

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

#### **1. APPEALS LODGED**

The following appeals have been lodged since the last report.

<b><u>Reference</u></b>	<b><u>Details</u></b>	<b><u>Method of Appeal</u></b>	<b><u>Committee/Delegated</u></b>
NP/DDD/0723/0770 3356913	Formation of new doorway to the ground floor between the kitchen and dining room at Further House, Baulk Lane, Hathersage	Written Representations	Delegated
NP/GDO/0424/0422 3356859	Agricultural building to store hay, straw and machinery at Pictor Farm, Wardlow	Written Representations	Delegated
ENF 21/0054 3358331	Erection of 2 structures, a timber agricultural store and a circular horse training building, and a hard surfaced track, without Planning Permission at Hallfields Farm, Sheffield	Written Representations	Delegated
ENF 21/0002 3353734	Erection of a timber fence exceeding 1 metre l height and comprising vertical timber boarded panels set between concrete posts and resting on a concrete base at 4 Greenhead Park, Bamford	Written Representations	Delegated
NP/DDD/0224/0230 3357263	Engineering operations to build up site levels to match those of the adjacent access road at land to the south east of Aldi, Buxton Road, Bakewell	Written Representations	Delegated

There have been no appeals withdrawn during this month.

#### **2. 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/HPK/0224/0141 3353256	Retrospective change of use of existing agricultural land to facilitate a Timber Log Storage	Written Representations	Allowed	Delegated

	Business (B8 Use), internal access track, widened vehicular access to the public highway and associated landscaping at How Lane, Castleton			
<p>The Inspector considered that the timber storage, and the modest scale of operations was fairly low level and blended in well with the landscape, due to the presence of stone walls, stable block and the number of mature trees, so the Inspector considered that the visual harm would be moderate rather than significant. The appeal was allowed.</p>				
NP/HPK/0923/1055 3351892	Seasonal use of land for eco-camping, siting of 3no. bell tents and amenity facilities along with associated access, parking and landscaping with associated ecological enhancements and conservation on land west of Edale Road, Barber Booth, Edale	Written Representations	Allowed	Committee
<p>The Inspector considered that the proposed development would not result in unacceptable harm to the landscape, and the effect on the Conservation Area would be neutral. The Inspector also considered that there would be no conflict with policy RT3 of the Core Strategy and DMR1 of the Development Management Policy document. The appeal was allowed.</p>				
NP/SM/0823/0895 3342623	Conversion of outbuildings for holiday accommodation ancillary to Scaldersitch Farm, Sheen	Written Representations	Dismissed	Non-Determination
<p>The Inspector considered that the cumulative impact of the proposed changes, particularly those relating to the rear elevation, would disrupt the legibility of the buildings and their agricultural character. The proposal also lacked the support of listed building consent, and would therefore be harmful to the special interest and significance of the buildings and would not preserve the special architectural or historic interest of the Grade II listed buildings. The appeal was dismissed.</p>				
ENF 20/0061 3345215	Enforcement – construction of a timber structure inserted into metal post holders, bolted into concrete pads at The Bank House Bar & Restaurant, Hathersage	Written Representations	Dismissed	Delegated

The Inspector considered that in the absence of an appeal on ground (a), general planning considerations could not be considered, so it was not open to the Inspector to substitute lesser steps to allow any element of the unauthorised operations to remain to grant permission. The appeal was dismissed and the enforcement notice upheld.

ENF 20/0089 3346264	Enforcement – carrying out of building or other operations comprising the installation of three air source heat pumps and post and rail fencing at Land to the west of Manor House, Little Hucklow	Written Representations	Allowed	Delegated
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The Inspector considered that the installation of the air source heat pumps (ASHP) resulted in a negligible harmful impact on the setting and special interest of The Manor House. The positioning of the ASHP would have limited visibility within the rear garden and public vantage points, so would not have a harmful effect or appearance on the conservation area, nor on the landscape and scenic beauty of the Peak District National Park. The Inspector also considered that the fencing by reason of its height, positioning, design and materials was inconspicuous, when viewed from the road and public right of way, so was not out of character with the residential and agricultural uses which characterise the conservation area, nor have an impact on the special interest of The Manor House. The appeal was allowed, and the enforcement notice quashed.

NP/SM/0624/0578 3350153	Installation of roof mounted solar PV on non-domestic building at Waterfall Parochial Hall, Waterfall Lane, Waterhouses	Written Representations	Allowed	Delegated
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The Inspector considered that the although the PV panels would be visible from the public footpath, they would not detract from the building’s simple and traditional vernacular form, nor would they obscure any of its architectural details. The Inspector was satisfied that their proposed siting would minimise their effect on the external appearance of the building and the amenity of the area. The appeal was allowed.

**3. RECOMMENDATION:**

**To note the report.**