

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

### **Introduction**

1. This report provides a summary of the work carried out over the last quarter (April – June 2025).
2. Most breaches of planning control are resolved 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.

### **RECOMMENDATION:**

**That the report be noted.**

### **Summary of Activity**

#### **Notices issued**

4. There have been no enforcement notices or other formal notices issued in the last quarter.

#### **Workload and performance**

5. We have closed 54 enforcement cases in the last quarter, so we are well on track to meet our annual target of closing 120 cases as set out in the Service Delivery Plan. As a result of this, the overall number of outstanding cases has been reduced from 414 (at the end of March 2025) to 393. In June 2023 this figure was 617, so the number of outstanding cases has been reduced by 36% in the last two years. This is also the first time since April 2015 that the number of cases outstanding has been below 400.
6. The number of enquiries received (71) was the same as the previous quarter but the rate of investigation has been slightly higher so the number of enquiries outstanding has fallen from 116 to 99. In June 2023 this figure was 243 so we have seen a 59% reduction over the last two years.
7. The table below summarises the position at the end of the quarter (30 June 2025). The figures in brackets are for the previous quarter.

	<b>Received</b>	<b>Investigated/Resolved</b>	<b>Outstanding</b>
Enquiries	71 (71)	88 (72)	99 (116)
Breaches	33 (26)	54 (43)	393 (414)

8. Breaches resolved

14/0017 Coulsden Cottage Bath Street Bakewell	LISTED BUILDING - Satellite dish, external lighting, electrical cables, flue and vent	LBC granted for vent and external lighting. Satellite dish, flue and cabling removed
14/0054 2 Broadmeadow Cottage Alport Youlgreave	LISTED BUILDING Satellite dish, porch, upvc door and windows	Satellite dish and porch removed. LBC granted for replacement porch, door and windows – works complete
14/0286 Barn at Eccles House Eccles Lane Hope	LISTED BUILDING - Satellite dish	LBC granted
24/0076 Chrome Hill touring site Hollinsclough	Construction of hardstandings and siting of toilet/shower block	Land restored and toilet/shower block removed
23/0043 Newfold Farm Grindsbrook Booth Edale	Breach of condition 2 (provision of parking spaces) on planning permission NP/HPK/0921/1048	Section 73 approved for revised scheme
21/0050 Three Fiends Brewhouse Brookfield Farm Meltham	Change of use of agricultural buildings to microbrewery	Planning permission granted
20/0021 Parkmoor Cottage, Moorside Lane, Pott Shrigley	Engineering and drainage works associated with the creation of a mountain bike jumping track	Immune from enforcement action
24/0120 Land adjacent to the Monsal Trail to the north of Thornbridge Outdoors Gt. Longstone	Erection of agricultural building	Planning permission granted

15/0042 Peveril Croft The Stones Castleton	Breach of planning conditions on NP/HPK/0911/0981	Conditions discharged
09/0067 Tamara Stubbins Lane Chinley	Erection of building	Structures/buildings removed
24/0107 Woodcroft Barn The Hills Bradwell	Building occupied as holiday accommodation in breach of s106 agreement (affordable local needs restriction)	Use as holiday accommodation ceased
18/0048 Pleasant View Hazel Barrow Upper Hulme Heathylee	Residential caravan and construction of bund	Dwelling on site uninhabitable – bund immune from enforcement action
21/0088 Land at Haddon Grove Over Haddon Bakewell	Siting of a caravan, erection of tree house and alteration of stone barn	Caravan used for agricultural purposes – alteration of barn not development – tree house removed
25/0026 Westering Curbar Lane Curbar	Non-compliance with approved plans in breach of condition 2 on NP/DDD/0220/0136	NMA granted
18/0115 Aniscroft Farm Conksbury Lane Youlgrave	Failure to construct boundary wall in breach of condition attached to NP/GDO/0717/0782	Boundary wall constructed – condition complied with
25/0031 Land off School Lane Hassop	Siting of lodge on agricultural land and use as holiday accommodation	Structure meets definition of caravan – exemption certificate granted
19/0140 Bank House Main Street Winster	LISTED BUILDING - Replacement window and internal partition to entrance hall.	LBC granted

21/0006 Stoneridge Main Road Biggin	LISTED BUILDING - Alteration/rebuilding of rear porch, window vents, replacement kitchen door	Planning permission and LBC granted – works completed in accordance with approvals
18/0179 Wards Shoes 26 Matlock Street Bakewell	LISTED BUILDING - two air conditioning units on roof	Combined with 14/0481
18/0136 Home Farm Hassop	Display of advertisements and use of land and siting of toilet in connection with farm shop	Advertisements removed/have deemed consent/not expedient to pursue – planning permission granted for change of use
25/0040 Paddock House Farm Back Of Ecton Ecton	Erection of fence	Fence removed
25/0038 Primrose Cottage Chapel Street Monyash	Construction of raised platform	Not expedient to pursue enforcement action
24/0134 Land off Exlowmere Lane Elton	Change of use of agricultural land to dog exercise area	Use ceased
24/0132 Land off Oldfields Farm Lane Grindon	Excavations, laying of imported material on ground and alterations to access	TSN issued - Planning permission granted for stable
18/0108 Readyeech Green Farm, Knotbury Quarnford	Change of use of agricultural land to equestrian including creation of surfaced turning out area/manege	Not expedient to pursue action
22/0022 Bank House Farm Mill Lane Hulme End	Extension of caravan site, creation of turning circle, siting of septic tank, widening of access track and additional areas of hardstanding	Planning permission granted

