
17. **AUTHORITY SOLICITOR REPORT - PLANNING APPEALS (A.1536/AE)**

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/S/0123/0090 3334755	Outline application with all matters except access reserved for erection of a new self-build dwelling on wooded site at Kirk Edge Road, High Bradfield	Written Representations	Delegated
NP/SM/0623/0673 3332843	Conversion and alteration of kennels and cattery to form two 3-bedroom holiday lets with amenity space, access and parking at White Shaw Farm, Rushton Spencer	Written Representations	Delegated
NP/DDD/0223/0128 3330484	Retrospective planning permission for the extension of the existing terrace area to be used as part of the garden at Yew Tree Cottage, Froggatt	Written Representations	Delegated
NP/DDD/0723/0782 3335965	Removal of cement render and repointing of stone wall at Biggin Grange, Biggin	Written Representations	Delegated
NP/HPK/1222/1563 3337477	Construction to re-establish an L-Shaped building including landmark east elevation of to provide 21 open market apartments and construction of separate terrace of 3 affordable houses with associated car parking and landscaping at the marquis of Granby, Bamford	Hearing	Committee

2. **APPEALS WITHDRAWN**

There were no appeals withdrawn during this month.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/GDO/1222/1606 3325415	Change of use from agricultural building to Class C1 Hotel at Ladywash Farm. Edge Road, Eyam.	Written representations	Dismissed	Delegated

The Inspector's view was that based on the evidence provided to them, the appeal building did comprise of an agricultural building that could benefit from permitted development rights under Schedule 2, Part 3, Class R of the GPDO. However, considering the slurry pits are within the overall structure and form part of the appeal building then the floor space would exceed 500 sqm. The Inspector therefore concluded that the proposal would exceed the cumulative floor space limit of 500 sqm. This development would not meet the requirement in paragraph R.1 (b) relating to the floor space limit and therefore would not be permitted development. The appeal was therefore dismissed.

NP/HPK/0922/1170 3321415	Use of a field as a seasonal campsite at Land to the east of Bamford Tennis Club	Written representations	Dismissed	Non-Determination
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The Inspector considered that the proposal would introduce a more vulnerable use to a site that was located partially within a flood zone, and would also increase the use of the junction of Water Lane and Station Road which had visibility constraints, so would result in harm to highway safety, and would not conserve or enhance the appearance of the Bamford Conservation Area. The appeal was dismissed.

NP/SM/1022/1316 3325986	Erection of double garage at Old Dains Mill, Upper Hulme	Written representations	Allowed	Committee
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The Inspector considered that it was unlikely that the proposed building would be clearly seen from any elevated vantage points. Even if it were, it would be seen within the context of the existing two buildings which share a similar roofscape, palette of materials. Consequently, the Inspector considered the proposal would conserve the landscape and scenic beauty of the National Park. The appeal was allowed.

4. **RECOMMENDATION:**

To note the report.