which would be inappropriate in this setting.
69. Subject to the conditions set out below to restricting the limit of the domestic curtilage, and to secure appropriate boundary treatment the scheme of conversion would be appropriately assimilated into the local setting and would secure appropriate conservation and enhancement to the local landscape to accord with local development plan policy.

Impact of conversion on the buildings

70. The larger barn provides for a 3-bedroom dwelling with the smaller building providing a detached fourth en-suite bedroom. As in the previous approval a condition is suggested to be imposed to ensure that this building remains additional ancillary bedroom accommodation to the host dwelling, and is not rented out separately.
71. The small stone store proposed to be attached to the smaller building is considered to be in-keeping with the existing building, with physical evidence of a former attached building visible on the gable end. This would remove the need for further garden buildings which would be harmful to the setting.
72. A structural report confirms that the building can be converted with only localised repairs being required.
73. The scheme retains the stone slate roofs. The walls, which have been badly pointed in the past with cement mortar are to be repointed with lime-based mortar which is more appropriate along with replacing concrete lintels with stone. New powder coated aluminium rainwater goods are proposed along with the removal of soil vent pipes and installation of discreet vents to the walls, all of which will provide considerable enhancement to the current condition.
74. All the windows and doors are proposed to be replaced with recessed timber framed windows. The window frames have been simplified in their appearance, which would be appropriate to reflect the agricultural character of the site and would be an enhancement over the existing.
75. The single new opening to the south west gable of the larger barn is acceptable in this case as it would reflect the character of the barn. It is necessary to facilitate the conversion, providing a window to the main bedroom, and therefore secure the long-term future of the building. It would have a very limited impact upon the barn in views from within the wider landscape. A further small new window opening is shown on the ground floor western elevation to light the ground floor en-suite bathroom. This is small and sited within a largely

blank elevation so will conserve the current high solid to void ratio of this elevation. The visual impact would be minimal, with no harm to the overall character and appearance of the building and is therefore considered acceptable.

76. Internally, few historic features remain as the building had been used as a toilet block serving the car park, with some modern and unsympathetic additions, which would be removed. The internal layout would be amended with the introduction of domestic features within the building. With the removal of the existing unsympathetic internal features, the minor impact of the changes to the layout would be clearly outweighed by the sensitive conversion and conservation of the building and its long-term retention.
77. The overall design of the conversion scheme is sympathetic to the historic character and appearance of the buildings. It is in accordance with our design guidance as it utilises existing openings with appropriate new window frames and doors as well as addressing the unsympathetic changes and use of material carried out for the past uses. If permission were granted, conditions are suggested to secure appropriate design details.
78. If permission were granted, the recommended condition from the Authority's Archaeologist is also necessary to secure a Written Scheme of Investigation for a programme of historic building recording before the buildings are converted.
79. A condition would also need to be imposed to prohibit re-building, and to remove specified domestic permitted development rights to ensure that the conservation and enhancement of the building secured upon conversion is not subsequently eroded by inappropriate development during the lifetime of the development.

Other matters

The Parish Council objection

80. This is noted however it is concluded that insufficient weight can be attached to the concerns to warrant any change to the recommendation. The need for the market dwelling is to secure a viable use within policy.
81. Whilst the buildings themselves would not have been residential originally, the valley had been long settled by a number of dwellings that were taken out of use, and in many cases destroyed, by the introduction of the reservoir. It is also noted that other isolated residential dwellings/farms are visible from the site and consequently there are no concerns about this proposal causing harm to this landscape.
82. Neither are there any concerns about water quality given appropriate facilities for the treatment of foul and surface waters are proposed. It should also be noted the previous use was for public toilets in connection with the water companies visitor car park. Finally, groundwater abstraction is covered by separate consents from the Environment Agency.

Highway Matters

83. Again, no response has been received from the Highway Authority. As noted above, a parking and turning area is proposed for three spaces, which is acceptable for a four-bedroom dwelling.
84. The access onto Hooleyhey Lane is existing and due to the wide verge has adequate visibility. The development therefore would be provided with satisfactory access and off-street parking and will not harm highway safety in accordance with policies DMT3 and DMT8.

