

APPENDIX 2 - Cases approved contrary to policy

Strategic Policy Decisions

Applications granted contrary to the development plan (Strategic policy issues impacting on NP purposes and special qualities)

Figure 1: Applications granted contrary to Policy by planning committee 2018/19 (housing cases highlighted)

2017/18 = 0

2018/19 = 3

Year	Application Description	Policies involved	Comments
2018/19	Full Application - General Purpose Agricultural Building to House Livestock and Store Fodder And Implements at Mayfield Farm, Litton Slack.	GSP1, L1, DS1	Approved despite significant landscape harm with adverse impact on Special Qualities
2018/19	Full Application - Erection Of Local Needs Affordable Dwelling - Land South West of Park Farm, Longstone Lane, Ashford-In-The-Water	GSP1, DS1, HC1	Housing need accepted however, site significantly detached from main settlement. As such regarded as development in open countryside.
2018/19	Full Application: Agricultural Workers Dwelling at Morridge to Farm, Bleaklow Road, Onecote	L1, HC2	Members considered approval necessary for management of farm and land. However insufficient justification for the development leads to harmful consolidation of development in otherwise open landscape setting.

Applications that raised significant Policy Issues

Figure 2: Applications raising Policy Issues granted contrary to Policy by planning committee 2018/19

2017/18 = 10 applications raised significant policy issues

2018/19 = 5 applications raised significant policy issues

Year	Application Description	Policies involved	Comments
2017/18	Removal of condition 3 (in relation to road access) attached to permission for the redevelopment of Bakewell Business Park.	DS1, E1, LB7 (former saved policy from 2001 Local Plan, now replaced by DM Policies	Application refused as the condition was deemed necessary in order to implement saved Local plan policy for redevelopment of the Business Park. This is a significant employment site in the National Park and considered

		and emerging Bakewell neighbourhood Plan)	worthy of a high standard of access in order to achieve sustainable development.
2017/18	14 Main Road, Grindleford, change of use of doctors surgery to residential use	HC4	Loss of local service, but approved because the use of the building was relatively small scale and was now being provided in a nearby village
2017/18	Change of use of domestic garage to café and catering use, Paddockside, Oakenbank Lane, Rainow	DS1, HC5	Impact of café use in remote, quiet lane. Concerns over impact on character and appearance and potential to attract vehicles.
2017/18	Conversion of redundant water treatment works into 16 apartments, conversion of stone outbuilding into a studio apartment and four new cottages at former Treatment Works, Mill Lee Road, Low Bradfield	HC1, L1	Principle acceptable however, the case raised issues of the viability of enhancement driven schemes, and the ability to negotiate a proportion of affordable homes. Negotiation achieved 2 affordable homes towards meeting identified local need.
2017/18	Full application – proposed change of use of existing buildings, extensions to existing buildings and provision of new access to the site at Bradfield Brewery, Watt House Farm, Loxley Road, Bradfield, Sheffield	L1, E2	Scheme approved despite some concerns over expansion in open countryside. Desire to retain strong local brand and retain local employment with good attention to character. Raises issues of cumulative impacts and reasonable extent of growth, plus impacts of valley character.
2017/18	Full application: Demolition of all site buildings, removal of concrete surfacing, and redevelopment for 25x 2,3,4 and 5 bed dwellings, parking and garaging served by private drive from existing access from Richard Lane, Markovitz Limited, Richard Lane, Tideswell	GSP2, HC1	This case raises issues of enhancement to the National Park which in turn justifies a high level of market housing to enable the scheme. In this case no affordable homes were deemed possible based on the viability assessment, as the development would fund the relocation of an important local business to another site in the village. Detailed design issues also arise concerning the character, appearance and sustainability of

