

12. FULL APPLICATION - USE OF PREVIOUSLY REFURBISHED BARN AS HOLIDAY ACCOMMODATION, CONSTRUCTION OF GENERATOR AND BATTERY HOUSE AND LAYING OUT OF PARKING/TURNING AREA AT EASTSIDES LANE, LITTON (NP/DDD/1017/1051, P.8564, 416566 / 374856, 10/10/2017)

APPLICANT: MR JAMES HARDY

1. Site and Surroundings

- 1.1. The application site is located in open countryside just south of Litton on Easysides Lane and adjacent to the designated Litton Conservation Area.
- 1.2. The application site forms part of a strip field and includes a stone field barn constructed from natural limestone under a pitched blue slate roof. The land around the barn is separated from the field to the south by a stone wall and gate.
- 1.3. Access to the site from Eastsides Lane is via a field gate adjacent to the barn. The nearest neighbouring properties are to the north within Litton. The modern agricultural buildings associated with Litton View Farm extend southwards from Litton towards the site and the field to the east of the site is used for the storage of silage.

2. Proposal

- 2.1. Conversion of the existing barn to holiday accommodation with extension to house generator and battery.
- 2.2. The plans show that the holiday accommodation would have living accommodation at ground floor and one bedroom within the roof. The amended plans show that the generator and battery would be located within a lean-to extension built from matching materials off the eastern gable of the barn.
- 2.3. The conversion would utilise existing window and door openings. A new roof light is proposed on the southern facing roof slope.
- 2.4. The existing wall and gate to the south of the barn would be moved 6m closer to the barn and the area immediately around the barn would be surfaced with limestone chippings. A package treatment plant would be installed underground to the south of the wall.

3. RECOMMENDATION

That the application be APPROVED subject to the following conditions:

- 1. Statutory time limit for implementation.**
- 2. In accordance with specified amended plans.**
- 3. Conversion within shell only and with no re-building.**
- 4. All service lines to be underground.**
- 5. Restrict residential curtilage and stone wall and gate to be re-positioned before the first occupation of the development.**
- 6. No external lighting other than in accordance with approved scheme.**
- 7. Noise attenuation for generator to be installed in accordance with submitted noise surveys.**

8. **Design details including matching materials for extension, conservation roof light, soil vent tile and painting existing window and doors.**
9. **Restrict occupancy to holiday accommodation, no more than 28 days occupation by any individual in any calendar year.**
10. **Remove permitted development rights for domestic extensions, alterations and outbuildings.**

4. **Key Issues**

- The impact of the development upon the existing building, the setting of Litton and the wider landscape.

5. **Relevant Planning History**

- 5.1. 1995: WED/1194/498: Planning permission refused for conversion and extension of barn to form holiday cottage.
- 5.2. 2015: 15/0056: Enforcement file in relation to demolition and re-building of barn.
- 5.3. The Authority concluded that the works consisted the repair and maintenance of the existing barn. It was found that the roof of the building had been increased by around 300mm and that the window in the south elevation of the building had been increased in size. On these points the Authority concluded that the alterations to the building did not materially affect the external appearance of the building and that consequently it was not expedient to pursue enforcement action.
- 5.4. 2017: ENQ 30559: Pre-application advice in regard to potential conversion of barn to holiday accommodation.
- 5.5. The applicant was advised that subject to revisions to the proposed design and a limited curtilage that Officers would be likely to be supportive in principle.

6. **Consultations**

- 6.1. Highway Authority: Make the following comment.
- 6.2. *“The property is served via a private track access which carries the route of a Public Right of Way (FP10 Litton on the Derbyshire Definitive Map). This access is of single vehicular width and is without formal passing places. The access serves agricultural buildings and land.*
- 6.3. *The proposal is to use the barn for holiday accommodation. There is a parking and nominal turning proposed within the site curtilage. Given the distance from the nearest publicly maintainable highway and the classified nature of Hall Lane (CIII) turning of suitable dimensions for service/delivery vehicles would be required. Whilst refuse collection can generally be resolved, drivers of other service/delivery vehicles may be forced to carry goods/tools/equipment over a long distance or attempt to reverse their vehicles on or off the highway and along the private drive access to premises which this Authority would not condone. Or if the driver of such a vehicle does not gain access to the site, for whatsoever reason, they would be forced to wait on the adjacent classified road for over long periods of time causing an obstruction to other highway users.*
- 6.4. *The applicant will need to consult with the relevant refuse collection department to ascertain details of what will be acceptable to them in terms of number and location of bin and means of access. Bin storage should not obstruct the private drive access, parking or turning provision. Additionally a dwell area for bins should be provided, clear of the public*