Ecology and Biodiversity Net Gain

85. The application is supported by a Preliminary Ecological Appraisal.

Bats

86. An Updated Bat Scoping Survey (Feb 2026) has been submitted. Bat droppings were recorded in the main building and evidence of barn owl was also recorded but no evidence of active nesting was observed.
87. Barn swallow nests were also present in the building. No evidence of bats was recorded in the smaller building however, additional Barn owl feathers were recorded.
88. A follow-up emergence survey in July 2026 recorded five species of bat, with overall low activity and minimal numbers. No bats were recorded roosting in the building. However, during the original bat survey for the 2022 approval, five bats were found to be roosting within the larger building. Due to this the works will need to be completed under licence issued by Natural England after any planning permission has been granted.
89. To compensate for the loss of roosting opportunities at least five bat boxes are to be installed onsite and the external lighting designed to avoid illuminating bat roost features and installed boxes.

Birds

90. Due to the presence of breeding birds in the buildings a condition is necessary to ensure works take place outside of the breeding bird season or if not possible a targeted breeding bird nest scoping survey be conducted prior to the start on site or an ecological clerk of works appointed.
91. A condition to secure pre-commencement barn owl survey of the internal areas of the buildings is also suggested.
92. To compensate for the loss of nesting opportunities within the buildings, bird boxes are proposed to be installed onsite. Given that barn owls were not recorded breeding onsite, compensation for the loss of nesting opportunities is not considered necessary in the report. In addition, an owl box is already located approximately 40m from site and as such, the provision of further nesting opportunities for barn owls is not required.

BNG

93. The site comprises other neutral grassland, modified grassland, rural trees, wet woodland, artificial unvegetated unsealed surface and developed land; sealed surface. An area of other neutral grassland (0.036ha, 0.14 habitat units) and modified grassland (0.021ha, 0.043 habitat units) will be lost to the development.
94. To meet the mandatory 10% gain, it is proposed to enhance an area of neutral grassland (0.13ha, 1.02 habitat units) from poor condition to moderate condition and, create ruderal/ephemeral (0.029ha, 0.17 habitat units) and vegetated garden (0.024ha, 0.053 habitat units). The proposals will create an uplift of 0.53 habitat units, achieving a 15.2% Biodiversity Net Gain. The trading rules of the metric are satisfied as the same distinctiveness or better habitat will be achieved.
95. In most cases, where the increase in biodiversity units is 0.5 or more the gain would be deemed as significant however, vegetated gardens although contributing to the overall BNG score cannot be legally secured and the remaining areas of habitat creation or enhancement are not considered significant relative to existing habitats on site; therefore,

in this case, it is not considered proportionate to require monitoring for 30 years. A condition to secure is therefore appropriate.

Climate change mitigation

96. Policy CC1 requires all new development to demonstrate how it would make the most sustainable use of land and resources and to set out how it would reduce the need for energy, use and supply it efficiently, and seek to use low carbon and renewable energy.
97. The range of design features set out in the sustainability statement for the scheme are as follows:-
- Breathable CO2 absorbing building materials.
 - Renewable building materials; Woodfibre boards and insulation. Woodwool boards, lime plaster, render and screed. Expanded clay aggregate and glass insulation.
 - High Levels of insulation and air tightness
 - Timber double glazed windows internal shutters
 - Building structure with good thermal mass to retain heat during winter and cool in summer.
 - Ground source heat pump
 - Borehole sourced water supply
 - Sustainable surface water management strategy
 - Non-electric sewage treatment plant
 - Low energy lighting
 - Energy efficient water based UFH throughout
 - BMS thermostatic controls for hot water and heating
 - Car charger
 - Bike Storage
 - Waste Recycling
 - Consideration of Solar Gain and Daylighting
98. Overall, these measures are considered to be in accordance with policy CC1. They represent an appropriate response as part of a sensitive re-use of an historic building which is in itself a sustainable development.
99. In the context of the development and limited curtilage, the site would be unsuitable for solar panels as these would be likely to harm the character of the building and the setting as well as being too shadowed by tree cover.

