

13. FULL APPLICATION – DEMOLITION OF STABLE/OUTBUILDING AND CONSTRUCTION OF NEW HOLIDAY COTTAGE, BOLEHILL FARM, BOLEHILL, BAKEWELL - (NP/DDD/1018/0977)

APPLICANT: MR ALLEN

Site and Surroundings

1. Bole Hill Farm is a traditional farmstead set approximately 180 metres to the north of Monyash Road, between Bakewell and Monyash.
2. To the north of the farmhouse a group of mostly traditional outbuildings are constructed around a yard area, and are currently operated as self-contained holiday units. A 20th century former stable building is located in a field approximately 40m west of the main building group.
3. The property is located in open countryside and there are no immediate neighbours.
4. The site is outside of any designated conservation area.

Proposal

5. To demolish the existing stable/outbuilding located to the west of the main group of buildings and build a new single storey holiday accommodation unit in its place. This would be a single unit of accommodation for up to six people.

RECOMMENDATION

That the application be REFUSED for the following reasons:

- i. **The provision of new build holiday accommodation is contrary to policy RT2.**
- ii. **The form and detailed design of the building fails to conserve the character and appearance of the built environment, contrary to Development Plan policy LC4.**
- iii. **The application fails to provide an assessment of the impacts of the development on adjacent trees, contrary to policy LC20**

Key Issues

- Whether the provision of new build holiday accommodation in the proposed location is acceptable in principle
- Whether the proposed dwellings would conserve the character and appearance of the built environment and landscape
- Impacts of the development on trees

Relevant Planning History

2016 - Planning permission granted for erection of conservatory

2018 – Planning permission granted for conversion of garage to breakfast and games room and new window and door openings to existing holiday let units

Consultations

Derbyshire County Council - Highways – No objections as traffic unlikely to increase by any significant level given the buildings previous use and existing operations on site

Derbyshire Dales District Council – No response at time of writing.

Bakewell Town Council – Recommend approval on grounds of design and appearance provided there are no material objections from neighbouring properties.

Representations

6. None received at time of writing.

Policies

7. 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
8. 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

9. 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. It was revised and republished in July 2018. 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.
10. Para 172 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.'*

Development Plan policies

11. 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). GPS1 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.

12. 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.
13. 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.
14. Policy DS1 sets out that development will mainly be accommodated in named settlements and that in the open countryside conversion and change of use of existing buildings (ideally re-use of traditional buildings) for visitor accommodation is acceptable.
15. Policy RT2 says that proposals for hotels, bed and breakfast and self-catering accommodation must conform to the following principles:
 - A. The change of use of a traditional building of historic or vernacular merit to serviced or self-catering holiday accommodation will be permitted, except where it would create unacceptable landscape impact in open countryside. The change of use of entire farmsteads to holiday accommodation will not be permitted.
 - B. Appropriate minor developments which extend or make quality improvements to existing holiday accommodation will be permitted.
 - C. New build holiday accommodation will not be permitted, except for a new hotel in Bakewell.
16. Policy LC4 of the Local Plan states that where development is acceptable in principle it will be permitted provided that its detailed treatment is of a high standard that respects, conserves and where possible enhances the landscape, built environment and other valued characteristics of the area.
17. Policy LT18 states that safe access arrangements will be a prerequisite to any development.
18. Policy LC20 requires applications to provide sufficient information to enable their impact on trees, woodlands, and other landscape features to be properly considered.
19. The Authority's adopted design guidance documents 'Design Guide' and 'Building Design Guide' are further materials considerations.
20. Relevant Core Strategy (CS) policies: GSP1, GSP2, GSP3, L1, RT2
21. Relevant Local Plan (LP) policies: LC4, LT18

Assessment

Principle of the development

22. Policy DS1 sets out the broad approach to development in the National Park. This includes that most development will be in named settlements and that in the open countryside visitor accommodation can be accommodated by conversion and change of use of existing buildings preferably by reuse of traditional buildings.
23. Policy RT2 states that new build holiday accommodation will not be permitted, with the

supporting text noting that there is concern about over-supply of self-catering accommodation and that conversions and changes of use of traditional buildings of historic or vernacular merit provide ample opportunities for small scale holiday developments.

