

**2. PLANNING APPLICATION REFERRED FROM PLANNING COMMITTEE**

**FULL APPLICATION – CONVERSION OF REDUNDANT BUILDINGS TO ESTATE HOUSE, BROOMHEAD FARM, BOLSTERSTONE (NP/S/0807/0735, P.4563, 06.08.07, 2440 9623/RJB)**

**APPLICANT: THE BROOMHEAD ESTATE**

**Proposal**

1 This planning application was considered by the Planning Committee on 14 March 2008 and it was resolved as follows :

2 The Authority be recommended to APPROVE the application as an exception to policy subject to the completion of a S106 agreement tying the new estate house, shooting guest accommodation/holiday accommodation and also Broomhead Cottage to the Broomhead Estate Holding and in respect of Broomhead Cottage restricting its occupation to overflow shooting guest/holiday or estate worker accommodation and the following conditions:

Definition of approved plans

Design details

Detailed landscape scheme

Residential curtilage

Highway Authority requirements

Environmental management scheme

Holiday accommodation occupancy control

**It now follows for the Authority meeting to determine the application.**

**3 RECOMMENDATION:**

**That the application be REFUSED for the following reason:**

**No over-riding functional need to justify an exception to conservation and housing policy restriction over new residential development in the open countryside.**

**Background**

4 The report to Planning Committee is attached as an appendix. This explains the detail of the proposal.

5 The scheme involves the Conversion of the North and West Blocks of the courtyard listed farm outbuildings to an Estate House incorporating a shooting lodge with a number of bedrooms to accommodate those visiting the Estate for shooting purposes. The scheme also involves the conversion/ adaption of the single-storey East Block to form a garden room, restoration of a fire-damaged section of the South Block and adjacent pigsties and removal of a modern corrugated sheet roof, which currently covers part of the yard to the south side of the South Block

## **Key Issues**

- 5 It is considered that the key issue in respect of this proposal relates to whether the creation of an Estate House meets the Authority's policies in relation to the provision of housing in the open countryside. The pertinent policies are Structure Plan policies GS1 and C2. Policy GS1 states that all development will be controlled so that the valued characteristics of the Peak National Park can be conserved now and for the future. To achieve this, development will not normally be permitted where it is incompatible with the policies in the development plan or its twin National park purposes of conserving and enhancing the natural beauty of the National Park and promoting its public enjoyment. Policy C2 permits new housing in the open countryside through either new-build or conversion of traditional buildings on an exceptional basis, provided that it is for agriculture or forestry. The conversion of traditional buildings to affordable housing for local needs is also permitted.
- 6 In this case development involving the provision of an Estate House or Estate worker's housing are not referred to specifically in policy C2. It is not accommodation required in connection with agriculture. The applicant's agent takes the view that the Estate House proposal should be treated in the same way as proposals for farm worker's dwellings and that they should be permitted on an exceptional basis, provided that the need is proven and it cannot be met in a nearby settlement. Your officers acknowledge that the role of the Estate Manager is important, particularly on such a large estate as Broomhead, and that it would be desirable for the Estate manager to be located at Broomhead Farm in order to co-ordinate the farming and shooting enterprises and particularly, the management of this attractive moor land landscape that makes an important contribution to the valued characteristics of the National Park.
- 7 In this case, the Estate manager, who is also the owner, along with his family currently lives in Broomhead Cottage, a 4-bedroomed cottage, adjacent to the Stable Block complex. The cottage is currently owned by his mother who now wishes to return there. It is also argued that the cottage is too small for the Estate manager's family and there is no scope to provide shooting guest accommodation by extending this property. The accompanying report, submitted by the applicant, states that the creation of the shooting guests' accommodation is essential to the future viability of the Estate and this accommodation would strengthen the need for the Estate Manager to be resident at Broomhead farm to manage this facility, in addition to his existing on-site duties.
- 8 Whilst the relevant policies do not refer specifically to Estate Manager/Worker housing provision, your officers consider that no over-riding functional need has been advanced in respect of this proposal to overcome the fundamental policy restriction over new residential development in the open countryside. Government advice in PPS7 states that In cases of applications for agricultural workers dwellings, the critical factor in accepting the need is whether there is a functional need rather than it merely being convenient for the applicant or a personal preference.
- 9 In this case officers do not consider there is any overriding reason why the applicant needs to live on the site. Officers consider the applicant could live relatively nearby, even in the urban area, and still effectively manage the estate. This does not compare to an agricultural worker who often can demonstrate a need to be on site to tend immediately to the care of animals or serious loss of crops or products due to frost damage or automated systems.
- 10 Officers consider even if there was a functional need, it is only a matter of personal preference that the applicant does not wish to live in the existing accommodation on the estate i.e. Broomhead Cottage. If there is a need for someone to live on the estate whether it be the applicant or an estate manager, then they could live in Broomhead Cottage

- 11 PPG 15 Planning and the Historic Environment advises, in relation to listed buildings, that the best use is normally the original otherwise the optimum viable use that is compatible with the fabric, interior and setting of the listed building and that this does not necessarily equate to the most profitable use. It states that policies for development should recognise the need for flexibility where new uses have to be considered to secure a buildings survival. Policies C9 and LC6 for historic building reflect and refine the advice in PPG15. In this case, whilst the Authority's historic buildings architect is comfortable with the amended proposal from a listed building aspect, it is not considered that an exception to strategic policies is essential to save the buildings. For example holiday accommodation rather than an open market dwelling for example, would in principle accord with adopted policies.

**APPENDIX**

**Background**

1 None

**Resources**

2 None

**Risk Management**

3 None

**Human Rights, Equalities, Health & Safety**

4 None

**Consultees**

5 None

**Enclosures**

6 Report to Planning Committee March 2008

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

7 None

**Report Author**

8 Robert Bryan Head of Planning

**Publication date**

9 15 May 2008