highway, for use on refuse collection days. I am mindful that the proposals may result in additional traffic movements on a Public Right of Way both and there would seem limited space for turning.”

- 6.5. District Council: No response to date.
- 6.6. Parish Council: Object to the development. The reasons given are summarised below.
- 6.7. The proposal will create harm and loss to an historic environment. The development is within the area of fossilised medieval strip fields which is a rare landscape within the National Park and is a heritage asset. The site is within a strip field with the benefit of the field barn. The shape and size of the field contributes to the overall landscape and this will be harmed by taking part of it for residential use, laying a concrete turning circle and erecting a wall.
- 6.8. The site lies on the edge of the Conservation Area and the development will affect views both in and out of the Conservation Area. The development would harm the setting of Litton on the approach from Cressbrook / Litton Cemetery and leaving Litton along Eastsides Lane and the public footpaths.
- 6.9. The proposal is outside of Litton where policy LC3 says development will not be permitted.
- 6.10. The proposed change of use from agriculture is not necessary and the agricultural use could continue. Farmers would be interested in the land to consolidate land holdings.
- 6.11. There is no need for another holiday let in Litton.
- 6.12. The proposal is for a diesel generator for electricity which is contrary to policy CC1 and will add air pollution and noise.
- 6.13. It has been reported that the work already undertaken at the site has displaced species. Concern is also raised in regard to the waste treatment plant which can fail.
- 6.14. Access to the site is along an unmade muddy single carriageway track which is used by farm traffic and walkers. The access to Hall Lane from Eastsides Lane is on a blind bend with no passing places. Walkers and cars would be in competition for road space.
- 6.15. PDNPA Archaeology: Object to the development.
- 6.16. *“The site of the proposed development is a site of archaeological and historic interest. The proposed development is within an area which is defined as ‘Ancient Enclosure - Fossilised Strip System (Known)’ under the National Park’s Historic landscape Character assessment. These are fossilised medieval strip fields that relate to the medieval open field system of Litton. The map and field shape evidence (characterised by the enclosed narrow strips with a characteristic s-shaped curve) suggest that remnants of the medieval open fields survived to the relatively late date of 1764, when the Litton Enclosure Award was made. The relatively late survival is likely why the field system survives with such legibility. Fields that reflect these very early enclosure patterns survive extensively to the north, west and south of the village. The fossilised medieval strip fields are a rare and precious landscape character type and important to the Peak District National Park. They are a non-designated heritage asset of archaeological interest and have intrinsic landscape value, providing the area a distinct character, a time depth to the landscape. They are the most important, and rarest, historic landscape feature type within the National Park.*
- 6.17. *The barn that is the subject of this application is also a non-designated heritage asset. It is recorded within the Peak District National Park Authority’s Historic Buildings, Sites and Monuments Record and the Derbyshire Historic Environment Record as an extant 19th century outfarm (MPD 11996).. This was identified during Historic England’s 2016 Historic*

Farmstead Project. Outfarms are farm buildings, either singular or small groups of buildings, usually set around a yard. The barn that is the subject of this application can more accurately be considered a field barn due to its form, a single building with no associated yard and its location within the well preserved fossilised medieval strip field system of Litton. It was likely used for sheltering livestock (cattle or sheep), for storage hay, fodder and other crops, or a combination of these activities.