24. This application proposes new build holiday accommodation; it is an entirely new self-contained unit of significant size that is also separate from the existing building group and so does not represent a minor extension of the existing business. The proposed building is not reuse of an existing traditional building.
25. The proposal is therefore contrary to planning policy in principle.

Design

26. The existing building is not of traditional character, being constructed of a mix of blockwork, brick, natural stone, and sheet metal. It does not contribute to the appearance of the built environment but does not detract from the character and appearance of the main group of traditional buildings to any significant degree due to its distance from them and because it is partly screened from them by mature planting.
27. The new building would occupy a similar footprint and would similarly be single storey under a pitched roof.
28. The roof pitch would be 20 degrees – conflicting with the pitches of traditional buildings on the site and contrary to the advice of the Design Guide, which notes that traditional roof pitches are between 30 and 40 degrees depending on materials.
29. The building also has a high proportion of large glazed openings to the front elevation, weakening the strong ‘solid to void’ relationship common in traditional buildings and advocated by the Design Guide.
30. At 14m in length and with no break in the building line it also appears overly elongated and squat.
31. Further, the large timber deck proposed in front of the building is a domestic feature that would appear out of keeping in what remains an agricultural setting.
32. In terms of its more detailed design, the number of rooflights and the proposed flue serve to further domesticate, complicate and detract from the buildings appearance.
33. Whilst the materials of the existing building are not traditional for the most part, the building does at least retain a more traditional solid to void relationship and is reflective of the overall appearance of a farm outbuilding; the proposed development does not. As a result, the proposed replacement building would not lead to any enhancement over the existing one.
34. As a result of all of these factors the development would fail to conserve or enhance the character and appearance of the built environment and is therefore contrary to policy LC4.

Landscape impact

35. There are limited wider views of the existing building due to the mature tree cover that provides some screening to three sides, but it is seen in some views when passing along the B5055 to the south. The proposed building would be seen in these same views. Given the size of the building, its single storey nature, and the distances involved – some 250 metres – it is considered that its impact on the character and appearance of the wider landscape would be less than significant.

Amenity

36. Due to its separation from other properties the development would not result in a loss of amenity for any other nearby residence.

Highway impacts

37. Officers agree with the conclusions of the highway authority; given the current use of the site as a working farm and holiday accommodation complex the addition of a further three bedroomed holiday let unit would not result in a significant increase in vehicle movements. The site also includes ample parking and turning space.
38. Overall it is concluded that the development would have no significant impacts on the safe use of the highway.

Impacts on trees

39. Whilst the building would replace an existing one it is unclear whether it would require new footings, or how deep the existing ones are.
40. The building is located immediately adjacent to a number of mature trees which make a landscape contribution, and would also serve to provide screening to the proposed building. Their retention is therefore important.
41. Given that the root protection areas of these trees are likely to extend beneath both the existing and proposed building an assessment of the trees and the impacts of development upon them is required but has not been submitted.
42. Had the development been acceptable in other regards then Officers would have requested this information from the applicant. As it is not however, the proposal as submitted is contrary to policy LC20.

Other matters

43. The application does not indicate how foul drainage from the new building would be dealt with. It is likely that this could utilise the drainage system of the main holding. Had the development been found to be acceptable in other regards then drainage details could have been reserved by condition.

Conclusion

44. The development is contrary to policy RT2 because it proposes new build holiday accommodation.
45. The form and design of the building fails to conserve the character and appearance of the built environment, contrary to policy LC4.
46. The application fails to provide a sufficient assessment of the impact of the development on adjacent trees, contrary to policy LC20.
47. There are no further policy or material considerations that would outweigh these policy conflicts and adverse impacts to otherwise indicate that planning permission should be granted.
48. Accordingly, the application is recommended for refusal.

Human Rights

None arising.

List of Background Papers (not previously published)

None

Report Author and Job Title

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