

12. 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>
20/0061 - ENF 3335115	Appeal against enforcement notice issued at The Bank House Bar & Restaurant, Hathersage for erection of a timber structure.	Written Representations	Delegated
NP/SM/1123/1403 3350201	Appeal against refusal of change of use of barn to holiday let and erection of single storey lean-to extension on northern gable at barn to the south of Hole Carr Farm, Longnor	Written Representations	Committee
20/0089 - ENF 3346264	Appeal against enforcement notice issued at Manor House, Little Hucklow for unauthorised heat pumps and timber fencing	Written Representations	Delegated
NP/SM/0224/0229 3350258	Construction of an agricultural barn and an additional roadside gated access at Blues Trust Farm, Marnshaw Head, Longnor	Written Representations	Delegated
NP/DDD/0324/0306 3351162	Proposed heightening of stone wall between garden and road from 1m to 1,82m at Lathkill View, Monyash	Householder	Delegated
NP/DDD/0224/0148 3348548	2 storey and single storey extension at 1 Horsedale, Bonsall	Written Representations	Delegated
NP/HPK/0923/1055 3351892	Proposed seasonal use of land for eco-camping, siting of 3no. bell tents and amenity facilities along with associated access, parking and landscaping at Land west of Edale Road, Barber Booth, Edale	Written Representations	Committee
NP/DDD/0224/0143 3352514	Conversion of out farm to dwelling at Hillcrest Barn, Pits Lane, Parwich	Written Representations	Committee
NPSM/0624/0619 3352218	S.73 Application for the removal or variation of Condition 8 on NP/SM/0224/0142 at Lower Damgate Farm, Stanshope	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 APPEALS WITHDRAWN

There have been no appeals withdrawn during this month.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/SM/0623/0743 3342029	Retrospective planning consent for the retention of a shepherd's hut for tourist accommodation and for an ancillary washroom at Townend Lane, Waterfall, Waterhouses	Written Representations	Dismissed	Committee

The Inspector considered that the proposed holiday accommodation would not support farm diversification and there was no clear evidence that the new business use would remain subsidiary or secondary to the agricultural operation of the land. Whilst the proposal was to relocate the hut, it would still be visible from the adjacent public right of way as well as views within the wider landscape. The Inspector concluded that the proposal would conflict with the development management plan as a whole including the NPPF. The appeal was therefore dismissed.

NP/DDD/0523/0521 3330613	Retrospective planning consent for the erection of timber structures and platforms for use as holiday accommodation at Rocking Stone Farm, Birchover	Hearing	Allowed	Committee
ENF 22/0057/2 3336593	Enforcement Notice served regarding the carrying out of building and other operations to form independent residential use/use as holiday accommodation at Rocking Stone Farm, Birchover	Hearing	Allowed	Delegated

The Inspector considered that the development had been sensitively located and expertly designed and erected so had a minimal physical impact on the landscape due to the screening of the development by nearby trees so complied with DMR1C of the Development Management Policies. The Inspector therefore allowed the appeal and granted planning permission for the erection of a cabin and associated structures for short-term let holiday accommodation ancillary to Rocking Stone Farm. The enforcement notice was also quashed.

NP/HPK/0524/0523 3348846	New dark brown stained timber panel perimeter fence to dwelling boundaries with concrete posts at 4 Greenhead Park, Bamford	Householder	Dismissed	Delegated
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The Inspector considered that the proposal would represent an incongruous feature in the street scene, and would cause further harm to the character and appearance of the area. The proposal would also conflict with policies GSP1 and GSP3 of the Core Strategies and DMC3 of the Development Management Policy. The appeal was dismissed.

NP/DDD/0324/0236 3344694	Alterations and extension to existing garage at Stone Cottage, Baslow	Householder	Dismissed	Delegated
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The Inspector considered that the proposal would be harmful to the character and appearance of the existing building and to the area. The proposal also failed to comply with GSP3 and of the Core Strategy and DMC3, DMH8 of the Development Management Policies. The appeal was dismissed.

4. **RECOMMENDATION:**

To note the report.