

10. MONITORING & ENFORCEMENT QUARTERLY REVIEW – OCTOBER 2025 (A.1533/AM)

Introduction

1. This report provides a summary of the work carried out over the last quarter (July – September 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 or be unacceptable in terms of policy principle, for example.

RECOMMENDATION:

That the report be noted.

Summary of Activity

Notices issued

4. There have been three enforcement notices issued in the last quarter.

21/0102 The Moon Inn Stoney Middleton	Installation of 7 windows to the front elevation.	EN issued 07 August 2025.
23/0036 Field adjacent to B6051 and A621 to the south of Owler Bar	Creation of hard standing and widening of means of access.	EN issued 01 August 2025.
23/0060 Land between A625 and river Derwent, New Bridge, Calver	Construction of two timber structures.	EN issued 25 July 2025

Workload and performance

5. We have closed 42 enforcement cases in the last quarter. We are well on track to meet and likely significantly exceed our annual target of closing 120 cases as set out in the Service Delivery Plan. Despite this work the overall number of outstanding cases has slightly increased. However, as set out below this is due to efforts to reduce the number of outstanding enquiries which has resulted in breaches being discovered and enforcement cases being opened. The Authority has also recently appointed a Senior Monitoring and Enforcement Officer for the North area. This is a significant boost to the team providing resource to resolve the more complicated outstanding cases.

6. The number of enquiries received (82) is higher than the previous quarter. However, the team has made a significant effort to investigate outstanding cases resulting in the number of enquiries falling from 99 to 73. In September 2023 this figure was 232 so we have seen a 67% reduction over the last two years. We are almost at the position where the enquiry backlog has been cleared.
7. The table below summarises the position at the end of the quarter (30 September 2025). The figures in brackets are for the previous quarter.

	Received	Investigated/Resolved	Outstanding
Enquiries	82 (71)	108 (88)	73 (99)
Breaches	44 (33)	42 (54)	395 (393)

8. Breaches resolved

11/0056 Field Farm Dog Lane Calton	LISTED BUILDING. Replacement upvc windows, alterations to doorway, installation of rooflights and satellite dish.	LBC granted, and works carried out in accordance with approved details.
19/0187 Froggatt House Froggatt Edge Calver	Tree house	Immune from enforcement action.
25/0046 Industrial Unit Adjacent to Cressbrook Chelmorton	Breach of condition on NP/DDD/0412/0415 – stonework.	Not expedient to take enforcement action.
23/0057 Twitchill Farm Bowden Lane Hope	Siting of shepherd's hut.	Exemption certificate issued by Wanderlust Camping. No breach of planning control.
25/0049 Lochiel House Sherwood Road Tideswell	Garages approved under NP/DDD/0824/0844 not in accordance with approved plans.	Confirmed development is in accordance with approved plans. No breach of planning control.
14/0159 The Royal Bank Of Scotland Plc The Square Bakewell	LISTED BUILDING. Installation of air conditioning units on rear wall.	Listed building consent granted for works and air conditioning units removed.

14/0159 Woodbine Farm Winster Lane Elton	Building not in accordance with approved plans. Unauthorised yard, track and sewage pump.	Planning permission granted.
24/0042 The Forge House Bed and Breakfast Forge House Main Street Great Longstone	Erection of outbuilding within curtilage for use as a hair salon.	No breach of planning control.
15/0092 Land rear of Primitive Hall Main Street Chelmorton	Use of land as caravan site and installation of water and electricity supply.	Use of land ceased. Not expedient to pursue water and electricity supply infrastructure.
14/0308 West Bank House Longnor Buxton	LISTED BUILDING. Satellite dish to lower left side wall. Unauthorised blocking up of two internal doors.	Satellite dish removed. LBC granted for works to internal doors.
22/0020 Braemar Farm Unnamed Section of C138 From Crowdicote Road To Tagg Lane Earl Sterndale	Breach of condition 4 on NP/DDD/0414/0357 (landscaping scheme)	Landscaping scheme carried out.
24/0144 Cop Farm Old Dam Peak Forest	Unauthorised water tanks and an unauthorised building.	Planning permission granted at Appeal.
24/0120 Farmland adjacent to the Monsal Trail to the north of Thornbridge Outdoors	Erection of agricultural building	Planning permission granted.
22/0025 Butchers Arms Reapsmoor Longnor	Corner of field, resurfaced and used for storage, caravan sited and shipping container sited.	Planning permission granted for development of site.

25/0033 Newholme Hospital Baslow Road Bakewell	Erection of pole with surveillance camera, lighting and advertisements.	Not expedient to pursue on the basis of temporary measure while site is vacant.
18/0007 Diggle House Farm Diggle	Unauthorised use as cattery and livery.	Evidence provided to demonstrate use to be lawful. No breach of planning control.
23/0067 Oaks Wood Nr Highlow Hall.	Stone track, forestry shed, yurt and toilet block.	Planning permission granted at Appeal.
25/0056 Track from School Road, Hassop heading north parallel to Hassop Avenue	Works to track	No breach.
24/0040 Bateman Farm Unnamed Road From Road Leading To Tunstead To Glebe Farm Wormhill	Unauthorised alteration to an access taken from a classified road	Not expedient to take enforcement action.
24/0105 Longwoods Station Road Hope	Erection of building	Not expedient to take enforcement action.
25/0071 Windgather Cottage Windgather Road Kettleshulme	Erection of calf igloo	Building removed.
22/0011 Fields Farm Hernstone Lane Peak Forest	Siting of toilets on land	Not expedient to take enforcement action.
25/0075 Hull End Farm New Smithy Chinley	Erection of building	Site is just outside of NP boundary. Case reported to HPBC.

