

11. MONITORING & ENFORCEMENT QUARTERLY REVIEW – JULY 2026 (A.1533/AM)

Introduction

1. This report provides a summary of the work carried out over the last quarter (April – June 2026).
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 five enforcement notices issued. Please note that the two notices issued at the end of March were after the last Annual report was written and so are included in this report.

25/0027 Land at Hillside Stables, Hassop Road, Calver	Change of use of the building and land to a mixed-use equestrian and residential	EN issued 25 March 2026.
23/0050 Land at Crisplings Fields, Meadow Lane, Tideswell	Change of use of land to leisure use and storage of caravans. Carrying out of building, engineering or other operation on the land.	EN issued 27 March 2026.
22/0071 Yew Tree Cottage, The Green, Froggatt	Change of use of land to domestic and construction of terrace and glass balustrade.	EN issued 11 May 2026
22/0033 Land at Somerset House Farm, Wardlow Mires	Change of use of land comprising siting of a shepherd's hut as residential holiday accommodation, creation of hard surfacing, access path, fencing and drainage works.	EN issued 21 May 2026
23/0024 Land at The Yondermann Café, Wardlow Mires	Change of use of land to car park, creation of hard surfacing, earth bunds and erection of a vehicle height restrictor.	EN issued 29 June 2026

Workload and performance

5. We have closed 57 enforcement cases in the last quarter. We are already well on course to exceed our annual target of closing 120 cases as set out in the Service Delivery Plan. There has been a significant increase in new breaches received as we investigate new cases, however the amount of outstanding enforcement cases has still decreased due to the hard work and focus of the team on clearing older cases and progressing negotiations and action on newer cases.
6. The number of enquiries received is also higher than the previous quarter. Due to the focus on enforcement cases this quarter the outstanding number of enquiries has risen slightly. However, cases continue to be investigated promptly.
7. The table below summarises the position at the end of the quarter (30 June 2026). The figures in brackets are for the previous quarter.

	Received	Investigated/Resolved	Outstanding
Enquiries	76 (59)	68 (47)	86 (78)
Breaches	49 (20)	57 (75)	328 (336)

8. Breaches resolved

Reference	Alleged breach	Address
24/0050	Replacement doors and windows. Not expedient to take enforcement action.	3 Market Close Hope Hope Valley S33 6SE
25/0097	Unauthorised sign Sign removed	Mytham Mytham Bridge Bamford Hope Valley S33 0EA
25/0032	Unauthorised operational development Immune from enforcement action	Hollybrook Barn Tideswell SK17 8LU
25/0125	Alteration to property not in accordance with planning permission. Non-material amendment approved for alteration.	Wynfield Holme Lane Bakewell DE45 1GF
20/0043	Change of use siting of a shepherd's hut for domestic holiday accommodation. Certificate granted by exempted caravan organisation. No breach.	The Old Pumphouse Land near the waterfall Upper Hulme
25/0117	Use of land as garden and erection of greenhouse and shed.	THE COTTAGE, THE DALE,

	Immune from enforcement action.	BONSALL, MATLOCK, DE4 2AY
24/0082	Conversion and change of use of barn to holiday let. Planning permission granted.	Top Riley,Riley Back Lane,Eyam,Hope Valley,S32 5QZ
26/0003	Replacement of stone roof. Planning permission granted.	8 Old Post Office Row Main Road Bamford Hope Valley S33 0DY
25/0073	Change of use of agricultural land to garden No breach.	Green Stack Farm Pym Chair Road Rainow SK10 5XL
16/0102	Untidy land. Land tidied to acceptable level. Not expedient to take enforcement action.	Berry Stall Farm Hazlebadge Bradwell Hope Valley S33 9HX
25/0066	Erection of tree house, polytunnel and goal posts. Structures removed.	The Village 27 The Village Holme
25/0082	Change of use of agricultural building to a domestic garage. No breach.	Royd Farm Magdalen
24/0061	Flue on side elevation. Immune from enforcement action.	8 Chantry Lane Tideswell Buxton SK17 8NP
25/0007	Change of use of land to garden and erection of veranda. Immune from enforcement action.	Hill Top Cottage Binn Lane Marsden Huddersfield HD7 6NW
24/0116	Alteration of field access and creation of new track Track removed and land and access restored.	New Cottage Farm Quarnford Buxton SK17 0SS
17/0082	Unauthorised satellite dish. Breach of planning condition 5 of planning permission NP/DDD/0112/0100 No breach.	Wortley Barn Wortley Court Bradwell Hope Valley S33 9LB
23/0053	Installation of exterior doors. Doors restored in accordance with listed building consent.	Ebenezer Barn Edale Road Hope Hope Valley S33 6ZF

