

## **12. MONITORING & ENFORCEMENT QUARTERLY REVIEW – JANUARY 2025 (A.1533/AJC)**

### **Introduction**

1. This report provides a summary of the work carried out over the last quarter (October – December 2024).
2. Most breaches of planning control are resolved voluntarily or through negotiation without resorting to formal enforcement action. Where formal action is considered necessary, this can be authorised under delegated powers.
3. The Authority has a duty to investigate alleged breaches of planning control, but formal enforcement action is discretionary and must only be taken where it is 'expedient' to do so, having regard to policies in the development plan and any other material considerations. This means that the breach must be causing unacceptable harm to the appearance of the landscape, conservation interests, public amenity or highway safety, for example. When we take formal action it must be proportionate with the breach of planning control and be clear that resolving the breach would be in the public interest.

### **Outstanding Enforcement Notices**

4. At the October 2024 Planning Committee, when the previous quarterly review was considered, it was resolved that cases where compliance with an enforcement notice is outstanding for more than 3 months would be reported to Planning Committee each quarter. A list of these cases and a brief explanation of the current position is provided in paragraph 12 of this report. Officers have carried out an initial review of the cases and agreed the next steps. Further updates will be provided in subsequent reports to this Committee.

### **RECOMMENDATION:**

**That the report be noted.**

### **Summary of Activity**

#### 5. Notices issued

24/0132 Land off Oldfields Farm Lane Grindon	Excavations, laying of imported material and alterations to access	Temporary Stop Notice issued 1 October 2024 – works ceased – planning application submitted for erection of stable
21/0002 4 Greenhead Park Bamford Hope Valley	Erection of fence	Enforcement Notice issued 2 October 2024 – appeal submitted – awaiting start letter from PINS
21/0054 Hallfield Farm Strawberry Lee Lane Sheffield	Erection of implements store and horse training building and laying of a hard-surfaced track	Enforcement Notice issued 3 December 2024 – due to come into effect 7 January 2025

6. As we have been fully staffed since early May we have continued to improve our performance on casework over the last quarter. We resolved 45 breaches in the latest quarter which means that we have resolved 139 breaches in the first three quarters of the year and have already exceeded our annual target of resolving 120 cases per year. The number of outstanding breaches at the end of the quarter has also further reduced from 438 to 430.
7. We received 71 enquiries and investigated 102 enquiries in the quarter, resulting in the number 'on hand' being reduced from 148 to 114. The number of enquiries on hand at the end of December 2023 was 249. Following investigation of enquiries, we found 39 new breaches.
8. The table below summarises the position at the end of the quarter (31 December 2024). The figures in brackets are for the previous quarter.

	Received	Investigated/Resolved	Outstanding
Enquiries	71 (102)	109 (158)	114 (148)
Breaches	39 (61)	45 (47)	430 (438)

9. Breaches resolved

24/0024 New Close Farm Weags Bridge Road Grindon	Installation of sewage treatment plant	Retrospective planning permission granted
21/0049 Site adjacent The Depot Land at Ashford in the Water	Erection of agricultural building	Immune from enforcement action
24/0119 The Castle Inn Castle Street Bakewell	Display of three advertisement signs	Advertisement signs removed
24/0043 Underedge Farm Beggaway Lane Great Longstone	Erection of gates and gate posts	Gates and gate posts removed

24/0057 South View Farm Washhouse Bottom Little Hucklow	Use of land as campsite and siting of portable toilets	Use ceased and portable toilets removed
24/0053 4 Market Close Hope Hope Valley	Erection of summerhouse	Retrospective planning permission granted
24/0005 Woodeaves Cottage Bradbourne Road Fenny Bentley	Alteration of stables and garage to facilitate use as studio/gym incidental to the dwelling	Not expedient to take enforcement action
14/0015 The Candle House Greaves Lane Ashford-In- The-Water	LISTED BUILDING UPVC windows to rear (west) elevation, and satellite dish on rear wall.	Satellite dish removed and windows replaced with approved design
20/0108 Newhaven Lodge Farm Hartington	Siting of camping pods	Camping pods removed
24/0063 Side Nook Plantation Friden Road Middleton By Youlgrave	Change of use of land to paint balling, including moveable structures	Use less than 28 days per year so permitted development.
24/0003 Westrels Cottage West End Elton	Installation of eaves dormers	Eaves dormers removed
24/0139 Wolfscote Grange Holiday Cottages Hartington	Shepherds hut used as holiday accommodation	Duplicate record – see 24/0138