24/0154 Ivy Cottage Housley Road Foolow	Change of use from agricultural land to domestic - part of field to side surfaced and used as campervan storage.	Use of land ceased.
25/0023 Portland Square, Bakewell	Display of advertisements	Unauthorised advertisements removed.
23/0011 Land off Redmires Road	Laying of hard standing and use of land for siting of mobile café.	Use of land ceased. Hard standing grown over and not expedient to take enforcement action.
14/0062 Bank House Market Place Hartington	LISTED BUILDING. Three upvc windows and satellite dish.	LBC granted for replacement windows and satellite dish.
14/0065 1 Eastwood Cottages, The Dale, Hathersage	LISTED BUILDING Windows and doors	LBC granted.
16/0026 Elizabeth Ash Farm Hayfield Road Chinley	Siting of residential caravan.	Combined with 22/0028.
25/0024 Thornyleigh Green Farm Roche Grange Road Meerbrook	LISTED BUILDING Various works to house and shippon.	LBC granted.
21/0065 Rose Cottage/Johnsons Cottage 3 Main Street Taddington	Unauthorised alterations and side extension to ancillary garden building	EN served and complied with.
25/0047 11 Leacroft Road, Winster	Erection of outbuildings	Not expedient to take enforcement action.
19/0016 Church Side Conksbury Lane Youlgrave	LISTED BUILDING Upvc windows.	Combined with 25/0083.

25/0084 High Peak House Towngate Bradwell	Change of use from shop to car rental.	Use ceased.
14/0540 The Spar Calver Sough Calver	Erection of fencing.	Not expedient to take enforcement action.
24/0156 The Dolphins 10 Over Road Baslow Bakewell	Breach of condition 6 on NP/DDD/0920/0825	Not expedient to take enforcement action.
15/0094 New Barn Farm Aldwark Matlock	Siting of static caravan and siting and residential use of further static caravan.	Both caravans removed and use ceased.
21/0073 Hillsdale Lane Butterton	Construction of log cabin.	Immune from enforcement action.
20/0112 The Barn Bradwell	Unauthorised fence.	Not expedient to take enforcement action.
11/0184 Natwest Waterlane Bakewell	LISTED BUILDING Installation of external lighting without listed building consent and failure to discharge conditions 3, 4 and 5 on NP/DDD/1223/1467 and NP/DDD/1223/1468.	Lighting removed and works completed in accordance with permission.
23/0013 Lower Drystone Edge Farm Flash	Operational development to create riding arena.	Development removed and land remediated.

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. SSSI consent for works granted by Natural England. Officers are in discussion with the landowner's agent. Further action to secure compliance with EN being actively
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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. A site visit is 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. Contact with landowner's agent to secure 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. Officers are dealing with application in regard to planning conditions and investigating other works on site.
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. Actively considering further action.

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 contact owners, carry out further site visits to collect evidence and where appropriate pursue appropriate legal action.

Case Ref	Location	Description
04/0098	Land west of Crossgates Farm Wheston	Hardstanding on agricultural land EN took effect 2009

	Tideswell Buxton	Case reviewed. Officers to visit site to check current condition of the land and determine if any further action to be taken.
05/0003	Land at Riverdale Main Road Grindleford	Use of land and buildings for the storage of vehicles and other items. EN took effect 2008 – land mostly cleared. EN to remain in place as use may re-occur.
		Case reviewed. Officers to visit site to check current condition of the land.
05/0102	Land at the Forge, Damflask, Bradfield,	Use of land for the storage of vehicles. EN took effect 31 October 2003
		Case reviewed. Officers to visit site to check current condition of the land.
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 took effect 2003.
		Case reviewed. Officers to contact owner and determine if any further action to be taken.
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 took effect 1996 - land mostly cleared EN to remain in place as use may occur.
		Case reviewed. Officers to visit site to check current condition of the land.
07/0042	Hurdlow Grange Farm Hurdlow Buxton	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 for item 1 took effect 2012 EN for items 2 and 3 took effect 2015
		Case reviewed. Officers to contact owner and determine if any further action to be taken.
07/0084	Five Acres Farm, Narrowgate Lane, Wardlow	Change of use of land/buildings to parking and maintenance of lorries and trailers. EN took effect 2013. EN to remain in place as use may occur.
		Case reviewed. Officers to visit site to check current condition of the land.
08/0021	Land off Smith Lane, Rainow (Corner of Smith Lane & B5470)	Erection of building. EN took effect 2013. Building largely removed
		Case reviewed. Officers to contact owner to secure removal of remaining walls.

