
17. **AUTHORITY SOLICITOR REPORT - PLANNING APPEALS REPORT (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/DDD/1221/1376 3343917	S.73 application for the removal or variation of Condition 4 on NP/DDD/0918/0870 – erection of industrial building housing 2 units at Nuclear Energy Components Ltd, Bradwell	Written Representations	Delegated
NP/SM/0723/0844 3344495	Change of Use of the Existing Pub and residential Accommodation to C1 Use holiday accommodation and Café Use Class E. Staffordshire Knott, Pown Street, Sheen	Written Representations	Delegated
NP/SM/0324/0238 3344884	Alterations and extension to Ferny Knowle Farm, Deep Lane, Sheen	Householder	Delegated
NP/DDD/0324/0236 3344694	Proposed alterations and extension to existing garage at Stone Cottage, Derwent Drive, Baslow	Householder	Delegated
NP/HPK/0923/1117 3345822	Change of use of land to allow the stationing of small-scale mobile structures for use as holiday accommodation (Retrospective) at Booth Farm, Washgate Lane, Hollinsclough	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 **APPEALS WITHDRAWN**

There have been no appeals withdrawn during this month.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/HPK/0323/0327 3329151	Proposed demolition of existing building and erection of a new open market dwelling, garage and associated works at Land at Rowan Lodge, Hope Road, Bamford	Written Representations	Dismissed	Delegated

The Inspector considered that the proposal was of poor design and would be apparent in

views from the rear of the site, and would lead to significant harm to the character and appearance of the area. The proposal would also be contrary to DMH6 of the Development Management Policies as well as L1 and GSP2 of the Core Strategy and the NPPF. The appeal was dismissed.

NP/DDD/1122/1434 3329001	For the erection of a ground mounted solar panel array at Cressbrook Hall, Cressbrook	Written Representations	Allowed	Delegated
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The Inspector considered that whilst there would be some conflict with the development plan the Inspector found the proposal to be in accordance with the advice in the Framework. The Inspector was satisfied that the public benefits of the proposal would outweigh the conflict with the development plan. The Inspector felt that the benefits of the proposal would outweigh the harm in the setting of the listed building, character and appearance of the CCA and the local area and planning permissions should be granted. The appeal was allowed.

NP/DDD/0223/0128 3330484	Retrospective permission for the extension of the existing terrace area to be used as part of the garden at Yew Tree Cottage, Froggatt	Written Representations	Dismissed	Delegated
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The Inspector considered that the proposal would lead to significant harm to the character and appearance of the host property, and would fail to preserve or enhance the character and appearance of the conservation area. The proposal would also be contrary to the development plan and the framework. The appeal was dismissed.

NP/DDD/1223/1477 3342471	Creation of off-street vehicle hardstanding and electric charging point at 3 Woodland View, Butts Road, Bakewell	Householder	Dismissed	Delegated
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The Inspector considered that the proposed development would appear visually at odds with the street scene, resulting in harm to the character and appearance of both the host dwelling and the conservation area. The absence of adequate visibility splays being provided could lead to a potential conflict arising between vehicles and cyclists passing the same place. The proposal would also fail to accord with GSP1, GSP3 and L1 of the Cores Strategy as well as DMC3, DMC8 and DMT8 of the Development Management Policies. The appeal was dismissed.

NP/HPK/1222/1563 3337477	Construction to re-establish an L-shaped building including landmark East elevation of former Marquis of Granby to provide 21 open market apartments and construction of separate	Hearing	Dismissed	Committee
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terrace of 3 affordable houses with associated car parking and landscaping at Marquis of Granby, Bamford

The Inspector considered that due to its scale, massing and design the proposed apartment building would cause significant harm to the character and appearance of the area. The landscaping benefits, including the redevelopment of a site which detracts from the character and appearance of the area would not outweigh this harm. The moderate benefits associated with the provision of housing, both market and affordable, biodiversity and sustainable construction also would not outweigh this harm. The proposed development therefore fails to accord with the development plan taken as a whole, and there are no material considerations to indicate that a determination should be made otherwise than in accordance with the plan. The appeal was dismissed.

NP/HPK/0723/0749 3342100 3343980	Installation of a flue near the ridge of the roof-pitch on the eastern side of the roof at Higher Ashen Clough Barn, Maynestone Road, Chinley	Written Representations	Allowed	Delegated
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The Inspector considered that the appellant has demonstrated that the works are necessary, and that the flue would help ensure the long-term conservation of the asset. It follows that the proposal would not conflict with Policies L3 of the CS and Policies DMC5 and CMC7 of the DMP which together require that where change is necessary to heritage assets those changes conserve the significance of the asset. The appeal was allowed.

4. **RECOMMENDATION:**

To note the report.