14/0069 Spring House Farm Castleton Hope Valley	LISTED BUILDING Installation of UPVC windows	UPVC windows removed
14/0185 George Hotel Castle Street Castleton Hope Valley	LISTED BUILDING Installation of satellite dish	Satellite dish removed
24/0008 The National Trust Longshaw Estate Car Park	Non-compliance with condition on NP/DDD/0621/0637 (requiring removal of temporary ranger information building) and change of use of building to bookshop	Building removed
16/0116 Junction of New Road and Briers House Lane Dungworth Green Sheffield	Display of advertisement signs	Advertisements have deemed consent
14/0583 Bottle Croft Main Street Chelmorton	Retention of temporary dwelling in breach of condition	Temporary dwelling removed – Enforcement Notice complied with
14/0608 Wheston House Farm Tideswell Moor Tideswell	Use of accommodation as independent dwelling in breach of condition 11 of application NP/DDD/0111/0052 requiring approved accommodation to remain ancillary.	Use ceased
18/0059 Lime Tree Farm The Brund Sheen	Extension of residential garden onto agricultural land, erection of garage, greenhouse, oil tank and creation of pond	Use appears to be lawful, garage and pond immune from action, oil tank relocated, greenhouse is permitted development
22/0057 Boulder Field Cabin Rocking Stone Farm Rowtor Lane Birchover	Erection of timber building and associated structures and use as holiday accommodation	Planning permission granted on appeal

24/0137 Field to north east of Biggin Hall Biggin	Erection of field shelter	Not expedient to take enforcement action
22/0051 Manor Farm Pown Street Sheen	Siting of portacabin and use as a farm shop, use of land as picnic area with shepherds hut and tables/benches for use in connection with farm shop	Portacabin and shepherds hut removed – planning permission granted for use of barn as farm shop - not expedient to pursue enforcement action on picnic area
15/0039 Keepers Cottage Heathcote Hartington	Use of agricultural land as residential garden	Use ceased
21/0013 Greenhead Cottage Pot Hooks Lane Butterton	Change of use of agricultural building to gym/storage	Retrospective planning permission granted
23/0054 Cragg Cottage Smalldale Bradwell	Extension of garage	Extension altered to within permitted development limitations
24/0142 Land at Hilly Lees Farm Swythamley Rushton Spencer	Creation of pond	Works are repair/reinstatement of existing pond so no breach of planning control
19/0113 The Hut Wilshaw Bottom Hollinsclough	Erection of dwelling	Dwelling removed and land reinstated - Enforcement notice complied with
15/0088 Starr House Main Street Taddington	Non-compliance with conditions on NP/DDD/0814/0894 (Erection of dwelling, conversion of building to dwelling and erection of outbuilding)	Not expedient to pursue enforcement action
20/0023 New Lodge Farm Quarnford	Erection of building	Immune from enforcement action

24/0149 Derbyshire Wildlife Trust Shop 16 Matlock Street Bakewell	LISTED BUILDING Internal alterations	No evidence of breach of listed building control
13/0152 Booth Farm Hollinsclough	Erection of chalet and use as dwelling, storage of scrap vehicles, use of land/buildings as concrete business and sub-division of dwelling to form holiday let	LDC granted for chalet, scrap removed, concrete business ceased and planning permission granted for holiday let
14/0577 Hartington Creamery Pike Hall farm Pikehall	Breach of conditions 2, 12, 15, 17 & 18 on planning permission NP/DDD/0711/0714 - change of use of agricultural buildings to cheese making (B2), ancillary offices and training room (D1)	Combined with 14/0574
09/0032 New Mere Farm Flagg	Siting of static caravan and use for residential purposes, conversion of agricultural building to residential use and use of land as campsite	Static caravan removed, planning permission granted for residential use of agricultural building and campsite use ceased
22/0031 Mulberry Cottage Main Street Youlgrave	LISTED BUILDING Replacement windows and door	Door replaced with agreed design – no action to be taken against windows
21/0116 Land adjacent to 3 Hurst Waterworks Sheffield Road Glossop	Erection of building	Combined with 21/0117
24/0097 Holme Lea Reapsmoor Longnor	Erection of outbuilding	Planning permission granted
23/0072 20 Woodside Close Bakewell	Untidy property	Not expedient to pursue enforcement action

