

## 17. 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/CEC/1016/1008 3170910	To erect a wooden feather board landscaping fence within the boundary of the property at Turnpike House, Macclesfield Road, Kettleshulme	Written Representations	Committee
NP/DDD/0716/0629 3170548	Retrospective consent for the replacement shed in garden of public house at The Moon, Stoney Middleton	Written Representations	Delegated
ENF 13/0051 3171890	Change of use of land to a mixed use comprising agriculture, siting and residential use of a static caravan and associated operational development at Holly House Farm, Whitefield Lane, Flagg	Public Inquiry	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 APPEALS WITHDRAWN

There have been no appeals withdrawn during this month.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>
NP/DDD/0416/0334 3162254	Replace existing shed with mixed-use building at The Farm, Lees Road, Stanton Lees, DE4 2LQ	Written Representations	Dismissed	Delegated
<p>The Inspector felt that although the building would not have been prominent or out of keeping with the open, agricultural character of the Conservation Area, it would introduce a highly incongruent structure, because it would be constructed from contrasting, modern materials that would be inappropriate to its status as a mixed-use building. The Inspector found that the proposal would have caused significant harm to the character and appearance of the area and failed to preserve the significance of the Conservation Area, so dismissed the appeal.</p>				
NP/DDD/0716/0637 NP/DDD/0716/0654 3160095 & 3160105	Provision of parking space and bin dwell area at Dale Cottage, The Dale, Hartington, SK17 0AS	Written Representations	Allowed with conditions	Delegated

The Inspector considered that the proposal would preserve the special historic interest of the Grade II listed building and its setting as an incongruent feature would be removed and the main façade would be better revealed. The character and appearance of the conservation area would also be preserved. This would satisfy the requirements of the NPPF and would conform to the policies of the Core Strategy and the Local Plan. The appeals were allowed.

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NP/DDD/0716/0616	Erection of new	Written	Allowed	Delegated
NP/DDD/0716/0640	detached garage at The	Representations	with	
3161201 & 3161206	Farm, Main Street, Great Longstone	& Householder	conditions	

The Inspector felt the proposal on balance would preserve the setting of the Grade II listed building and the character of the conservation area. It would also satisfy the requirements for the NPPF and would be consistent with the policies of the Core Strategy and the Local Plan. The appeals were allowed.

4. **RECOMMENDATION:**

**That the report be received.**