- 6.18. *The Peak District National Park Historic Farmstead Character Statement identifies that field barns are an important part of the Peak District's landscape, they are highly characteristic and strongly contribute to local distinctiveness, even more so when combined with the distinctive pattern of dry stone wall enclosure reflecting the development of the historic landscape. They are located in areas where such as this, around villages and within former open field systems, where the irregular ancient enclosure meant that farmland remained intermixed, and field barns allowed such land to be managed remotely without the need to move stock and produce to the main farmstead. The Peak District National Park Historic Farmstead Character Statement also identifies that farm buildings that are detached and remote from a main farmsteads (both outfarms and field barns) have been subject to high levels of change both with the Peak District and nationally, with a 57% loss of such features from the Peak District landscape. This makes those that survive all the more precious.*
- 6.19. *The development also lies immediately on the southern edge of the Litton Conservation Area. The Litton Conservation Area Appraisal (2008) identifies the fact that the surviving undeveloped medieval strip field pattern in this area 'provides a wide and striking foreground to the settlement' (para. 9.3). This statement is illustrated by a photograph (P51) which shows Litton Edge when viewed from the east across the field system of which the field barn is a component.*
- 6.20. *The planning application details indicate that the structure has recently been refurbished, in the process of which it appears that surviving original internal features will have been removed and the external appearance and character of the building changed, this has resulted in harm to a non-designated heritage asset. The current application will result in the relocation an existing wall to the south of the building, some 6m northwards to form an enclosure area around the barn (domestic curtilage?), and a concrete apron has been created around the south and east elevations of the building. These works will, and have, negatively impacted on the significance of the heritage asset through the removal of original historic fabric and changes to the setting of the building.*
- 6.21. *The proposal is for the change of use of the barn to a holiday let. in addition to the new enclosure around the barn, development plans show that there will be a further domestication of the site as a result of the insertion of a septic tank, the creation of a parking area and the inclusion of a generator and generator house adjacent to the barn. The introduction of a residential and domestic use into this agricultural site and landscape the comes with the introduction of a domestic curtilage, parking, provision of services, light pollution, septic tank, generator and its housing etc. would introduce elements that are out of place, incongruous and are harmful to this most important historic landscape. A further consideration is that the development is not on the road network of the village, but a green lane which is part of the medieval strip field system and which in the past simply would have provided agricultural access to the adjacent fields and Tansley Dale to the east.*
- 6.22. *Taking in to account the context and setting of this scheme we would advise that it will harm the significance of the historic landscape character and setting of Litton village. This is because it will create a visual intrusion in to a relatively rare, intact, block of former medieval strip fields in an area which is recognised as making an important contribution to the Litton Conservation Area. In addition to this, the proposed use of a generator to power the scheme will result in aural intrusion and will negatively impact visitors and residents experience of this rare, special and important landscape.*

6.23. *Taking this in to account we cannot support the positive determination of the application and would recommend refusal on the grounds that the development is at odds with the requirements of Local Development Framework policy L3.”*

7. Representations

- 7.1. A total of six representations from individuals have been received to date. All five letters object to the development, the reasons given are summarised below:
- 7.2. The site is located outside of the Litton village boundary and if granted would represent a creeping spread of building into the beautiful Peak District landscape and the medieval strip field.
- 7.3. The proposed generator will give constant noise pollution and atmospheric pollution a very rural area. The generator would sit within a new building and would worsen the landscape impact. The site would be to resemble an electricity substation or sewage works rather than a barn.
- 7.4. The development of this site has already cost the area some valued bird life. Adding a generator and traffic to this location can only worsen this impact.
- 7.5. The track / public footpath is muddy for much of the year and is not suitable for additional traffic from occupants / servicing.
- 7.6. Lack of need in the village for more holiday accommodation.
- 7.7. Potential for future extension or other larger buildings built on the site.
- 7.8. The site is adjacent to the farm and land used as a fodder store. The use of the site as holiday accommodation could conflict with this use and potentially disrupt a local business.
- 7.9. The odour from the adjacent silage store would harm the amenity of occupants of the holiday let.
- 7.10. Object to the fact that the applicant has already carried out development at the site without planning permission.
- 7.11. The development will require lighting internally and externally and this will cause light pollution in an area of open countryside.
- 7.12. The development would only be of limited benefit to the village.

8. Policies

- 8.1. 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:
 - Conserve and enhance the natural beauty, wildlife and cultural heritage
 - Promote opportunities for the understanding and enjoyment of the special qualities of national parks by the public

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.

