

20. **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/SM/0918/0816 3225423	Conversion of barn for holiday use at The Levens, Grindon, Leek	Written Representations	Delegated
NP/DDD/0117/0012 3225375	Pedestrian/vehicular access and driveway at 3 Wheatlands Lane, Baslow	Householder	Delegated
NP/DDD/1118/1035 3226248	Two storey rear extension at Netherwheel Farm, Flagg	Householder	Delegated
NP/DDD/1118/1030 3221678	Erection of timber shed and associated works at Beech House, Coombs Road, Bakewell	Written Representations	Delegated

2. **APPEALS WITHDRAWN**

No appeals have been withdrawn this month.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/0418/0308 3207016	Change of use of land to holiday residential use, including the siting of 4 camping pods at The Gardeners Cottage, Haddon Drive, Bakewell	Written Representations	Dismissed	Committee
The Planning Inspector considered that the proposal would cause harm to the living conditions to the residents, and that the siting of the pods within an urban residential environment was not appropriate, and would not enhance or conserve the landscape quality of the National Park. The appeal was dismissed.				
NP/DDD/1217/1258 3209617	Siting of one Shepherd Hut for use as holiday accommodation and associated works at 9 Avenue Close, Stoney Middleton	Written Representations	Dismissed	Committee
The Planning Inspector considered that the proposal would be harmful to the domestic residential setting, and would be contrary to paragraph 172 of the NPPF which states that National Parks have the highest status of protection with regards to conserving and enhancing landscape and scenic beauty. The Inspector also considered that the proposal would cause harm to the character and appearance of the area, as well as harm to the operation of the highway in the vicinity of the appeal site as a result of the lack of parking provided. The appeal was dismissed.				

NP/DDD/0418/0278 3207821	Use of land of siting of 2 camping pods at The Old Manor House, Snitterton Road, Matlock	Written Representations	Dismissed	Delegated
The Planning Inspector considered that the proposed camping pods would cause harm to the living conditions of neighbouring occupants as a result of increase in noise and disturbance, and would also cause harm to the character and appearance of the surrounding landscape. It was also considered that the siting of the camping pods would be harmful to the significance of the Listed Building and the non-designated heritage assets and their settings, as they represented an incongruous addition to the open and rural landscape. The appeal was dismissed.				
ENF 18/0062 3208720	Without planning permission, engineering operations consisting of the laying of crushed stone on the land to form a track on land at Cartledge Flat/Rushy Flat Dike, North of Hollingdale Plantation, Strines	Written Representations	Enforcement Notice upheld with a variation	Delegated
The Inspector considered that the development had an adverse effect on the character and appearance of the area, in particular, the special landscape qualities of the National Park which has the highest status of protection. The Inspector also considered that the development was likely to have a continuing adverse impact on the designated SSSI, and the benefits of the track did not outweigh the impact of the special interest features. The appeal was dismissed and the enforcement notice was upheld with a variation on the notice, regarding the method of removal of the crushed stoned, as the Inspector felt that is exceeded what was necessary to remedy the breach.				
NP/DDD/0418/0354 3216383	Extension of existing planning permission for static caravan, shed, and associated groundworks at the Quiet Woman, Earl Sterndale, Buxton	Written Representations	Dismissed	Delegated
The Inspector considered that the proposal would be visually incongruous and have a detrimental “suburbanising” effect on the landscape, and would harm the special qualities of the National Park. The appeal was therefore dismissed.				
NP/DDD/1017/1051 3205259	Use of previously refurbished barn as holiday accommodation, construction of a generator and battery house, laying out of a parking/turning area at Eastsides Lane, Litton	Written Representations	Allowed	Committee
The Inspector considered that the proposed development would conserve the character and appearance of the appeal building and the surrounding landscape, and that the appeal site contributed positively to the significance of the local landscape as an example of a 19 th century field barn, situated within the historic field pattern of medieval strip fields. Given the small scale of the proposed holiday accommodation development, and that the provision of the holiday accommodation would help to support the local economy, whilst sustaining a historic field barn, the Inspector allowed the appeal.				
NP/DDD/0318/0212 3215855	Replacement agricultural building to house and feed young livestock at Land off New Road, Off Buxton Road, Castleton	Written Representations	Allowed	Committee

The Inspector considered that the need for an agricultural building was demonstrated and that the scheme was in accordance with LC13 of the Local Plan and DME1 of the emerging policy document. Although the proposed building would be much larger than the timber building it would replace, it would be of a higher quality appearance, and together with the screening provided, would assist in blending the building appropriately into the landscape. The appeal was therefore allowed.

4. **RECOMMENDATION:**

That the report be received.