

12. MONITORING & ENFORCEMENT QUARTERLY REVIEW – JANUARY 2026 (A.1533/AM)

Introduction

1. This report provides a summary of the work carried out over the last quarter (October – December 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 has been one enforcement notice issued in the last quarter.

24/0108	Erection of agricultural building and unauthorised track	EN issued 23 October 2025.
Field off the south side of B5055,		
East of Monyash		

Workload and performance

5. We have closed 75 enforcement cases in the last quarter. We have exceeded our annual target of closing 120 cases as set out in the Service Delivery Plan. There has also been a slight decrease in the number of new enquiries received. The amount of outstanding enforcement cases has significantly decreased as a result. This work is due to a renewed focus on clearing older cases and utilising the capacity of the recently appointed Senior Monitoring and Enforcement Officer for the North area.
6. The number of enquiries received (59) is lower than the previous quarter. Due to the focus on enforcement cases this quarter the outstanding number of enquiries has risen slightly. However, a number of cases have been investigated, particularly older cases, resulting in a greater proportion of new cases on the list which can now be investigated more promptly.
7. The table below summarises the position at the end of the quarter (31 December 2025). The figures in brackets are for the previous quarter.

	Received	Investigated/Resolved	Outstanding
Enquiries	59 (82)	47 (108)	85 (73)
Breaches	20 (44)	75 (42)	345 (395)

8. Breaches resolved

Enforcement Reference	Unauthorised Development	Site Address
24/0163	Unauthorised container CONTAINER REMOVED	Field on B6049 (South of The Grange Benstor) Great Hucklow Tideswell SK17 8RD
24/0077	LISTED BUILDING Unauthorised parking bays with hipped roof canopy. APPEAL ALLOWED	Cressbrook Hall Cressbrook Hall Bottomhill Road Cressbrook SK17 8SY
06/0032	Untidy land Combined with ENF 25/0107	Field near Malcoff, Chapel en le Frith
25/0089	Unauthorised camping site (no notification received) CAMPING CEASED AND TOILETS REMOVED	NEWLANDS FARM COPLOW DALE LITTLE HUCKLOW BUXTON SK17 8RS
25/0039	LISTED BUILDING - New Rainwater goods erected by Meri Cottage but on Quenby Cottage CONSENT GRANTED	Quenby Cottage Market Place Hartington Buxton SK17 0AL
25/0068	Operational development to facilitate change of use of agricultural land to children's playground BREACH REMEDIED	WHEATSHEAF HOTEL, NETHER END, BASLOW, BAKEWELL, DE45 1SR
24/0067	LISTED BUILDING - Installation of wall mounted EV charging point and electricity socket ITEMS REMOVED	Thornbury Greaves Lane Ashford In The Water DE45 1QH
16/0147	LISTED BUILDING - Works to grade II listed farmhouse to create separate dwelling used as holiday let CONSENT GRANTED	Lower Damgate Farm Ilam Moor Lane Stanshope Ashbourne DE6 2AD
20/0010	Building a bridge and vehicular track. Gabions and stone already on site.	Oak Bank Kinder Road

	GABIONS AND STONE REMOVED	Hayfield High Peak SK22 2LJ
21/0043	Erection of various signage and a pole mounted camera. SIGNS ALTERED TO BENEFIT FROM DEEMED CONSENT. CAMERA IMMUNE.	The Cat And Fiddle Buxton New Road Macclesfield Forest
24/0138	Shepherds hut on land advertised as holiday accommodation PLANNING PERMISSION GRANTED	Wolfscole Grange Holiday Cottages Unnamed Road From Highfield Lane To Whim Farm Hartington SK17 0AX
20/0018	Retention and extension of portable cabin. PERMISSION FOR REPLACEMENT BUILDING GRANTED - UNAUTHORISED BUILDING REMOVED	Wincle C Of E Primary School Wincle Ce Primary School Rabbit Bank Wincle SK11 0QH
21/0108	Unauthorised engineering operations and possible unauthorised creation of a vehicular access from the A57 BREACH REMEDIED	Snake Cottage Snake Road Bamford Hope Valley S33 0BJ
15/0048	Breach of conditions 3 (stonework to match existing), 4 (stone sample panel for approval), and 15 (off street parking spaces x2 for approval) on NP/DDD/1213/1119 SEE NP/NMA/0615/0557 IMMUNE	Fairthorne Bar Road Curbar Calver Hope Valley S32 3YB
18/0106	Unauthorised fencing IMMUNE	Laneside Caravan Park Caravan Park Station Road Hope Hope Valley S336RR
16/0063	Erection of replacement log cabin used as holiday accommodation. Cabin was destroyed by fire and totally rebuilt in 2023. PERMISSION GRANTED	Harthill Hall Lawns Lane Harthill Nr Alport DE45 1LH
21/0089	Addition of lighting along the new access track possible expansion of business/parking onto agricultural land IMMUNE	Bradfield Breweryground And Mezzanine Watt House Farm Loxley Road Sheffield S6 6LG
21/0045	Unauthorised operational development - two shipping containers have been stacked on top of each other. Also, possible unauthorised change	S Wilson Haulage Rock Mill Garage The Dale