Lighting and CCTV

100. The supporting statement sets out that PIR activated security LED floodlights are proposed to be installed at eaves level to illuminate around the property. PIR activated LED downward orientated fittings on wall brackets are also proposed to be installed adjacent to external doors and on external plantroom / bin store. PIR activated Bat friendly Low lux downward orientated way finders to illuminate driveway and carparking area.
101. CCTV cameras to be installed at eaves level to cover approach to front and rear elevations
102. No detail of the scheme have been provided. With care needing to be taken with lighting to avoid harm to bats and ensure that light spillage onto the bat boxes is minimised a condition is therefore necessary to agree the precise details. This would also ensure the appropriateness of the scheme in landscape terms alongside impact on bats.

Water source bore hole and geothermal bore hole

103. These are proposed to be sited in the wooded area NE of the buildings. These would typically require only minor above ground structures normally comprising small grp covers

with all pipework back to the house underground. However, as no detail is provided in the application a condition is necessary to secure appropriate detailing and any further mitigation required.

Drainage

104. Foul drainage is to be directed to a new treatment plant located off the north west of the buildings which would discharge to a soakaway. This would also pick up and treat rainwater and excess groundwater along with perimeter site drainage.
105. As the site lies within a ground water risk zone a permit will be required from the Environment Agency to discharge to ground.

Conclusion

106. The proposal would conserve and enhance the historical significance of the barn, its character and appearance as well as its setting within the local landscape.
107. The change of use to a market dwelling would provide a viable use and is required to achieve conservation or enhancement of the building, thereby meeting housing policy HC1.
108. The development would enhance biodiversity, would not harm highway safety and given there are no close neighbours, have no impact on amenity.
109. The proposal is therefore in accordance with the development plan, and in the absence of any further material considerations, the application is recommended for approval, subject to the conditions set out above.

