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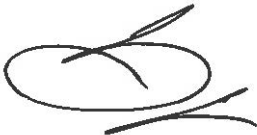
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29 October 2018

To: All Councillors

As a Member or Substitute of the **Planning Committee**, please treat this as your summons to attend a meeting on **Tuesday 06 November 2018 at 6.00pm at The Venue, Wyaston Road, Ashbourne DE6 1NB.**

Yours sincerely



Sandra Lamb
Head of Corporate Services

AGENDA

SITE VISITS: The Committee is advised a coach will leave The Venue, Ashbourne at 3.15pm prompt. A schedule detailing the sites to be visited is attached to the Agenda.

1. APOLOGIES/SUBSTITUTES

Please advise the Committee Team on 01629 761133 or e-mail committee@derbyshiredales.gov.uk of any apologies for absence and substitute arrangements.

2. APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING

Planning Committee – 23 October 2018

3. INTERESTS

Councillors are required to declare the existence and nature of any interests they may have in subsequent agenda items in accordance with the District Council's Code of Conduct. Those Interests are matters that relate to money or that which can be valued in money, affecting the Councillor, her/his partner, extended family and close friends. Interests that become apparent at a later stage in the proceedings may be declared at that time.

4. APPLICATIONS FOR DETERMINATION

Please note that for the following items, references to financial, legal and environmental considerations and equal opportunities and disability issues will be embodied within the text of the report, where applicable.

PUBLIC PARTICIPATION

To provide members of the public **WHO HAVE GIVEN PRIOR NOTICE** (by no later than 12 Noon on the working day prior to the meeting) with the opportunity to express views, ask questions or submit petitions relating to planning applications under consideration. Representations will be invited immediately before the relevant item of business/planning application is discussed. Details of the Council's Scheme are reproduced overleaf. To register to speak on-line, please click here www.derbyshiredales.gov.uk/attendameeting. Alternatively email committee@derbyshiredales.gov.uk or telephone 01629 761133.

	Page No.
4.1 APPLICATION NO. 18/00871/FUL (Site Visit) Erection of dwelling at Land adjacent to 1 Oak Crescent, Ashbourne, DE6 1HR.	07 – 16
4.2 APPLICATION NO. 18/00786/FUL (Site Visit) Erection of three holiday cabins at Land off Rodsley Lane, Yeaveley.	17 – 25
4.3 APPLICATION NO. 18/00742/FUL (Site Visit) Redevelopment of farm buildings to create six holiday-lets and five (B1/B8 use) units at Longford Hall Farm, Long Lane, Longford.	26 – 43
4.4 APPLICATION NO. 18/00699/REM Approval of reserved matters for the demolition of the existing buildings and erection of 10 dwellings (Outline application 16/00340/OUT) at The Firs, Main Road, Wyaston.	44 – 55
4.5 APPLICATION NO. 18/00891/REM Approval of reserved matters for the erection of 62 dwellings (outline application 15/00389/OUT) at Land to the East of Bakers Lane, Doveridge.	56 - 71
5. INFORMATION ON ACTIVE AND CLOSED ENFORCEMENT INVESTIGATIONS	72 – 90
6. APPEALS PROGRESS REPORT To consider a status report on appeals made to the Planning Inspectorate.	91 - 93

Members of the Committee

Councillors Garry Purdy (Chairman), Jason Atkin (Vice Chairman),

Sue Bull, Sue Burfoot, Albert Catt, Tom Donnelly, Graham Elliott, Richard FitzHerbert, Tony Morley, Dermot Murphy, Lewis Rose, Peter Slack and Joanne Wild.

Nominated Substitute Members

Richard Bright, Martin Burfoot, Ann Elliott, Helen Froggatt, Chris Furness, Susan Hobson, Angus Jenkins, Jean Monks, Joyce Pawley, Mark Salt and Jacquie Stevens.

PUBLIC PARTICIPATION

Members of the public may make a statement, petition or ask questions relating to planning applications or other agenda items in the non-exempt section of an agenda at meetings of the Planning Committee. The following procedure applies.

- a) Public Participation will be limited to one hour per meeting, with the discretion to extend exercised by the Committee Chairman (in consultation) in advance of the meeting. On line information points will make that clear in advance of registration to speak.
- b) Anyone wishing to make representations at a meeting must notify the Committee Section before Midday on the working day prior to the relevant meeting. At this time they will be asked to indicate to which item of business their representation relates, whether they are supporting or opposing the proposal and whether they are representing a town or parish council, a local resident or interested party.
- c) Those who indicate that they wish to make representations will be advised of the time that they need to arrive at the meeting venue so that the Committee Clerk can organise the representations and explain the procedure.
- d) Where more than 2 people are making similar representations, the Committee Administrator will seek to minimise duplication, for instance, by establishing if those present are willing to nominate a single spokesperson or otherwise co-operate in the presentation of their representations.
- e) Representations will only be allowed in respect of applications or items which are scheduled for debate at the relevant Committee meeting,
- f) Those making representations will be invited to do so in the following order, after the case officer has introduced any new information received following publication of the agenda and immediately before the relevant item of business is discussed. The following time limits will apply:

Town and Parish Councils	3 minutes
Objectors	3 minutes
Ward Members	5 minutes
Supporters	3 minutes
Agent or Applicant	5 minutes

At the Chairman's discretion, the time limits above may be reduced to keep within the limited one hour per meeting for Public Participation.

- g) After the presentation it will be for the Chairman to decide whether any points need further elaboration or whether any questions which have been raised need to be dealt with by Officers
- j) The relevant Committee Chairman shall exercise discretion during the meeting to rule out immediately any comments by participants that are not directed to genuine planning considerations.

SITE VISITS

Members will leave The Venue, Wyaston Road, Ashbourne DE6 1NB at **3.15pm prompt** for the following site visits:

	Page No.
3.25pm APPLICATION NO. 18/00871/FUL	07 – 16
LAND ADJACENT TO 1 OAK CRESCENT, ASHBOURNE DE6 1HR.	
At the request of Officers for Members to appreciate the proposal in the context of its surroundings.	
3.50pm APPLICATION NO. 18/00786/FUL	17 – 25
LAND OFF RODSLEY LANE, YEAVELEY.	
At the request of Officers for Members to appreciate the landscape setting of the site and the context of the site located at the edge of the village of Yeaveley.	
4.20pm APPLICATION NO. 18/00742/FUL	26 - 43
LONGFORD HALL FARM, LONG LANE, LONGFORD.	
At the request of Officers for Members to appreciate the sensitive context and relationship to the wider listed building group.	
5.00pm RETURN TO THE VENUE, ASHBOURNE	

COMMITTEE SITE MEETING PROCEDURE

The purpose of the site meeting is to enable the Committee Members to appraise the application site. The site visit is not a public meeting. No new drawings, letters of representation or other documents may be introduced at the site meeting. The procedure will be as follows:

1. A coach carrying Members of the Committee and a Planning Officer will arrive at the site as close as possible to the given time and Members will alight (weather permitting)
2. A representative of the Town/Parish Council and the applicant (or representative can attend.
3. The Chairman will ascertain who is present and address them to explain the purpose of the meeting and sequence of events.
4. The Planning Officer will give the reason for the site visit and point out site features.
5. Those present will be allowed to point out site features.
6. Those present will be allowed to give factual responses to questions from Members on site features.
7. The site meeting will be made with all those attending remaining together as a single group at all times.
8. The Chairman will terminate the meeting and Members will depart.
9. All persons attending are requested to refrain from smoking during site visits.

APPLICATION NUMBER		18/00871/FUL	
SITE ADDRESS:		Land adjacent to 1 Oak Crescent, Ashbourne, DE6 1HR	
DESCRIPTION OF DEVELOPMENT		Erection of dwelling	
CASE OFFICER	Mr. Andrew Stock	APPLICANT	Mr Kevin Murphy
PARISH/TOWN	Ashbourne	AGENT	Channel Design Ltd
WARD MEMBER(S)	Cllr. T Donnelly Cllr. D Murphy	DETERMINATION TARGET	4 th October 2018
REASON FOR DETERMINATION BY COMMITTEE	5 or more unresolved objections have been received	REASON FOR SITE VISIT (IF APPLICABLE)	To appreciate the proposal in the context of its surroundings

MATERIAL PLANNING ISSUES

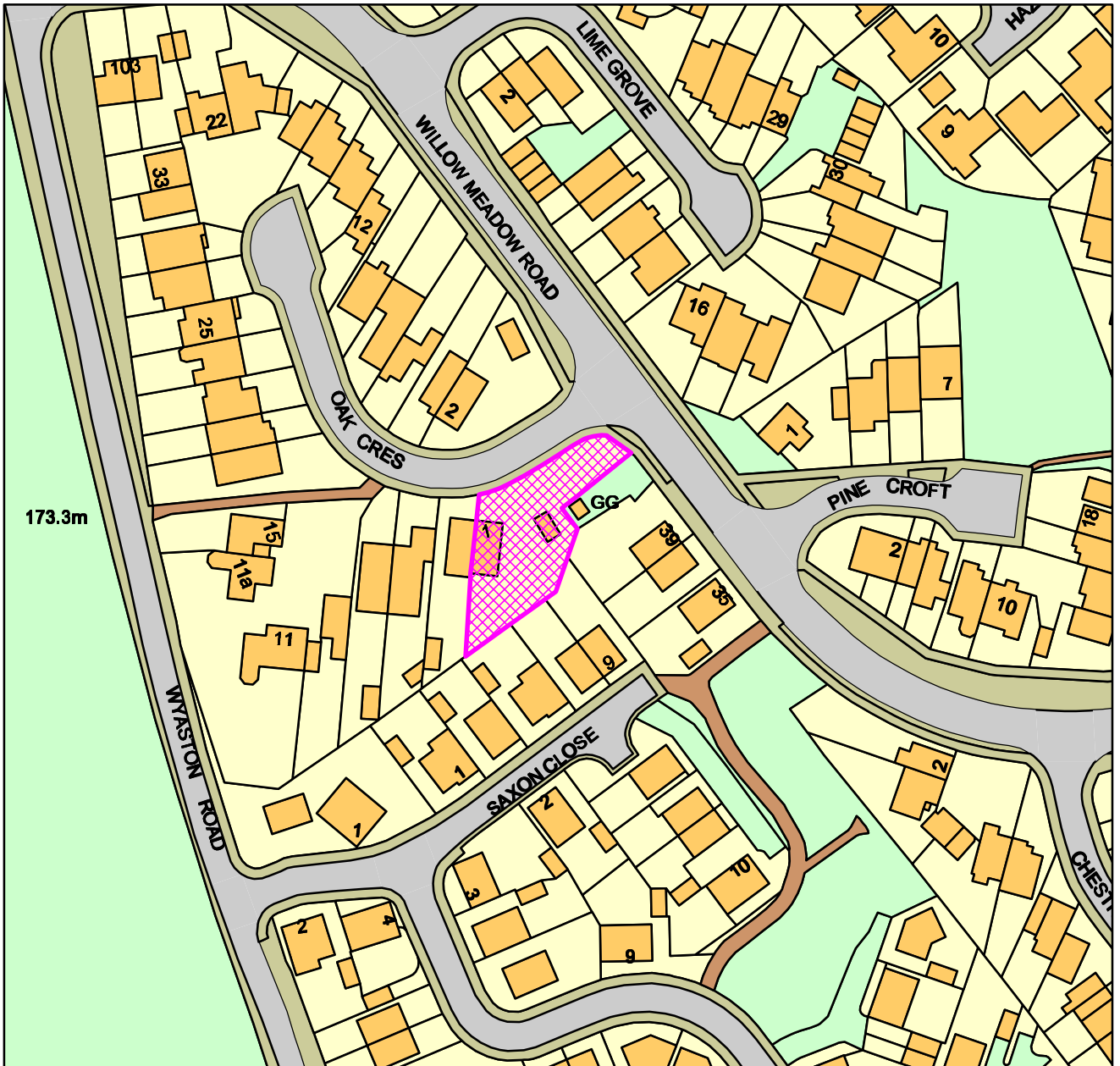
- Principle of the development;
- Impact on character and appearance of this part of the settlement;
- Impact on residential amenity, and;
- Highway safety

RECOMMENDATION

Approval

18/00871/FUL

Land Adj. To 1 Oak Crescent, Ashbourne



Derbyshire Dales DC

Date: 26/10/2018

100019785

1:1,250

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Derbyshire Dales District Council,
Town Hall, Bank Road, Matlock, Derbyshire DE4 3NN.
Telephone: (01629) 761100.
website : www.derbyshiredales.gov.uk

1. THE SITE AND SURROUNDINGS

1.1 1 Oak Crescent is a semi-detached, two storey, brick and tiled dwellinghouse located within the settlement boundary of Ashbourne. The site comprises the host dwellinghouse and a detached single bay garage. The proposed house plot is bounded by tall dense hedging to the south, Oak Crescent to North, Willow Meadow Road to the east and the host dwelling to the west. The site is accessed directly off Oak Crescent which leads to an area of hard standing forward of the dwellinghouse. The application site forms part of the residential amenity garden of 1 Oak Crescent.



2. DETAILS OF THE APPLICATION

- 2.1 Planning permission is sought for the erection of detached two storey dwellinghouse and detached double bay garage on land adjacent to 1 Oak Crescent.
- 2.2 The dwelling would measure 5.5m (W) x 7.3m (L) x 7.5m (H) with a two storey side projection measuring 2.8m (W) x 6.6m (L) x 7m (H), as illustrated on submitted revised plans date stamped 3rd October 2018. The double bay garage would measure 6.1m (W) x 6.1m (L) x 4.3m (H).
- 2.3 The dwelling and garage would be constructed from matching materials including a red facing brick set under a plain tiled roof.

3. PLANNING POLICY AND LEGISLATIVE FRAMEWORK

- 3.1 Adopted Derbyshire Dales Local Plan (2017):
 - S1 Sustainable Development Principles
 - S2 Settlement Hierarchy
 - S3 Development Within Defined Settlement Boundaries
 - PD1 Design and Place Making
 - PD5 Landscape Character

- HC1 Location of Housing Development
- HC11 Housing Mix and Types
- HC19 Accessibility and Transport
- HC21 Car Parking Standards

4. RELEVANT PLANNING HISTORY

- 4.1 17/01189/FUL Erection of dwelling WITHDRAWN

5. CONSULTATION RESPONSES

5.1 Town Council

Objection - Members feel that this is an over-development and not in-keeping with the street scene. They have concerns regarding possible flooding issues to a neighbouring property, and the affect an additional property may have on the sewer system. Members added that this was the only green space on the street, and the gas sub-station had bat and bird boxes installed by a recent developer to compensate for the loss of wildlife habitat. Members feel that there is no housing need identified in either the Local Plan or emerging Neighbourhood Plan.

5.2 Derbyshire County Council (Highways)

No objection, subject to conditions.

5.3 Derbyshire County Council (Land Drainage)

No objection.

5.4 Natural England

No objection.

6. REPRESENTATIONS RECEIVED

- 6.1 A total of 9 representations have been received. A summary of the representations is outlined below:

Impact on residential amenity:

- o Loss of view
- o Overlooking issues
- o Loss of light
- o Construction traffic
- o Close to gas substation

Highway Safety:

- o Increase in vehicular movements
- o Increase traffic at Willow Meadow Road
- o Pedestrian safety concerns

Impact on the character and appearance of the surrounding area:

- o Inappropriate density
- o Negatively impact the area
- o Over development
- o Loss of trees
- o Garage on the frontage

Land drainage:

- o Increased surface water run off
- o Increased blockage of sewer system

7. OFFICER APPRAISAL

7.1 Having regard to the policies of the development plan the main issues to assess are:

- Principle of the development;
- Impact on character and appearance of this part of the settlement;
- Impact on residential amenity, and;
- Highway safety

Principle of the development;

7.2 The application site lies within the defined settlement boundary of Ashbourne, which is designated as a first tier settlement within Policy S2 of the Adopted Derbyshire Dales Local Plan (2017).

7.3 Tier 1 settlements are identified as the District's main towns which are the primary focus for growth and development to safeguard and enhance their strategic roles as employment and service centres. They will continue to provide significant levels of jobs and homes, together with supporting community facilities and infrastructure to meet their economic potential in the most sustainable way, consistent with maintaining or enhancing key environmental attributes.

7.4 Being located within the defined settlement boundary of Ashbourne, the site is considered to be acceptable for residential development, in principle.

Impact on character and appearance of this part of the settlement;

7.5 Policy S3 of the Adopted Derbyshire Dales Local Plan (2017) deals specifically with development within defined settlement boundaries and states that planning permission will be granted for development where the proposed development is of a scale, density, layout and design that is compatible with the character, appearance and amenity of the part of the settlement in which it would be located, the access would be safe and the highway network can satisfactorily accommodate traffic generated by the development or can be improved as part of the development; it would have a layout, access and parking provision appropriate to the proposed use, site and its surroundings; and it does not conflict with any other relevant policy of this Local Plan.

7.6 Policy PD1 of the Adopted Derbyshire Dales Local Plan (2017) requires development to be of high quality design that respects the character, identity and context of the Derbyshire Dales townscapes and landscapes, development on the edge of settlements to enhance and/or restore landscape character, contribute positively to an area's character, history and identity in terms of scale, height, density, layout, appearance, materials and the relationship to adjacent buildings and landscape features.

