

16. MONITORING & ENFORCEMENT ANNUAL REVIEW – APRIL 2026 (A.1533/AM)

Introduction

1. This report provides a summary of the work carried out over the last year (April 2025 – March 2026) as well as information about the breaches of planning control we have resolved in the latest quarter (January – March 2026).
2. Most breaches of planning control are resolved through negotiation without resorting to formal enforcement action. Where formal action is considered necessary, this normally 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, highway safety or policy, for example.

RECOMMENDATION:

That the report be noted.

Summary of Activity 2025/26

4. Notices issued

23/0060 Land between the A625 road and the River Derwent New Bridge Calver	Building, engineering or other operations comprising the construction of two timber structure and the siting of a shipping container.	EN issued 25 July 2025 EN came into effect on 08 September 2025 – compliance period ended 08 December 2025
23/0036 Horsleygate Owler Bar	Creation of an area of hard standing, widening of means of access comprising the removal of a section of wall and erection of gates and gate posts.	EN issued 01 August 2025 – appeal submitted – awaiting decision
21/0102 The Moon Inn Stoney Middleton	Installation of 7 new windows to the front elevation of the property.	EN issued 07 August 2025 EN came into effect on 22 September 2025 – compliance period ends 22 June 2026
24/0108 Field off south side of B5055, 650m East of Monyash	Erection of agricultural building on a concrete pad.	EN issued 23 October 2025 EN came into effect on 01 December 2025 – compliance period ends 01 May 2026

22/0054 Land at Hallyard House Over Haddon	Breach of condition 2 (approved plans) and 5 (agree stone sample panel) on planning permission NP/DDD/0221/0113 (erection of double garage).	BCN issued 05 March 2026 BCN came into effect immediately upon service – compliance period is 6 months.
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5. Appeals determined

24/0148 Barn, Cornfield Farm Lyme Handley	Erection of building and pod	EN issued 19 March 2025 – notice corrected to delete reference to the building and appeal dismissed in regard to pod.
21/0002 4 Greenhead Park Bamford	Erection of fence	EN issued 02 October 2024 – appeal withdrawn.

Workload and performance

6. This section of the report summarises our performance over the last year. We have resolved 218 breaches in the past year, which is a significant improvement on the figure of 181 for the previous year – and well in excess of our target of 150 in the Service Delivery Plan.
7. We have continued to address the backlog of enforcement cases, including a number of cases where enforcement notices had been issued but had not been complied with. As a result of this, the overall number of outstanding cases has been reduced from 414 (at the end of March 2024) to 336. In March 2024 this figure was 528, so the number of outstanding cases has been reduced by 36% in the last two years.
8. At the Planning Committee in October 2024, it was resolved that at least once per year officers report to the Planning Committee on the length of time that enforcement cases have been outstanding. It is intended that this information be included in the annual report. Of the 336 current cases 238 have been outstanding for less than 5 years. Of the remaining 98 cases, 74 are between 5 and 10 years old and 24 have been outstanding for more than 10 years.
9. The number of enquiries received has fallen compared to the previous year (286 compared to 339). The number investigated/resolved has also decreased from 477 to 326 resulting in the number of enquiries outstanding at the end of the year being reduced from 113 to 78. The number of breaches received has also reduced to 138 in total over the past year compared to 173 in the previous year.
10. These figures reflect the current situation which is that enquiry backlog has been cleared. The outstanding enquiries are current cases and new enquiries will be investigated as they come in and new breaches identified accordingly.
11. The table below summarises the position at year end (31 March 2026). The figures in brackets are for the previous year (2024/25).

	Received	Investigated/Resolved	Outstanding At Year End
Enquiries	286 (339)	326 (477)	78 (113)
Breaches	138 (173)	218 (181)	336 (414)

12. Breaches resolved in the latest quarter (January – March 2026)

22/0070	<p>Unauthorised array of ground mounted solar pv panels positioned to the rear (north) of the house.</p> <p>Permission granted for alternative location; unauthorised development removed.</p>	Throstles Nest Sheen
16/0074	<p>Container and touring caravan on site and other objects.</p> <p>Immune from enforcement action.</p>	Birds Natural Stone yard, Brook near Stanton Mill Quarry
25/0092	<p>Replacement of wooden front door with uPVC - Different Style also done the rear door.</p> <p>Planning permission granted.</p>	6 Riverside Crescent Bakewell
24/0017	<p>Storage of vehicles</p> <p>Use ceased.</p>	Brand Top Farm, Brandside
25/0130	<p>Unauthorised structure within the curtilage of a Listed Building</p> <p>Structure removed</p>	George Hotel Castleton
21/0002	<p>Erection of fence</p> <p>Fence removed</p>	4 Greenhead Park Bamford
25/0062	<p>Change of use from agricultural land to extend their domestic curtilage to the rear of the properties.</p> <p>Planning permission granted.</p>	Woodend Cottage, Main Road, Stanton In Peak
19/0074	<p>Unauthorised advertisements</p> <p>Advertisements removed.</p>	Cavendish Hotel Baslow
23/0009	<p>Unauthorised stable building to the rear of Green End Wardlow</p> <p>Immune from enforcement action.</p>	Green End Main Road Wardlow

