
14. 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/0520/0438 3267009	Change of use of workshop (industrial use) to a dwelling including extension and alteration of the building, creation of a garden, retention of parking area and relocation of field access at The Workshop near Penny Tree Farm, Alstonefield.	Written Representations	Delegated.
NP/DDD/1020/0912 3266751	Rear lean-to extension at Sycamore Farm, Biggin	Householder	Delegated
ENF 17/0134 32578888	Use of land for motor cross scrambling at Whitelow Mines, Blackmere Lane, Bonsall	Written Representations	Delegated
NP/DDD/1020/0986 3269446	Replace existing wooden sash windows with like for like UPVC sash windows at 21 Riverside Crescent, Bakewell	Written Representations	Delegated

2. APPEALS WITHDRAWN

There have been no appeals withdrawn during this month.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/0920/0868 3263645	Modify previously approved work to an internal first floor wall between the landing and bedroom, and to retain unplastered old architectural timber member within an adjoining wall at Carpenters Cottage, Winster	Written Representations	Allowed	Delegated

The Inspector considered that the works would not have a harmful effect on the special architectural and historic features of the grade II listed building. The appeal was therefore allowed.

NP/DDD/1020/0938 3267238	Single storey porch to front elevation with window in side at 19 Stoney Close, Bakewell	Householder	Dismissed	Delegated
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The Inspector considered that the addition of the porch would disrupt the distinct pattern and linear form of the development, and would thereby appear as a discordant element to the street scene. The appeal was dismissed.

NP/DDD/0420/0309 3256035	Erection of double garage and store at Star House, Taddington	Written Representations	Dismissed	Delegated
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The Inspector considered that the proposal would introduce a considerable structure to the currently open site, and its incongruent massing would also be highly visible down the driveway and from Main Street. The proposal would encroach into the sense of the openness of the adjacent churchyard and significantly eroded the nearby historic features through the creation of a visually overwhelming structure that would dwarf the more diminutive forms of the war memorial and the lych gate. The appeal was dismissed.

NP/DDD/0920/0809 3268018	Slate roof conservatory at 4 Mill Farm Close, Calver	Householder	Allowed	Delegated
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The Inspector considered that the proposal would deliver a modest, well-scaled extension that would preserve the character and appearance of the area, and would not conflict with policies GSP1 and GSP3 of the Core Strategy of policy DMC3 and DMH7 of the Development Management Policy. The appeal was allowed.

NP/DDD/0719/0759 3246020	Change of use of barn to 2 bed holiday accommodation including new track. Demolition of existing extension at Barn at Bradford, Youlgreave,	Written Representations	Dismissed	Delegated
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The Inspector considered that although the proposed conversion of the barn would not significantly alter its appearance particularly when viewed from a distance, its domestication would not preserve or enhance the conservation area, nor would it accord with the NPPF with regard to heritage assets. The appeal was dismissed.

NP/SM/1219/1317 3264570	Erection of agricultural building for sheep/storage plus an access track at Spring Croft, Pothooks Lane, Grindon	Written Representations	Allowed	Committee
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The Inspector considered that the design, form, appearance and finish of the agricultural building would not be harmful to the landscape due to the topography of the land, and that the scenic views of the landscape would be conserved. The appeal was allowed.

NP/DDD/0720/0613 3260865	Use of field for 5 touring caravans to link up with current touring site in adjoining field at Lower Greendfields Caravan	Written Representations	Dismissed	Committee
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Park, Alport

The Inspector considered that the site would be an incongruous and discordant feature in the wooded landscape, and that the site would be visible from many vantage points due to its elevated position. It was also considered that the proposal would be in conflict with Policies L1 and RT3 of the Core Strategy and DMR1 and DMC3 of the Development Management Policies. The appeal was dismissed.

4. **RECOMMENDATION:**

To note the report.