7.7 The character and appearance of the area has significantly transformed following the approval of applications 12/00774/OUT & 14/00356/REM for development of 55 dwellings on land at Willow Meadow Farm, now known as Saxon Fields which bounds the application site to the south. The permissions are built and the area is now characterised by dense residential development of varying house types.

7.8 The application site forms part of the residential amenity garden of 1 Oak Crescent. The concept of a new dwelling, of similar scale and proportion to the host dwelling, is unlikely, in general terms, to adversely affect the character of the immediate area.

7.9 The siting of the dwelling continues the general building line of Oak Crescent representing a general continuation of the scale, density and layout of the C.1970's properties within the cul-de-sac. The two storey detached brick and tiled dwellinghouse is considered to be appropriate infill dwelling matching in terms of size, scale and design to existing properties within the locality and would not result in a detrimental impact upon the character and appearance of the immediate and wider area

Impact on residential amenity;

7.10 The site is bounded by tall dense hedging along the southern boundary. The closest neighbouring dwellings include 39 Willow Meadow approximately 12 metres to the south east and 7 & 9 Saxon Close approximately 18 metres to the south of the proposed infill plot.

7.11 The dwelling would be of a similar scale and orientation to the host dwelling, 1 Oak Crescent. Following revisions to the layout and orientation of the proposed dwelling within its plot it is considered that the siting and scale of the building would not have a significant overbearing or overshadowing impact on neighbouring dwellings which lie over 12 metres from the proposal.

7.12 There is no adopted design guidance that deals with a minimum separation for new developments in relation to existing properties. At present 1 Oak Crescent is afforded a minimum 9 metre gap from its rear elevation to the nearest adjoining residential curtilage, namely 5 Saxon Close.

7.13 The rear elevation of the proposed new dwelling is afforded a minimum gap of approximately 5 metres to the nearest adjoining curtilage, specifically 37 Willow Meadow Road. Whilst it is noted that the applicant is willing to retain the existing natural screen along the southern boundary, which is supported, the Local Planning Authority has to consider the effects on amenity should this be removed. Windows within the rear elevation of the proposed dwelling include an en-suite window which would be obscured glazed and two casement bedroom windows.

7.14 Given the revised orientation of dwelling within its plot and with the windows facing southwards any potential view towards the rear gardens of 37 & 39 Willow Meadow Road from this property would be extremely oblique. It is considered that there is sufficient separation from the existing dwellings to the proposed for there not to be any significant direct overlooking between the properties.

7.15 Inevitably the erection of an infill development proposal within an established residential area will create some level of visual impact however, it is considered that the proposal would not result in a significant loss of privacy or amenity for the occupants of neighbouring properties sufficient enough to warrant a reason for refusal on its own merits.

7.16 Concerns have been raised by a number of local residents with regards to the close proximity of the proposed dwelling to an existing gas governor, which are noted. However, this is matter would be fully considered through the building regulations process, subject to approval.

Highway safety

7.17 The dwelling would be served directly off Oak Crescent. Modifications are proposed to the existing access arrangements to ensure that both the existing dwelling and proposed would have adequate off street parking provision for up to two vehicles, in accordance

with the residential parking standards set by Policy HC21 of the Derbyshire Dales Local Plan (2017).

7.18 Following consultation with the Local Highway Authority it is determined that the access(s) will have an acceptable level of separation from the existing junction with Willow Meadow Road and the additional traffic generated from an additional single dwelling will be imperceptible in this existing residential environment.

7.19 No objection is therefore raised from the Local Highway Authority, subject to conditions.

Conclusion

7.20 In conclusion, the proposal would constitute a sustainable form of residential development which does not have an adverse impact on the amenities of neighbouring properties or create a detrimental impact on the character and appearance of the immediate or wider setting of Ashbourne.

7.21 Taking the above into consideration the application satisfies the relevant provision of the Adopted Derbyshire Dales Local Plan (2017). Accordingly the application is recommended for approval.

8. RECOMMENDATION

Planning Permission to be granted subject to the following conditions:

1. Condition ST02a: Time limit on full

Reason:

ST02a

2. This permission relates solely to the application as amended by the revised plan(s) received by the Local Planning Authority on the 3rd October 2018.

Reason:

For the avoidance of doubt.

3. No trees shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped along the southern boundary of the application site, other than in accordance with the approved plans and particulars, without the prior written approval of the Local Planning Authority. If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

Reason:

To protect the amenity of neighbouring properties in accordance with Policies S3 and PD1 of the Adopted Derbyshire Dales Local Plan (2017).

4. DM1: All Materials to be Approved – General

Reason:

In the interests of preserving the character and appearance of the area in accordance with Policies S3, PD1 and PD2 of the Adopted Derbyshire Dales Local Plan (2017).

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order with or without modification) no external alterations or additions shall be made to the hereby approved dwellings and no buildings, extensions, gates, fences or walls (other than those expressly authorised by this permission) shall be carried out within the curtilage of the dwelling without the prior written approval of the Local Planning Authority upon an application submitted to it.

Reason:

To preserve the appearance of the dwellings, protect the amenity of neighbouring properties and in the interest of highway safety in accordance with Policies S3, PD1, PD2 and HC19 of the Adopted Derbyshire Dales Local Plan (2017).

6. Prior to construction, space shall be provided within the site for storage of plant and materials, the area being laid out and constructed in accordance with designs first submitted to and approved in writing by the Local Planning Authority. Once implemented the facilities shall be retained free from any impediment to their designated use throughout the construction period.

Reason:

In the interests of highway safety in accordance with Policies S3 and HC19 of the Adopted Derbyshire Dales Local Plan (2017).

7. Prior to construction (excluding demolition or site clearance) the modified parking arrangements for the existing property (No 1 Oak Crescent), including the modified vehicle access point to Oak Crescent, shall be laid out and fully constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The parking area shall thereafter be retained free from any impediment to its designated use, for the life of the development.

Reason:

In the interests of highway safety in accordance with Policies S3 and HC19 of the Adopted Derbyshire Dales Local Plan (2017).

8. Prior to occupation of the new property the parking and modified access arrangements to Oak Crescent shall be laid out and fully constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The parking area shall thereafter be retained free from any impediment to its designated use, for the life of the development.

Reason:

In the interests of highway safety in accordance with Policies S3 and HC19 of the Adopted Derbyshire Dales Local Plan (2017).

9. The vehicular access points (existing and proposed) shall each be provided with a parallel visibility sightline across the entire controlled site frontage to Oak Crescent, measured 2.4m back from, and parallel to, the nearside carriageway edge, the area in advance of the sightline remaining free from any obstructions to visibility over 1m high, relative to the nearside carriageway channel level. The visibility sightline being laid out and available concurrent with the access being taken into use and maintained as such thereafter for the life of the development.

Reason:

In the interests of highway safety in accordance with Policies S3 and HC19 of the Adopted Derbyshire Dales Local Plan (2017).

10. No gates / barriers, or any part of their opening arc, shall be permitted to open out over the adjoining public highway. Any gates / barriers shall be physically prevented from opening outwards or shall be set back a sufficient distance into the site.

Reason:

In the interests of highway safety in accordance with Policies S3 and HC19 of the Adopted Derbyshire Dales Local Plan (2017).

11. Prior to being installed details of the chimney (elevational drawings) shall be submitted to and agreed in writing by the Local Planning Authority. Works shall be completed in accordance with the agreed details.

Reason:

To ensure a satisfactory external appearance of the development in accordance with Policies S3, PD1 and PD2 of the Adopted Local Plan 2017.

12. Prior to first use of occupation of the dwelling, a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. All soft and hard landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

Reason:

To ensure a satisfactory external appearance of the development in accordance with Policies S3, PD1 and PD2 of the Adopted Local Plan 2017.

NOTES TO APPLICANT:

1. The Local Planning Authority considered the application as submitted to be acceptable. On this basis, there was no need to engage with the applicant in a positive and proactive manner to resolve any planning problems and permission was granted without negotiation.

2. The Town and Country Planning (Fees for Applications, Deemed Applications and Site Visits) (England) Regulations 2012 as amended stipulate that a fee will henceforth be payable where a written request is received in accordance with Article 27 of the Development Management Procedure Order 2015 for the discharge of conditions attached to any planning permission. Where written confirmation is required that one or more conditions imposed on the same permission have been complied with, the fee chargeable by the Authority is £34 per householder request and £116 per request in any other case. The fee must be paid when the request is made and cannot be required retrospectively.

3. Pursuant to Sections 149 and 151 of the Highways Act 1980, steps shall be taken to ensure that mud or other extraneous material is not carried out of the site and deposited on the public highway. Should such deposits occur, it is the applicant's responsibility to ensure that all reasonable steps (e.g. street sweeping) are taken to maintain the roads in the vicinity of the site to a satisfactory level of cleanliness.

4. Pursuant to Section 184 of the Highways Act 1980 and Section 86(4) of the New Roads and Street-works Act 1991 prior notification shall be given to the Department of Economy, Transport & Environment at County Hall, Matlock regarding access works within the highway. Information, and relevant application forms, regarding the undertaking of access works within highway limits is available via the County Council's website;

http://www.derbyshire.gov.uk/transport_roads/roads_traffic/development_control/vehicular_access/default.asp, e-mail highways.hub@derbyshire.gov.uk or telephone Call Derbyshire on 01629 533190.

5. The Highway Authority recommends that the first 5m of the proposed access driveway should not be surfaced with a loose material (i.e. unbound chippings or gravel etc.). In the event that loose material is transferred to the highway and is regarded as a hazard or nuisance to highway users, the Authority reserves the right to take any necessary action against the householder.

6. This decision notice relates to the following documents:
Submitted plans date stamped 3rd October 2018.

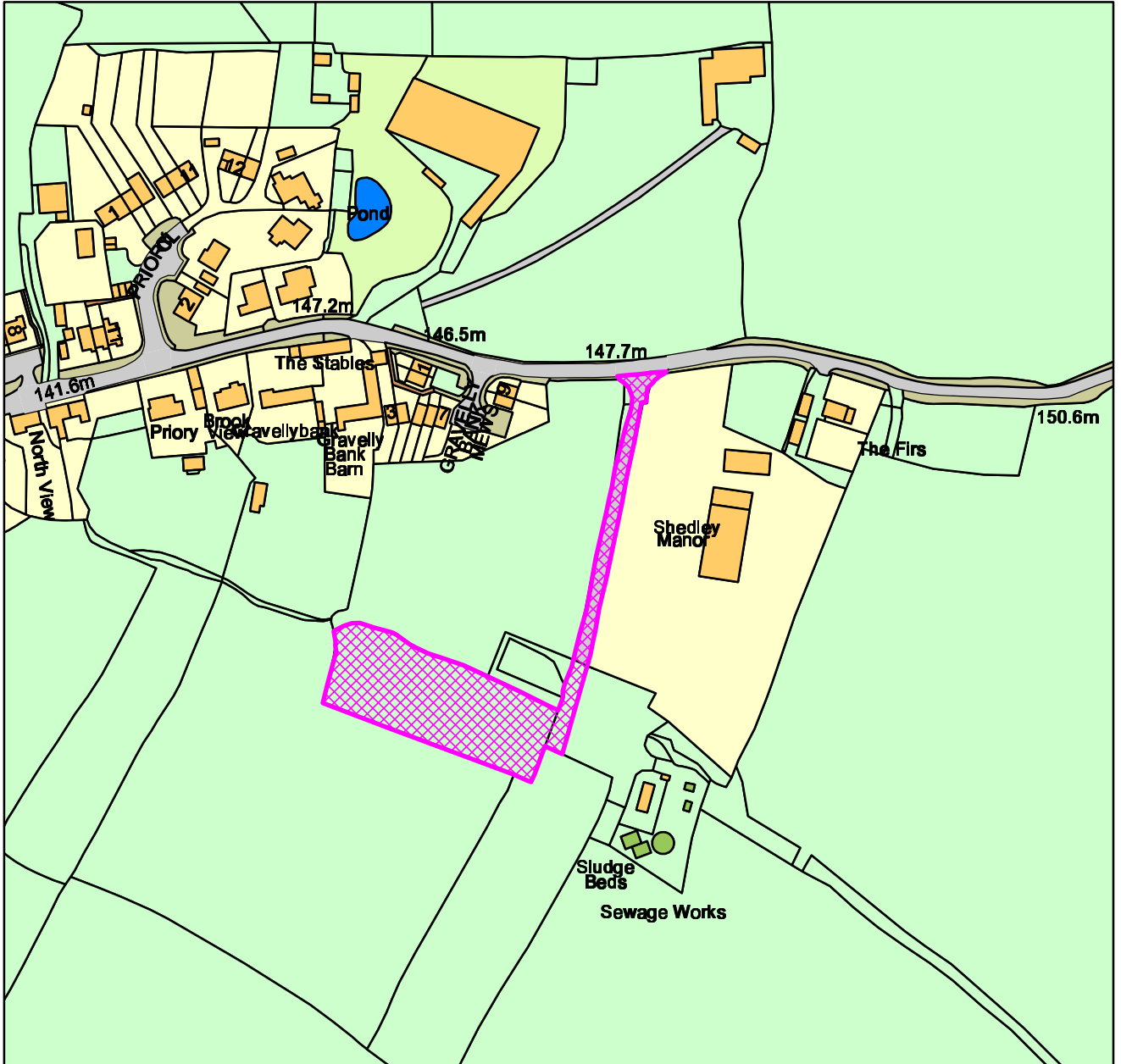
APPLICATION NUMBER		18/00786/FUL	
SITE ADDRESS:		Land Off Rodsley Lane, Yeaveley	
DESCRIPTION OF DEVELOPMENT		Erection of three holiday cabins	
CASE OFFICER	H Frith	APPLICANT	Mr Anthony Hall
PARISH/TOWN	Rodsley and Yeaveley	AGENT	Mr Jim Malkin of JMI Planning
WARD MEMBER(S)	Councillor T Morley	DETERMINATION TARGET	18.10.18
REASON FOR DETERMINATION BY COMMITTEE	Due to extent of local interest in the application.	REASON FOR SITE VISIT (IF APPLICABLE)	For members to appreciate the landscape setting of the site and the context of the site located at the edge of the village of Yeaveley.

MATERIAL PLANNING ISSUES
<ul style="list-style-type: none"> - Principle of Development and Visual Impact - Impact on Residential Amenity - Highway Safety

RECOMMENDATION
Refuse

18/00786/FUL

Land Off Rodsley Lane, Yeaveley



Derbyshire Dales DC

1:2,500

Date: 26/10/2018

100019785

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Derbyshire Dales District Council,
Town Hall, Bank Road, Matlock, Derbyshire DE4 3NN.
Telephone: (01629) 761100.
website :www.derbyshiredales.gov.uk

1 THE SITE AND SURROUNDINGS

- 1.1 The application site is located in open countryside within a green field which has a hedge to the southern and western boundaries with a large tree located on the southern boundary. Access to the site is proposed from the existing access route which leads from Rodsley Lane to the east and north of the site. In landscape terms the site is located within a natural dip in the topography with the village properties to the north of the site at an elevated land level. To the far east of the site is a sewage facility.



2 DETAILS OF THE APPLICATION

- 2.1 Planning permission is sought to erect three detached timber cabins to be used as holiday accommodation on the land with the gables facing to the north. Each unit would have two parking bays to the north of the unit with a hot tub proposed to the east of each unit. A hard surface would be introduced as a turning area. Each of the cabins which are of a basic rectangular form would contain three bedrooms, three bathrooms, and a kitchen, living, dining area. A large glazed area would be present on the east facing elevation with four windows proposed to the west. Two windows are proposed to the north and south elevations.

No information is provided regarding the finished roofing material. No information has been provided on the method of dealing with foul drainage.

3 PLANNING POLICY AND LEGISLATIVE FRAMEWORK

1. Adopted Derbyshire Dales Local Plan (2017)
 - S1 Sustainable Development Principles
 - S2 Settlement Hierarchy
 - S4 Development In The Countryside
 - S9 Rural Parishes Development Strategy
 - PD1 Design and Place Making
 - PD3 Biodiversity and the Natural Environment
 - PD4 Green Infrastructure
 - PD5 Landscape Character
 - PD6 Trees, Hedgerows and Woodland

PD8	Flood Risk Management and Water Quality
HC19	Accessibility and Transport
HC21	Car Parking Standards
EC9	Holiday Chalets, Caravan and Campsite Developments

- National Planning Policy Framework (2018)
National Planning Practice Guidance

4 RELEVANT PLANNING HISTORY:

None

5 CONSULTATION RESPONSES

Parish Council

5.1 Object:

This is, and always has been, pasture land and would therefore need to have change of use from agricultural to residential land before any building can be considered. The Parish Council would object to change of use.

- Recently sheep have been grazed on this land, showing that it has been in active agricultural use within the last 12 months.
- The applicant no longer lives in the village and there is no local management of the site proposed to monitor any lettings and control any loud behaviour of any potential renters.
- Noise pollution created by use of hot tubs on site could be offensive to the neighbouring properties
- Ecological survey would be required as it is within 250 metres of a site where a great crested newt has been sighted
- The single access route serves both the property known as Shedley Manor and the sewage works which are nearby.

The proposed holiday lets are directly adjacent to the village sewage farm which must raise health and safety issues.