26/0022	TPO 104/2025. Oak tree located on Back Lane, has a significant amount of building materials stored in the RPA. This will degrade the structure of the soil and have a significant negative impact on the tree. Materials removed.	Boundary of Greenways and Greenhills Back Lane Hathersage
24/0073	Alterations to the plan form of the second floor by removal of wall. Listed building consent granted and works completed.	9 South Church Street, Bakewell
19/0087	Unauthorised track, hardstanding and static caravan. No breach in regard to caravan. Operational development immune from enforcement action.	Land close to Hillsdale Hall, Butterton
22/0043	Erection of fence. Fence removed.	Thimble Cottage Litton
26/0018	Erection of wooden shed and driveway.	Land to the east of Whitelow House Farm, Whitelow Lane, Sheffield
24/0148	Breach of NP/CEC/0619/0646 which granted consent for conversion of a barn to holiday accommodation. Barn is being lived in. Lawful development certificated granted for use of barn as dwelling house.	Barn, Cornfield Farm Lyme Handley
21/0007	Breach of occupancy condition - NP/DDD/0820/0731 Evidence provided to demonstrate no breach.	Wheston Bank Farm Tideswell
24/0047	Breach of conditions of NP/HPK/1220/1159, unauthorised adverts and various businesses on site. Scheme for alternative advertisements approved. Breaches resolved.	Hope Valley Garden Centre Bamford
24/0021	Non-compliance with NP/GDO/0419/0394. Building is not being used for agricultural purposes, but for vehicle maintenance. Side windows have been installed, and rooflights have been put on front elevation Building being used for agricultural purposes. Operational development immune from enforcement action.	Old Well Barn, Hernstone Lane Peak Forest
24/0051	Unauthorised change of use of land to car park. Immune from enforcement action.	Holmesfield Farm Mill Bridge Castleton
23/0056	Unauthorised works to listed building relating to NP/CEC/0523/0542	Thorney croft Farm

	No breach	Kettlehulme
26/0012	Conversion of a stable block to garaging and a gym. Construction of a substantial new terrace, including building a breeze block retaining wall. Immune from enforcement action in regard to the garage conversion. No breach in regard to wall.	Jaggers Keep Bar Road Curbar
26/0013	New timber stable block Stables removed	Ughill Farm Ughill Bradfield Sheffield
26/0014	Development is not operating in accordance with planning, environmental and habitats law. No breach	Stanedge Lodge Long Causeway Sheffield
19/0106	Gates and gateposts not in accordance with approved plans Immune from enforcement action	Holland Twine Litton
24/0055	Unauthorised garage. No breach	3 Swift Close (plot 52) Bradwell Springs
26/0009	Unauthorised shepherd huts and storage business Immune from enforcement action	Brosterfield Farm Bakewell Road Foolow
24/0157	Unauthorised windows & extension not built as approved No breach	1 Church Cottage Shrigley Road Pott Shrigley
26/0020	Non-compliance with planning permission NP/DDD/1124/1251. The development to the rear appears to be reaching 3 storeys high. No breach	Apple Tree Well Cottage, Gorse Bank Lane, Baslow
25/0091	Unauthorised building in a field Not expedient to take enforcement action	Moorlands Farm Moorlands Lane Froggatt Calver
23/0068	Construction of a wooden fence Not expedient to take enforcement action	Land to the North of Willow Grange

		Grindleford Road Calver
25/0080	Block paved driveway Not expedient to take enforcement action	Derwent House Main Road Grindleford
23/0015	Erection of decking Not expedient to take enforcement action	Brackenburn Riddings Lane Curbar
25/0094	Stone building Not expedient to take enforcement action	Rock Mill Cupola Rock Mill Business Park Stoney Middleton
25/0090	Breach of APP/M9496/W/17/3166812 as accommodation is not being used ancillary to the main house. No breach	Station House Grindleford
24/0173	Alterations to listed building No breach, approved under NP/S/1121/1234	Holdworth Cottage, Loxley Road, Sheffield
22/0048	Caravan used as holiday accommodation Immune from enforcement action	Loosehill Farm Peak Forest
23/0046	Works to listed building Listed building consent granted	Lyndale House Church Street Bradwell
26/0017	Erection of shed and track. Duplicate case, closed.	Land to the east of Whitelow House Farm, Whitelow Lane, Sheffield
19/0176	Unauthorised satellite dish, replacement door and windows. Works removed.	Wrights Farm Kettlehulme
24/0060	Construction of a surfaced track and manege for exercising of horses Immune from enforcement action.	Land Off Set Lane Sheffield
25/0002	Zip wire. Unauthorised development removed.	Coronation Plantation at Highlow -