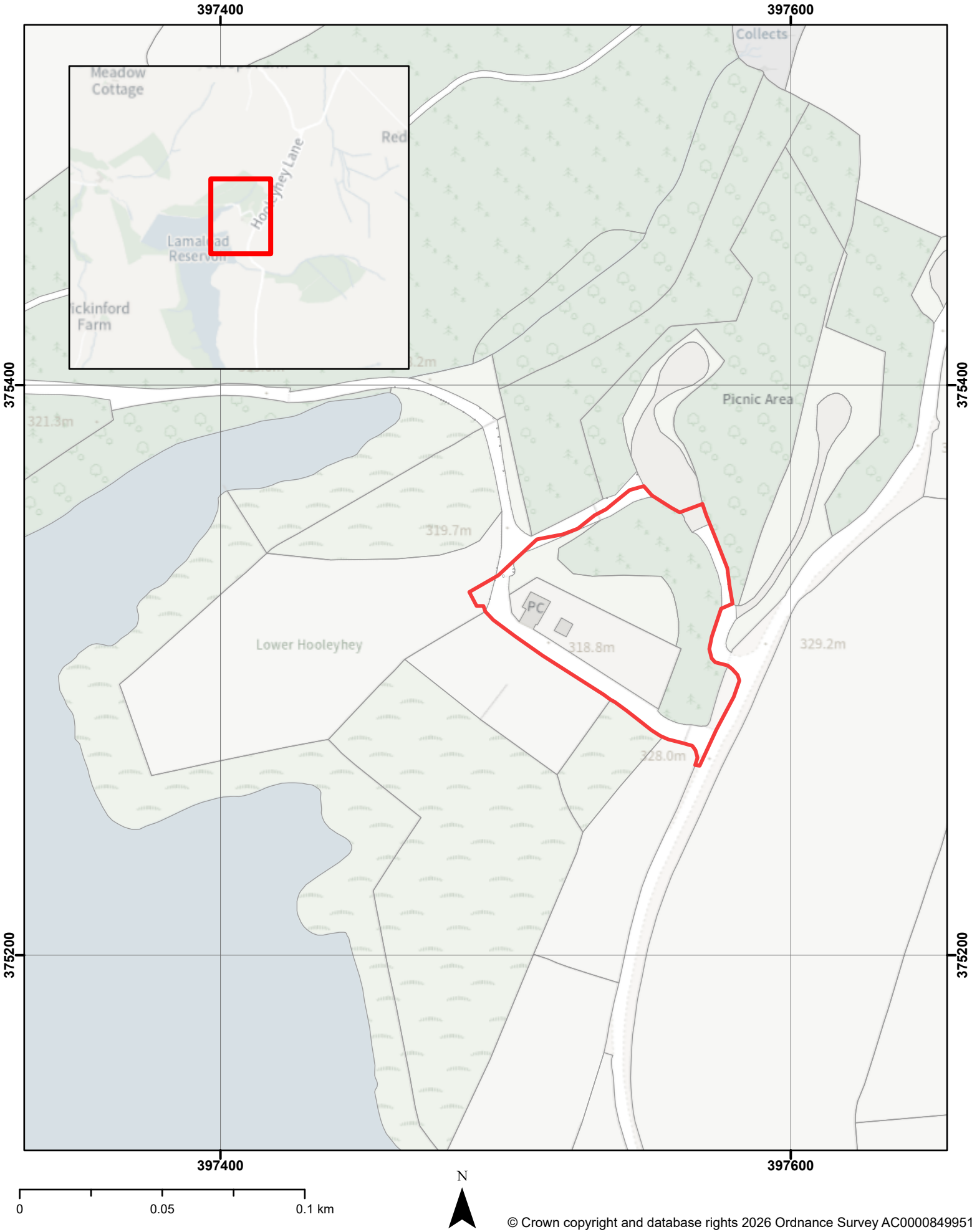
Human Rights

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

List of Background Papers (not previously published)

111. Nil

Report Author – John Keeley



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6. Lower Hooleyhey Farm, Hooleyhey Lane, Lamaload Reservoir.

Item no. [Item no.]
Application no. [Application no.]
Committee date: 4/9/26

Scale: 1:1,654 at A4 pagesize
Page 25
Overview scale: 1:25,000 at A4 pagesize
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7. MAKING OF HARTINGTON TOWN QUARTER PARISH NEIGHBOURHOOD PLAN

1. Purpose

1.1. To 'make' Hartington Town Quarter Parish Neighbourhood Plan ('the Neighbourhood Plan' 'the Plan') part of the statutory development plan for Hartington Town Quarter Parish Neighbourhood Area ('the Neighbourhood Area').

2. Context

2.1. The Neighbourhood Area was designated by the Peak District National Park Authority ('the Authority') on 8th February 2013 in accordance with Regulations. All reference in this report to 'Regulations' is to the Neighbourhood Planning (General) Regulations 2012 (as amended).

2.2 Hartington Town Quarter Parish Council prepared the Neighbourhood Plan and undertook its Regulation 14 consultation. The Parish Council then modified the Plan and submitted it to the Authority under Regulation 15.

2.3 On the 17th January 2025, the Planning Committee determined that the Submission Draft Neighbourhood Plan met legal requirements and authorised its further (Regulation 16) public consultation and independent examination. The Regulation 16 consultation was undertaken by the Authority between 3rd March 2025 and 28th April 2025.

2.4 A qualified, experienced independent examiner was appointed by the Authority in consultation with Hartington Town Quarter Parish Council. Examination of the Plan took place in July 2025 and was conducted by written representations. The examiner considered all of the policies and supporting text within the Plan, and whether it met the Basic Conditions required by legislation (paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990). The Examiner's Report recommended a number of modifications to the Plan and concluded that, subject to those modifications being made, it should proceed to referendum.

2.6 On 5th September 2025 the Planning Committee resolved to accept the proposed modifications and that the Plan as modified met the Basic Conditions, was compatible with Convention rights, complied with the definition of a neighbourhood development plan and should proceed to referendum.

2.7 On 27th November 2025 a referendum was undertaken by Derbyshire Dales District Council. It asked: 'Do you want the Peak District National Park Authority to use the neighbourhood plan for the Parish of Hartington Town Quarter to help it decide planning applications in the neighbourhood area?' One hundred and twenty-nine (129) people voted 'yes' and eighteen (18) voted 'no'.

2.8 Following the referendum, it was identified that the Authority had not published a Decision Statement following receipt of the Examiner's Report. This is required under Regulation 18 to set out the Authority's decision and proposed actions following receipt of the Examiner's Report.

2.9 By agreement with Derbyshire Dales District Council and in accordance with legal advice officers determined that it was necessary to repeat the statutory process from the point of error (Regulation 18 Notification and Referendum) to ensure the Neighbourhood Plan could be properly and lawfully made. The Authority acknowledges this error and has apologised to Hartington Town Quarter Parish Council, residents and other stakeholders for the inconvenience and confusion.