19/0192 Derwent Water Arms Calver	Siting of a converted shipping container (used for storage) and erection of fencing	Container and fencing removed – Enforcement Notice complied with
21/0115 Jonlendenan Minn End Lane Bosley	Erection of polytunnel	Polytunnel removed
24/0096 Land at Condliiff Road Tideswell	Non-compliance with approved plans on NP/DDD/0616/0483 (Conversion and extension of existing workshop/store to ancillary residential accommodation for a dependent relative.)	Amendments approved under section 73 application
19/0052 Church Cott. Main Road Stanton-in-the Peak	LISTED BUILDING Removal of part of staircase partition	Partition reinstated
24/0069 Land opposite Staffordshire Knott Inn Pown Street Sheen	Groundworks and partial erection of walls	Planning permission granted for erection of local needs dwelling
21/0028 Holly Grove Farm Newtown Longnor	Extension to timber storage area in connection with existing wood cutting and drying business	Planning permission granted
24/0066 Snelslow Farm Hernstone Lane Peak Forest	Change of use of land from agriculture to residential garden	Use ceased
19/0168 Old Well Barn Hernstone Lane Peak Forest	Non-compliance with approved plans for NP/GDO/0419/0394 – Erection of agricultural building	Combined with 24/0021

10. **Outstanding Enforcement Notices**

The list of outstanding enforcement notices is below. Some of the notices have been complied with in whole or part but must remain in place, for example in the event of a use re-commencing. Where enforcement notices are not complied with we continue to contact owners, carry out further site visits to collect evidence and where appropriate pursue appropriate legal action.

<b>Case Reference</b>	<b>Location</b>	<b>Description</b>
<a href="#">04/0098</a>	Land west of Crossgates Farm Wheston Tideswell Buxton	Hardstanding on agricultural land EN issued 2008 - took effect 2009
<a href="#">05/0003</a>	Land at Riverdale Main Road Grindleford	Use of land and buildings for the storage of vehicles and other items. EN issued/took effect 2008  EN almost complied with - not withdrawn as use may re-occur.
<a href="#">05/0102</a>	Land at the Forge, Damflask, Bradfield, Sheffield	Use of land for the storage of vehicles. EN issued 2003 - took effect 31 October 2003
<a href="#">05/0113</a>	Higher Heys Farm, Highgate Road, Hayfield, High Peak,	Siting of portacabin (within agricultural building) and its use for the storage and operation of computer equipment and associated items for business purposes. EN issued 2000 - took effect 2001 Retrospective planning application refused 11 May 2004
<a href="#">05/0126</a>	Tor Farm Middleton by Youlgreave Nr Bakewell Derbyshire	Removal of two timber windows and section of stonework and replacement with UPVC window and UPVC window and door LBEN issued/took effect 2003
<a href="#">06/0012</a>	Midfield Macclesfield Road Kettleshulme	Siting and storage of a residential caravan and use of land for storage purposes, including the storage of building materials and equipment, vehicles and vehicle parts. EN issued/took effect 1996 - land mostly cleared
<a href="#">07/0042</a>	Hurdlow Grange Farm Hurdlow Buxton	1. Erection of portal framed agricultural building; 2. Erection of a lean-to building and timber car port; 3. Change of Use of land for storage and the siting and residential use of a static caravan EN issued re item 1 2011 - took effect 2012 EN issued/took effect re items 2 and 3 2015



<a href="#">07/0084</a>	Five Acres Farm, Narrowgate Lane, Wardlow	Change of use of land/buildings to parking and maintenance of lorries and trailers EN issued/took effect 2013
<a href="#">08/0021</a>	Land off Smith Lane, Rainow (Corner of Smith Lane & B5470)	Erection of building. EN issued/took effect 2013  Building largely removed
<a href="#">08/0063</a>	Beech Croft Sheldon Bakewell Derbyshire	Chimney on converted barn. EN issued/took effect 2010
<a href="#">08/0069</a>	Bent Farm Tissington	Siting and residential use of static caravan EN issued/took effect 2017
<a href="#">08/0072</a>	Land at Gun Quarry Farm Heaton Rushton Spencer	Erection of a building EN (variation) issued/took effect 2013
<a href="#">08/0104</a>	Fernhill Cottage Ronksley Lane Hollow Meadows Sheffield	Engineering operations and partial erection of building EN issued 2009 – took effect 2010
<a href="#">09/0066</a>	Land north of Home Farm Little Hucklow Derbyshire	Erection of buildings EN issued/took effect 2012
<a href="#">10/0177</a>	Hurstnook Farm Cottage Derbyshire Level Glossop Derbyshire	Erection of two-storey and single-storey extensions (not built in accordance with NP/HPK/0602/085) EN (Variation) issued/took effect 2016
<a href="#">09/0074</a>	Land and buildings east of Lane End Farm Abney	Breach of holiday occupancy condition. EN issued 2009 – took effect 2010
<a href="#">10/0189</a>	Foxholes Farm Top of Mill Lee Road Low Bradfield	Use of premises for wedding events EN issued 2017 – took effect 2019