Further comments:

Query ownership of the driveway. It is our understanding that Shedley Manor was seized by the Crown. Are the Crown aware of this application?

Environment Agency

- We have reviewed the submitted documents and in principle have no objection to the proposal. However we have noted that there is no information regarding the disposal of foul drainage.

Government guidance contained within the National Planning Practice Guidance (Water supply, wastewater and water quality – considerations for planning applications, paragraph 020) sets out a hierarchy of drainage options that must be considered and discounted in the following order:

1. Connection to the public sewer
2. Package sewage treatment plant (adopted in due course by the sewerage company or owned and operated under a new appointment or variation)
3. Septic Tank

In this case there is a sewer network to the south of the site which we would prefer the proposed cabins to be connected to. If for whatever reason this is not possible, under the Environmental Permitting Regulations 2010 any discharge of sewage or trade effluent made

to either surface water or groundwater will need to be registered as an exempt discharge activity or hold a permit issued by the Environment Agency in addition to planning permission. This applies to any discharge to inland freshwaters, coastal waters or relevant territorial waters.

Please note that the granting of planning permission does not guarantee the granting of an Environmental Permit. Upon receipt of a correctly filled in application form we will carry out an assessment.

Derbyshire County Council (Highways)

- 5.3 Rodsley Lane is subject to a 30mph speed limit and therefore visibility splays of 2.4m x 43m in each direction are required. The site would be required to demonstrate this visibility splay at the access before an increase in vehicular activity commensurate with the proposal could be justified, currently there is 2.4m x 7m in each direction which is severely substandard. It is not clear from the submitted information whether the applicant owns sufficient land to make the require improvements to visibility. Therefore refusal is recommended.

Derbyshire County Council (Flood Team)

- 5.4 Awaiting comments

Environmental Health (Derbyshire Dales)

- 5.5 I have concerns with regards to noise from the development and the use of the outdoor amenity space as such I would recommend a condition requiring a scheme of mitigation be submitted to protect the amenity of local residents.

Example condition:

Before use of the development commences, a noise mitigation scheme shall be submitted in writing and approved in writing by the Local Planning Authority detailing measures that will be implemented to ensure that any noise associated with the development does not cause detriment to amenity or a nuisance, especially to those living and working in the vicinity.

6 REPRESENTATIONS RECEIVED

- 6.1 A total of 19 letters of objection have been received which raise the following concerns:
The siting of the cabins would be a direct invasion of our privacy.
Visual impact
No amount of landscaping will hide the cabins from view.
The cabins would look totally out of place.
This will be visually intrusive.
The cabins will be overlooked by existing residents.
Harmful to the appearance of the countryside.
Given the siting of the units they give the appearance of military barracks rather than well designed permanent structures.
This is not good architecture nor does it raise the quality of the built environment.
The units would be prominent in the local area.

Traffic:

There is already housing development approved, this would add even more traffic.
The cabins have three bedrooms but only 2 parking spaces for each are proposed.
There are traffic concerns, this is a narrow rural lane.
Yeaveley is not served by regular public transport.
This will increase traffic through the village.
The development will cause harm to users of the roads including cyclists, horse riders and walkers.
Regular transport is a 3 mile walk away.

The site is not a 10 minute walk to a regular public transport service.

Amenity:

The occupants could cause risk to livestock through noise and nuisance and potential dogs.

This will lead to light pollution.

Holiday makers using the Yeeveley Arms Public House would return along Rodsley Lane causing disturbance to residents.

No on site management is proposed.

We would suffer from noise nuisance from the guests of the units.

This is a quiet and scenic location, this will greatly impact on our property.

The hot tubs would bring in noise late at night.

Lack of supervision and behaviour of guests is of concern in this tranquil area.

A nearby site for similar cabins has stag and hen events, with all night noise.

We will be overlooked by the development.

There will be smells from the neighbouring sewage facility which will be harmful to the holiday makers.

This site is not safe for pedestrians.

Other:

The development makes no reference to increasing employment in the village.

There is no justification for the demand of these units.

There is a health and safety risk from the nearby sewage farm, there will be bacteria and risk of disease.

The site has been used for grazing sheep and therefore continues to have an agricultural use.

This would set a dangerous precedent regarding other agricultural land in the locality.

The development does not accord with the local plan being contrary to policies S1, S4, S9, EC1, EC9.

The field adjacent to the site is also owned by the applicant and therefore this will lead to more development.

Whilst underutilised the land is still suitable for agricultural use.

Does Yeeveley need more holiday lets?

Existing sewerage facilities are inadequate for the village, this would make it worse.

7 OFFICER APPRAISAL

The following material planning issues are relevant to this application:

- Principle of Development and Visual Impact
- Impact on Residential Amenity
- Highway Safety

Principle of development and Visual Impact

- 7.1 The application site is within open countryside and outside of any defined settlement. The site is within close proximity to Yeeveley which is a fifth tier settlement as defined by policy S2 of the Adopted Local Plan. Policy S4 refers to countryside development and advises that the District Council will seek to ensure that new development protects and where possible enhances the landscapes intrinsic character and distinctiveness whilst also facilitating community, tourism and economic development.
- 7.2 Policy EC9 of the Adopted Local Plan refers specifically to holiday chalet developments and sets out specific criteria to define the circumstances within which such developments will be accepted in rural locations. The criteria are as follows:

- a) the development would not have a prominent and adverse impact on the character and appearance of the immediate or wider landscape;
- b) any visual impact would be well screened by existing landscape features from areas outside the site to which the public has access for the whole of its proposed operating season;
- c) any on-site facilities are of a scale appropriate to the location and to the site itself;
- d) the site is in a sustainable location within, or in close proximity to an existing settlement with good connections to the main highway network, and the public rights of way network and/or cycleways, and is either served by public transport or within a safe attractive ten minute walk of regular public transport services;
- e) the development would not adversely affect the amenity, tranquillity or public enjoyment of any adjacent area.

Therefore to determine whether the development proposed is acceptable in principle each of these criteria need to be met.

a) whilst the development would be within a dip set within the topography of the surrounding land with the village largely set above this, nevertheless the development will be clearly visible in this edge of settlement location. The site and surrounding fields are an attractive edge to the settlement and are typical of the pattern of fields within the area. In this respect the siting of the timber cabins within this site would result in an incongruous form of development harmful to the prevailing character and appearance of the rural landscape. Policy PD5 of the local plan also relates to the need to protect and restore the landscape character recognising its intrinsic beauty and the contribution it makes to the economic, environmental and social well-being of the plan area. In this respect it is considered that in terms of landscape and visual impact the development fails to meet the requirements of adopted plan policy.

b) whilst there is a tree to the southern boundary of the site this would not provide sufficient screening of the development which is considered harmful in terms of landscape impact.

c) there are no facilities proposed on the site other than the cabins and associated hot tubs.

d) whilst the site is in close proximity of Yeaveley, this is a fifth tier settlement with limited services and facilities. The site is not served by public transport and is not within a safe attractive ten minute walk of regular public transport services. As such the proposal fails to meet locational sustainability requirements. It is recognised that the development would provide economic benefits to the local public house but this is not considered to outweigh the locational unsustainability of the proposal.

e) the site is on the edge of a quiet village, the unsupervised development proposed has the potential to cause harm to the tranquillity of the surrounding environment.

- 7.3 In accordance with the above assessment the proposal fails to be acceptable in principle due to the location of the site and lack of public transport facilities and will cause harm to the character and appearance of the rural landscape. As such the proposal is considered contrary to the requirements of policies PD5 and EC9 of the Adopted Local Plan 2017.

Impact on Residential Amenity

- 7.4 Concern has been raised by local residents that the proposal will lead to existing properties being overlooked and adverse impacts in terms of noise and nuisance from the site. The Council's Environmental Health Officer has also raised concerns in this regard but has advised that mitigation measures will be required to minimise noise impacts from the proposal. Such mitigation has not been sought due to the principle objection to the development. The cabins are to be sited some distance from existing properties. Those

properties could cause similar levels of noise and nuisance for one another as the proposed cabins which are sited much further away. It is therefore considered that whilst there are local concerns regarding the potential for nuisance arising from the development, these concerns are not sufficient to warrant refusal of planning permission on the grounds of amenity impacts. Due to the distance of the cabins from existing properties it is not considered that overlooking is a concern in this case. Conditions could also be imposed to deal with any potential light pollution arising from the development in terms of cowled and low level lighting.

- 7.5 The proposal is considered to accord with the requirements of policy PD1 of the Adopted Local Plan in respect to amenity impacts.

Highway Safety

- 7.6 Concern has been raised by local residents and the Local Highway Authority that the development will be detrimental to highway safety. Rodsley Lane is subject to a 30mph speed limit and therefore visibility splays of 2.4m x 43m in each direction are required. This splay would need to be demonstrated before an increase in vehicular activity arising from the proposal could be justified. At present the access is substandard and it appears that the land to either side of the access is out of the applicant's control. In this respect the splay require cannot be accommodated. The Local Highway Authority have therefore recommended refusal of the application.
- 7.7 The applicant's agent has submitted further information regarding highway safety to which a response for the Local Highway Authority is awaited. However, it is not considered this information will alter the visibility requirements in this case. An update will be provided at the committee meeting in respect to this matter.

Other matters:

- 7.8 Whilst the Environment Agency has made comments regarding foul drainage, no objection to the development has been raised by them. The Lead Local Flood Authority has been consulted on the development and their comments are anticipated for the committee meeting.

Residents have noted that the development is in close proximity to an existing sewage facility which will create issues to the occupants of the units in respect to health. The Council's Environmental Health Officers have considered the scheme and have not raised concerns in this regard. It is therefore considered that whilst this may be a concern to potential occupants of the units this is a public health issue and would be subject to other bodies to control and is not in the remit of the Local Planning Authority.

Conclusion:

- 7.9 The proposed development in terms of its location and visual impact fails to meet the requirements of planning policy EC9 which relates specifically to such holiday developments. The site is not within walking distance of public transport services and as a result future users would be heavily reliant on the private motor car to access the site. Therefore in this location new build holiday lets are not considered to constitute sustainable development. The development would be visible within the landscape with minimal screening to the site which would result in harm to the character and appearance of the rural landscape and setting of the village. Access to the site is substandard and has limited prospect of an adequate visibility splay being provided. The application therefore fails to meet the requirements of adopted plan policy and is recommended for refusal.

8 RECOMMENDATION

That planning permission be refused for the following reasons:

1. The site is in open countryside within walking distance of Yeaveley which is a fifth tier settlement but with very limited services and facilities. In the absence of regular public transport services within a safe attractive ten minute walk of the site future users of the facility will be heavily reliant on the private motor car to access the site and during their stay. In this location the provision of new build holiday lets would not constitute sustainable tourism and would be contrary to policies S4, S9 and EC9 of the Adopted Local Plan 2017.
2. The erection of three timber cabins in this open field without existing planting to screen the development, will result in conspicuous encroachment into the open countryside harmful to the character and appearance of the rural landscape and the setting of the village of Yeaveley. In this respect the proposal is contrary to policies S4, S9, PD5 and EC9 of the Adopted Local Plan 2017.
3. The proposed development if permitted, would lead to the significant intensification in use of an existing substandard access road to Rodlsey Lane (CIII), where emerging visibility is severely restricted due to third party land, thereby leading to potential danger and inconvenience to other highway users and interference with the safe and efficient movement of traffic on the adjoining highway contrary to the requirements of policies S4 and HC19 of the Adopted Local Plan 2017.

9 NOTES TO APPLICANT:

- 9.1 The Local Planning Authority considered the merits of the submitted application and judged that there was no prospect of resolving the fundamental planning problems with it through negotiation. On this basis the requirement to engage in a positive and proactive manner was considered to be best served by the Local Planning Authority issuing a decision on the application at the earliest opportunity and thereby allowing the applicant to exercise their right to appeal.
- 9.3 This decision notice relates to the following documents:
Amended Deign and Access Statement received d10.09.18
Proposed Plan A3589-001 Rev A received 25.07.18

APPLICATION NUMBER		18/00742/FUL	
SITE ADDRESS:		Longford Hall Farm, Long Lane, Longford	
DESCRIPTION OF DEVELOPMENT		Redevelopment of farm buildings to create six holiday lets and five B1/B8 use units	
CASE OFFICER	Mr. J. Bradbury	APPLICANT	Ms Elizabeth Wolfenden
PARISH/TOWN	Longford	AGENT	Planning & Design Practice Ltd
WARD MEMBER(S)	Councillor A. Jenkins	DETERMINATION TARGET	04.09.2018
REASON FOR DETERMINATION BY COMMITTEE	More than 2 dwellings created outside settlement and Officer referral	REASON FOR SITE VISIT (IF APPLICABLE)	For members to appreciate the sensitive context and relationship to wider listed group

MATERIAL PLANNING ISSUES
<ul style="list-style-type: none"> • Acceptability of residential conversion outside settlement • Impact of conversion on character and appearance of listed buildings, setting of listed buildings and relationship to adjoining listed buildings • Ecology • Highway safety

RECOMMENDATION
Grant permission subject to conditions

18/00742/FUL

Longford Hall Farm, Long Lane, Longford



Derbyshire Dales DC

1:4,500

Date: 26/10/2018

100019785

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Derbyshire Dales District Council,
Town Hall, Bank Road, Matlock, Derbyshire DE4 3NN.
Telephone: (01629) 761100.
website : www.derbyshiredales.gov.uk

1 THE SITE AND SURROUNDINGS

- 1.1 The buildings, the subject of this application, are located on Longford Hall Farm. The farm extends to approximately 250 hectares and has been farmed historically both for arable crops and with a dairy herd. The dairy operation has recently ceased.
- 1.2 Immediately to the south of the farm group, but in separate ownership, is Longford Hall (Grade II*) and the Grade I Parish Church. The farm has 2 points of access from Long Lane with the westernmost one used predominantly for farm traffic. The listed buildings under the control of Longford Hall Farm comprise a Grade II* stable block / coach house which abuts the application site immediately to the south, a Grade II* '1760' barn, the Gardeners Cottage (Grade II), Grade II gas works, Grade II kitchen garden walls and the Grade II cowshed which is part of this application.
- 1.3 The farming operation extends into modern buildings to the north east of the core of listed buildings and Longford Conservation Area creates an envelope around these buildings.
- 1.4 The buildings, the subject of this application, comprise the Grade II cowshed, part of the main Grade II* 1760 barn with later extension and 1950's brick barn buildings which are located immediately to the north east of and attached to the Grade II* stable block.
- 1.5 The application site incorporates areas of land to the north west of the cowshed for parking and bin storage and a paddock to the south west of the cowshed as a communal garden. An existing modern link structure which is located between the cowshed and 1950's barn will be demolished creating a parking courtyard with further parking provided in the existing farmyard to the north.

2 DETAILS OF THE APPLICATION

- 2.1 Planning permission is sought to redevelop a grouping of the farm buildings to create six holiday lets with five B1/B8 use units.
- 2.2 Holiday units will be created in the following way:-

- (i) The Grade II cowshed will be internally subdivided to create two holiday units. This will involve dividing the building internally at roughly its mid-point.

In the west elevation existing openings will be used and reused with new timber doors placed on existing shutter rails.

To the east elevation existing openings are used and reused and the elevation is opened up to face into a courtyard by the demolition of the link structure.

The openings in the north and south elevations are reused.

The southernmost unit will have access directly out into a communal garden to be created to the south and will have three bedrooms.

The northernmost unit will have 4 bedrooms. Parking for these units will be located immediately to the west.

Existing features on the building such as the roof vents and ornate brickwork are to be repaired.

- (ii) Immediately to the north of the cowshed is a single and two storey building which is a part of the Grade II* 1760 barn but not part of the main central storage space. The single storey element of the building has been used as a meeting room for shooting parties and has a later date than the 1760 barn. The two storey gable to the 1760 barn is open to full height.

It is proposed to utilise these attached buildings to create a two bedroom holiday let.

The south elevation is amended by removing a domestic door and high level window and replacing them with an agricultural style of opening.

Openings in the two storey element are reused with an external timber shutter retained in the eastern elevation.

The two storey element will have a partial floor inserted to create a first floor bedroom but a void will be retained in the western section of this to maintain a sense of the full height of the space.

Parking for this unit will be located immediately to the west.

- (iii) Three holiday units will be created from the 1950's barns which abut the Grade II* listed stable block.

The southernmost unit, that physically ties into the stable block, will be two bedroomed.

The distinctive aluminium framed windows and ridge roof-lights will be replaced and a new aluminium door inserted in the east elevation. A new insulated metal roof would be installed.

The second 1950's barn to the north of this would be converted to two units with one with an entrance to the east and the other fronting north. Both of these units would be three bedroomed.

The existing aluminium windows and roof-lights will be replaced within a new insulated metal profile roof which will replace the existing asbestos sheeting.

A new door is created in the northern elevation.

Brickwork is rebuilt in the eastern elevation and the distinctive circular window retained.

The treatment of the western elevation of this unit involves the reinstatement of two windows.

Parking for these three units is to be provided within the new courtyard to the west.

- (iv) To the southern elevation of the 1760 barn are attached gabled agricultural storerooms. These are to be utilised for B1/B8 use for five small lock-up units.

Whilst no details are provided of external works, should these buildings be utilised in the way proposed, they are likely to require replacement doors.

