

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/DDD/1120/1044 3271933	Change of use to touring caravan site with 10 pitches and erection of shower/toilet block at Ballindon Moor Farm, Brassington	Written Representations	Delegated
NP/DDD/1120/1062 3270648	Creation of driveway for dwelling with associated works includes change of use of land to domestic and partially retrospective at Moor Lodge, Sugworth, Bradfield	Written Representations	Delegated
NP/DDD/1220/1143 3271911	Erection of 2 affordable local needs dwellings on Land off Hardy Lane, Tideswell	Written Representations	Committee
NP/DDD/0620/0548 3271913	Erection of 3 affordable local need dwellings on Land off Hardy Lane, Tideswell	Written Representations	Committee
NP/DDD/0221/0114 3272113	Proposed Porch Extension at 17 Windses Estate, Grindleford	Written Representations	Delegated
NP/SM/0121/0077 3274347	Construction of a porch to the east facing elevation. Construct a dwarf wall of blocks with stone cladding to match house, hardwood framed windows, single entrance door to north side of porch, pitched tiled roof with lead flashing at Deepdale Farm, Grindon	Written Representations	Delegated
NP/DDD/0221/0150	Proposed erection of one local needs home at Hades Lane, Taddington	Written Representations	Committee
NP/HPK/0420/0329 3275739	Proposed change of use and extension of existing domestic garage and hobbies room to form a holiday let at Bennett Barn Farm, Sandy Lane, Chinley	Written Representations	Delegated
NP/DDD/0420/0300 3273315	Take down (half of the) outside toilet and coal house block at 2 Club Row, Eyam	Householder	Delegated
NP/HPK/0720/0636 3273472	S.73 removal or variation of condition 2 on NP/HPK/0819/0835 for demolition of outbuildings and erection of a two storey extension and subterranean accommodation with link to existing house a Moor Edge, New Road, Bamford	Householder	Delegated

NP/HPK/1220/1142 3275704	Remove existing front porch and replace with single story porch, new timber framed window to the front elevation and alterations to an existing rear window to form a door at Pear Tree Farm Chinley	Householder	Delegated
NP/DDD/0320/0224 3273608	Vehicle pull-in with pedestrian path at 3 Wheatlands Lane, Baslow	Householder	Delegated
NP/SM/0221/0138 3276874	Proposed alterations and extension to dwelling including replacement outbuilding at Daisy Bank, Newtown, Longnor	Householder	Delegated

2. APPEALS WITHDRAWN

No appeals have been withdrawn during this month.

3. APPEALS DECIDED

The following appeals have been determined this month.

<u>Reference</u>	<u>Details</u>	<u>Method of Appeal</u>	<u>Decision</u>	<u>Committee/ Delegated</u>
ENF 19/0217 3263527	Engineering operations comprising the ongoing formation of an artificial man made platform feature at Withamley House Farm, Bradfield	Written Representations	Dismissed Enf Notice Upheld	Delegated

The Inspector considered that the materials deposited were not just being stored, but had been moulded and compacted to provide access into the lower field. The Inspector also considered that the amount of material deposited was so substantial that it was assumed that it was moved by heavy machinery, which would constitute an engineering operation, which would have required planning permission. The appeal was dismissed and the enforcement notice upheld.

NP/HPK/0720/0602 3265928	Replacement Porch, 2 cat-slide dormers to match adjacent property. 2 velux to rear roof slope. Removal of render to expose and reinstate original stonework. Erection of timber garden shed at Wayside Cottage, Chapel Walk, Hope	Householder	Dismissed	Delegated
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The Inspector considered that the dormers would be an incongruous addition to the roofscape and would radically alter the appearance of the front elevation of the dwelling, as well as resulting in significant harm to the character and appearance of the conservation area. The Inspector also considered that the proposed development would be contrary to GSP3 and L3 of the Core Strategy as well as DMC3, DMC5 and DMH7 of the Development Management Policies. The appeal was therefore dismissed.

NP/DDD/0220/0126 3260846	Conversion of barn and holiday unit to dwelling, including removal of modern lean-to barn at Lane End Farm, Abney	Hearing	Dismissed	Delegated
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The Inspector considered that the proposal would conflict with the Development Plan. The Inspector also felt that it had not been demonstrated that the proposed market dwelling would be necessary to secure the conservation of barn 1, nor that it would be either necessary or proportionate to achieve the conservation of barn 2. The harm to protected species also weighed against the proposal to a moderate degree. The conversion of barn 2 would detract from its vernacular character and appearance and there would also be a loss of historic fabric. The appeal was dismissed.

NP/DDD/0820/0713 3270501	Erection of an agricultural barn for the Housing of livestock and storage at Dale Farm Middleton-by-Youlgreave	Written Representations	Allowed	Committee
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The Inspector considered that the proposal met a reasonable agricultural need, and would modestly enhance the area's landscape character and scenic quality, so would fit in with the village's countryside setting. Although the Inspector considered that there would be a conflict with GSP3 of the Core Strategy, it did comply with the Development Plan as a whole. The appeal was allowed.

4. **RECOMMENDATION:**

To note the report.