		Leadmill/Abney, Hathersage
21/0011	Log cabin used as a holiday let Exemption licence granted by caravan club. No breach.	Shawfields Farm Warslow
24/0058	Unauthorised flue No breach	The Well House Kishfield Lane Kettleshulme
24/0094	Unauthorised manege and tipping of materials onto site. Immune from enforcement action.	Hartle Moor Farm Hazlebadge Bradwell
23/0021	Breach of the local occupancy condition No breach	The Old Dairy Barber Booth Edale
22/0063	Erection of conservatory Immune from enforcement action.	Gatesgill Lodge Wheston Tideswell

13. **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. Officers actively seeking compliance with EN.
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. Officers considering further enforcement action
18/0062 Land at Cartledge Flat, Bradfield Moors	Creation of a track	EN in effect – compliance period expired - Officers actively 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 complied with. Officers dealing with applications in regard to conditions.
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	High Court injunction granted and court order issued and served December 2023 – Planning application refused May 2024 – court order not complied with by 15 February 2025 – legal action commenced.

14. **Outstanding Enforcement Notices**

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.

Case Reference	Location	Description
04/0098	Land west of Crossgates Farm Wheston Tideswell Buxton	Hardstanding on agricultural land EN issued 2008 - took effect 2009 Officers investigating current condition of land.
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, EN to remain in effect in regard to use.
05/0102	Land at the Forge, Damflask, Bradfield,	Use of land for the storage of vehicles. EN issued 2003 - took effect 31 October 2003 Officers investigating current condition of 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 issued/took effect 2003 Officers investigating current condition of land.
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, EN to remain in effect in regard to use.
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 issued re item 1 2011 - took effect 2012 EN issued/took effect re items 2 and 3 2015 Officers investigating current condition of land.

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 EN to remain in effect in regard to use.
08/0021	Land off Smith Lane, Rainow (Corner of Smith Lane & B5470)	Erection of building. EN issued/took effect 2013 Building largely removed, Officers in negotiation with owner to secure complete removal.
08/0063	Beech Croft Sheldon	Chimney on converted barn. EN issued/took effect 2010 Officers in negotiation with owner to secure removal.
08/0069	Bent Farm Tissington	Siting and residential use of static caravan EN issued/took effect 2017 Officers investigating current condition of land.
08/0072	Land at Gun Quarry Farm Heaton Rushton Spencer	Erection of a building EN (variation) issued/took effect 2013 Officers investigating current condition of land.
08/0104	Fernhill Cottage Ronksley Lane Hollow Meadows	Engineering operations and partial erection of building EN issued 2009 – took effect 2010 Officers investigating current condition of land.
09/0066	Land north of Home Farm Little Hucklow Derbyshire	Erection of buildings EN issued/took effect 2012 Officers investigating current condition of 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) issued/took effect 2016 Officers investigating current condition of land.
09/0074	Land and buildings east of Lane End Farm Abney	Breach of holiday occupancy condition. EN issued 2009 – took effect 2010 EN to remain in effect in regard to use.
10/0189	Foxholes Farm Top of Mill Lee Road Low Bradfield	Use of premises for wedding events EN issued 2017 – took effect 2019 EN to remain in effect in regard to use.

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 Officer actively considering taking legal 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 issued 1984 - took effect 1985 – land cleared following direct action – use subsequently recommenced Officers investigating current condition of land.
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 Officers investigating current condition of land.
12/0040	Wigtwizzle Barn Bolsterstone Sheffield	Erection of unauthorised building EN issued/took effect 2015 Officers considering expediency of taking further action.
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 Officers investigating current condition of land.
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 Officers investigating current condition of land.
14/0098	Pilough Farm Pilough 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 Officer actively considering taking legal action.
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 Officers investigating current condition of land.

15/0057	Midhope Moor/ Cutgate/ Lost Lad	Creation of track EN issued 2018 - took effect 2021 Officers negotiating with landowner to secure removal of track.
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 Hope Valley	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 13 August 2024. Officer actively considering taking legal action.
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 Officers investigating current condition of 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 issued/took effect 2019 Officers investigating current condition of 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 issued/took effect 2019 EN partially complied with Officers negotiating with landowner to secure removal of development.
18/0062	Cartledge/Rushy Flat Bradfield Moors Grid ref: 2113 9238	Creation of track EN issued/took effect May 2019 Officers negotiating with landowner to secure removal of track.
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 Legal action taken.

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 Legal action taken.
21/0085	New Vincent Farm Parsley Hay	Camping pods EN issued/took effect 2022 Officer actively considering taking legal action.
21/0054	Hallfield Farm Strawberry Lee Lane Sheffield	Erection of implements store and horse training building and laying of a hard-surfaced track EN compliance period ended August 2025. Officers currently providing pre-application advice.

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