Parking for these units is immediately to the east.

2.4 The application is accompanied by the following reports:-

- Planning, Design and Access Statement
- Heritage Statement
- Bat Survey Report
- Structural Appraisal

These reports have been shared with the relevant consultees and are referred to as appropriate in the assessment of the application that follows.

2.5 A communal garden in a grass paddock to the south west will serve all the units.

Two septic tanks are to be installed, one in the paddock to the south and one in the field to the east of the site.

The applicants have confirmed during consideration of the application that the western access will be utilised to serve the holiday lets. They propose three passing places on the access drive and improvements to visibility at the junction with Long Lane achieved by lowering the hedge height to 600m to the west and cutting back the hedge to the east.

3 PLANNING POLICY AND LEGISLATIVE FRAMEWORK

1. Adopted Derbyshire Dales Local Plan (2017)
 - Policy S1 : Sustainable Development Principles
 - Policy S2 : Settlement Hierarchy
 - Policy S4 : Development in the Countryside
 - Policy PD1 : Design and Place Making
 - Policy PD2 : Protecting the Historic Environment
 - Policy PD3 : Biodiversity and the Natural Environment
 - Policy HC8 : Conversion and Re-Use of Buildings for Residential Accommodation
 - Policy HC19 : Accessibility and Transport
 - Policy HC21 : Car Parking Standards
 - Policy EC1 : New and Existing Employment Development
 - EC8 : Promoting Peak District Tourism and Culture
 - EC10 : Farm Enterprises and Diversification
2. National Planning Policy Framework
National Planning Practice Guidance

4 RELEVANT PLANNING HISTORY:

- 4.1 18/00743/LBALT: External and internal alterations to facilitate conversion – under consideration in parallel with this application.
- 4.2 The following applications are relevant as they abut the site but also included proposals to remove the 1950's barn buildings to provide parking for the stable conversion.
- 4.3 10/00082/EXF: Extension of Time Limit – Refurbishment and alterations of stable block to form 3 No. apartments, change of use of garage and former ballroom to form 2 No. apartments and external alterations – Granted.
- 4.4 10/00083/EXL: Extension of Time Limit – Alterations to Listed Building to include refurbishment and alterations of stable block to form 3 No.

apartments, conversion of garage and former ballroom to form 2 No. apartments and external alterations – Granted.

- 4.5 06/00411/FUL: Extension of Time Limit – Refurbishment and alterations of stable block to form 3 No. apartments, change of use of garage and former ballroom to form 2 No. apartments and external alterations – Extension of Time – granted subject to Legal Agreement.
- 4.6 06/00412/LBALT: Extension of Time Limit – Alterations to Listed Building to include refurbishment and alterations of stable block to form 3 No. apartments, conversion of garage and former ballroom to form 2 No. apartments and external alterations – Extension of Time granted

5 CONSULTATION RESPONSES

Parish Council

- 5.1 The Parish Council have no objection but express disappointment that the stable block, which is in a considerably worse condition was not included in any development.
- Works should be closely monitored by planning control
 - A treatment plant is required

Historic England

5.2 Significance

The Longford Hall Farm complex consists of a group of buildings which historically formed part of the Longford Hall estate with the grade II* listed hall at its centre. The hall is now in separate ownership. The Longford Hall Farm complex includes at its heart the highly important grade II* listed stable range and attached coach house which is attributed to the Derby architect Joseph Pickford and Dates from 1760-65. To the north of the stable range is the imposing grade II* listed barn which is the grade II listed cowshed. These buildings form part of an impressive group associated with the Longford Estate and are significant in their own right. They make a strong contribution to the overall significance of the hall as part of an important group of buildings associated with the estate. They also make a strong positive contribution to the character and appearance of the Longford Conservation area.

The buildings which are the subject of this application are the grade II* barn, the grade II cowsheds and some later buildings to the north of the stable range and coach house. Their significance is discussed in more details below.

The barn at Longford Hall Farm is listed Grade II* as a building in light of its special national historic and architectural character and interest, placing it within the top 8% of listed buildings in England. This imposing building dates from 1760 with C19 additions and C20 alterations. The main barn has distinctive tall crow stepped stone coped gables to the east and west, the west gable has an elaborate pattern of diamond breathers which incorporates the date '1760' and initials WC. On the south side there are eight advanced gabled bays. The four single storey bays have plain coped stone gables and were added in the early C19. The remaining four bays are two storey and form part of the original 1760's barn, they similarly have crow stepped stone coped gables with moulded kneelers. The bay to the far west has a further C19 single storey addition which is currently used as a meeting room. To the west and north of the barn are further C20 additions. Internally the double height space is particularly impressive. The roof structure, which includes five braced king post trusses with side struts, is particularly fine.

The cowsheds building to the north-west of the stable block is listed grade II as a building of national special architectural and historic interest. It dates from the mid

C19 with later C19 additions and C20 alterations. The building is of red brick and features distinctive crow stepped gables on moulded kneelers, with patterned breathers, reflecting the architectural style of the grade II* listed barn. In plan, it consists of a double range with a central corridor, with a later addition to the south side. The roof structure includes double king post roof trusses supported on timber posts. Internally the space is a single open space with some division at the north end.

The 1950's building and link building is located to the north of the grade II* stable range and coach house. They are both physically attached to the stable range and therefore form part of the listing. The link building is also physically attached to the grade II cowsheds to the north-west. The 1950 building and link building are of no particular architectural or historic interest and make a negative contribution to the farm complex, intruding into the setting of the surrounding listed buildings.

Overview

The grade II* stable range and coach house is currently included on our 'Heritage at Risk' register as a building that is in very bad condition with an immediate risk of further rapid deterioration or loss of fabric and no solution agreed. We have given advice over a number of years in relation to securing the repair and reuse of this highly graded stable range and coach house in partnership with the local planning authority. We have previously advised that Longford Hall stables is suitable for sympathetic conversion to residential/holiday units.

We are very concerned that proposals have not come forward in relation to the proposed scheme to address our shared serious concerns about the current condition of the grade II* listed stable range and coach house. We believe that an holistic approach should be taken at Longford Hall Farm to secure appropriate and sustainable uses for all the historic buildings with the site. We are concerned that the scheme as currently presented could in fact prejudice securing an appropriate viable use for the stable range and coach house in the future. There is also the significant risk that the current very poor condition of the stable range and coach house would put at risk the viability of the proposed scheme and the benefits proposed. We remain of the view that your authority should take the necessary steps to secure the urgent repair of this building which is at a high degree of risk.

Impact

The current proposal is for the conversion of part of the grade II* barn, the grade II cowsheds and the 1950's building to six holiday lets. It is also proposed to demolish a relatively modern link building.

Conversion of an element of the 1760's barn

It is proposed to convert one of the two storey projecting bays which forms part of the 1760's barn, located to the south-west of the barn and the attached C19 addition into one holiday let. It is also proposed to re-use the remaining projecting bays as part of the conversion. The two-storey projecting bay is self-contained from the main barn and is open to the roof space. It is currently used as a plant room. The proposed insertion of a floor and stairs in this part of the building to provide a bathroom and bedroom would cause harm to the overall significance of the building, altering the character and spatial quality of this part of the building.

The later C19 addition is less significant and has previously been altered, with the addition of a suspended ceiling. However, we note an attic ceiling is proposed to replace this. The proposed reversal of previous inappropriate interventions could also

be seen as a benefit. The remaining projecting bays on the south elevation appear to be proposed for re-use, although we are unclear what they would be used for. We are therefore unable to provide further comments on this element of the scheme. We note that no information has been provided regarding any alterations relating to improved energy efficiency- a subject which will generally be integral to a proposed change of use. We recommend you seek further advice in relation to this and the detailed design from your conservation officer.

Overall, the proposed conversion would cause some harm to the overall significance of this grade II* listed barn. Your authority would therefore need to consider whether the proposed conversion of the building, which would secure the repair and re-use of part of this building, outweighs the harm caused, and whether the proposed sustainable use would be realised given the very poor condition of the nearby stable range and coach house.

Removal of link building

The link building is a relatively modern addition and is physically attached to the 1950's building, the grade II listed cowsheds and the grade II* stable range and coach house. It is a steel framed building with concrete panels and has a corrugated roof. The building is of little architectural or historic merit. In our view, its proposed removal would better reveal and enhance the highly graded listed stable range and coach house, and the grade II listed cowsheds. We therefore would have no objection to its removal subject to a full method statement being submitted in relation to the proposed demolition and details being provided in relation to repairs to any scarring to the listed buildings. We advise you seek guidance from your conservation officer in this regard.

Conversion of cowsheds

The proposal is to convert the grade II listed cowsheds into two units. This requires sub-division internally and the creation of new openings for windows and doors externally. We note that no cross-section has been provided to show whether ceilings are proposed to be inserted. Similarly, no details have been provided as to whether any upgrading would be required to improve thermal efficiency. It is therefore difficult to assess the level of harm caused by the proposed alterations. Notwithstanding the lack of information provided, it is clear that the proposed conversion would cause some harm to the overall significance of the building, through the proposed alterations which would result in its loss of character as an agricultural building. Your authority would therefore need to consider whether the proposed conversion of the building, which would secure the repair and re-use of this building, outweighs the harm caused, and whether the proposed sustainable use would be realised given the very poor condition of the nearby stable range and coach house.

If your authority is satisfied the proposed conversion is justified, we recommend that the detailed design is considered further with the benefit of advice from your in-house conservation officer, particularly in relation to architectural treatment of windows and doors.

Conversion of 1950's building

The 1950's building is of no particular architectural or historic interest and makes a negative contribution, intruding into the setting of the surrounding listed buildings. However, we are concerned that the proposed conversion of this building perpetuates a component of their setting which makes a negative contribution. It may also prejudice securing a long term viable use for the grade II* stable range and coach house. Your authority would therefore need to be satisfied that, if minded to grant

consent for the current scheme, it would not prejudice securing the optimum viable use for the grade II* stable range and coach house.

If your authority believes that the proposed conversion the 1950's building, would not prejudice securing the repair and re-use of the grade II* stable range and coach house, then we advise that a more sensitive approach would be to remove the link element of the building currently attached to the stable range, not currently proposed for demolition. This would better reveal the stable range and coach house and reduce the negative impact of the 1950's building on the surrounding listed buildings. It may also provide more scope for future conversion of the stable block to an appropriate use. The current scheme for conversion in the 1950's block. We also consider that the utilitarian design proposed does not compliment the surrounding listed buildings and that a more sensitive architectural approach is taken to compliment the surrounding listed buildings. We recommend you seek further guidance in relation to the detailed design from your in-house conservation officer.

Policy

We refer your authority to the statutory duty of sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess and section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas in determining these applications.

The NPPF also states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to its conservation, and the more important the asset, the greater the weight should be (paragraph 193). Whilst some are given equal importance, no other planning concern is given a greater sense of importance in the NPPF. Any harm or loss to significance 'should require clear and convincing justification' (paragraph 194 NPPF)

Less than substantial harm does not equate to acceptable harm, requires clear and convincing justification and must be considered against the public benefits associated with the scheme (paragraphs 196).

Useful guidance can be found in-Historic England Advice Note 9: The Adaptive Reuse of Traditional Farm Buildings Adapting Traditional Farm Buildings: best practice guidelines for adaptive reuse. Further useful guidance can be found in Energy Efficiency in and Historic Buildings – Application of Part L of the Building Regulations to historic and traditionally constructed buildings.

Recommendation

Historic England has concerns regarding the applications on heritage grounds as outlined above. Whilst we have no objection to the principle of the conversion of cowsheds and barn to holiday lets, subject to the detailed design, we are concerned that the scheme as currently presented could prejudice securing an appropriate viable use for the stable range and coach house, particularly in relation to the proposed conversion of the 1950's building. We believe that an holistic approach should be taken at Longford Hall Farm to secure appropriate and sustainable uses for all the historic buildings within the site.

Your authority would need to be satisfied that the proposed scheme would not prejudice securing the optimum viable use for the stable range and coach house in the future. If your authority is satisfied in this regard, we recommend that the proposed conversion of the 1950's building is reconsidered as outlined above with the benefit of advice from your specialist conservation officer.

We consider that the issues and safeguards outlined in our advice need to be addressed in order for the applications to meet the requirements of paragraphs 193, 194 and 196 of the NPPF.

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.

5.3 Conservation Advisory Forum

- CAF were well acquainted with the listed and historic buildings/structures which formed Longford Hall Farm. The pre-1900 buildings all display a strong architectural/design hand probably by the Coke family architect and in their individuality of design and detailing form an important 18th/19th century model farm – perhaps the finest in the District.
- CAF were also well acquainted with the (grade II*) stable block/coach house and its planning history. In this regard, CAF were disappointed that under this current application the stable block/coach house was not included (as a building at risk) as part of the holiday let use.
- CAF noted the application was to retain and convert a 1950s brick agricultural building (attached to the north side of the stable block) to holiday lets; convert the grade II listed agricultural building to the north west of the stable block to holiday lets and convert a small part of the grade II* ‘1760’ barn to a holiday let and part of it to small business/storage units.
- CAF considered that the current application had no associated Master Plan for the entire farm group holding (and all its attendant historic and listed buildings etc.). In this regard CAF considered that the approach now being taken to converting only certain buildings/structures was being promulgated without an overall vision and considered plan for the entire site. CAF re-iterated their concern that the stable block/coach house was not part of this current scheme or indicated as part of any master plan.
- With regard to the proposed conversions of the buildings under the current application CAF made the following comments –
 - 1950s brick agricultural building –
 - CAF considered that this building had no heritage value and that its removal (as had been previously approved under earlier applications) would result in an enhancement to the II* stable block (to which it abuts). CAF were also aware that in previous applications this site was to be for car parking for the stable block conversion to negate any parking within the formal courtyard. Retention of this building would, therefore, compromise that concept.
 - Its proposed conversion was not deemed creative or innovative for such a distinct building type and its internal space and character. Whilst the exterior would remain more or less similar to that which it is now the interior division (densely divided) was domestic and did not convey any sense of internal spatial quality. This was considered to be a lost opportunity for unique and innovative holiday let usage.

Grade II agricultural building –

- The original building has undergone some alterations, particularly to its long elevations. The approach adopted is to re-use original/older openings (existing and blocked) and utilise modern openings. This has been undertaken without any detailed architectural/archaeological assessment/analysis of the original architectural appearance of the building and its design and use. CAF deemed this regrettable.
- As for the 1950s building, CAF considered that the internal works to the listed building were not creative or innovative for such a building type and its internal space and character. CAF considered that the internal layout was densely divided

and subverts the sense and appreciation its internal spatial qualities. This was considered to be a lost opportunity for unique and innovative holiday let usage.

Grade II* '1760' barn –

- CAF considered the proposed conversion works to part of this building and considered that, externally, the introduction of rooflights, was regrettable as introducing an overtly domestic element in a prominent and low level roof slope. The large opening to the end elevation does not appear to be based on a detailed archaeological/architectural analysis & assessment (for this part of the building and the whole building) and should be re-considered.
- Internally, CAF were concerned about the horizontal division of the current full height space. The proposal was not innovative or respectful and a more appropriate means of providing the internal accommodation should be considered to respect the internal spatial qualities of this part of the II* building.
- With regard to the 'units', CAF considered that their potential use and access etc. should be an integral part of a master plan for the whole site.

5.4 Development Control Archaeologist

Support Historic England view that a holistic approach should be taken to the whole group of listed buildings – Recommend archaeological conditions in relation to the submission of a Written Scheme of Investigation for both historic building recording and archaeological investigation.

5.5 Derbyshire Wildlife Trust

5.4.1 Sufficient bat survey work has been undertaken. No roosting bats were discovered but a high level of bat activity / foraging was recorded including within the buildings. It is recommended that as a precautionary measure a pre-construction survey is undertaken. It is also suggested that roosting opportunities are provided within the building.

5.4.2 The scheme will also reduce nesting opportunities for swallows and mitigation will be required.

5.4.3 Conditions are proposed in terms of requiring a pre-construction nocturnal bat survey, a bat and bird box plan submission and a lighting scheme submission to safeguard bats.

5.6 Local Highway Authority

5.5.1. The provision of six holiday lets and five office / storage buildings is likely to generate an increase in traffic. Whilst the scheme is acceptable in principle improvements are required to the site access from Long Lane and the access track.

5.5.2. Sightlines of 2.4m x 103m are required for a 50 mph road. As the applicant controls the land either side of the access they should be asked to improve visibility accordingly by reducing hedge height or cutting back existing vegetation.

5.5.3 The access track is 3m wide and not wide enough for vehicles to pass. The applicant should submit plans showing three passing places.

5.5.4 If the eastern access is not used for this development the suggested improvements will only be required for the western access route.

5.7 Peak and Northern Footpaths Society

Footpaths 3, 4, 5, 6, 7, 8 and 12 Longford are affected. It is essential that the legal routes of these paths are unobstructed.

5.8 Derbyshire Dales Group of the Ramblers

No objection provided that Longford footpaths 4, 5 and 6 are left useable and of the correct width and surface.

5.9 Environmental Health

No objection.