08/0063	Beech Croft Sheldon	Chimney on converted barn. EN issued/took effect 2010. Case reviewed. Officers have contacted owner to secure removal of chimney.
08/0069	Bent Farm Tissington	Siting and residential use of static caravan. EN took effect 2017 Case reviewed. Officers to visit site to check current condition of the land.
08/0072	Land at Gun Quarry Farm Heaton Rushton Spencer	Erection of a building EN (variation) took effect 2013 Case reviewed. Officers to visit site to check current condition of the land.
08/0104	Fernhill Cottage Ronksley Lane Hollow Meadows	Engineering operations and partial erection of building. EN took effect 2010 Case reviewed. Officers review development undertaken and whether in accordance with later planning permission.
09/0066	Land north of Home Farm Little Hucklow	Erection of buildings. EN took effect 2012 Case reviewed. Officers to visit site to check current condition of the land.
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) took effect 2016. Case reviewed. Officers to visit site to check if later planning permission implemented.
09/0074	Land and buildings east of Lane End Farm Abney	Breach of holiday occupancy condition. EN took effect 2010. Case Reviewed. Officers to establish owners' details and contact to establish current use of the land.
10/0189	Foxholes Farm Top of Mill Lee Road Low Bradfield	Use of premises for wedding events. EN took effect 2019. Case Reviewed. Awaiting planning application for development of the site and considering further action.
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 took effect 2014. Planning permission granted for dwelling 2015 Case Reviewed. Considering further action.
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 took effect 1985 – land cleared following direct action – use subsequently recommenced.

		Case Reviewed. Officers to establish owners' details and contact to in regard to EN.
11/0222	Land off Stanedge Road Bakewell	Erection of building and use of building and land for storage of building materials. EN took effect 2014
		Case Reviewed. Officers to establish owners' details and contact to in regard to EN.
12/0040	Wigtwizzle Barn Bolsterstone Sheffield	Erection of unauthorised building. EN took effect 2015
		Case Reviewed. Officers to seek advice on protected species and determine if any further action to be taken.
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 took effect 2016
		Case reviewed. Officers to visit site to check current condition of the land.
13/0051	Land north east of Holly House Farm Flagg	COU siting of static caravan on the land to provide residential accommodation. EN took effect 2016
		Case reviewed. Officers to visit site to check current condition of the land.
14/0098	Pilough Farm Pilhough Rowsley Matlock	Various alterations including timber panelling. EN took effect 2007.
		Case Reviewed. Officers to establish owners' details and contact to in regard to EN.
15/0028	The Stone Yard Stanedge Road Bakewell	Material Change of Use of the Land from a B8 Storage to B2 Industrial. EN took effect 2022
		Case Reviewed. Considering further action.
15/0036	Field opposite Grayling Hope Road Edale Hope Valley	Residential caravan. EN took effect 2019 EN complied with but caravan returned September 2020
		Case Reviewed. Considering further action.
15/0057	Midhope Moor/ Cutgate/ Lost Lad	Creation of track EN took effect 2021
		Case Reviewed. In communication with landowner's agent and considering further action.
15/0083	Maynestone Farm Hayfield Road Chinley	Erection of extension. EN took effect 2016 PP granted for amended scheme Jan 2023
		Case Reviewed. Officer to visit site and check if planning permission implemented.

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 took effect October 2020. Case Reviewed. Considering further action.
16/0163	Five Acres Fields Edge Top Road Longnor	Unauthorised building used for storage, workshop and welfare EN and s215 Notice took effect 2020 Case reviewed. Officers to visit site to check current condition of the land.
17/0044	Woodseats Farm Windy Bank Bradfield Dale Sheffield	Unauthorised works to Listed Building and engineering works in the setting and wider farmstead. EN took effect 2019 Case reviewed. Officers to visit site to check current condition of the land.
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 took effect 2019. EN partially complied with Case Reviewed. Considering further action.
18/0062	Cartledge/Rushy Flat Bradfield Moors Grid ref: 2113 9238	Creation of track EN took effect May 2019 Case Reviewed. Officers to contact landowner' agent to secure compliance. Considering further action.
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 took effect 2020 - permission granted for amended scheme 9 July 2024 Case Reviewed. Awaiting implementation of planning permission.
19/0218	Home Farm Main Street Sheldon	Excavations and building operations to rear of guest house EN took effect 2021 Case Reviewed. Considering further action in relation to injunction.
21/0060	Home Farm Main Street Sheldon	Construction of track and widening of gateway onto road EN took effect 2009 - complied with but track subsequently reinstated Case Reviewed. Considering further action in relation to injunction.
21/0065	Johnsons Cottage Taddington	Building operations, being the construction of an extension to create a covered seating area EN took effect 2024

Case reviewed. Development almost entirely removed.

21/0085 New Vincent Farm
Parsley Hay

Camping pods
EN took effect 2022

Case Reviewed. Considering further action.

20/0089 The Bank House Bar and
Restaurant
Hathersage

Erection of timber structure
EN took effect January 2025

Case Reviewed. Considering further action.

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