	of use IMMUNE	Stoney Middleton Hope Valley S32 4TF
15/0110	Breach of planning conditions and untidy land BREACH OF CONDITION IMMUNE AND LAND CLEARED	Diggle Mill Diggle Oldham OL3 5JS
15/0076	Unauthorised static caravan and toilet block. IMMUNE	Field at end of Dark Lane, Tideswell. There is a gate on the right leading to a barn. Caravan is in front of barn.
21/0107	Large wooden outbuilding erected on field adjacent to enquirers property. IMMUNE	The Barn Pindale Road Castleton
22/0030	Unauthorised signage, displaying a man riding a large pink bicycle, on the front of the property SIGN REMOVED	Royal Mail Hope Delivery Office 4 Castleton Road Hope Hope Valley S33 6AA
22/0065	LISTED BUILDING Unauthorised internal works to Listed Building NO EVIDENCE OF UNAUTHORISED WORKS	335 Woodhead Road Holme Holmfirth HD9 2QF
22/0064	Unauthorised plastic shed which is in breach of planning approval which removed PD rights. HW visited site but could not see this shed. SHED REMOVED	9 Diggle Mill Harrop Green Lane Diggle OL3 5LB
21/0033	Unauthorised swimming pool and erection of unauthorised building IMMUNE	Stone Row House Unnamed Road From A628 To A628 Crowden Glossop SK13 1HZ
20/0072	Unauthorised underground garage and access track. Possible new dwelling. Depositing waste material from excavations into field IMMUNE	Moorside Cottage Charles Lane Glossop SK13 7SF
19/0059	Unauthorised engineering operations. IMMUNE	Nether Water Mine Netherwater Mine Unnamed Section Of B6049 From Coplow Dale To Crossroads Great Hucklow SK178RR
15/0008	Breach of condition 3 (lighting prohibited), and condition 6 (surfacing materials), attached to planning permission NP/DDD/1213/1149 and varied by NP/DDD/1019/1110. IMMUNE	Fiveways Maynard Road Grindleford Hope Valley S32 2JD

16/0004	Breach of planning permission NP/S/0810/0845. Unauthorised window and rendering. IMMUNE	Crawshaw Head Farm Hollow Meadows Sheffield S6 6GN
15/0084	Unauthorised signage IMMUNE	Cote Farm High Bradfield Bradfield Sheffield S6 6LJ
17/0043	Breach of planning permission NP/S/0509/0345. Unauthorised use of holiday lets as permanent dwellings. IMMUNE	Peck Hall Farm + Lamb Hill Barn High Bradfield Bradfield Sheffield S6 6LJ
22/0028	Unauthorised manege. Possible unauthorised excavation work (see ENQ 52777). This work could be related to planning permission NP/HPK/1014/1067. Enquirer thinks permission has lapsed but JK has confirmed the development has started IMMUNE	Elizabeth Ash Farm Hayfield Road Chinley High Peak SK23 6AL
22/0016	Vehicular access from a classified road - IMMUNE	Sunnyside, Edale, S33 7ZE
24/0129	Unauthorised alterations to window heads and cills and installation of insulated render IMMUNE	Bramwell Memorial Institute Taddington SK17 9UD
25/0105	Alleged breach of camping beyond 60 day camping limit USE CEASED AND TOILETS REMOVED	White House Farm Campsite Wardlow SK17 8RP
25/0034	Breach of condition 8 of planning permission NP/HPK/0421/0415, as the owners have constructed unauthorised fencing and gates. PLANNING PERMISSION GRANTED	THE NAZE, MAYNESTONE ROAD, CHINLEY, HIGH PEAK, SK23 6AH
25/0096	Unauthorised boundary fence which exceeds 2m tall next to a highway BREACH REMEDIED	Rose Cottage The Green Grindleford Hope Valley S32 2HH
23/0032	Unauthorised timber building IMMUNE	Loxley Park Farm Douse Lane Onecote Leek ST13 7RU