6 REPRESENTATIONS RECEIVED

6.1 One letter received which raises the following points:-

- The site is served by two access points with poor visibility from Long Lane where traffic speeds are 60mph. Visitors to the site will create a danger to highway safety in using these access routes.
- The development of these buildings will exacerbate existing parking problems experienced by patrons of the church.
- The gates erected along the driveway to the church already inhibit access and can lead to problems with vehicles backing up onto Long Lane trying to access the driveway.
- There is concern that the stable block is being allowed to fall into a derelict condition. A previous application for development on land at Hoargate Lane submitted a few years ago would have paid for renovation but was withdrawn.
- The stable buildings should be included in the development.
- All public footpaths, rights of way should be protected.

7 OFFICER APPRAISAL

7.1 Having due regard to the site characteristics, consultee comments and plan policies the key material planning issues in the assessment of this application are:-

- The acceptability of residential / holiday let conversion outside a settlement.
- The impact of conversion on the character and appearance of listed buildings, the setting of adjoining listed buildings and the wider relationship with adjoining listed buildings / Longford Conservation Area.
- Impact on ecology.
- Impact on highway safety.

The Acceptability of Residential / Holiday Let Conversion in Principle

7.2 The site lies in close proximity to Longford which is a Fifth Tier Settlement (Policy S2). However, the site is located beyond any reasonable interpretation of infill and consolidation of that settlement and has to be viewed as development in the countryside. Policy S4 of the Local Plan allows for both sustainable tourism development and for residential conversion where it aligns with Policy HC8.

7.3 Policy HC8 allows for residential conversion of buildings outside settlements where the buildings are of permanent and substantial construction, where the buildings make a positive contribution to the character and appearance of the surroundings, where conversion can be achieved without extensive alteration, rebuilding or extension and where conversion does not have a detrimental impact on the character and appearance of the buildings and their surroundings. The buildings to be converted are considered to satisfy these criteria and further support for their positive reuse within this farm environment is provided by Policies EC8 and EC10 which promote tourism and farm diversification respectively. Residential / holiday let conversion of this building group is in

principle, therefore, acceptable subject to satisfying other plan policies and particularly those that relate to safeguarding heritage assets.

The Impact of Conversion on the Character and Appearance of Listed Buildings, the Setting of Adjoining Listed Buildings and the Wider Relationship with Adjoining Listed Buildings / Longford Conservation Area

- 7.4 As can be judged from the response of Historic England the buildings within the application are part of an impressive farm grouping and are located in close proximity to the listed church and hall which though now in different ownership can be appreciated for their historical connection. Historic England express understandable concern that the proposal is not being promoted as a wider scheme of conversion and reuse incorporating the adjoining Grade II* stable block and coach house which are in an increasingly worrying state of disrepair that requires urgent intervention.

Whilst their views carry weight, the Local Planning Authority cannot compel an applicant to submit a wider scheme of refurbishment and are likely to have to explore alternative mechanisms to tackle the reasonable repair of the stable block / coach house to prevent further deterioration where their fabric does not directly abut the proposed scheme.

- 7.5 Policy PD2 of the Local Plan reflects guidance in paragraphs 190 to 196 of the National Planning Policy Framework in seeking to safeguard heritage assets. The assets in this case are the individual listed buildings and Longford Conservation Area with regard also given as to how the individual buildings impact upon one another's setting in contributing to their individual and overall significance. It is not considered that the scheme would lead to substantial harm to any of the heritage assets as individually, and as a group, the important historic buildings will be maintained and reused, but it is important to assess and quantify how the changes to the buildings and their surroundings will alter their character, appearance and setting and, therefore, their significance. This impact on their significance then has to be quantified and weighed against the public benefits of the proposal, where appropriate securing its optimal viable use.
- 7.6 Previous schemes for the adjoining stable block have included the demolition of the 1950's buildings and this has been considered a positive in helping to better reveal the historic listed stable block and its relationship with adjoining historic listed buildings whilst also avoiding parking within the stable block yard. The applicant in the current scheme is choosing to retain these 1950's buildings and partially reveal the northern wall of the stable block by demolishing the link building. Whilst these buildings are not part of the original historic grouping they are listed by association and are part of the evolution of the farm. Although the relationship between the stable block and remaining historic buildings would be better revealed by their removal the partial removal as suggested is not, it is considered unacceptable in heritage terms. The 1950's buildings lend themselves to relatively straightforward conversion and have a simple utilitarian form which contrasts with adjoining ornate historic buildings. Their retention does not unduly hamper appreciation of the historic group and has the potential as the scheme progresses to help fund wider renovation and reuse.
- 7.7 The reuse of the Grade II listed cowshed can in principle be achieved with limited impact on its character and appearance. The building has many existing openings which can be renovated and reinstated and the amended scheme in terms of external detailing is considered complimentary to the building's existing character. Internally the scheme involves the subdivision of a big central open space. Whilst this open spatial quality is an integral part of its character and subdividing it in the way proposed will involve some loss of significance this harm has to be weighed against the benefits of securing a long-term viable use of the building. In terms of the roof the attractive trusses will remain open to view. A multi-foil layer will be set over the rafters externally with the tiles re-laid on top

such that the rafters will also be open to view. The external brick envelope with stone detailing is to be replaced on a like for like basis retaining its character and appearance. The external areas to the cowshed will be sensitively treated. The parking will be accommodated on an existing hard surface to the west and the main amenity area is as a shared paddock to the south which will be utilised by all of the units. Provided that permanent structures are not erected on this paddock it is not considered that the setting of the cowshed and wider group will be compromised.

- 7.8 The scheme proposes two distinct elements of work to the II* 1760 barn and its attached structures. A holiday let is to be created from the meeting room and plant room and the single storey gabled agricultural stores are to be reused for light industry / storage.

The amended scheme for the meeting room and plant room is considered to be acceptable. Concerns over the treatment of the external fabric have been addressed in the revised scheme. Historic changes to the meeting room are reversed and the internal height of the plant room as part of the original barn buildings retains its spatial quality by retaining a full height open space alongside the staircase and first floor bedroom. It will be an interesting place to stay with the essential character and spatial qualities retained.

Parking is provided to the west on an existing area of hard surfacing and as such will not compromise the setting. In its revised form the reuse of these buildings will have only modest impact on their significance.

The agricultural stores are to be reused for low key industrial uses. Despite their later construction they have a distinctive character and are an attractive component of the building. However, their size limits their adaptability for other uses. Whilst the owner of the site will need to be mindful of the relationship between holiday tenants and any commercial operation it is considered that their size will be self-limiting. Their modest reuse for commercial purposes accords with Policy S4 of the plan and subject to controlling new door detailing and any internal alterations, no harm will result to the heritage asset.

- 7.9 It is important to reflect on how the scheme for re-utilising these listed buildings will work as a group and in the context of their contribution to Longford Conservation Area. It has been suggested by Historic England and others that a holistic approach is needed for all of the historic buildings on the site. This would clearly be the ideal scenario but it is not what the applicant has presented as they are wanting to pursue the incremental renovation and reuse of the buildings. They have suggested that this is the first phase of their long-term aim to beneficially reuse the buildings.

On balance, whilst the concerns of Historic England have been carefully considered provided this incremental approach does not compromise the ability to safeguard other buildings and their relationship to the group, it is not considered reasonable to resist the applicants approach. There is nothing in the scheme that adversely affects the current relationship between buildings. The demolition of the link-building will be beneficial and the yard areas and spatial relationship between historic uses will remain. No fundamental problems will be created by the approach proposed in tackling the future reuse of either the remainder of the '1760' barn or the adjoining stable block as its northern elevation is essentially blank. It will, however, be necessary to secure some repairs to the northern wing of the stable block to prevent water ingress and damage to the adjoining holiday let and prevent fear of damage or injury to those utilising the courtyard. Overall, the grouping will not experience significant harm to its significance and the role of the buildings within the Conservation Area will not be compromised.

- 7.10 In conclusion, in terms of heritage impacts, although some degree of harm will result to the significance of the cowshed and plant room from internal subdivision, viewed in terms of

the overall scheme this would equate to less than substantial harm which it is considered would be outweighed by the public benefits of the proposal in bringing these redundant heritage assets back into a beneficial use.

Impact on Ecology

- 7.11 Historic farm buildings such as these have the potential to provide habitat for bats and nesting birds. The applicants have submitted a bat survey which suggested no evidence of roosting but a high level of foraging activity. Derbyshire Wildlife Trust in the circumstances have requested both a further survey before works commence and mitigation measures in terms of bat boxes.

The site has potential for nesting birds such as swallows who are experiencing a loss of nesting opportunities. It is recognised good practice to make compensatory provision.

In conclusion on this matter, subject to conditions in relation to an additional bat survey and mitigation in terms of bat and bird nesting, it is considered that Policy PD3 of the Local Plan will be satisfied.

Impact on Highway Safety

- 7.12 The reuse of buildings for holiday / residential use has the potential to change and increase traffic flows to and from the site. The farm has two available points of access with the one to the east being more restricted and shared with adjoining users. The Local Highway Authority have expressed concerns in relation to the use of the eastern access and have suggested limiting visitors to accessing the site from the western drive with this access improved. They suggest provision of three passing places and improvements to visibility onto Long Lane. The applicants have submitted plans which show reducing the height of the hedge to the west of the access and three passing places. Whilst this shows a willingness to address highway concerns the precise location of the passing places requires modification and the hedge should be re-positioned rather than reduced in height to limit impact on the environment.

Other Matters

- 7.13 Concern has been expressed that footpaths should be safeguarded through the development scheme. The applicants have confirmed that the scheme will not directly impact on the alignment or usability of the footpath routes across the site.

The Parish Council have suggested that a treatment plant is required to deal with foul sewage. The scheme indicates facilities both within the paddock to the west and in the field to the east. The form and capacity of these will need to be agreed in applying for Building Control approval but it will be feasible to successfully deal with foul waste.

Conclusion

- 7.14 It is important in assessing this scheme to focus on what is proposed. Whilst the concerns expressed by Historic England about the stable block are entirely understandable, and a desire for a holistic approach to the whole group is logical, it is the merits of the scheme applied for that have to be decided upon.

In this regard, the principle of residential / holiday conversion is acceptable and the detail will broadly safeguard the character and appearance of the buildings concerned. Some degree of harm to the internal spatial qualities of buildings will result but this harm is less than substantial to their significance and is, it is considered, outweighed by the public

benefits of securing their future economic reuse. Overall, the scheme is considered to be policy compliant.

It is hoped that in supporting this scheme that it represents simply the first phase in finding new economic uses for the historic buildings on the site. It will be necessary to condition the basic repair of the northern stable block range to safeguard the successful implementation of this scheme and beyond this the Council will need to arrest the decline of this important listed building. In the final balance, however, notwithstanding the concerns expressed by consultees which have been carefully considered, this scheme warrants support on its own merits and the granting of planning permission is recommended.

8 RECOMMENDATION

That planning permission be granted subject to the following conditions.

1. The development hereby permitted must be begun before the expiration of three years from the date of this permission.
2. The development shall be carried out in accordance with the amended plans received 24th September 2018.
3. The brickwork and stonework repairs necessary for the renovation and reuse of these buildings shall be carried out on a strictly like for like basis in all respects.
4. Any repairs to traditional roof coverings and their flashings shall be carried out in a strictly like for like basis in all respects.
5. Before their installation full constructional drawings of the details of all new windows, doors and shutters shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
6. Before works commence on its installation full details of the new internal mezzanine floor structure in the '1760' barn shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
7. Before works commence on their installation full constructional details of the new metal roofs to these '1950' barns shall be submitted to and agreed in writing with the Local Planning Authority. The development shall be carried out in accordance with the approved details.
8. Prior to installation full details of the thermal insulation to walls shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
9. Prior to installation full details of the proposed new floor slabs and any associated under floor heating shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
10. Prior to installation full details of all new roof-lights shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

11. Prior to installation full details of flue pipes and any proposed vents, grilles and pipework to the external envelope shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
12. Prior to installation full details of new gates, gateposts, bin stores, planting troughs and hard surfacing to be used around units and within courtyards shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
13. Prior to being brought into use full details of any new or replacement doors to the B11B8 units shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
14. Before works of conversion are undertaken a detailed schedule of essential repair works to the northern wing of the stable block which abuts the 1950's barns shall be submitted to and agreed in writing by the Local Planning Authority. These shall be undertaken in accordance with the agreed schedule.
15. The holiday lets shall only be accessed from the western driveway to Longford Hall Farm.
16. Before any holiday-lets are brought into use a revised scheme to provide 2.4 x 103m visibility splays either side of the western drive by cutting back or realigning the hedge and not reducing its height shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
17. Notwithstanding the submitted details before the holiday-lets are brought into use the precise location of three passing places, one of which shall be located in the first straight section of driveway as you head north from the western access point, shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
18. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (or any Order revoking or re-enacting that Order with or without modifications) the accommodation hereby permitted shall be used solely for the purposes of temporary holiday accommodation and for no other purpose.
19. No permanent built structures shall be erected within the communal garden proposed without the prior written permission of the Local Planning Authority on an application made to it.
20. Prior to works of construction or demolition commencing a further nocturnal bat survey shall be submitted to and approved in writing by the Local Planning Authority.
21. Prior to any unit being occupied full details of new bat and bird roost provision shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
22. Prior to occupation of any unit full details of lighting shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

23. Prior to construction works commencing a written scheme of investigation for historic building recording shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
24. Prior to construction works commencing a written scheme of archaeological monitoring shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

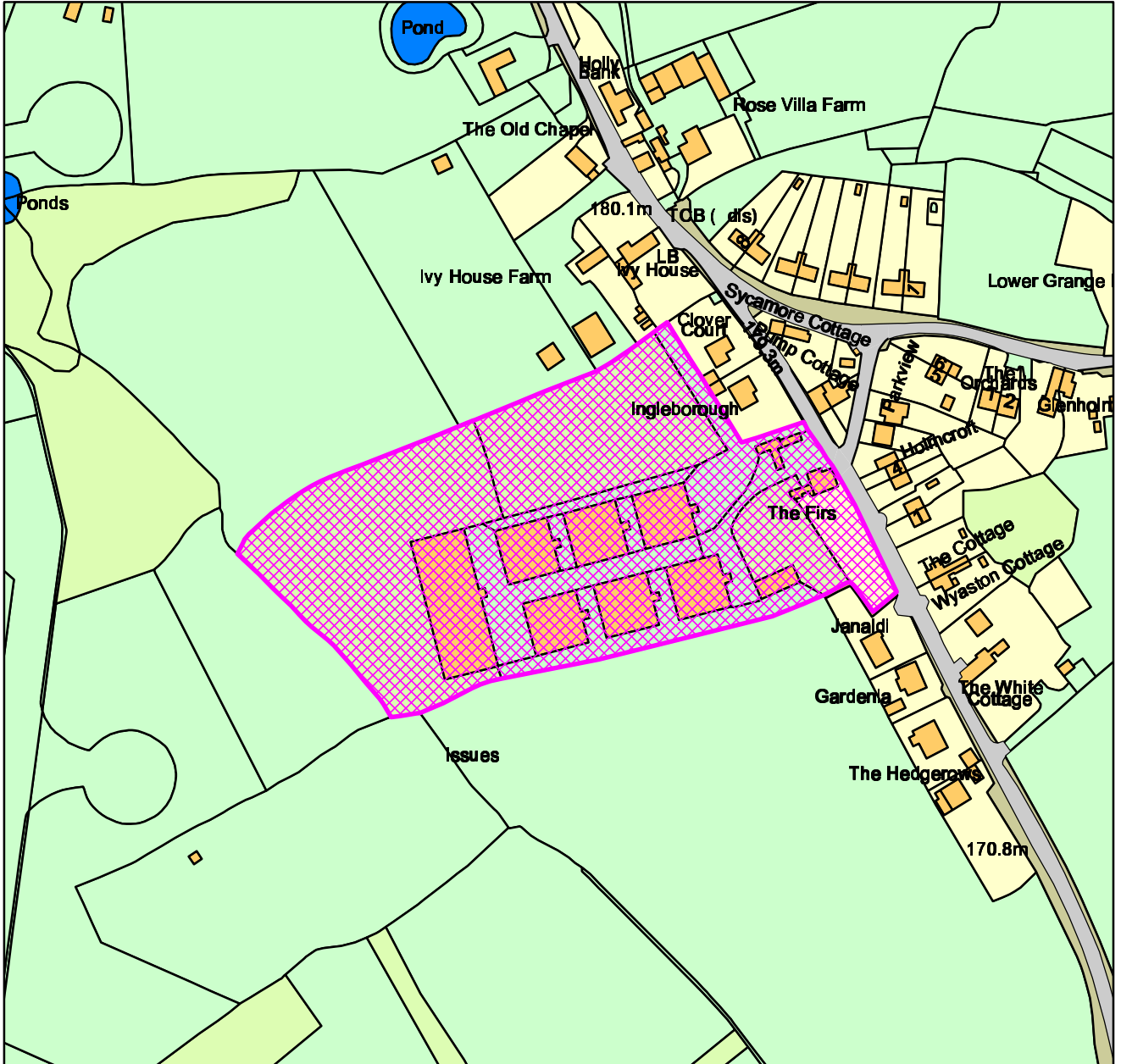
APPLICATION NUMBER		18/00699/REM	
SITE ADDRESS:		The Firs, Main Road, Wyaston	
DESCRIPTION OF DEVELOPMENT		Approval of reserved matters for the demolition of the existing buildings and erection of 10 dwellings (Outline application 16/00340/OUT)	
CASE OFFICER	Mr Andrew Stock	APPLICANT	Chevin Homes Ltd
PARISH/TOWN	Edlaston and Wyaston	AGENT	Matthew Montague Architects
WARD MEMBER(S)	Cllr. A. Shirley	DETERMINATION TARGET	13 th December 2018
REASON FOR DETERMINATION BY COMMITTEE	Major application and the number of dwellings houses to be provided is 3 or more outside of the first and second tier settlements.	REASON FOR SITE VISIT (IF APPLICABLE)	To assess the impact of the development on the character and appearance of this part of the village and the local environment.