05/0113 Higher Heys Farm Highgate Road Hayfield	Siting of portacabin (within agricultural building) and its use for business purposes.	Use ceased
25/0044 Land on New Road Quarnford	Erection of fence and change of use of agricultural land to amenity use	Fence is PD – use ceased
22/0024 Broadham Farm Reapsmoor Longnor	Change of use of agricultural building to a commercial vehicle repair garage	Planning permission granted
24/0168 Newby House Over Lane Baslow	Demolition and partial rebuilding of dwelling	Planning permission granted
19/0070 Brown End Farm Leek Road Waterhouses	Breach of condition 6 (construction method statement) on NP/SM/1218/1180 and erection of marquee	Works ceased on NP/SM/1218/1180 and marquee removed
24/0089 Old Grouse Inn The Dale Stoney Middleton	Demolition of two dwellings in conservation area	Planning permission granted for two replacement dwellings
24/0004 Land to East of Allsopp Barn Pikehall	Erection of stable block and creation of hardstanding and track.	Stable block and hardstandings/track removed
24/0171 Unit 1-2 Alport Lane Youlgrave	Erected a fence and outbuilding	Planning permission granted
17/0077 1 and 2 New Cottages St Johns Road Tideswell	Erection of fence	Immune from enforcement action

25/0029 Robin Hood Inn Church Lane Rainow	Siting of steel container and engineering operations	Container removed and engineering works ceased
25/0050 Cayley Lodge Maynard Road Nether Padley Grindleford	Engineering operations to raise levels and construction of patio	Not expedient to pursue enforcement action
24/0087 Broadhay Farm Highlow Hathersage	Non-compliance with approved plans for agricultural building (NP/GDO/1219/1271)	S73 application granted
24/0125 Land opposite Hassop Station Hassop Road Hassop	Construction of tracks in connection with use of land for car parking	Tracks removed
22/0034 5 Newburgh Terrace Calver	Erection of fences	Fences partially removed – not expedient to pursue enforcement action against remaining fences
25/0052 Open House Main Road Hathersage	Replacement windows, erection of flagpole/flag, use of highway for outdoor seating in association with cafe	Flagpole and outdoor seating removed – replacement windows not development
20/0020 Folds House High Street Calver	Breach of condition (retention of wall) on NP/DDD/0719/0812	Immune from enforcement action
18/0130 Chestnut Cottage Leek Road Waterhouses	Caravan and polytunnel on agricultural land	Caravan and polytunnel removed
16/0114 4 Diggle Mill Diggle Oldham	Erection of fence	Immune from enforcement action

16/0123 12 Diggle Mill Diggle Oldham	Creation of external doorway	Immune from enforcement action
17/0004 Former Cross Daggers Inn Commercial Road Tideswell	Breach of condition (provision of footway) on NP/DDD/0409/0313	Immune from enforcement action
17/0086 The Old Smithy Sparrow Pit	Use of agricultural land as extension of garden	Use ceased
25/0045 Hartington Upper Quarter Parish Hall Brandside Buxton	Use of land as campsite	Permitted development
23/0018 Willow Farm Butterton Moor Bank Butterton	Breach of conditions 2, 4, 5, 7, 8 and 19 of NP/SM/0612/0603	Section 73 application granted
14/0346 Raikes Farm Hulme End Buxton	LISTED BUILDING - Replacement windows	Replaced with approved design
24/0123 Castle Hill Cottage Baslow Road Bakewell	LISTED BUILDING - Replacement windows	Replaced with approved design
18/0181 Land at Overton Hall Farm Taxal Whaley Bridge	Residential caravan	Caravan removed
24/0126 The Old Hay Barn Sheldon	Breach of condition 2 on NP/DDD/0978/350 (use restricted to part domestic, part agriculture) and use of part of field to access the shed	Planning permission granted

23/0073 Land to E of Biggin Hall Main Road Biggin	Erection of field shelter	Field shelter removed
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9. Current High Priority Cases