National Planning Policy Framework

- 8.2. The National Planning Policy Framework (NPPF) was published on 27 March 2012 and replaced a significant proportion of central government planning policy with immediate effect. The Government's intention is that the document should be considered as a material consideration and carry particular weight where a development plan is absent, silent or relevant policies are out of date. In the National Park the development plan comprises the Authority's Core Strategy 2011 and saved policies in the Peak District National Park Local Plan 2001. Policies in the Development Plan provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. It is considered that in this case there is no significant conflict between prevailing policies in the Development Plan and more recent Government guidance in the NPPF.
- 8.3. Para 115 of the NPPF states that *'great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks and the Broads.'*
- 8.4. Paras 128 – 134. Of the NPPF are relevant for development affecting the historic environment and require applications to describe the significance of affected heritage assets and Local Planning Authority to identify and assess the particular significance of any heritage assets that may be affected including their setting. In determining applications great weight should be given to the asset's conservation.
- 8.5. Planning permission should be refused where development would lead to substantial harm or total loss of significance of a designated heritage asset unless there are substantial public benefits that outweigh that harm. Where development would lead to less than substantial harm this should be weighed against the public benefits of the proposal, including securing the optimal viable use of the heritage asset.

Development Plan policies

- 8.6. Policy GSP1 sets out the broad strategy for achieving the National Park's objectives having regard to the Sandford Principle, (that is, where there are conflicting desired outcomes in achieving national park purposes, greater priority must be given to the conservation of the natural beauty, wildlife and cultural heritage of the area, even at the cost of socio-economic benefits). GSP1 also sets out the need for sustainable development and to avoid major development unless it is essential, and the need to mitigate localised harm where essential major development is allowed.
- 8.7. Policy GSP3 sets out development management principles and states that all development must respect, conserve and enhance all valued characteristics of the site and buildings, paying particular attention to, amongst other elements, impact on the character and setting of buildings, scale of the development appropriate to the character and appearance of the National Park, design in accordance with the National Park Authority Design Guide and impact on living conditions of communities.
- 8.8. Policy L1 identifies that development must conserve and enhance valued landscape character and valued characteristics, and other than in exceptional circumstances, proposals in the Natural Zone will not be permitted.
- 8.9. Policy L2 says that development must conserve or enhance the biodiversity of the National Park and other than in exceptional circumstances development which has a harmful impact will not be permitted.

- 8.10. Policy L3 says that development must conserve or enhance the significance of the National Park's heritage assets and their setting and other than in exceptional circumstances development which has a harmful impact will not be permitted.
- 8.11. Policy RT2 sets out policy in regard to hotels, bed and breakfast and self-catering accommodation. The change of use of a traditional building of historic or vernacular merit to holiday accommodation will be permitted except where it would create unacceptable landscape impact in open countryside.
- 8.12. Policies LC4 and LC5 provide more detailed design criteria to assess developments within the National Park and within designated Conservation Areas. Policy LC8 is relevant for conversions and says that proposals must conserve or enhance the character and appearance of the existing building and its setting.
- 8.13. Policies LC15 and LC17 set out detailed criteria for the assessment of proposals which affect sites of archaeological interest and biodiversity.
- 8.14. Policies LT11 and LT18 require satisfactory parking and safe access as a pre-requisite of any development within the National Park.

Other relevant documents

The Authority's adopted design guide is a relevant material consideration as is the adopted Litton Conservation Area appraisal.

Relevant Core Strategy (CS) policies: GSP1, GSP2, GSP3, DS1, CC1, L1, L2, L3 and RT2

Relevant Local Plan (LP) policies: LC4, LC5, LC8, LC15, LC17, LR6, LT11 and LT18

9. Assessment

Planning History

- 9.1 The Authority was made aware of alleged work to demolish and re-build the barn along with increasing its roof height, construction of concrete apron and new walling at the site in 2015.
- 9.2 The Authority's Monitoring and Enforcement investigated the case and the Authority determined that the works consisted the repair and maintenance of the existing barn.
- 9.3 The investigation did find that the roof of the building had been increased by around 300mm and that the window in the south elevation of the building had been increased in size. On these points the Authority concluded that these alterations did not materially affect the external appearance of the building and that consequently it was not expedient to pursue enforcement action.
- 9.4 The other works to create the concrete apron and erect the new wall and gate within the field were permitted development and therefore no enforcement action could be taken.
- 9.5 A number of the consultation responses and representations received in relation to the current application refer to previous work carried out to the barn and the impact of these upon the building and its setting in the wider landscape.
- 9.6 However, it is important in determining this application to take into account the Authority's previous decisions that these works were repair and maintenance and that it was

determined to not be expedient to pursue the other alterations to the building. It is therefore considered that the current application should be considered on its own merits outside of the maintenance already carried out.