MATERIAL PLANNING ISSUES
<ul style="list-style-type: none"> • Impact on character and appearance of this part of the settlement; • Impact on residential amenity, and; • Whether there would be any adverse highway safety implications.

RECOMMENDATION
Approval, with conditions.

18/00699/REM

The Firs, Main Road, Wyaston



Derbyshire Dales DC

1:2,500

Date: 26/10/2018

100019785

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Derbyshire Dales District Council,
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Telephone: (01629) 761100.
website : www.derbyshiredales.gov.uk

1. THE SITE AND SURROUNDINGS

- 1.1 The application site comprises The Firs, a rendered dwellinghouse situated within the centre of Wyaston Village, off Main Road and its associated land. The site extends to 2.1ha and once included a red brick stable / storage building to the north of the main dwellinghouse a Dutch barn and series of redundant poultry buildings to the west which have now all been demolished. The existing dwellinghouse is still present on site located side on and hard up to the main road through the village.
- 1.2 The site is screened to the north and west by mature tree planting and mature hedgerows and hedgerow trees to the south. Public Footpath no. 11 'Edlaston and Wyaston' runs alongside the southern boundary of the site beyond a mature hedgerow and hedgerow trees. To the west of the site is the part of Darley Moor Airfield which is used for motor cycle racing events.



2. THE APPLICATION

- 2.1 Outline planning permission (application ref: 16/00340/OUT) was granted at Planning Committee on the 20th September 2016 with layout and access approved. This application seeks approval of all matters which were reserved in respect of the outline permission namely appearance, landscaping and scale.
- 2.2 It is proposed to demolish the farmhouse and to construct 10 dwellings on the site (which would result in a net increase in 9 units taking into consideration the loss of the existing farmhouse). The existing red brick agricultural storage buildings, Dutch barn and large poultry buildings have now all been demolished.
- 2.3 Along the road frontage it is proposed to construct a 5 bedroomed dwelling (plot 1), which will have the appearance of a farmhouse. To the north of this a terrace of three

dwelling (plots 8, 9 & 10) comprising 3 no. three bed roomed dwellings which have the appearance of a series of modest sized cottages. Behind the main farmhouse to the west is a series of buildings, which are designed to appear as two barn ranges comprising 2 no. three bed roomed dwellings and 4 no. four bed roomed dwellings with associated garages. The larger of the buildings (plots 2, 3 & 4), immediately to the west of the farmhouse has a 'c' shaped plan form. To the north west of this building will be a linear building (plots 5, 6 & 7) with a slightly wider span (plots 5, 6 & 7). In front of these buildings is a freestanding garage block and large communal courtyard area for parking.

2.4 A new 5m wide access, with improved visibility sightlines of 2.4m x 43m, between the existing farmhouse and terrace of three dwellings along the road frontage is proposed.

2.5 The housing comprises of the following mix: -

House Types	Number	%
Three bed houses	5	50%
Four bed houses	4	40%
Five bed houses	1	10%
Total	10	

3. PLANNING POLICY AND LEGISLATIVE FRAMEWORK

3.1 Adopted Derbyshire Dales District Council Local Plan (2017)

- S1 Sustainable Development Principles
- S2 Settlement Hierarchy
- S4 Development With the Countryside
- PD1 Design and Place Making
- PD3 Biodiversity and the Natural Environment
- PD5 Landscape Character
- PD8 Flood Risk Management and Water Quality
- PD9 Pollution Control and Unstable Land
- HC1 Location of Housing Development
- HC4 Affordable Housing
- HC11 Housing Mix and Types
- HC14 Open Space, Sport and Recreation Facilities
- HC19 Accessibility and Transport
- HC21 Car Parking Standards

4. RELEVANT PLANNING HISTORY

16/00340/OUT Demolition of existing buildings and erection of 10 dwellings with access and layout (outline) APPROVED

15/00766/FUL Demolition of buildings, removal of hard standing and erection of four detached dwellings and associated access REFUSED

5. CONSULTATIONS

5.1 Parish Council

The Parish Council would like to suggest that the appearance of the properties need some addressing as they appear dull and dreary. The councillors would like to suggest that some were painted and others rendered and possibly painted white. The Parish Councillors would also like to know what was going to happen to the paddock area as this was not mentioned in the detail but was included in the boundary.

5.2 Derbyshire County Council (Highways)

No objection, subject to conditions.

5.3 Landscape Officer

Initial response:

From a landscape perspective the proposed residential development scheme has some areas for concern which will need to be addressed. From an arboricultural perspective the applicant should supply for pre-commencement approval further information, including:

- an Arboricultural Impact Statement and a Tree Retention/Removals Plan, and
- a detailed Arboricultural Method Statement and Tree Protection Plan.

Second response:

We still need to receive an Arboricultural Impact Statement and a Tree Retention/Removals Plan, and a detailed Arboricultural Method Statement and Tree Protection Plan. A large retained tree in the SE corner of Plot 2 shown in the proposed Landscaping Scheme plan was not shown on the previous Site Plan. Because we have not received a Arboricultural Impact Statement, we do not know what species this tree is or its size etc and therefore its potential impact on the nearby houses is not currently known. Because we have not received an Arboricultural Method Statement and Tree Protection Plan we do not currently know how the developer proposes to protect this retained tree during construction works or its Root Protection Area. The proposed Landscaping Scheme plan does reflect my comments re the surfacing in the 'farmyard area' so is an improvement over the previous landscaping plan in this respect.

5.4 Peak & Northern Footpath Society

No objection provided that the full width of Footpath 11 Edlaston & Wyaston remains unobstructed at all times. I believe that the owners of the properties which will back onto this footpath will need planning permission if the fences are proposed to be higher than a certain height, since the fences would be alongside a highway - the owners must be made aware of this. It is important that this footpath does not become constrained between high fences or hedges.

5.5 Environmental Health Officer

No objection, subject to conditions.

5.6 Community Development and Wellbeing Officer

No comments required.

5.7 Natural England

No objection raised.

5.8 Derbyshire Wildlife Trust

No objection following revisions, subject to conditions.

5.9 Derbyshire County Council (Flood Risk Management Team)

The LLFA has no comments to make in regards to the above application and shall welcome further consultation at the discharge of condition stage.

5.10 Clinical Commissioning Group (CCG)

No contribution is required for a development of this size.

5.11 Environment Agency

No objection raised.

5.12 Derbyshire Dales Group of the Ramblers

The Derbyshire Dales Group of the Ramblers have no objection to the above application no 18/00699/REM providing that Edlaston and Wyaston FP 11 which runs alongside the development is not affected in any way either during or after development without prior permission from the DCC ROW Dept.

6. REPRESENTATIONS

6.1 Two letters of representation have been received raising concerns with the lack of on-site parking, lack of bus stop provision, road safety, drainage, sewerage, landscaping and loss of amenity.

7. OFFICER APPRIASAL

7.1 This application follows the grant of outline planning permission (application ref: 16/00340/OUT) at Planning Committee on the 20th September 2016, for residential development of 10 dwellings on land at The Firs, Main Road, Wyaston.

7.2 A decision notice was issued on the 3rd February 2017 following the completion of a S106 legal agreement, dated 3rd February 2017 which secured an education contribution of £22,798.02 towards Osmaston CE Controlled Primary School.

7.3 The principle of redevelopment of The Firs site for the erection of 10 dwellings (a net increase of 9 units taking into consideration the loss of the existing farmhouse) was established following the above outline approval. Therefore, having regard to the policies of the Adopted Derbyshire Dales Local Plan (2017) the main issues to be assessed in consideration of this reserved matters application are:

- Impact on character and appearance of this part of the settlement;
- Impact on residential amenity, and;
- Whether there would be any adverse highway safety implications.

Impact on character and appearance of this part of the settlement;

7.4 Policy S4 of the Adopted Derbyshire Dales Local Plan (2017) deals with development in the countryside and seeks to ensure that new development protects and where possible, enhances the landscape's intrinsic character and distinctiveness, including the character, appearance and integrity of the historic and cultural environment.

7.5 Policy PD1 of the Adopted Derbyshire Dales Local Plan (2017) relates to design and place making which requires development proposals to achieve a satisfactory relationship with adjacent development which does not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

7.6 Policy PD5 of the Adopted Derbyshire Dales Local Plan (2017) seeks to resist development, which would harm or be detrimental to the character of the local and wider landscape or the setting of a settlement.

7.7 The application site is centrally positioned within the village on the western side of Main Road. Some new residential development has taken place on the western side of the road, between existing, historic buildings and farm groups. These dwellings tend to be detached and set within large plots. In response to the settlement pattern on the western side of Main Road and in accordance with the layout approved under outline permission 16/00340/OUT the applicant has chosen to pursue a layout which is reflective of a

prominent farmhouse with farm grouping at the rear and terrace of cottages fronting Main Road, which in principle, is considered to be acceptable.

- 7.8 Along the road frontage it is proposed to construct a 5 bedroomed dwelling (plot 1), which will have the appearance of a farmhouse occupying a similar part of the site, although it will be set further back from the road, than the existing farmhouse, which will be demolished. To the north of this a terrace of three dwellings (plots 8, 9 & 10) comprising 3 no. three bedroomed dwellings will have the appearance of a series of modest sized cottages. Behind “the farmhouse” to the west a series of buildings, which are designed to appear as two barn ranges are proposed. They would be a mixture of two storey dwellings comprising 2 no. three bedroomed dwellings, 4 no. four bedroomed dwellings with associated garages. The larger of the buildings (plots 2, 3 & 4), immediately to the west of the farmhouse has a 'c' shaped plan form. To the north west of this building will be a linear building with a slightly wider span (plots 5, 6 & 7). In front of these buildings is a freestanding garage block and large communal courtyard area for parking.
- 7.9 Following discussions with the applicant and applicants agent, amended plans were invited to address Officers initial concerns relating to the overtly domestic character and appearance of the buildings whose design ethos is two barn ranges, to bring the internal layout back into line with the outline approval and to address the appearance of the cottages fronting Main Road.
- 7.10 Amendments to plots 2, 3, 4, 5, 6 & 7, which are designed to appear barn like, include alterations to the fenestration, replacement of the brick chimneys with flues, introduction of hopper style windows across the ground floor, casement windows at first floor, removal of all porches and introduction of solid timber doors. The revised designs are now considered to be more reflective of a traditional farm grouping incorporating barn like detailing as described above. Amendments to the cottages include the introduction of flat roofed porch canopies throughout, introduction of chimneys on the gable ends and matching fenestration details for the principal elevations of the individual cottages. The resulting changes create a simplified frontage reflecting that of a traditional rural cottage within Wyaston.
- 7.11 The site is bounded by a well-defined tree belt and hedgerow located on the southern boundary and dense woodland to the west and north. These features help to screen the development from nearby residential houses, roads and public rights of way and should be retained wherever practicable to protect the rural character of the village. To ensure an accurate assessment of the effect of the development on the trees and in the interests of visual amenity a condition will be imposed requesting an Arboricultural Impact Statement, Tree Retention/Removals Plan, Arboricultural Method Statement and Tree Protection Plan prior to any works to trees on site. The Proposed Landscaping Scheme does include a native species planting buffer with numerous planted trees along part of the northern edge of the development. Following consultation with the Councils Trees and Landscape Officer the position of the buffer area and the selected species are considered to be appropriate.
- 7.12 In conclusion, subject to careful consideration of materials, the proposed development in terms of size, scale, form, design and massing is considered to be reminiscent of a traditional farm grouping which does not appear overly dominant or disproportionate in context to its locality thus preserving the character and appearance of the immediate and wider area of Wyaston.

Impact on residential amenity;

- 7.13 The application site is hard up to the main road through the village, falling away gently in a westerly direction into the site. The site is screened to the north and west by mature tree planting with a single residential dwelling adjoining the site to the north, namely Ingleborough. To the south the application site is bounded by mature hedgerows and hedgerow trees with a single residential property Janaldi beyond.
- 7.14 The dwellings are of a similar scale to existing dwellings within the immediate area being no more than two storeys in overall height. It is acknowledged that the views from the east into the site would be significantly altered as a result of the proposal but it is considered that careful consideration of the siting, scale and design of the dwellings is such that there would not have any overbearing impact between the proposed and existing dwellings within Wyaston. The orientation and distances of the dwellings, as set out on the latest revised site layout plan would provide adequate privacy and outlook for existing and future occupants. It is concluded that the development will not result in a significant loss of privacy or amenity for the occupants of neighbouring dwellings.
- 7.15 Approximately 150 metres to the west of the site is Darley Moor Race Track which is the part of Darley Moor Airfield which is used for motor cycle racing events. Plots 4, 5, 6 & 7 which run parallel to the western boundary of the application site could be most affected from the activities at Darley Moor Airfield. The site is well screened from the airfield by a substantial landscape buffer along the western boundary which is also set over varying gradient levels. Following consultation with the Councils Environmental Health Team they are satisfied that noise attenuation measures, such as triple glazing in the window frames facing in a westerly direction would help mitigate any adverse impact and satisfy BS regulations. It is not therefore considered that there is sufficient justification to refuse the application on grounds of noise, given that such impacts could in the opinion of Environmental Health be mitigated. An appropriately worded condition will be attached to any approval requesting such detail.

Whether there would be any adverse highway safety implications;

- 7.16 Policy S4 of the Adopted Derbyshire Dales Local Plan (2017) advised that development within the open countryside would be supported if it will have a safe access and will not generate traffic of a type or amount which cumulatively would cause severe impacts on the transport network, or require improvements or alterations to rural roads which could be detrimental to their character.
- 7.17 Outline planning permission (application ref: 16/00340/OUT) was granted for the layout and access only, with all other matters being reserved for subsequent approval. The Local Highway Authority was satisfied that the development would be served by a safe means of access onto Main Road in terms of visibility.
- 7.18 Internally the layout is considered to be acceptable, as there is adequate parking and turning available within the site to enable all residents and delivery vehicles to enter the site, turn and exit in a forward gear. The Local Highway Authority concludes that there would not be any significant adverse impacts on the local highway network / resultant danger to the other highway users, as a result of the proposed development.
- 7.19 Retention of the bus stop waiting area towards the north-east corner of the site is considered to be acceptable to serve the level of usage.
- 7.20 The enjoyment and route of the public footpath to the south of the site (no. 11 'Edlaston and Wyaston') would not be adversely affected by the development and would remain

open throughout the development. An appropriately worded footnote will be attached to any approval.

Other Matters;

- 7.21 Concern has been raised with regard to the ability of the sewerage system to accommodate the level of development proposed. As previously considered, this is a matter which will need to be agreed with the sewerage authority / as part of the building regulations process.
- 7.22 Derbyshire Wildlife Trust welcomes the revised layout shown in the Landscape Plan and concludes that the Construction Environmental Management Plan (CEMP) is well detailed and suggests two small amendments to previous conditions in the interest of clarity. An appropriately worded footnote will be attached to any approval.
- 7.23 The County Councils Flood Risk Team have recommended conditions to ensure adherence to DEFRA's non statutory technical standards for sustainable drainage systems.
- 7.24 In terms of the level of affordable housing to be provided, the development would fall below the 10 unit or combined 1000sq. m threshold set out in national guidance. As such, there is no requirement for any of the units to be delivered as affordable homes or for the applicant to make an off-site contribution towards affordable housing in this case.
- 7.25 With regards to the housing mix, it is worth noting that the principle of development was established following the outline approval of planning permission on the 3rd February 2017, prior to the adoption of the current Local Plan (2017). Whilst the mix does not meet the requirements of Policy HC4 it is considered to be acceptable in context to its rural location.

Conclusion

- 7.26 Taking the above into consideration and subject to conditions the application satisfies the relevant provision of the development plan and national guidance. Accordingly the application is recommended for approval.

8. RECOMMENDATION

That the Approval of Reserved Matters application be granted subject to the following conditions:

1. The development shall be carried out in accordance with the additional information and plans and amended plans received on 16th October 2018 except insofar as may otherwise be required by other conditions to which this permission is subject.

Reason:

To define the permission for the avoidance of doubt and to ensure the satisfactory appearance of the development to comply with Policies S1, S4 and HC1 of the Adopted Derbyshire Dales Local Plan (2017)

2. Prior to occupation of the first dwelling a new vehicular access shall be formed to Main Street in accordance with application drawing No 01001, and provided with visibility sightlines extending from a point 2.4 metres from the carriageway edge, measured along the centreline of the access, for a distance of 43 metres in each direction measured along the nearside carriageway edge in each direction. The land in advance of the visibility sightlines shall be retained throughout the life of the development free of any

object greater than 1m in height (0.6m in the case of vegetation) relative to adjoining nearside carriageway channel level.

