

13. AUTHORITY SOLICITOR REPORT – PLANNING APPEALS REPORT (A.1536/AE)

1. APPEALS LODGED

The following appeals have been lodged since the last report.

<u>Reference</u>	<u>Details</u>	<u>Method of Appeal</u>	<u>Committee/Delegated</u>
NP/HPK/0224/0141 3353256	Retrospective planning permission for change of use of existing agricultural land to facilitate a timber log business, internal access track, widened vehicular access to public highway and associated landscaping on land adjacent to How Lane, Castleton	Written Representations	Delegated
NP/DDD/0524/0534 3352304	Change of use of The Old School to dwelling a The Old School, Main Street, Great Longstone	Written Representations	Delegated
ENF 24/0081 3348877 3348883	Breach of Planning Control at Milldam Mine, Great Hucklow	Written Representations	Delegated
NP/HPK/0224/0169 3353578	Proposed conversion of existing redundant barn to dwelling at Pyegreave Farm, Combs	Written Representations	Delegated
NP/DDD/1223/1530 3354072	Proposed Aparthotel to create 13 self-catering units for holiday use at Deepdale Business Park, Bakewell	Written Representations	Committee
NP/DDD/0624/0624 3354957	Proposed alterations and extension at The Gables, Greaves Lane, Ashford in the Water	Householder	Delegated
NP/SM/0624/0578 3350153	Application for Certificate for proposed Lawful Development for the installation of roof mounted solar pv on non-domestic building at Waterfall Parochial Hall, Waterfall Lane, Waterhouses	Written Representations	Delegated
NP/DDD/0324/0308 3355186	Application for Change of Use of the public house to a mix-use comprised of café, retail, office/light industrial and accommodation at Plough Inn, Flagg	Written Representations	Delegated
NP/SM/0824/0849 3355121	S.73 application for the removal of condition 3 on NP/SM/1192/113 at Thornyleigh Green Farm, Meerbrook	Hearing	Delegated

NP/HPK/0324/0314 3355940	Retention of two water storage tanks and construction of associated building at Cop Farm, Old Dam Lane, Peak Forest	Written Representations	Delegated
NP/S/0523/0530 3335116	Retrospective planning application for a timber, open fronted implements store and a circular horse training centre at Hallfield Farm, Strawberry Lee Lane, Sheffield	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 APPEALS WITHDRAWN

There have been no appeals withdrawn during this month.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/0922/1194 3316512	Installation of a solar panel to garage roof at Chapelsteads Farm, Wormhill	Householder	Allowed	Delegated
The Inspector considered that the appearance of the solar panels would not result in any protrusion, and would not harm the setting of the listed building or the character and appearance of the conservation area. The Inspector was also satisfied that the proposal would not conflict with the aims and objectives of the NPPF. The appeal was allowed.				
NP/S/0708/0571 3338478	Removal of Planning Condition 24 attached to NP/S/1123/1421 to remove permitted developments rights at Norfolk House, Manchester Road, Sheffield	Householder	Allowed	Delegated
The Inspector considered that the condition was overly onerous and not reasonable or necessary in the interest of the character and appearance of the building or the area, and therefore did not meet the relevant test set out in the Framework. The Inspector also found no conflict with DMC3 or DMH& of the Development Management Policies, and from the evidence provided, found that the limited extension or alteration of the property allowed by permitted development rights, would not have a harmful effect on the composition of the building or its valued features within the landscape. The appeal was allowed.				
NP/HPK/0723/0869 3340823	Refurbishment of the disused stable block to form self-contained holiday accommodation at Round Meadow Barn,	Written Representations	Dismissed	Delegated

	Parsons Lane, Hope			
<p>The Inspector considered that the appeal building would not harm the landscape setting or character of the building or the area, it did not meet the definition of a traditional building as set out in the Development Plan due to its age and use of concrete roof tiles. The proposal would also conflict with RT2 of the Core Strategy, which seeks to control the conversion of buildings to holiday accommodation. The appeal was dismissed.</p>				
NP/HPK/0723/0810 3343611	Development of one dwelling at disused quarry at Chunal, Glossop	Written Representations	Dismissed	Committee
<p>The Inspector considered that the appeal site was not an appropriate location for the proposed development, and the harm would be long lasting. The development would also be in conflict with policies DS1, HC1, L1, GSP1 and GSP2 of the Core Strategy as well as DMC1 and DMC2 of the Development Management Plan. The appeal was dismissed.</p>				
NP/SM/0324/0238 3344884	Single storey side extension at Ferny Knoll, Sheen	Householder	Dismissed	Delegated
<p>The Inspector considered that the development would cause harm to the character and appearance of the host dwelling, and thereby it would fail to conserve or enhance the National Park. It would therefore be contrary to GSP1, GSP2 and GSP3 of the Core Strategy as well as DMC3 and DMH 7 of the Development Management Plan. The appeal was dismissed.</p>				
NP/DDD/1221/1376 3343917	S.73 application for the removal or variation of condition 4 on NP/DDD/0918/0870 at Newburgh Engineering Works, Netherside Bradwell	Written Representations	Dismissed	Delegated
<p>The Inspector considered that the proposal conflicts with the development plan as a whole and there are no other considerations which indicate that a decision should be made other than in accordance with it. Removing condition 4 would result in harm to the living conditions of neighbouring residential occupiers and thus would conflict with Policy GSP3 of the Peak District National Park Core Strategy and Policy DMC3 of the DMP. The appeal was dismissed.</p>				
NP/DDD/1023/1269 3347367	Erection of new low energy house to replace existing garage at land to the side of Spire View, Monyash Road, Bakewell	Written Representations	Dismissed	Delegated
<p>The Inspector considers that the proposal fails to accord with Core Strategy policy HC1 relating to new housing in the Peak District. In addition, the proposal would cause significant harm to the character and appearance of the area, and the scheme does not provide sufficient amenity space for the proposed dwelling house. The appeal was dismissed.</p>				
NP/DDD/0623/0604 3343453	New forestry building at Land off A625, Froggatt Bridge	Written Representations	Dismissed	Committee
<p>The Inspector considered that the functional need for the building had not been satisfactorily</p>				

demonstrated, and would conflict with DME1 of the Development Management Plan. The Inspector considered that although the surrounding tree cover would offer some screening, it would not make the appeal scheme acceptable, and would not make up for the negative effect it would have on the character of the area. The appeal was dismissed.

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 at The Staffordshire Knott, Sheen	Written Representations	Dismissed	Delegated
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The Inspector considered that the appeal scheme would result in the unacceptable loss of a community facility, it would also conflict with policies GSP1 and HC4 of the Core Strategy as well as DMS2 of the Development Management Policies. Policy HC4 specifically requires that for the proposals to change the use of such buildings which provide community facilities, it must be demonstrated that the facility is no longer needed or available elsewhere within the settlement; this had not been demonstrated. The appeal was dismissed.

4. RECOMMENDATION:

To note the report.