24/0117	Erection of fencing - Breach of Condition 6 (removing PD rights) on NP/DDD/0621/065 PLANNING PERMISSION GRANTED	Horse Dale Barn The Dale Bonsall DE4 2AY
18/0060	Permanent occupation of holiday let granted permission under NP/S/0210/0115 IMMUNE	Cote Farm High Bradfield Bradfield Sheffield S6 6LJ
19/0058	Unauthorised haulage business IMMUNE	Tideswell Business Park, Tideswell, Buxton SK17 8NY
25/0116	Not cleared the site to meet the 60 day camping conditions. BREACH CEASED	Minninglow Grange Mouldridge Lane Pikehall DE4 2PR
25/0109	Erection of blockwork building - possibly a temporary plant room? NO BREACH	Upper Hirst Caravan Site Tinman Lane Hulme End SK17 0HH
24/0115	Breach of condition 3 (landscaping scheme) and 4 (hardstanding details) on NP/GDO/0123/0057 CONDITIONS PART DISCHARGED	Dovecliff Millway Lane Milldale Alstonefield
18/0080	Change of use of land to domestic use. Siting of a container for use as summerhouse IMMUNE	Crawshaw Head Farm Rod Side Sheffield S6 6GN
19/0153	There appears to be a boat and a jetty within the fish pond. Access likely to the east from Shatton. IMMUNE	Fish Pond 133m From Nether Shatton Farm 89m From Townfield Lane Townfield Lane Bamford S33 0BG
19/0062	Unauthorised use of land for parking HGVs HGVs are still being parked here despite an application (NP/DDD/1016/0993) being refused to regularise this. IMMUNE	Land to West of Cavendish Mill Thunderpit Lane Stoney Middleton
20/0062	Storage yard with a transit van, hoardings and stone being stored on the site. IMMUNE	Land on Top Lane Top Lane Tideswell Buxton SK17 8LP
24/0100	Overgrown Verge changed - alterations of levels and surfacing of area. BREACH RESOLVED.	Bankside, Bonsall inbetween The Nook and Annadale Cottage, DE4 2AX
14/0208	LISTED BUILDING - Two satellite dishes at rear BOTH SATELLITE DISHES REMOVED	Bridge House Calton Lees Beeley

		Matlock DE4 2NX
18/0051	Unauthorised lighting - breach of condition 4 of planning permission NP/DDD/0415/0355. Possible breach of planning condition 3. Also see Enquiry 23714. LIGHTING REMOVED NO BREACH	Honeysuckle House Wheson Bank Tideswell Buxton SK17 8LJ
22/0029	Fence which is above a metre high and is abutting the highway. IMMUNE	Reading Room Cottage Unnamed Road From A623 To Crossroads Past Stone Lea House Peak Forest Buxton SK17 8EF
19/0155	Unauthorised shepherds hut. NO BREACH	Blaze Farm Buxton Road Wildboarclough SK11 0BL
19/0012	Unauthorised signs. REMOVED NO BREACH	Beavers Croft Ronksley Derwent Bamford S330BB
25/0110	Creation of two hardstanding areas and septic tank to facilitate the siting of two shepherds huts (which have an exemption certificate) GRANTED PLANNING PERMISSION	Bruntmoor Cottage Ashbourne Road Monyash Bakewell DE45 1JQ
20/0049	Various features not in accordance with approved plans. IMMUNE	The Blind Bull The Blind Bull Main Road Little Hucklow SK17 8RT
18/0180	Rear elevation does not accord with approved plans. Unauthorised use of garage as holiday let. IMMUNE	Bowling Green Cottage, Hernstone Lane, Peak Forest SK178EJ
21/0031	LISTED BUILDING Various alterations carried out without LBC All okay approved with John Sewell only remove timber structure. REMOVED NO BREACH	Barn at Wrights Farm Clayholes Road Kettleshulme High Peak SK23 7EH
18/0154	Unauthorised advertisement REMOVED NO BREACH	Hawthorne Barn Loxley Road Sheffield S66SQ
21/0014	Shepherds hut at the Red Lion. Hut is actually located on land adj to Red Lion, not within the curtilage. REMOVED FROM SITE	Land adjacent to Red Lion Inn Townsend Lane Waterfall Waterhouses

