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

### **1. APPEALS LODGED**

The following appeals have been lodged during this month.

<b><u>Reference</u></b>	<b><u>Details</u></b>	<b><u>Method of Appeal</u></b>	<b><u>Committee/ Delegated</u></b>
NP/SM/0623/0743 3342029	Retrospective planning consent for the retention of a shepherd's hut for tourist accommodation and for an ancillary washroom at Land on the West side of Townend Lane, Waterfall	Written Representations	Committee
NP/DDD/1223/1477 3342471	Creation of off-street vehicle hardstanding and electric charging point at 3 Woodland View, Butts Road, Bakewell	Householder	Delegated
NP/SM/0823/0895 3342623	Conversion of outbuildings for holiday accommodation at Scaldersitch Farm, Sheen	Written Representations	Non-Determination
NP/HPK/0723/0749 3342100	Installation of new flue to wood burning stove at Higher Ashen Clough, Maynestone Road, Chinley	Written Representations	Delegated
NP/DDD/0623/0604 3343453	Replace existing shipping container with a traditional timber clad agricultural style building at land adjacent to new bridge, Froggatt	Written Representations	Committee
NP/HPK/0723/0810 3343611	Development of one dwelling at the disused quarry, Chunal	Written Representations	Committee

### **2. APPEALS WITHDRAWN**

There have been no appeals withdrawn during this month.

### **3. APPEALS DECIDED**

The following appeals have been decided during this month.

<b><u>Reference</u></b>	<b><u>Details</u></b>	<b><u>Method of Appeal</u></b>	<b><u>Decision</u></b>	<b><u>Committee/ Delegated</u></b>
NP/DDD/0423/0394 3331185	Construction of a dwelling house without the benefit of planning permission – Highfield Farm, Cherry Blossom Farm, Stoney Middleton	Written Representations	Allowed	Delegated

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The Inspector considered that the dwelling was sited in a fundamentally different position to the original planning application submission resulting in a significant change, and was not erected pursuant to the 1984 permissions. However, when considering whether the dwelling had now become lawful, supporting information evidenced that the dwelling was completed on

or before 10 April 2019, which was four years before the Lawful Development Certificate application was submitted. Further to this, the development appeared to have been substantially completed as long ago as 2001. The Inspector therefore determined that the dwelling was lawful and approved the appeal.

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NP/S/0123/0090 3334755	Outline Application for dwelling on wooded site to the North of Kirk Edge Road, Bradfield	Written Representations	Dismissed	Delegated
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The Inspector considered that although the proposed dwelling would have a secluded position, the proposal would constitute an additional build of a domestic appearance and use, on an area of undeveloped land in the countryside, so would be detrimental to the rural landscape. The proposal would also be contrary to Policy HC1 of the Core Strategy and DMH1 of the Development Management Policies as well as the Framework. The appeal was dismissed.

4. **RECOMMENDATION:**

**To note the report.**