
16. HEAD OF LAW REPORT - 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/0415/0339 3144163	Demolition of former mill buildings, associated structures and other buildings and full planning permission for Class C1 (Hotel) development incorporating ground floor space with flexibility to be used for Class A3 and Class D2 uses, improvements to existing site access, parking, landscaping and other associated works at Riverside Business Park, Buxton Road, Bakewell, DE45 1GS	Hearing	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 APPEALS WITHDRAWN

There have been no appeals withdrawn during this month.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>
Enf 11/0200 3033500	Change of use of the land for agriculture to a use of the land for storage. Creation of a hardstanding and placing of a large steel container on site. Use of the land for the parking of vehicles at Land at Eldon Lane, Peak Forest	Public Inquiry	Notice Varied – Appeal Dismissed	Delegated

The Inspector was satisfied, following photographic evidence that the appeal could succeed insofar as the alleged parking of vehicles was concerned, and varied the Enforcement Notice accordingly to reflect this. Regarding the creation of the hardstanding and the use of the land for storage, the Enforcement Notice was upheld.

NP/SM/0415/0280 3138413	Change of use of redundant dwelling. Removal of existing 2 storey lean-to extension and replacement with 2 storey extension with pitched roof at Sycamore Farm, Fawfieldhead, Longnor	Written Representations	Dismissed	Committee
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The Inspector considered that the proposal would fail to achieve the conservation or enhancement of the building in a manner that would be consistent with the setting and character of the building or its surroundings. As a consequence the proposal would have been contrary to Core Strategy Policies GSP1, GSP2, GSP3, L1 and L3 and to the Local Plan LC4 and LC8. Together these policies seek to ensure that development proposals secure the statutory aims of the National Park, and respect, conserve and enhance all valued characteristics of the site and buildings. For these reasons the Inspector dismissed the appeal.

NP/HPK/0715/0612 3134661	Agricultural workers dwelling at Heys Farm, Highgate Road, Hayfield, SK22 2JS	Hearing	Dismissed	Delegated
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The Inspector considered that the existing farmhouse met the needs of the enterprise and that there was insufficient evidence to demonstrate a functional need of an additional dwelling to accommodate a rural worker. The proposal would have also been contrary to Core Strategy Policies HC1 and HC2 and Local Plan Policy LC12 as well as paragraph 55 of the Framework. The Inspector concluded that the proposed dwelling would have been harmful to the character and appearance of the surrounding countryside and would have failed to conserve the landscape and scenic beauty of the Peak District National Park. The appeal was therefore dismissed.

NP/CEC/0415/0310 3138559	Proposed conversion of barn to single dwelling and associated landscaping, including planting screening trees and creating car parking at Brink Farm, Pott Shrigley, Macclesfield	Written Representations	Dismissed	Delegated
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The Inspector considered that as the building has been repaired recently and is in agricultural use, and there is a planning permission for conversion to holiday accommodation, conversion was not required to achieve its conservation, so it would be contrary to Core Strategy Policies HC1 and paragraph 55 of the Framework. Although the proposed planting would partially mitigate the impact of the proposed development, it would not adequately mitigate the adverse impact of the proposed development on the character and appearance of the landscape of the National Park when viewed from the footpath. The proposed development would therefore be contrary to Policy LC4 of the Local Plan and L1 of the Core Strategy as it would adversely impact on the wider landscape setting of the National Park. The Inspector dismissed the appeal.

4. **RECOMMENDATION:**

That the report be received.