			the scheme.
2017/18	Full application – Change of use to 3 open market dwellings at Hurst Water Treatment Plant, Derbyshire Level, Glossop	DS1, HC1	This case raises the issue of which buildings may constitute a non-designated heritage asset in order to warrant the impetus of market housing to achieve conservation and enhancement. While not of traditional or vernacular character the Water Works building was deemed to have historical significance and features worthy of conservation.
2017/18	Change of use from campsite to allow the siting of 6 static caravans, 2 pods and 4 tents ancillary to the wider use of the existing holiday park; retention of existing access road, construction of parking spaces, hardstanding bases and associated landscaping, planting and decking at Longnor Wood Holiday Park, Newtown, Longnor	RT3, L1	This case demonstrates an acceptable exception to the main thrust of RT3, which seeks to avoid Holiday Park style accommodation in favour of simpler, less permanent provision. The logic of RT3 is that smaller scale development protects the undeveloped character of the landscape and provides visitors with a closer contact and appreciation of the National Park's special qualities. Nevertheless, in this case, the wooded setting of the existing site provided a good opportunity to diversify the accommodation mix to more permanent types of accommodation without harm to the landscape.
2017/18	Demolition of existing agricultural building and erection of a single local needs affordable dwelling at Manor Farm, Pown Street, Sheen	HC1, GSP2	This case raised issues with the level of evidenced need, which did not meet the policy thresholds in the saved Local Plan. Nevertheless members were satisfied by a strong local connection and considered the scheme a good opportunity to address outstanding housing need in this part of the National Park within the settlement, and with a form of development that also represented some enhancement by the removal of the existing

			agricultural building.
2017/18	S.73 Application - for the Removal or Alteration to Condition 4 (Holiday Occupancy Condition) From Planning Consent, Old Dains Mill, Upper Hulme	HC1	The case raised the question of whether the previous permission for holiday use had fully achieved the conservation of the building. Permission was given for removal of the condition, and permitting open market occupation in order to make the scheme of renovation more viable.
2018/19	Full application – retrospective planning consent on Midhope Moor to restore and repair previously damaged access route to include the laying of plastic access mesh to facilitate vehicular access, Open moorland site, split by the Cut Gate Path and crossing Mickleden Beck on Midhope Moor	L1	This case followed the officer recommendation to refuse the application owing to the impact of the mesh track on the landscape. The case helps to clarify the terms of Natural Zone policy to seek rigorous justification for development affecting the wilder qualities of the moorland areas. In this case, members could not see a clear justification for the need for the mesh track.
2018/19	Full application – provision of education suite and ancillary accommodation to facilitate diversification of farm activities at High Lees Farm, New Road, Bamford	E2	Whilst broad in its scope of new uses, both officers and members were impressed with the ambitious nature of the project. The applicant had engaged with the Authority from the very beginning, and were pleased that the farm was being brought back into sustainable use.
2018/19	Full application; proposed change of use from public house to B&B guest house within part of the main building, with the remainder being landlord residential accommodation. Also including additional buildings within the grounds to house a café, shower block, stables (increased in size and repositioned from	E2, RT2, RT3, HC5	This scheme was also seen as ambitious and innovative bringing back essential services to a corner of the National Park that had lost its pub in recent years. This site related well to the Dunford Bridge car park serving the Trans-Pennine Trail and offered a good model of a potential new recreation hub.

	<p>previous permission), garage and 4No. Camping pods (including one accessible pod). Plus provision for 3No. campervan 'Hook up' points and 4No. tent pitches, at Stanhope Arms, Dunford Bridge, Sheffield</p>		
2018/19	<p>Full application – Change of use of site from industrial to residential; demolition of existing industrial barn; erection of annex at Stone Pitts Works, unnamed road from the Gables to Cressbrook Old School via Lower Wood, Cressbrook</p>	GSP2, HC1	<p>With some minor changes to conditions in order to control an ancillary element of accommodation this scheme was widely viewed as a rare example of development that could meet the terms of para 79 of the NPPF, i.e. buildings of exceptional design in the open countryside. The scheme represented a highly positive and sustainable reuse of an unsightly brownfield site.</p>
2018/19	<p>Full application – Construction of 9 No. residential units (use class C3), comprising 2 no.1-bedroom flats; 2No. 2-bedroom dwellings and 2No. 3-bedroom dwellings for affordable rent and 3No. 3-bedroom dwellings for shared ownership, associated car parking, creation of new access, landscaping and associated works at Land off Church Lane, Rainow</p>	DS1, HC1, L1	<p>Despite seeking to address affordable housing need in the area, both officers and members agreed the scale of this proposal was too great in this location. The decision to refuse prompted an appeal and a second application. The second application was refused and the appeal is pending.</p>