Principle of Proposed Development

9.7 Concerns are raised by the Parish Council and in representations that the site is outside of Litton and therefore should not be developed in principle. However policies DS1 and RT2 do allow for the conversion of existing buildings within the open countryside to create holiday accommodation in principle and therefore the fact that the site is outside of the village does not automatically make the development unacceptable.

9.8 It is clear from consultation responses and representations received that the existing building and the site is of historic merit forming a field barn within part of the wider strip field system which forms such an important aspect of the setting of the village. Therefore, in principle policy RT2 does allow for the change of use of the building to holiday accommodation.

9.9 The key issue therefore is whether the development would conserve or enhance the building, the landscape and the valued characteristics of the National Park.

Landscape Impact

9.10 Having regard to consultation responses received by the Parish Council, the Authority's Senior Archaeologist and in representations one key issue is the potential impact of the development upon the building and the historic strip field system which is recognised as an important aspect for the setting of Litton.

9.11 The application site is located within the White Peak and within the Limestone Village Farmlands landscape character type. This is a small-scale agricultural landscape characterised by limestone villages, set within a repeating pattern of narrow strip fields bounded by drystone walls.

9.12 The Peak District National Park Historic Farmstead Character Statement identifies that field barns are an important part of the landscape, that they are highly characteristic and strongly contribute to local distinctiveness, even more so when combined with the distinctive pattern of dry stone wall enclosure reflecting the development of the historic landscape.

9.13 The Historic Farmstead Character Statement also identifies that farm buildings that are detached and remote from a main farmsteads (both out farms and field barns) have been subject to high levels of change both with the Peak District and nationally, with a 57% loss of such features from the Peak District landscape.

9.14 The site lies immediately on the southern edge of the Litton Conservation Area. The Litton Conservation Area Appraisal (2008) identifies that the surviving undeveloped medieval strip field pattern in this area 'provides a wide and striking foreground to the settlement'.

9.15 The site is within the fossilised medieval strip fields. Fields that reflect these very early enclosure patterns survive extensively to the north, west and south of the village. The fossilised medieval strip fields are a rare and are a non-designated heritage asset of archaeological interest and have intrinsic landscape value. Indeed the Authority's Senior Archaeologist advises that these are the most important, and rarest, historic landscape feature type within the National Park.

9.16 The application building is itself recorded within the Peak District National Park Authority's Historic Buildings, Sites and Monuments Record and the Derbyshire Historic Environment Record as a 19th century outfarm. These are farm buildings, either singular or small groups

of buildings, usually set around a yard. The application building can more accurately be considered a field barn due to its form, a single building with no associated yard and its location within the strip field system.

