
20. PLANNING APPEALS (A.1536/AMC)

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/1115/1053 3141649	Demolition of farmhouse and erection of replacement dwelling house; demolition and rebuilding of stables to form additional living accommodation; erection of stable buildings and garaging at Bleaklow Farm, Bramley Lane, Hassop, DE45 1NS	Written Representations	Committee

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 APPEALS WITHDRAWN

There have been no appeals withdrawn during this month.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>
NP/DDD/0715/0692 3138958	Removal of or variation of condition following the granting of planning permission at Gorse Hill, Gorse Bank Lane, Baslow, DE45 1SG	Written Representations	Dismissed	Delegated
<p>The Inspector considered that the proposal would not reflect the Design Guide, nor comply with the Building Design Guide with regard to the use of dormer windows, and accepted the Authority's arguments that there was no tradition of dormer windows within Baslow, and that by introducing these features, would have resulted in a harmful change to the overall character of the development. The appeal was therefore dismissed.</p>				

NP/GDO/0215/0090 3137811	Erection of portal frame building for use for stock rearing and lambing shed at Upper Green Farm, Green Lane, Thorncliffe, ST13 7RZ	Written Representations	Dismissed	Delegated
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The Inspector felt that the proposal would have had a significant adverse effect on the character and appearance of the landscape setting and on the landscape and scenic beauty of the National Park. The proposal also conflicted with paragraph 115 of the National Planning Policy Framework and the Local Plan Saved Policies LC13 and LC4. Although the proposed building would clearly have been a benefit to the appellant and would have supported the expansion of the farming business, the benefits were outweighed by the harm to the landscape so concluded that the appeal be dismissed.

NP/DDD/0614/0661 3013889	Installation of a 50kw Endurance Wind Turbine on a 24.6m hub height tower with a 19.2	Written Representations	Dismissed	Committee
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diameter rotor, 34.2m to blade tip to provide renewable electricity to the dairy farm at Slipper Low Farm, Aldwark, Grange Mill, Matlock, DE4 4HX

The Inspector concluded that the proposed development would have failed to conserve and enhance the natural beauty of the National Park, and would have thus conflicted with its first statutory purpose. Moreover, there would have been conflict with advice contained in the Framework, the planning guidance, and it would have failed to accord with the development plan making particular reference to Core Strategy CC2 and Local Plan LU4, and would have also conflicted with the Supplementary Planning Document. The Inspector also felt that there would have been considerable harm to the setting of Minninglow SAM, and moderate harm to the setting of Tithe Farmhouse and to the living conditions of nearby residents by virtue of impacts upon outlook. Bearing in mind the purposes of the National Park, there was no doubt that the harms identified outweighed the benefits of the scheme, so the appeal was dismissed.

NP/DDD/0915/0824 3142093	Two storey side extension to detached dwelling over and to the rear of existing garage and single storey side/rear extension at Redbourne Cottage, White Lodge Lane, Baslow	Householder	Allowed	Delegated
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The Inspector felt that the changes would not have harmed the living conditions of neighbours, and that the proposal would accord with the overall amenity protection and development management aims of LH4 of the Local Plan and GSP3 of the Core Strategy. The Inspector did agree that a condition was necessary in relation to the provision of additional parking and to preserve current levels of highway safety along white Lodge Lane, and that specific design conditions in respect of use of natural gritstone, matching clay tiles and flush roof lights to the roof was necessary and reasonable in order to preserve the character and appearance of the host building and the National Park. The appeal was allowed.

NP/HPK/0315/0236 3141407	Development of low ropes/challenge course for use by residents at The Peak Centre, Edale, Hope Valley, S33 7ZA	Written Representations	Dismissed	Delegated
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The Inspector felt that the proposal would materially harm the character and appearance of the area and would be contrary to L1 of the Core Strategy and LC4 and LC5 of the Local Plan, which collectively recognise the intrinsic character and beauty of the countryside and seek to ensure that development conserves or enhances the landscape of the National Park and the character and appearance of the Edale Conservation Area. The Inspector attached substantial weight to the harm that would be caused by the proposal to the natural beauty of the National Park, so concluded that the appeal should be dismissed.

4. **RECOMMENDATION:**

That the report be received.