

11. ADOPTION OF PEAK DISTRICT NATIONAL PARK AUTHORITY RESIDENTIAL ANNEXES SUPPLEMENTARY PLANNING DOCUMENT (IF)

Purpose of the Report

1. To seek Committee approval to adopt the Residential Annexes Supplementary Planning Document (SPD)

RECOMMENDATION:

1. **That the Peak District National Park Authority adopts and publishes the Residential Annexes SPD.**
2. **That any final amendments to the SPD resulting from this Committee be delegated to the Director of Conservation and Planning in consultation with the Chair and Vice Chair of Planning Committee prior to publishing**

Background and Proposals

2. The Authority undertook a research project was undertaken to investigate the Authority's use of Section 106 Agreements. The report was titled, 'The Use of Section 106 Agreements by the Peak District National Park Authority', and it was presented to Planning Committee Members on Friday 12th January 2018.
3. The research revealed inconsistencies in the application of policies dealing with ancillary residential accommodation. It advised that a guidance note, and training of officers and possibly Members should be considered. It advised that a standard condition should be agreed with the Authority's Legal Team for these types of development.
4. The majority of 2018 and the early part of 2019 was taken up with the consultation, modifications, Examination in Public, and subsequent adoption of the Development Management Policies Part 2 of the Local Plan at the 24th May Planning Committee in 2019. Since then, work has been undertaken to fulfil the outcomes of the 'Section 106 Agreements' report in respect of residential annexes.
5. It was originally intended to produce a guidance note for Development Management Planning Officers and Members. However this was upgraded to an SPD after colleagues in both Development Management and Enforcement & Monitoring recommended the value of such a document for both local residents and planning agents.
6. This SPD has undergone a number of revisions following comments received from internal departments such as Development Management, Monitoring & Enforcement and Legal; the Local Plan Review Steering Group; the Director of Conservation & Planning, the Head of Policy & Communities, and the Head of Development Management.

Consultations

7. PDNPA Development Management Teams, Monitoring and Enforcement Team, Legal Service, Director Of Conservation and Planning, Head of Policy and Communities, Head of Development Management
8. The external consultation was conducted in Spring 2020. The Authority consulted 54 planning agents, as well as statutory consultees and Parish and Town Councils.

Representations

9. The consultation drew responses from four Parish Councils and one town council, (Bonsall, Calver, Holme, Langsett, and Bakewell); four organisations (Country Land and Business Association, Environment Agency, United Utilities and Historic England); and one planning agent (Allan Newby)
10. There was mixed views on the tone of the document and the language used. Some requested more clarity and simplicity and some accepted the need for more detailed precision given the intended users. This document has been prepared to provide clarity, but this subject requires precision of language and terminology, which means it may not be easily accessible to the non-planner. We consider this inevitable and necessary if the SPD is to have value for those applying for this type of development and planners determining the applications.
11. There were a few suggestions for links to other sources of information, which were felt to be important to reflect the respondents' area of interest or responsibility. In general we felt this was helpful information but unnecessary to include in the SPD, given the coverage of the issue in the Local Plan itself. We acknowledge however that there might be a place for this in our more general guidance to planning applicants. The exception is the link to Historic England site which we feel is appropriate given the large number of designated and non-designated heritage assets that may be subject to proposals for residential annexes.
12. We agree with comments that cultural heritage assets can prove difficult to convert to ancillary accommodation, and that applying all of the policy criteria relating to conversion may on occasions be counterproductive to achieving the optimum outcome for heritage assets. We propose to amend the SPD to reflect the need for flexibility of policy application in order to better enable the optimum planning outcome for buildings that have cultural heritage significance. This won't mean that policy criteria are automatically relaxed for every application but it gives planners the flexibility necessary to do this in exceptional circumstances.
13. We also agree that proposals are assessed in terms of impact on valued landscape character and valued cultural heritage and that this would be clearer to assess than impact on the "wider landscape setting", which was the suggested term. We have defined valued character in the Landscape Strategy and we have the Farmstead heritage Assessment work as well as Conservation Area appraisals to draw on. If we use these in making our decisions and ask others to use them in preparing their applications it should help bring more consistency to our decision making.
14. The proposed revisions to text are shown as tracked changes in the complete SPD at Appendix A. They are highlighted bold, red and underlined.

Main Policies

15. Relevant Development Management Policies:

- DMH5: Ancillary dwellings in the curtilages of existing dwellings by conversion or new build
- DMH7: Extensions and alterations
- DMH8: New outbuildings and alterations and extensions to existing outbuildings in the curtilage of a dwellinghouse
- DMH11: Section 106 Agreements

16. National Planning Policy Framework (NPPF)

It is considered that this SPD will provide greater consistency between the NPPF and Local Plan policies by clarifying the way that residential annexes can be achieved within the National Park.

Conclusion

17. The Supplementary Planning Document (SPD) has been prepared in accordance with the statutory requirements for preparation of SPDs and with the suggested amendments is considered ready to adopt.

Human Rights

18. Any human rights issues have been considered and addressed in the preparation of this report.

Appendices

19. Appendix A Final Residential Annexes SPD

List of Background Papers (not previously published)

Consultation responses database.

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