		Stoke-On-Trent ST10 3HZ
23/0048	LISTED BUILDING Replacement of windows on the ground and first floor and window frames painted red. Breach of planning control and listed building offence. Might be a new Flue erected to the rear of the cafe. NO BREACH	Cobbles Tea And Coffee Shop Bank House Market Place Longnor Buxton SK17 0NT
20/0061	Erection of timber structure. EN COMPLIED WITH - STRUCTURE REMOVED	The Bank House Bar and Restaurant, Main Road, Hathersage, Hope Valley, S32 1BB
15/0062	Unauthorised outbuilding and flue. Breach of conditions attached to NP/DDD/1112/1177. IMMUNE	The Barn at The Firs The Edge Eyam Hope Valley S32 5QP
16/0035	Unauthorised static caravan being used as a dwelling IMMUNE	Fields on Hope Road Edale
17/0104	Breach of holiday occupancy condition on NP/DDD/0599/235. NOT EXPEDIENT	Holiday cottages adjacent to the Little John Public House Station Road Hathersage
20/0087	Barn conversion. NO BREACH	Browside Farm Lyme Handley Lyme Handley SK23 7BT
24/0071	Siting of a shipping container in agricultural field REMOVED	Oldfields Farm Lane Grindon ST13 7TT
19/0090	LISTED BUILDING - External light fixed into the stone lintel, there were holes in the lintel from a previous light now replaced by smaller one. NO BREACH	Castle Farm Unnamed Road From The Square To Coldwell End Middleton By Youlgrave DE45 1LS
25/0124	Use of building as a cafe/bar/event space in breach of conditions on planning permission. DUPLICATE	Thornbridge Brewery Tap Riverside Brewery Buxton Road Bakewell DE45 1GS
14/0132	LISTED BUILDING - Upvc windows - red card on file? (Feb 1996). (Mentioned again 2009) NO BREACH	Church Corner Cottage Church Street Youlgrave Bakewell DE451WL
20/0017	Unauthorised steel container; hardstanding and excavation works/engineering operations.	Keepers Cottage Moorside Lane

	PLANNING PERMISSION GRANTED FOR AGRICULTURAL BUILDING (NP/CEC/0222/0213) AND CONTAINER REMOVED	Pott Shrigley Macclesfield SK10 5RZ
20/0014	Unauthorised gate IMMUNE	Junction of Froggatt Lane and the A625 Froggatt Lane Froggatt S32 3ZA
25/0061	Demolition of outbuilding and erection of replacement building. NP/DDD/0122/0008 had approved extension to outbuilding, not demolition and rebuild. Irregularities in detailing. PERMISSION GRANTED	Gritstone House Moor Road Great Longstone Bakewell DE45 1UA
14/0315	LISTED BUILDING - Satellite dish, flue pipe, lean-to store and one mock sash, door in gable? Greenhouse LBC Approved for full refurbishment - NP/DDD/1222/1533 - gable with door not shown but windows to all be replaced. GREENHOUSE REMOVED FROM SITE, UNAUTHORISED SATELLITE DISH, FLUE PIPE, AND LEAN-TO REMOVED	Greencroft Farm Middleton-By-Youlgrave Bakewell DE451LS
25/0128	Breach of condition 3 on NP/DDD/0525/0478 (tree works to be formally discharged prior to any construction, groundworks or arrival of any materials or machinery on site) CONDITION 3 DISCHARGED	Jolly Field Farm Common Lane Chelmorton SK17 9SL

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 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.	Legal proceedings commenced.