15/0057 Land at Mickleden Edge, Midhope Moor, Bradfield	Laying of geotextile matting and wooden log 'rafts' to form a track	EN in effect – initial compliance period expired – Natural England granted SSSI consent for works 30 May 2023 – appeal against NE consent determined invalid 20 May 2025 – further action to secure compliance with EN being considered
17/0044 Woodseats Farm, Windy Bank, Bradfield Dale	External and internal alterations and extension to listed building, erection of lighting and CCTV columns and engineering works (including construction of hardstandings and tracks)	EN in effect with regard to engineering works, extension and erection of lighting and CCTV columns – applications seeking regularization of other works refused – site visit to be made before considering further action
18/0062 Land at Cartledge Flat, Bradfield Moors	Creation of a track	EN in effect – compliance period expired - officers seeking compliance
19/0064 Alstonefield Hall, Church Street, Alstonefield	External and internal alterations to grade II* listed building	PP and LBC granted on 9 November 2023 for works to regularize and remediate breaches – conditions relating to submission of details etc not fully complied with
21/0060 Home Farm Main Street Sheldon	Various developments, including construction of track and hardstanding, erection of building, construction of timber sheds/structures, siting of caravans and conversion of building to residential dwellings	December 2023 injunction granted and order issued and served – planning application refused May 2024 – No appeal so compliance with injunction order required by 15 February 2025 - breach of order being investigated



### Outstanding Enforcement Notices

10. The following is a list of cases where compliance with enforcement notices has been outstanding for more than three months. 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 Ref</b>	<b>Location</b>	<b>Description</b>
04/0098	Land west of Crossgates Farm Wheston Tideswell Buxton	Hardstanding on agricultural land EN issued 2008 - took effect 2009
05/0003	Land at Riverdale Main Road Grindleford	Use of land and buildings for the storage of vehicles and other items. EN issued/took effect 2008 – land mostly cleared
05/0102	Land at the Forge, Damflask, Bradfield,	Use of land for the storage of vehicles. EN issued 2003 - took effect 31 October 2003
05/0126	Tor Farm Middleton by Youlgreave	Removal of two timber windows and section of stonework and replacement with UPVC window and UPVC window and door LBEN issued/took effect 2003
06/0012	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
07/0042	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
07/0084	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
08/0021	Land off Smith Lane, Rainow (Corner of Smith Lane & B5470)	Erection of building. EN issued/took effect 2013  Building largely removed
08/0063	Beech Croft Sheldon	Chimney on converted barn. EN issued/took effect 2010

08/0069	Bent Farm Tissington	Siting and residential use of static caravan EN issued/took effect 2017
08/0072	Land at Gun Quarry Farm Heaton Rushton Spencer	Erection of a building EN (variation) issued/took effect 2013
08/0104	Fernhill Cottage Ronksley Lane Hollow Meadows	Engineering operations and partial erection of building EN issued 2009 – took effect 2010
09/0066	Land north of Home Farm Little Hucklow	Erection of buildings EN issued/took effect 2012
10/0177	Hurstnook Farm Cottage Derbyshire Level Glossop	Erection of two-storey and single-storey extensions (not built in accordance with NP/HPK/0602/085) EN (Variation) issued/took effect 2016
09/0074	Land and buildings east of Lane End Farm Abney	Breach of holiday occupancy condition. EN issued 2009 – took effect 2010
10/0189	Foxholes Farm Top of Mill Lee Road Low Bradfield	Use of premises for wedding events EN issued 2017 – took effect 2019
11/0154	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
11/0119	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
11/0222	Land off Stanedge Road Bakewell	Erection of building and use of building and land for storage of building materials. EN issued/took effect 2014
12/0040	Wigtwizzle Barn Bolsterstone Sheffield	Erection of unauthorised building EN issued/took effect 2015
12/0113	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

13/0051	Land north east of Holly House Farm Flagg	COU siting of static caravan on the land to provide residential accommodation EN issued/took effect 2016
14/0098	Pilough Farm Pilhough Rowsley Matlock	Various alterations including timber panelling EN issued/took effect 2007 but agreement to defer until property sold
15/0028	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
15/0036	Field opposite Grayling Hope Road Edale Hope Valley	Residential caravan EN issued/took effect 2019 EN complied with but caravan returned September 2020
15/0057	Midhope Moor/ Cutgate/ Lost Lad	Creation of track EN issued 2018 - took effect 2021
15/0083	Maynestone Farm Hayfield Road Chinley	Erection of extension EN issued 2015 - took effect 2016 PP granted for amended scheme Jan 2023
16/0118	Brackenburn Riddings Lane Curbar Calver	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 August 2024
16/0163	Five Acres Fields Edge Top Road Longnor	Unauthorised building used for storage, workshop and welfare EN and s215 Notice issued/took effect 2020
17/0044	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
17/0095	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 EN partially complied with
18/0062	Cartledge/Rushy Flat Bradfield Moors Grid ref: 2113 9238	Creation of track EN issued/took effect May 2019
19/0189	Land adjacent to Black Harry House Main Road Wardlow	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

19/0218	Home Farm Main Street Sheldon	Excavations and building operations to rear of guest house EN issued 2020 - took effect 2021
21/0060	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
21/0065	Johnsons Cottage Taddington	Building operations, being the construction of an extension to create a covered seating area EN issued 19 July 2024 – came into effect 2 September 2024 – development almost entirely removed
21/0085	New Vincent Farm Parsley Hay	Camping pods EN issued/took effect 2022

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