25/0058	Unauthorised static caravan. No breach.	Near Land at Grindlow Great Hucklow
26/0023	Use of domestic swimming pool to public pool. Planning permission granted.	Twitchill Farm Cottages Bowden Lane Hope Hope Valley S33 6ZE
23/0060	Erection of buildings. Enforcement notice served; all structures removed.	Land adj A625 New Bridge Calver Hope Valley S32 3ZA
22/0010	Agricultural building extension not rendered in accordance with approved plans. Not expedient to take enforcement action.	Valley View Farm, Hayfield Road, Chinley
19/0103	Siting of office portacabin, steel shipping container and extension of Schoolrooms Cafe car park. Planning permission granted. Breach resolved.	Land Adjacent Sunny Bank Fair House Lane Sheffield S6 6LB
21/0003	Unauthorised storage of caravan. Caravans removed.	Willow Farm Bradshaw Lane Foolow Eyam Hope Valley S32 5PZ
24/0090	Conversion of building to dwelling. No breach.	Bartin House Farm and Greaves Head Farm Nether Lane Holme HD9
22/0056	Access track, shipping container & caravan. Land in use for agriculture. Operational development immune from enforcement action.	The Firs Wood Meadow Ashbourne Road Fenny Bentley DE6 1LE
21/0026	Erection of a side extension to dwelling. Immune from enforcement action.	Horse Haylands Roche Grange Road Meerbrook Leek ST13 8SU
24/0025	Unauthorised boundary fencing. Not expedient to take enforcement action.	29 Glossop Road Little Hayfield High Peak SK22 2NG
24/0069	Installation of solar panels. Not expedient to take enforcement action.	South end of car park Land opposite The Staffordshire Knott

		Pown Street Sheen SK17 0ET
24/0110	Erection of external lighting, fence and gate and outbuilding. Lighting and outbuilding immune from enforcement action. Not expedient to take enforcement action against fence and gate.	Priestcliffe House Unnamed Road From Rock Lodge Farm To Priestcliffe Road Priestcliffe SK17 9TN
22/0061	Two EV chargers Not expedient to take enforcement action.	Riverside Country House Hotel Fennel Street Ashford In The Water DE45 1QF
24/0059	Unauthorised works to building to facilitate the creation of a holiday let. Planning permission granted.	Lower Damgate Farm Ilam Moor Lane Ilam Ashbourne DE6 2AD
18/0135	Change of use of land and outbuildings to domestic use. Not expedient to take enforcement action.	Land between Lawnfield and Gib Green Farm Back O Th Brook Waterfall Waterhouses Stoke-On-Trent ST103JA
26/0044	Change of use from chapel to dwelling. Driveway created. Remedial works completed. Not expedient to take enforcement action.	Ex methodist chapel, Quarnford, Buxton
25/0118	Unauthorised works to fountain Listed building and planning permission granted. Remedial works carried out.	Thornbridge Hall Baslow Road Ashford in the Water Derbyshire DE45 1NZ
26/0063	Erection of stables. No breach	Yew Tree Farm, Royal Oak Road, Wetton, DE6 2AF
14/0567	Removal of lath and plaster and fireplace. Alteration to rear windows and door. Listed building consent granted and works completed.	3 Church Street Youlgrave Bakewell DE45 1WL
06/0146	Untidy land, static caravan Static removed. Not expedient to take enforcement action in regard to condition of the land at this time.	Beech Farm Main Street Taddington Buxton SK17 9UD