2.10 On 11 March 2026 the Regulation 18 Decision Statement was sent by post to all households and businesses in the Neighbourhood Area and publicised on the Authority's website.

2.11 On 8th July 2026 a repeat referendum was undertaken by Derbyshire Dales District Council. One hundred and eight (108) people voted 'yes' and six (6) voted 'no'. As the Hartington Town Quarter Parish Neighbourhood Plan was supported by a majority of those voting it must be made part of the statutory Development Plan for the purposes of determining planning applications within the neighbourhood area.

3. Proposals

3.1. That Hartington Town Quarter Parish Neighbourhood Plan be made part of the statutory development plan for Hartington Town Quarter Parish Neighbourhood Area.

4. Recommendations

4.1. That the Committee makes Hartington Town Quarter Parish Neighbourhood Plan part of the statutory development plan for Hartington Town Quarter Parish Neighbourhood Area.

5. Corporate Implications

a. Legal

The Authority has a legal duty to 'make' neighbourhood plans that are supported in a referendum.

b. Financial

The costs associated with neighbourhood planning, including the Examination and Referendum, must be met by the Authority. The cost of the repeat referendum was £2,934.81.

c. National Park Management Plan and Authority Plan

Support for neighbourhood planning is a key delivery mechanism for the achievement of Management Plan Objectives.

d. Risk Management

There are no risk management implications.

e. Net Zero

This report doesn't directly contribute to meeting net zero.

6. Background papers (not previously published)

Nil.

7. Appendices

7.1 Appendix 1 – [Hartington Town Quarter Parish Neighbourhood Plan Referendum Result](#)

7.2 Appendix 2 – [Hartington Town Quarter Parish Neighbourhood Plan](#)

Report Author, Job Title and Publication Date

Rachael Doyle, Community Policy Planner, August 2026

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

1. **APPEALS LODGED**

The following appeals have been lodged during this month.

<u>Reference</u>	<u>Details</u>	<u>Method of Appeal</u>	<u>Committee/ Delegated</u>
NP/DDD/0725/0658 6013321	Listed Building consent - Replacement of existing single storey kitchen extension, glazing over existing service well, addition of new garages and stabling, replacement of existing outdoor pool changing rooms, addition of outdoor pool retractable canopy, up-grade of existing outbuilding to visitor accommodation, various repairs and alterations to existing house and grounds including replacement of main southern entrance gates. Longstone Hall, Great Longstone	Written Representation	Delegated
NP/DDD/0725/0657 6013318	Replacement of existing single storey kitchen extension, glazing over existing service well, addition of new garages and stabling, replacement of existing outdoor pool changing rooms, addition of outdoor pool retractable canopy, up-grade of existing outbuilding to visitor accommodation, various repairs and alterations to existing house and grounds including replacement of main southern entrance gates. Longstone Hall, Great Longstone	Written Representation	Delegated
NP/SM/1225/1223 6013694	Partial change of use of building to enable holiday accommodation at first floor level and revised use of ground floor to retain a community public house Staffordshire Knott Inn, Sheen	Written Representation	Delegated
Enforcement Notice 23/0024 6014618	Change of use of land to car park adjacent to Yondermann Cafe associated operations and erection of vehicle height restrictor Yondermann café, Wardlow Mires	Written Representation	Delegated

2. **APPEALS WITHDRAWN**

There have been no appeals withdrawn during this month.

3. **APPEALS DECIDED**

The following appeals have been decided during this month.

<u>Reference</u>	<u>Details</u>	<u>Method of Appeal</u>	<u>Decision</u>	<u>Committee/ Delegated</u>
None				

4. **RECOMMENDATION:**

To note the report.

9. Summary of changes to revised National Planning Policy Framework (BJT)

1. Purpose

1.1. To update members on the most recent changes (made on the 17th August) to the National Planning Policy Framework (NPPF) and summarise the significant changes for protected landscapes.