- 9.17 It is therefore clear that the application building and site make a positive contribution to the wider medieval strip field system, the setting of Litton and wider landscape character.
- 9.18 It is clear from the planning history that the building has undergone recent repair works and alterations which have resulted in the building being re-roofed, the roof height raised by approximately 0.3m and alteration to the window on the southern elevation.
- 9.19 Concern has been raised in consultation responses and representations about these works and the impact they have had. However the Authority considered these works in 2015 and determined that the works constituted the repair and maintenance of the building and that the alterations to roof height and to the window did not materially affect the appearance of the building. On that basis that it was not expedient to take any enforcement action.
- 9.20 It would be unreasonable to now take a different view in relation to the works that have already taken place when assessing the impact of the current proposal. Similarly the concrete hardstanding and walling / gate erected to the south of the building are existing and were erected under permitted development. It is therefore considered that the proposal must be assessed on its own merits against the existing condition of the building.
- 9.21 While policy RT2 allows for the conversion of existing buildings in principle, policies L1, L3, LC5 and LC8 are clear that the development must conserve or enhance the character and appearance of the existing building, the landscape and the setting of the Conservation Area.
- 9.22 The submitted plans show that the conversion would create a single bedroom dwelling which is proposed to be used as holiday accommodation. The living accommodation would be provided within the existing building. The amended plans show that a lean-to extension would be erected to the east gable to house a generator and battery to power the development. The other alterations to the building would be limited to the installation of a roof light on the southern elevation and a soil vent pipe. The application also proposes to paint the existing stained window and door frames a dark blue / grey colour.
- 9.23 The proposed alterations to the existing building overall are considered to be relatively minor. The most significant change would be the lean-to extension for the generator and battery, however this will still be of a modest scale and clearly read as subordinate to the main building and built from appropriate materials. An extension of this form and position is not uncommon on traditional barns and therefore it is considered that this addition would not harm the character or appearance of the building.
- 9.24 The proposed roof light would face away from the lane and subject to details to secure an appropriately sized conservation roof light this is considered to be acceptable. The projecting soil vent pipe would add a further domestic element and therefore would need to be amended to terminate through a vent tile which would avoid the need for an external pipe. The proposed re-painting of the window and door frames would be an improvement over the existing brown stain.
- 9.25 Overall therefore the proposed changes to the existing building are considered to be modest, in accordance with adopted design guidance and that they would not harm the character or appearance of the existing building.
- 9.26 Turning to the wider site and proposed curtilage. Concern is raised in regard to the fact that a wall would be erected within the strip field to define the curtilage. Officers understand this concern, however, it must be recognised that there is an existing wall within the field. The proposal would result in the existing wall and gate being re-built 6m closer to the barn

which would be a modest improvement over the existing arrangement.

- 9.27 The proposal would result in part of the curtilage closest to the building being surfaced with limestone chippings to provide parking and turning area for a single car. The hard surfacing itself would not be visible in the wider landscape as it would be below the stone boundary walls. The proposed package treatment plant and soakaways would be underground and therefore not impact upon the setting of the barn or the wider landscape.
- 9.28 The occupation and use of the building as holiday accommodation would have a visual impact of its own. During occupation it is likely that a vehicle would be parked to the rear of the barn and occupants would be likely to sit outside to the rear of the barn. Other domestic elements such as sheds, washing lines and formal planting would be unlikely if the use of the property was restricted to holiday accommodation. At night light from within and outside the building would have the potential to give rise to light pollution.
- 9.29 It is recognised that the occupation of the building would have a visual impact, however It is considered that the visual impact from wider vantage points such as from the approach from Cressbrook Dale or Hall Lane would be limited due to the distance and small scale of the development. The visual impact would be more significant from the closer footpaths on the approach from the south, however from these views the barn is clearly read against the backdrop of modern farm buildings and the wider village.
- 9.30 If permission is granted a condition to restrict external lighting to be in accordance with an approved scheme would be recommended. This would allow the Authority to control this aspect and effectively limit lighting to very low power down lighting required for safety reasons.
- 9.31 Concern has also been raised about the potential noise impact from the proposed generator. Officers have discussed this with the agent and sought a noise survey to evidence the noise level of the generator within the proposed housing and calculate noise levels at the edge of the site and at nearby residential properties.
- 9.32 The submitted noise surveys state the background noise level at the site to be 32 dB(A) which is considered to be reasonable given the quiet rural location. The surveys calculate that the noise level from the generator in operation at the north eastern edge of the site would be 33 dB(A) and 25 dB(A) at the nearest residential dwelling.
- 9.33 Having had regard to this evidence Officers are satisfied that noise created by the generator can be mitigated such that it is comparable to existing background noise level at the edge of the site (for example from Eastsides Lane) and below background noise levels at the nearest residential properties. Therefore subject to the provision of an acoustic louvre used in the noise surveys Officers are satisfied that noise from the generator would not harm the tranquillity of the area of the amenity of neighbouring properties.
- 9.34 Careful consideration has been given to the impact of the development, taking into account the issues raised in consultation responses and representations. However, having assessed the issues raised and potential impact of the development in detail Officers have concluded that the subject to appropriate conditions to secure design details, restrict curtilage and to mitigate the noise impact of the generator that the proposal would not harm the existing building, its setting and the wider landscape.
- 9.35 It is considered that the scheme would be a sensitive conversion which overall would conserve the existing building and the landscape in accordance with policies GSP3, L1, L3, RT2, LC4, LC5 and LC8.
- 9.36 If permission is granted a condition to restrict the occupancy of the development to short term holiday accommodation in accordance with policies RT2 and LC6 would be necessary both to comply with policy LC6 but also because the potential impact of use as a