Reason:

In the interest of highway safety in accordance with Policies S4 and HC19 of the Adopted Derbyshire Dales Local Plan (2017).

3. Prior to installation, samples of all materials to be used in the construction of the external surfaces of the proposed development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

Reason:

To ensure the satisfactory appearance of the development to comply with Policies S4 and PD1 of the Adopted Derbyshire Dales Local Plan (2017).

4. Prior to installation, details of the windows, doors and garage doors (inc constructional details, materials, treatment and/or colour) shall be submitted to and approved in writing by the Local Planning Authority. The window and door frames shall then be installed in accordance with the approved details and so retained.

Reason:

To ensure the satisfactory appearance of the development to comply with Policies S4 and PD1 of the Adopted Derbyshire Dales Local Plan (2017).

5. Prior to installation, details of verges, chimney stacks, eaves, rain water goods, external lighting and meter box (including location) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

Reason:

To preserve the appearance of the dwellings in accordance with Policies S4 and PD1 of the Adopted Derbyshire Dales Local Plan (2017).

6. An Arboricultural Impact Statement, Tree Retention/Removals Plan, a detailed Arboricultural Method Statement and Tree Protection Plan shall be submitted to and approved in writing by the Local Planning Authority before any pruning or felling of trees on site. All works shall also be carried out in accordance with the approved details prior to the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

Reason:

To enable an accurate assessment of the effect of the development on the trees and in the interests of visual amenity in accordance with Policies S4, PD5 and PD6 of the Adopted Derbyshire Dales Local Plan (2017).

7. Before the first use or occupation of the dwellings hereby approved, details of the soft landscaping and hard surfacing (inc materials samples & gate details) shall be submitted to and approved in writing by the Local Planning Authority. All the soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of

the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

Reason:

To ensure an appropriate landscaped setting in accordance with Policies S4 and PD1 of the Adopted Derbyshire Dales Local Plan (2017).

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order with or without modification) no external alterations or additions shall be made to the hereby approved dwelling and no buildings, extensions, gates, fences or walls (other than those expressly authorised by this permission) shall be carried out within the curtilage of the dwelling without the prior written approval of the Local Planning Authority upon an application submitted to it.

Reason:

To preserve the appearance of the dwellings in accordance with Policies S4 and PD1 of the Adopted Derbyshire Dales Local Plan (2017).

9. Prior to demolition, a scheme of demolition of the existing farmhouse shall be submitted to and approved in writing by the Local Planning Authority. The demolition shall be implemented in accordance with the approved details.

Reason:

For the avoidance of doubt.

10. The development hereby permitted shall not be brought into use until a scheme of works for noise attenuation measures have been submitted to and approved in writing by the Local Planning Authority and implemented in full. The approved scheme shall be maintained in accordance with the approved details at all times thereafter.

Reason:

In the interests of preserving the amenities of the occupants of the proposed dwellings in accordance with Policies PD1 and PD9 of the Adopted Derbyshire Dales Local Plan (2017).

FOOTNOTES:

1. The Local Planning Authority have during the consideration of this application engaged in a positive and proactive dialogue with the applicant which resulted in revised proposals that overcame initial problems with the application.

2. The application site is affected by a public right of way (footpath nos. 11 'Edlaston and Wyaston' on the Derbyshire Definitive Map). These routes must remain unobstructed on their lawful alignment and the safety of the public must not be prejudiced either during or after the works take place. Details regarding the temporary or permanent diversion of any such routes

should be obtained by contacting the County Council's Footpaths Section at County Hall, Matlock on 01629 533262. Application for the permanent diversion of the public right of way shall be submitted to the District Council on the enclosed application form.

3. Only a trained ecologist should attempt to move common amphibians or reptiles by hand (excluding great crested newts) and all site staff including ecological consultants are expressly forbidden from handling great crested newts without a mitigation licence for the site, unless the creature is in immediate danger. Subject to the above the LEMP should be implemented in full, unless otherwise agreed in writing by the Local Planning Authority.

4. The Town and Country Planning (Fees for Applications, Deemed Applications and Site Visits) (England) Regulations 2012 as amended stipulate that a fee will henceforth be payable where a written request is received in accordance with Article 27 of the Development Management Procedure Order 2015 for the discharge of conditions attached to any planning permission. Where written confirmation is required that one or more conditions imposed on the same permission have been complied with, the fee chargeable by the Authority is £34 per householder request and £116 per request in any other case. The fee must be paid when the request is made and cannot be required retrospectively.

5. This Decision Notice relates to the following documents:

Site Location Plan numbered 2201-15, date stamped 9th July 2018.

Design and Access Statement prepared by Matthew Montague Architects.

Construction Ecological Mitigation and Management Plan prepared by RammSanderson.

Landscaping Scheme prepared by Econ Associates - date stamped 22nd October 2018.

Proposed development - Site Plan, date stamped 22nd October 2018.

Proposed development - Plot 1, date stamped 16th October 2018.

Proposed development - Plot 2, date stamped 16th October 2018.

Proposed development - Plot 3, date stamped 16th October 2018.

Proposed development - Plot 4, date stamped 16th October 2018.

Proposed development - Plots 5 6 7, date stamped 16th October 2018.

Proposed development - Plots 8, 9, 10, date stamped 16th October 2018.

Proposed development - Street elevations, date stamped 16th October 2018.

APPLICATION NUMBER		18/00891/REM	
SITE ADDRESS:		Land to the east of Bakers Lane, Doveridge	
DESCRIPTION OF DEVELOPMENT		Approval of reserved matters for the erection of 62 dwellings (Outline application 15/00389/OUT)	
CASE OFFICER	Mr. Andrew Stock	APPLICANT	Mr Chris O'Hanlon
PARISH/TOWN	Doveridge	AGENT	Claremont Planning Consultancy Ltd
WARD MEMBER(S)	Cllr. A. Catt	DETERMINATION TARGET	21 st November 2018
REASON FOR DETERMINATION BY COMMITTEE	Major application.	REASON FOR SITE VISIT (IF APPLICABLE)	Not required.

MATERIAL PLANNING ISSUES

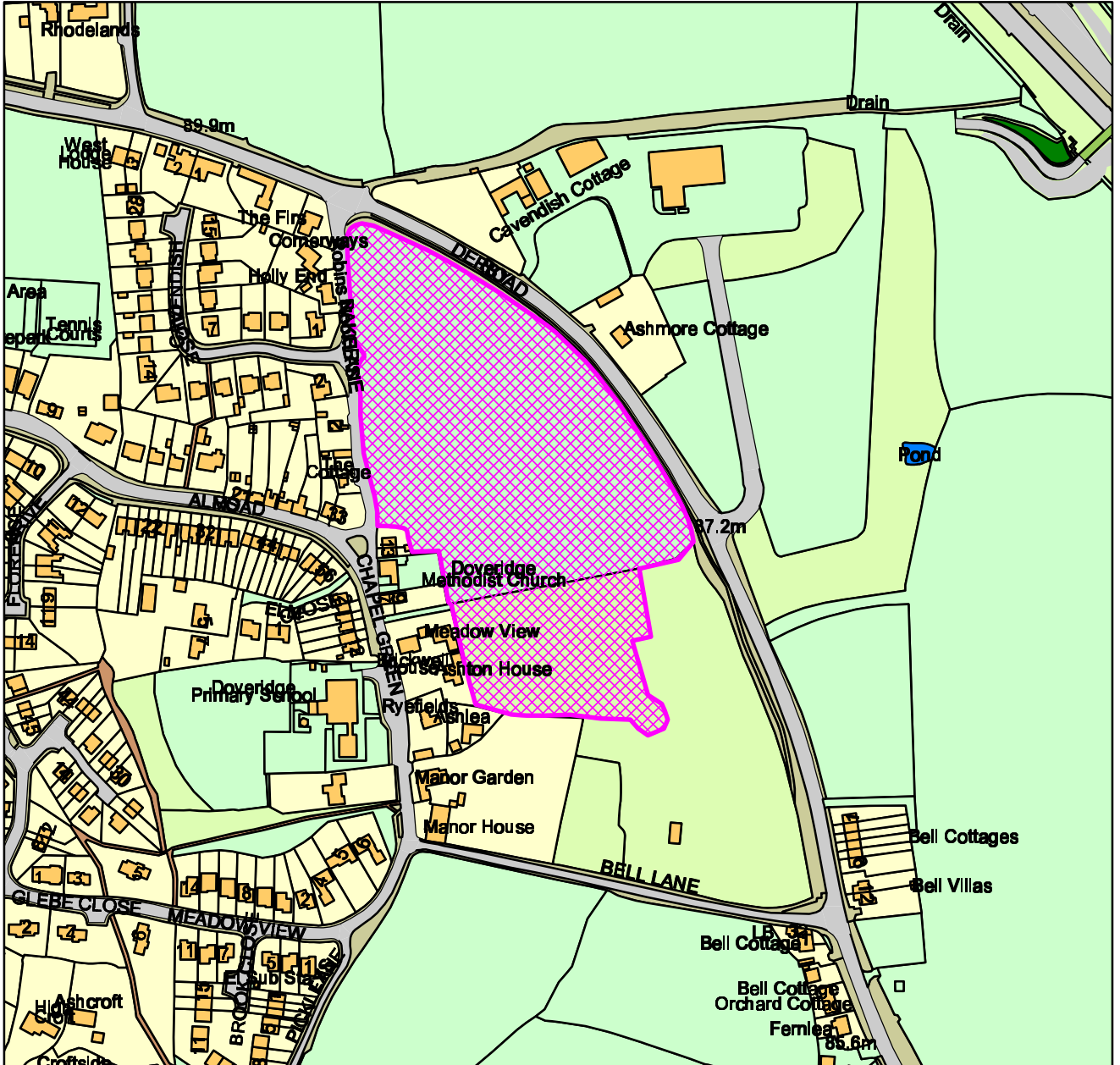
- Impact on this part of the settlement;
- Impact on residential amenity;
- Whether there would be any adverse highway safety implications;
- Housing mix and the level of affordable housing to be provided, and;
- Impact on ecology, archaeology and trees.

RECOMMENDATION

Approval, subject to receipt of amended plans which address the layout, design and highway safety matters raised in the officer appraisal section of this report and conditions.

18/00891/REM

Land to the East of Bakers Lane, Doveridge



Derbyshire Dales DC

1:3,500

Date: 26/10/2018

100019785

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Derbyshire Dales District Council,
Town Hall, Bank Road, Matlock, Derbyshire DE4 3NN.
Telephone: (01629) 761100.
website: www.derbyshiredales.gov.uk

1. THE SITE AND SURROUNDINGS

- 1.1 The application site relates to an irregular shaped 2.65ha parcel of land on the eastern side of Doveridge. The site has a frontage with Derby Road to the north-east and its western frontage is to Bakers Lane whilst the southern and south-western boundaries are within the gardens of existing dwellings.
- 1.2 To the south-east is an open field with individual parkland trees. The majority of the site is located within a single gently sloping field which is enclosed with hedgerows with hedgerow trees. The field is grazing land. The site also incorporates a portion of the field to the south which is different in character as it slopes more steeply and has attractive individual mature trees within it. The two fields are separated by a mature hedgerow immediately to the south of which runs the east / west route of a public footpath.
- 1.3 The housing on the opposite side of Bakers Lane comprises traditional brick and rendered properties to the south with estate properties / bungalows to the north. To the east of Bakers Lane and along the east of Alms Road is a mix of older traditional properties and a converted Methodist Chapel with more modern infill. At the corner of Alms Road and Bell Lane is the Grade II* Manor House which has extensive enclosed gardens to the east. To the west of Alms Road is Doveridge Primary School and development along Alms Road as it sweeps round the west creates a strong village streetscape. To the east of Derby Road opposite the site on the roadside are two detached properties beyond which lies a business premises but otherwise beyond Derby Road to the east is predominantly open agricultural land.



2. DETAILS OF THE APPLICATION

- 2.1 Outline planning permission (application ref: 15/00389/OUT) for the erection of up to 70 dwellings with all matter reserved was granted at Planning Committee on the 22nd September 2015. This application seeks approval of all matters which were reserved in respect of the outline permission namely access, appearance, landscaping, layout and scale.

- 2.2 This reserved matters application seeks approval for the erection of 62 dwellings with associated garages. All new residential development will be contained within the northern field, with only the balancing pond extending into the southern field. The site would be accessed via a single vehicular access directly off Derby Road.
- 2.3 A traditional design approach for the dwellings is proposed with the use of predominately red brick and plain tiles throughout the development. Pockets of render are proposed to define character areas within the site. A mix of 12 house types ranging from 1 to 4 bedroomed dwellings are proposed including Oxhill, Wishaw, Almond, Sambourne, Chorley, Milcote, Bilton, Magnolia, Bay, Lilac SO2+, S03 and SO12 (bungalow). The variations of house types include brick detailing, head & cill details, window pattern, door designs and porch types including mono pitch, gable projections and flat canopies.
- 2.4 A single spine road leads directly off Derby Road into the site with secondary streets and shared private driveways thereafter. The dwellings within the site front the internal estate spine road with the exception of plots 29, 35 & 54 which are off set corner plots. The dwellings fronting Derby Road are predominately 4 bedroomed, detached dwellings (plots 1 - 5, 16 - 22 & 32 - 34) which are set back from the highway following the alignment of the road. Garages are set back and in between the plots. The dwellings fronting Bakers Lane (plots 39 - 49) include a mix 1, 2 and 3 bedroomed dwellings, including the pair of bungalows (plots 44 & 45). The properties are set back from the application boundary again following the alignment of the Bakers Lane.
- 2.5 A gated equipped play area would be located towards the south west corner of the site and will incorporate a multi-use play equipment, swings and a see saw. A balancing pond, designed to be dry feature, will be located to the south of this. A single footpath link will be created opposite plots 57 to 62 providing a secondary access onto Bakers Lane.
- 2.6 The housing mix comprises of the following: -

House Type	Number	%
One bed house	2	3%
Two bed house	18	32%
Two bed bungalow	2	
Three bed house	17	27%
Four bed House	23	37%
Total	62	

3. PLANNING POLICY AND LEGISLATIVE FRAMEWORK

- 3.1 Adopted Derbyshire Dales Local Plan (2017):
- S1 Sustainable Development Principles
 - S2 Settlement Hierarchy
 - S3 Development With Defined Settlement Boundaries
 - PD1 Design and Place Making
 - PD3 Biodiversity and the Natural Environment
 - PD5 Landscape Character
 - PD8 Flood Risk Management and Water Quality
 - PD9 Pollution Control and Unstable Land
 - HC1 Location of Housing Development
 - HC4 Affordable Housing
 - HC11 Housing Mix and Types
 - HC14 Open Space, Sport and Recreation Facilities
 - HC19 Accessibility and Transport
 - HC21 Car Parking Standards

- 3.2 Doveridge Neighbourhood Development Plan (2018)
- D1 Design of New Development
 - H1 Housing Mix to meet specific demographic need of Doveridge
 - BE2 Internet Connectivity
 - T1 Sustainable Transport, Safety and Accessibility within Doveridge
 - NE1 Natural Environment

4. RELEVANT PLANNING HISTORY

15/00389/OUT Residential development of up to 70 dwellings GRANTED

5. CONSULTATION RESPONSES

5.1 Parish Council

On behalf of Doveridge Parish Council & the Chair (who is on holiday) I write to convey our concerns regarding the planning application for Bakers Lane. Further to a conversation between yourself and my Chair Karen Bown on Monday afternoon, we are disappointed that the developers don't seem to have looked at our "made" Neighbourhood Development Plan which should carry weight and be a document considered and adhered to before any application is actually submitted. There are many issues which we would have liked to have taken up both with yourselves and the developers. You refused to coordinate a meeting for us, citing that it wasn't in the process, which we find very frustrating and disappointing. We have quickly put together the issues which are causing us most concerns.

There are currently no public footpaths on this side of Bakers Lane to allow for safe pedestrian access to connect to the facilities in the village. We as a Council are concerned that this will be a popular route for children to arrive at school.

- We have concerns in relation to the current hedge boundary on Bakers Lane. Who will maintain the hedgerows around the entire site and whose responsibility will it be to ensure the hedge gaps, to enable fire access/egress, are properly maintained?
- Concerns have been raised regarding the underground storage tanks – is this a safe distance from residential properties?
- Due to previous flooding/drainage problems at the Doveridge Park site – what will be done to ensure this is not repeated?

5.2 Derbyshire County Council (Highways)

Initial response:

The proposed site plan 18040 01 P, indicates that the proposed new estate street junction will be provided with 2.4m x 56m visibility splay to the north west and 2.4m x 74m to the south east. However, as part of the outline application, it was determined that minimum emerging visibility splays of 2.4m x 89m are required in both directions. This determination was based on speed survey results and therefore the visibility splays as submitted on the application drawing are not acceptable. The minimum 2.4m x 89m visibility splays are achievable with controlled land and therefore the application drawing will need to be amended with the correct visibility splays. It is noted that the submitted transport assessment has highlighted the requirement for 2.4m x 89m visibility splays and a proposed access general arrangement has been shown, although the area in advance of the visibility splays needs to be laid out as footway as part of the public highway, which will impact on the exiting fronting hedgerow.