2. Context

2.1. What has changed overall?

- The government has updated the NPPF to help fast-track quality homes in well-connected areas, making better use of underdeveloped land around stations while creating jobs, unlocking investment, driving growth and connecting communities.
- The format of the NPPF is substantially different from the 2024 version of the Framework. It has been restructured to provide clearer national policies for both plan-making and decision-making, reducing reliance on subjective judgement and limiting duplication between local and national policy. More information can be found [here](#).

What has changed for Protected Landscapes?

- National policy for Protected Landscapes was previously covered in Chapter 15, 'Conserving and enhancing the natural environment'. This has been replaced in the new NPPF by Chapter 19, of the same title.
- Responding to feedback, the government has strengthened the policy compared to the December consultation draft. Text has been reinserted to make clear that major development in Protected Landscapes should be refused other than in exceptional cases.
- Where major development in a protected landscape is exceptionally permitted, additional policy has been introduced allowing consideration of compensation of significant harm where this cannot be mitigated.
- As with other national policies, language around weighting has been made more consistent. Landscape and scenic beauty considerations in Protected Landscapes now to carry 'substantial weight' (in place of 'great weight'). This remains the highest weighting in the new Framework.
- Policy NP4 is the main policy of interest to NPAs. There are some useful amendments – including:
 - the references to 'natural beauty', as opposed to 'scenic beauty' which is in-line with language of the Environment Act 1995;
 - the retention of wording on the limited scale and extent of development; and
 - development within the setting of National Parks being sensitively located and designed.
- However, the loss of the wording explicitly stating that National Parks have the 'highest status' of protection in relation to landscape is disappointing. The Government's logic is that 'substantial weight' is the highest weighting in the revised Framework, however this is a standard term across the framework, meaning that harm and benefits will require testing case by case, compared to the high "in principle" highest level of protection that was clarified previously and reflecting legislation.

- Moreover, we also note the removal of a footnote previously linked to National Park paragraphs which made a link to the National Park Circular established in 2010. This document helpfully expanded on National Park legislation as a statement of government policy for protected landscapes, including the position that National Parks are not appropriate locations for unrestricted housing and that that focus for delivery should be the pursuit of locally needed affordable homes.
- Changes to the presumption in favour of development. Protected Landscapes were previously exempted from this presumption if harm could be demonstrated to them as they were ‘an asset of particular importance’. That exemption now only applies at plan making stage.
- The presumption now applies to all development within settlements, named types of development outside settlements and any developments addressing unmet needs (including lack of five-year housing land supply), regardless of Protected Landscape status.
- Such developments should be granted planning permission “unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework”.
- With the removal of the footnoted reference to the National Parks Vision and Circular there is now less certainty about the exceptional nature of housing development in National Parks (i.e. previous clarity on no target and no testing against five-year housing land supply).
- It is anticipated that adverse effects will be more likely and easier to articulate in Protected Landscapes as new policy N4 talks about substantial weight being placed ‘on the importance of conserving and enhancing the natural beauty of these areas’.
- New footnote 2 – linked to paragraph 3 – helpfully references Section 11(A) of the National Parks Act 1949, which we welcome.
- Policy S1 on positive plan making continues to acknowledge the status of National Parks through footnote 24 and this is similar to the previous NPPF’s approach in paragraph 11 and footnote 7.
- PM1: Spatial development strategies. The required parts of the development plan include the spatial development strategy, produced by strategic planning authorities. This should include apportionment to local planning authorities of objectively assessed housing need.
- PM2: Local plans. Plans should include vision and objectives, a spatial strategy, developer contributions and other policies ‘*only where these support the delivery of specific allocated sites or where these address particular local issues*’ in accordance with policy PM6’. IN the context of the new NPPF it will be essential for National Park Authorities to make a clear case about the legal status of national parks as being a ‘clear and justified’ reason for including additional policies that go beyond site allocation.
- New policies S4 (Principle of development within settlements) and S5 (Principle of development outside settlements) cause concern. Although S4 (2 a ii) cross references protected landscapes and policy N4, it will be interesting to see how this is interpreted over time.
- S5 includes the potential for homes to be developed outside settlements by “limited infilling within groups of houses” and by developing within reasonable walking distance of, and be well connected to, a railway station. A well-connected station is

defined as “Railway stations and underground, tram and light rail stops located within a top 80 Travel to Work Area located partially or fully within England by Gross Value Added (GVA) and which, in the normal weekday timetable, are served (or have a reasonable prospect of being served due to planned upgrades or through agreement with the rail operator) throughout the daytime by at least four trains or trams per hour overall, or at least two trains or trams per hour in any one direction.