permanent market dwelling would be considerably greater than short term holiday accommodation. Furthermore a condition to remove permitted development rights would also be essential to ensure that the Authority can control development such as extensions, alterations and outbuildings which could fundamentally change and harm the character of the building and landscape.

Other Issues

- 9.37 Concern has been raised in regard to the suitability of the access to the property. The access is a track which is currently used by farm traffic and by walkers and Officers acknowledge that the track can be muddy especially during the colder months. However the stretch of the track to the barn is relatively short with ample width and visibility to avoid conflict with other road users and there is ample visibility from Easysides Lane to Hall Lane. The proposal is for a single bedroom dwelling and therefore additional traffic from occupants and service vehicles would be of a very limited nature.
- 9.38 Officers are therefore satisfied that the proposed development would be provided with suitable and safe access and that proposed use would not conflict with other road users or harm highway safety. There is ample space within the site for parking and turning a single vehicle.
- 9.39 Given the distance from the site to the nearest residential properties there are no concerns in regard to overlooking or harm to residential amenity. Concern has been raised about the proximity of the site to neighbouring fields and the nearby farm which would remain in agricultural use. Officers noted that the field to the east of the site was in use for storage of silage. This would be visible to occupants of the development and potentially give rise to odour impacts. However the impact would not be so severe to justify the refusal of planning permission especially taking into account that the development would be occupied on a short term basis by holiday makers.
- 9.40 Concern has been raised that the proposed use of a diesel generator would be unsustainable and would result in the release of air borne pollution. Officers accept that when in operation the generator would produce pollution and that policy CC1 requires development to make efficient use of resources and achieve high standards of carbon reductions. Officers have discussed this with the agent however a mains connection is not considered to be viable and the use of alternative means of electricity production such as solar panels in combination with batteries would themselves have a considerable visual impact in this location.
- 9.41 The operation of the generator would be limited due to the provision of batteries and the nature of occupation of the holiday accommodation which would be less frequent than a permanent dwelling. Therefore the impact of the generator would on balance be limited and therefore Officers conclude that in the overall balance acceptable.
- 9.42 There are no objections to the proposed package treatment plant as a connection to the mains sewer is unlikely to be viable or practicable in this case. The use of a package treatment plant rather than a septic tank is required to ensure that there is no adverse impact upon the water environment.
- 9.43 Concern has been raised that the previous works to the building affected birds and bats within the building. However, as this work has been carried there is no evidence available to corroborate these concerns before the Authority. The building as it exists today has a new roof and therefore Officers are satisfied that the proposed conversion would be unlikely to adversely affect any protected species or their habitat. Given the distance to Cressbrook Dale and the scale and nature of the development Officers are satisfied that the proposal will not harm nearby designated sites including Cressbrook Dale.

10. Conclusion

- 10.1 The application building is a field barn located within the medieval strip field system to the south of Litton. The existing building and field system make an important positive contribution to the setting of Litton and to the wider landscape and are considered to be non-designated heritage assets.
- 10.2 Concerns have been raised in regard to the impact of the proposed conversion. These have been carefully considered by Officers, but on balance it has been concluded that the development would be a sensitive scheme which overall would conserve the character and appearance of the building and the landscape.
- 10.3 In the absence of other material considerations it is therefore considered that subject to appropriate planning conditions that the proposed development is in accordance with the Development Plan and the National Planning Policy Framework.

11. Human Rights

- 11.1 All human rights issues have been considered in the preparation of this report.

12. List of Background Papers (not previously published)

None

Report Author

Adam Maxwell, Senior Planner