<a href="#">11/0154</a>	Land north of Lapwing Hall Farm Meerbrook	Change of use of agricultural land to domestic use, siting of caravan and erection of extension to caravan EN issued/took effect 2014 Planning permission granted for dwelling 2015
<a href="#">11/0119</a>	Shop Farm Brandside Buxton Derbyshire	Change of use of the land from agriculture to use for storage of caravans, derelict vehicles, scrap and refuse and siting and residential use of a caravan. EN issued 1984 - took effect 1985 – land cleared following direct action – use subsequently recommenced
<a href="#">11/0222</a>	Land off Stanedge Road Bakewell	Erection of building and use of building and land for storage of building materials. EN issued/took effect 2014
<a href="#">12/0040</a>	Wigtwizzle Barn Bolsterstone Sheffield	Erection of unauthorised building EN issued/took effect 2015
<a href="#">12/0113</a>	The Barn Mixon Mines Onecote	1.Cladding existing building and extension to existing building to create new building; and 2.Erection of a portal framed building Two ENs issued/took effect 2016
<a href="#">13/0051</a>	Land north east of Holly House Farm Flagg	COU siting of static caravan on the land to provide residential accommodation EN ISSUED JUNE 2016
<a href="#">14/0098</a>	Pilough Farm Pilhough Rowsley Matlock	Various alterations including timber panelling  EN issued/took effect 2007 but agreement to defer until property sold
<a href="#">15/0028</a>	The Stone Yard Stanedge Road Bakewell	Material Change of Use of the Land from a B8 Storage to B2 Industrial EN issued 2021 - took effect 2022
<a href="#">15/0036</a>	Field opposite Grayling Hope Road Edale Hope Valley	Residential caravan EN issued/took effect 2019 EN complied with but caravan returned September 2020
<a href="#">15/0057</a>	Midhope Moor/ Cutgate/ Lost Lad	Creation of track EN issued 2018 - took effect 2021
<a href="#">15/0083</a>	Maynestone Farm Hayfield Road Chinley High Peak	Erection of extension EN issued 2015 - took effect 2016 PP granted for amended scheme Jan 2023

<a href="#">16/0118</a>	Brackenburn Riddings Lane Curbar Calver Hope Valley	Erection of gates and gate posts in breach of conditions on NP/DDD/0913/0809 (construction of replacement dwelling) EN issued May 2020 - took effect October 2020 - gates removed - application for retention of gate posts and installation of gates refused 13 August 2024
<a href="#">16/0163</a>	Five Acres Fields Edge Top Road Longnor	Unauthorised building used for storage, workshop and welfare EN and s215 Notice issued/took effect 2020 Recent contact with owner
<a href="#">17/0044</a>	Woodseats Farm Windy Bank Bradfield Dale Sheffield	Unauthorised works to Listed Building and engineering works in the setting and wider farmstead EN issued/took effect 2019
<a href="#">17/0095</a>	Blues Trust Farm Marnshaw Head Longnor	Erection of a building and the siting and residential use of a touring caravan. Construction of an access track EN issued/took effect 2019 SV 5/12/2024 – EN partially complied with
<a href="#">18/0062</a>	Cartledge/Rushy Flat Bradfield Moors Grid ref: 2113 9238	Creation of track EN issued/took effect May 2019
<a href="#">19/0189</a>	Land adjacent to Black Harry House Main Road Wardlow Buxton	Erection of dwelling (not in accordance with planning permission ref: NP/DDD/0217/0130) EN issued/took effect 2020 - permission granted for amended scheme 9 July 2024
<a href="#">19/0218</a>	Home Farm Main Street Sheldon	Excavations and building operations to rear of guest house EN issued 2020 - took effect 2021  Monitoring compliance with injunction order
<a href="#">21/0060</a>	Home Farm Main Street Sheldon	Construction of track and widening of gateway onto road EN issued 2008 - took effect 2009 - complied with but track subsequently reinstated  Monitoring compliance with injunction order
<a href="#">21/0085</a>	New Vincent Farm Parsley Hay	Camping pods EN issued/took effect 2022

Report Author: Andrew Cook, Principal Enforcement Planner