- Officers have assessed the impact of S5 on Hope Valley stations and consider that as our stations only have 1 train an hour and the upgrades won't improve capacity to the level within the definition, they are not currently within the definition.
- New Policy HO5 enables development plans in 'designated rural areas' to set affordable housing requirements for smaller developments (i.e. less than the national 10 dwelling threshold) and this is welcomed. Several NPA Local Plans do set a site size threshold for affordable housing that is lower than 10 dwellings and the revised Framework supports this in principle.
- Policy N1 confirms that development plans should have regard to protected landscape management plans, which is helpful.
- Annex A helpfully sets out how the revised Framework will be implemented. Paragraph 1 confirms the Framework is a material consideration which must be taken into account in decision-making from the day of its publication. National Parks query what this means for applications that are due to be determined at appeal, which are now under a new Framework rather than the one that existed when the decision was made. The likelihood is that PINs will apply the new Framework for all decisions made after 17 August.

Why isn't the protected landscapes duty ('seek to further') specifically referenced in N4?

- The NPPF is not intended to cover every obligation impacting plan and decision-making.
- The Introduction to the Framework makes clear planning decisions must reflect relevant international obligations and statutory requirements, as must the preparation of development plans.
- The *seek to further* duty in Protected Landscapes is now footed as a particular example of such a requirement, with reference to Section 81(A1) of the Countryside and Rights of Way Act 2000 and section 11(1A) of the National Parks Act 1949.

3. Proposals

3.1. The National Parks' Policy and Heads of Planning Groups prepared a strong response to the consultation which was submitted as a collective document by National Parks England. Overall, there remains some concern that the changes made represent a continued watering down of the historic protections in place for National Parks (alongside continued changes to permitted development rights).

3.2. There are a range of other strong reference points to support our work, such as those in relation to design quality and in respect to nature recovery, alongside others noted above.

3.3. However, the removal of some key references only serves to reduce the strength and clarity in respect to policies for National Parks and as a result it is anticipated that there will

be greater prospect for challenge in open countryside locations which will threaten many of our special qualities (undeveloped landscapes, tranquillity, dark skies, etc).

3.4. There is an opportunity to create locally distinctive policies and supplementary design guides that will set out local characteristics (in National Parks particularly those that relate to special qualities), but National Park Authorities will need to make a strong case based on the special statutory basis that defines such protected landscapes.

3.5. There is potential for complication and challenge from this point as the Authority as local planning authority (and PINS) will have to consider the status of the following in making planning decisions:

- The current plan development plan (Core Strategy 2011 and Development Management Policies 2019);
- The new development plan based on NPPF (2024) and its emerging weight and status as it moves through the examination process;
- The new NPPF with its plan-making and decision-making policies

4. Recommendations

4.1. That members note the summary of changes.

5. Corporate Implications

a. **Legal** – The status of the NPPF remains the same and the starting point for planning decisions under the planning acts remains the development plan. Officers will monitor the outcome of the Local Plan review over the coming year to consider whether there is likely to be any inconsistency with the new NPPF which may result in less weight being applied to the Local Development Plan, in favour of the NPPF.

b. **Financial** - None

c. **National Park Management Plan and Authority Plan** – The NPPF helpfully requires that Development plans should safeguard and enhance the natural environment, and reflect the wider benefits from natural capital and ecosystem services, by using documents such as Local Nature Recovery Strategies and Protected Landscape Management Plans.

d. **Risk Management** – The Policy and Communities Team will consider the consistency of the Local Plan to the new NPPF as the plan moves through the examination stages in 2027. There remains scope for challenge in terms of both decision-making and the final status of the development when tested through examination against the new NPPF.

e. **Net Zero** – The NPPF seeks a strong response to Net Zero. Development plans should take a proactive approach to mitigating climate change and supporting the transition to net zero. In order to contribute to climate change mitigation, a range of measures are supported and encouraged when considering development proposals.

6. Background papers (not previously published)

[National Planning Policy Framework](#)

7. Appendices

Report Author, Job Title and Publication Date

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