25/0086	Breach of condition on NP/HPK/0614/0637. Larger concrete panels to external elevation than as permitted. Not expedient to take enforcement action.	Higher Barmoor Farm, Unnamed Road Section Of A623 From Higher Hallsteads To Sparrowpit Dove Holes SK17 8EY
17/0112	Extension to bungalow, erection of double garage, re-building barn, caravans on site, earthworks and containers. Planning permission granted for extension and re-building barn. Double garage, earthworks and containers immune from enforcement action. Caravans removed.	Lower Summerhill Summerhill Lane Quarnford Buxton SK17 0SH
17/0041	Breach of condition 4 on NP/SM/0100/001 - 28 day holiday occupancy restriction. Evidence property has been advertised recently as a holiday let. No evidence of breach at this time.	Rewlach Methodist Church Rewlach Chapel Higg Lane Longnor Buxton SK17 0LQ
25/0074	New flue. Planning permission and listed building consent granted.	Devonshire Arms Market Place Hartington Buxton SK17 0AL
26/0045	Erection of wall No breach.	Plum Tree Cottage The Brund Sheen Buxton SK17 0HP
25/0065	Enlargement of slurry tank Planning permission granted.	HIGHGATE HEAD FARM, HIGHGATE ROAD, HAYFIELD, HIGH PEAK, SK22 2JW
25/0028	Unauthorised engineering operations - changing the profile of the land - creation of a flat area Planning permission granted.	in fields adjacent to Blaze Hill, Rainow
19/0128	Siting and residential use of static caravan. Extension and alterations of buildings and change of use of shippon to residential accommodation. Static removed. Not expedient to take enforcement action in regard to extensions and conversion.	Sitterlow Farm Bradbourne Road Parwich DE6 1QW
19/0173	Breach of condition 2 on NP/SM/1115/1077 - Unauthorised shepherds hut, horsebox, and permanent pathways created. Paths removed, no breach in respect of the horsebox. Not expedient to take enforcement action in regard to shepherd's	New Colshaw Farm Golling Gate Hollinsclough SK17 0SL

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21/0062	Operation of non-agricultural business. Use of barn for residential. Erection of agricultural building and engineering operations. No breach in regard to business use. Use of barn for residential immune from enforcement action. Not expedient to take enforcement action in regard to agricultural building and operations.	Mere Farm The Jarnett Flagg Buxton SK17 9RL
26/0021	Replacement windows and erection of fences. Planning permission granted.	1 ANGLERS REST BUNGALOW TAGGS KNOLL BAMFORD HOPE VALLEY S33 0BQ
24/0041	Change of use to self-catering holiday accommodation. Use has ceased.	Poachers Arms The Poachers Arms 95 Castleton Road Hope Hope Valley S33 6SB
10/0189	Use of premises for wedding events EN in effect. Use has ceased.	Foxholes Farm, Top of Mill Lee Road, Low Bradfield
11/0098	Barn alterations and conversion. Immune from enforcement action.	Hulmes Vale Farm Tideswell Moor Tideswell Buxton SK17 8JD
10/0221	Residential use of agricultural building Immune from enforcement action.	West Nab Cottage, Wessenden Head Road, Meltham, West Yorks
20/0128	Sheds erected and tracks created Immune from enforcement action.	Cambridge Wood Main Road Wensley Matlock DE4 2LH
15/0117	Use of land for car parking Immune from enforcement action.	Cheshire Cheese Edale Road Hope Hope Valley S33 6ZF
24/0099	Breach of condition 3 on DDD/0422/0484. The car park has not been laid out in accordance with the approved plans, and has been used to hold music events. Car park spaces laid out and provided. No breach.	George Inn George Inn Commercial Road Tideswell Buxton SK17 8NU

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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. SSSI consent for works granted by Natural England. Officers in discussion with the landowner's agent to agree compliance this year. 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. Officers in discussion with landowner's agent to agree scheme for 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.

Report Author: Adam Maxwell, Development and Enforcement Manager