The swept path analysis of a refuse vehicle has been included as part of the transport assessment, which has been based on a large refuse vehicle. The swept path demonstrates that the refuse vehicle utilises land outside the adoptable limits when manoeuvring within 2 of the turning heads and therefore the turning heads will need to be modified to ensure that the refuse vehicle can manoeuvre solely within the adoptable limits.

The layout of the road opposite plot numbers 55 to 57 will need to be revised as this spur would not be required as part of an adoptable layout. The road adjacent to plot 11 should be laid out as a bend with the spur fronting plot numbers 55 to 57 being laid out as a shared private driveway and accessed via a vehicular dropped crossing.

The road serving plot numbers 39 to 49 will need to be modified if it is to be included as part of the adoptable layout. The carriageway needs to be a minimum width of 5m with at least a single 2m wide footway for adequate pedestrian provision.

Where the main spine road is shown narrowing to 4.8m fronting plot numbers 34 to 38, this will need to be widened to at least 5m with at least a 2m wide footway provided fronting plot numbers 34 to 38 to ensure that it complies with current adoptable criteria and to provide adequate pedestrian provision.

The vehicular access to plot number 50 may be difficult to manoeuvre into and out of due to its orientation being parallel to the estate street. Taking into consideration that the new estate streets will be lightly trafficked and vehicle speeds will be fairly low, the access would be acceptable if it were to emerge directly onto the main spine road opposite plot 25.

The footpath link opposite plot numbers 57 to 62 is shown emerging onto Bakers Lane with no provision for emerging visibility for pedestrians. Although vehicle speeds on Bakers Lane are not anticipated to be particularly high, the road is narrow and a degree of visibility will be required for pedestrians emerging from the proposed footpath link. A section of footway at least 5m wide should therefore be provided at the end of the footpath to enable pedestrians to stand clear of the carriageway at the end of the footpath.

Narrow breaks in the existing hedge surrounding the site have been shown to enable fire access. Whilst there are no objections to these where they emerge onto existing footways, the proposed break in the hedge to the rear of plot number 45 is not acceptable. This would emerge onto Bakers Lane where there are no footways and where the carriageway is relatively narrow. In the event of pedestrians using this narrow gap in the hedge, they would emerge directly into the carriageway on Bakers Lane without any intevisibility between drivers and pedestrians, which would be potentially dangerous.

Given that modifications will be required to the estate street layout to address the above issues, can you please ask the applicant to provide revised details. Can you please notify the Highway Authority if your Authority is minded to approve the application, in order that suitable conditions and notes can be recommended to be included in any consent.

5.3 Landscape Officer

Initial response: I have concerns that retained trees would be at risk of potential damage resulting from the proposed construction works within their Root Protection Areas (RPA) that could negatively impact their stability and vitality. Further details are required, in the form of a site specific Arboricultural Method Statement (AMS) to allow assessment of these risks and provide details regarding how the retained trees

will be protected. I recommend slight modification the site layout design to remove all development from the RPA of retained trees. Also regarding retained trees, I recommend that dead wood should be removed from all tree canopies for safety reasons and that one oak tree justifies further arboricultural investigation for potential safety reasons. Funding should be secured for the future removal of the ash trees. I have made suggestions for improvements to the tree planting scheme. I recommend that an Landscape Visual Impact Assessment (LVIA) should be provided to allow interpretation of the schemes impact on the visual amenity of the area. Additional information for inclusion within the Landscape and Ecological Management Plan (LEMP) is suggested. The balancing pond may be able to be better integrated into the landscape if it were relocated to the lowest point of the available area of the southern field.

5.4 Historic England

On the basis of the information available to date, we do not wish to offer any comments.

5.5 Environmental Health Officer

No objection raised.

5.6 Head of Housing

Housing has previously requested the following mix of 11 homes on this site, in addition to an off-site financial contribution. These should comprise; 3 x 3 bed 5 person houses; 4 x 2 bed 4 person houses – 2 rent & 2 shared ownership; 4 x 2 bed 4 person bungalows lifetime homes (not age designated) – 2 rent & 2 shared ownership.

Car parking arrangements need further thought, particularly for the bungalows (see Part M of the Building Regulations 'Access to and use of buildings'). Schemes should be tenure blind, with open market and affordable housing having the same car parking arrangements. Residents prefer in curtilage car parking.

5.7 Derbyshire Wildlife Trust

No objection raised.

5.8 Derbyshire County Council (Archaeologist)

Initial response:

Outline application 15/00389/OUT was granted with Condition 22 in relation to a scheme of archaeological work. The last part of Condition 22a reads 'The initial trial trenching stage of the scheme shall take place before submission of reserved matters with regard to layout'.

Although the initial trial trenching phase of the scheme has taken place on site, no report has been submitted as yet. The results on site included features of possible prehistoric date including cremated bone, and may suggest prehistoric funerary activity within the site. The report is therefore pertinent to determination of the reserved matters application, and should be submitted as part of the application documents to enable the local planning authority to be appraised of archaeological significance in considering the proposed layout.

Second response:

Further to our conversation I understand that the evaluation report has now been submitted. This does not suggest that there is nationally important archaeology on the site and it is therefore appropriate for the archaeological remains to be excavated and recorded under NPPF para 199 before the commencement of development. The second stage of work is underway on site to excavate and record the significant archaeology thus identified. The archaeological condition on outline consent is still live until this work

is complete and the appropriate post-ex and recording undertaken. I therefore have no outstanding concerns in relation to layout or the REM application.

5.9 Derbyshire County Council (Flood Risk Management Team)

No comments to make at this stage and shall welcome further consultation at the Discharge of Condition stage.

5.10 Environment Agency

There are no environmental constraints associated with the application site which fall within the remit of the Environment Agency. The Lead Local Flood Authority should be consulted on the proposals for their requirements regarding the disposal of surface water arising from the development.

5.11 Designing Out Crime Officer

The development would be acceptable with consideration of the following amendments or additional detail. Full details of the specification and locking schedule for gating to the shared parking court of plots 58-62, including detail of how the affected residents can lock and unlock these gates. An amendment to the treatment of side elevations for plots 39 and 49 to allow supervision of the eight roadside parking spaces. An additional window(s) to the side facing living room of plot 12 to provide a view of the transitional access across the shared drive entrance. Additional treatment to the left side elevation of the Milcote corner plot 38. There is an unusual arrangement of garden allocation for plots 61 and 62, where there is no direct access from within the houses. There would need to be confirmation of an upgrade from the usual specification of a lockable garden gate bolt for these two plots, to enable securing from the outer rather than inner side, probably a lock mortised into the gate. If this house/garden separation is seen as acceptable and to form part of the approved layout, as there is a footpath link from Bakers Lane across the front of plots 57-62, this footpath route should be separated from adjacent private curtilages and the shared drive with a section of proposed estate rail.

5.12 Peak & Northern Footpath Society

It is unfortunate that the location of Footpath 9 Doveridge is not shown on the layout plan, as I cannot tell what, if anything, is proposed for this path. It must be ascertained that the full width of the path will be unobstructed, and that preferably there is a link from the site to the path and that the surface of the path is improved as necessary to allow for the increased use which it will receive from the residents of the new development.

5.13 Derbyshire County Council (Planning Policy)

The County Council has no further comments to make concerning infrastructure and services with regard to the above reserved matters application which is seeking approval of matters of access, appearance, landscaping, layout and scale.

6. REPRESENTATIONS RECEIVED

- 6.1 Three letters of representation have been received from local residents raising a number of issues relating to both pedestrian and highway safety, impact upon TPO trees, lack of details regarding the balancing pond, hedgerow removal and use of underground storage tanks. Further comments are made with reference to the recently adopted Neighbourhood Development Plan (2018).

7. OFFICER APPRAISAL

- 7.1 This application follows the grant of outline planning permission (application ref: 15/00389/OUT) for residential development of up to 70 dwellings on land off Derby Road (to the east of Bakers Lane), Doveridge at Planning Committee on the 22nd September 2015. A decision notice was issued on the 31st August 2016 following the completion of a

Deed of Agreement sign on 21st July 2016 pursuant to a S106 legal agreement. It was agreed an on-site contribution of up to 11 affordable housing dwellings will be provided and the remaining through an off-site financial contribution to bring provision up to 45% of the total housing provision should be made.

7.2 The principle of development for the erection of up to 70 dwellings was established following the outline approval. Therefore, having regard to the policies of the Adopted Derbyshire Dales Local Plan (2017) the main issues to be assessed in consideration of this reserved matters application are:

- Impact on this part of the settlement;
- Impact on residential amenity;
- Whether there would be any adverse highway safety implications;
- Housing mix and the level of affordable housing to be provided, and ;
- Other matters including ecology, archaeology and trees.

Impact on this part of the settlement

7.3 Policy S3 of the Adopted Derbyshire Dales Local Plan advises that within defined settlement boundaries planning permission will be granted for development where it is of a scale, density, layout and design that is compatible with the character, appearance and amenity of the part of the settlement in which it would be located.

7.4 Policy PD1 of the Adopted Derbyshire Dales Local Plan relates to design and place making which requires development proposals to achieve a satisfactory relationship with adjacent development which does not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

7.5 Policy PD5 of the Adopted Derbyshire Dales Local Plan seeks to resist development, which would harm or be detrimental to the character of the local and wider landscape or the setting of a settlement as identified in the Landscape Impact Assessment.

7.6 Policy D1 of the Adopted Doveridge Neighbourhood Development Plan advises that new development must be designed to be safe, convenient, sustainable and complement the existing character of this historic village which has evolved over many centuries.

7.7 Outline planning permission was granted (application ref. 15/00389/OUT) for residential development of up to 70 dwelling however, following the recognition of southern fields contribution to open character / rural setting of the village, containing a number of attractive mature trees an important and attractive open landscape setting against the Grade II* Manor House it was agreed in assessing that scheme that all new residential development should be contained in the more open northern field, with only the balancing pond extending into the southern field thereby safeguarding the setting of the Grade II* listed building.

7.8 The proposed layout incorporating a single spine road directly from Derby Road leading to secondary streets follows the general design principles of the outline approval. A traditional design approach with the utilisation of predominately red brick and plain tiles throughout is in principle, considered to be acceptable.

7.9 Notwithstanding the applicants approach in preparing this reserved matters submission there are fundamental concerns with the inclusion of 2.5 storey house types namely Bascote and Moxhull (plots 1, 5, 16, 22, 29, 32, 34, 35 & 54). They present a too urban an appearance for this edge of settlement development and it is Officers opinion that these house types be omitted from the layout.

- 7.10 Further concerns relate to the use of render for plots 1, 5, 16, 22, 32 & 34 fronting Derby Road, use of dormer windows, lack of chimney stacks throughout the development, use of tax windows, bay windows within principal elevations and hedgerow removal.
- 7.11 Notwithstanding the above, with regards to the layout it is considered that built form fronting Derby Road (plots 1 - 5, 16 - 22 & 32 - 34) following the alignment of the road incorporating the provision of parking down the side of dwellings creating greater gaps between the dwellings helps to reduce the mass of new development, in this important view into Doveridge. This less dense form of development along the main road frontage is considered to be an appropriate transition from countryside to what will become the edge of the village.
- 7.12 The siting of the dwellings back from Bakers Lane is considered to respond positively to the existing settlement edge creating a successful transition from the existing built form to the proposed new fringe development. The mix of single and two storey units comprising 1, 2 and 3 bedroomed dwellings is considered to be appropriate in this location. The sense of openness is generally maintained in this location, mirroring the built form on the opposite side of the Bakers Lane / Derby Road junction.
- 7.13 The Local Planning Authority supports the traditional design approach with the incorporation of predominately red brick and plain tiles throughout. The Local Planning Authority is not averse for the use of render however, it should be contained within the site and not sporadically applied on buildings fronting Derby Road. The inclusion of render to define character areas within the site, such as Pots 11, 12, 29, 54, 50, 38 is considered to be acceptable. In terms of render colour choice a more neutral colour is considered to be more appropriate over the proposed white and cream.
- 7.14 The general design, scale and location of the dwellings, subject to appropriate amendments, will be a cohesive development that responds positively to the character and appearance of this part of the settlement with the formation of strong street scenes along Bakers Lane and Derby Road and the grouping of property types within the site helping to create a sense of place and interest.
- 7.15 The existing public right of way (FP 9 Doveridge) will be retained. A further single footpath link will be created opposite plots 57 to 62 providing a secondary access onto Bakers Lane. A minimal amount of hedgerow removal is required to form the required emerging visibility to enable pedestrians to stand clear of the carriageway at the end of the footpath to ensure pedestrian safety. Existing hedgerows which bound the site are an important feature and should be protected. Narrow breaks in the existing hedge surrounding the site have been shown to enable fire access and further loss of hedgerow is envisaged to achieve the required visibility splays. It is proposed to create an equipped play area towards the south west corner of the north field, incorporating multi-use play equipment, swings and a see saw. The play provision for the scale of the development is considered to be acceptable.
- 7.16 All new residential development will be contained within the northern field, with only the balancing pond to be located within the southern field. The balancing pond is designed to be a dry feature which will be integrated into the landscape towards the lowest point of the southern field to minimise any impact upon the character and appearance of the southern field.
- 7.17 Officers have engaged with the applicant in seeking improvements and it is anticipated that amended plans will be received prior to Planning Committee which will fully address officer concerns.

Impact on residential amenity;

- 7.18 The application site is bounded by residential properties along the western boundary adjacent to Bakers Lane and Chapel Green. A single residential dwelling, namely Ashmore Cottage lies to the east of the site.
- 7.19 The dwellings are set back from the western and eastern boundaries along Bakers Lane and Derby Road. This set back and looseness of the built form is considered to respond positively to its immediate context so as not to result in any overbearing/overshadowing impact between the proposed and existing dwellings. The dwellings would be of a similar scale to the existing dwellings comprising a mixture of two storey detached, semi-detached and bungalow properties.
- 7.20 Concerns have previously been expressed with regards to noise from Derby Road (A52) for future occupants of the dwellings. The nearest plots to Derby Road (plots 1 - 5, 16 - 22 & 32 - 34) are set back approximately 10 metres from the nearest kerb behind the private access road and landscaped area. As previously considered dwellings themselves are a barrier to noise and landscaping of the site can also soften noise impacts. ProPG Planning and Noise (2017) guidance recommends that any new residential development should be designed to achieve the internal and external current British Standard BS8233:2014.
- 7.21 A Noise Assessment prepared by the applicants consultants has been submitted as part of the application. The report determines that the general noise climate across the site and surrounding area is determined by traffic on the roads in the local vicinity only concluding that the British Standard BS8233:2014 can be achieved with appropriate acoustic rated glazing and acoustic rated vents. The District Councils Environmental Health Officer supports the findings of the Noise Assessment and raises no objection to the application providing that the noise attenuation recommendations are followed. An appropriately worded condition will be attached to any approval.
- 7.22 Retention of all but one of the existing trees and all hedgerows on the site and within its boundaries is welcomed and will contribute significantly to the amenity of the proposed development. The applicant should provide a site-specific Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) according to guidelines provided in BS5837:2012 for approval to ensure adequate protection of existing trees and hedgerows. An appropriately worded condition will be attached to any approval.
- 7.23 It is considered that internal layout has been carefully thought out to reduce any potential amenity impacts upon the occupants of existing neighbouring residential dwellings and future occupants for the new dwellings. Adequate separation and orientation of the units would provide adequate privacy and outlook. Inevitably the erection of 62 dwellings on green field land will create some level of visual impact within the area. However, it is considered that careful consideration of the size, scale and design of the dwellings is such that the development would not result in any significant loss of privacy or amenity for existing and future occupants.

Whether there would be any adverse highway safety implications;

- 7.24 It is proposed that the development would be accessed via a single vehicular access directly off Derby Road. This road is subject to a 30mph speed limit, although it would appear from a speed survey previously submitted that the speeds are constantly above the imposed limit.
- 7.25 Following consultation with the Local Highway Authority a minimum emerging visibility splays of 2.4m x 89m is required in both directions for the new estate access. At present

the application drawings do not provide the required visibility splays and are therefore not considered to be acceptable from a highway safety perspective. Further concerns are raised with regards to the internal layout not meeting an adoptable standard when assessed against the Delivering Street and Places Design Guide (2017).

- 7.26 The Parish Council and a number of local residents have also raised concerns with lack of public footpaths along Bakers Lane which is understood to be popular route for children to arrive at the local school. The speeds on Bakers Lane are not anticipated to be particularly high with the road being narrow however, it is noted that the footpath link opposite plots 57 to 62 is shown to provide pedestrian access onto Bakers Lane with no provision for emerging visibility. A section of footway of at least 5 metres wide is expected to be provided at the end of the footpath to enable pedestrians to stand clear of the carriageway at the end of the footpath to ensure pedestrian safety.
- 7.27 Officers have engaged with the applicants in seeking highway improvements which involve the introduction of shared surfaces within the secondary streets, reconfiguration of the turning heads, increase footway widths, alterations to the main spine road and improvements to emerging visibility for pedestrians onto Bakers Lane.
- 7.28 A revised plan has now been submitted, date stamped 26th October 2018 which looks to address the above highway concerns. No formal response has been received from the Highway Authority following re-consultation however, it is anticipated, subject to conditions, that the highway/pedestrian concerns can be fully resolved in time to be presented at committee.

Housing mix and the level of affordable housing to be provided;

- 7.29 Policy HC4 of the Adopted Derbyshire Dales Local Plan seeks to maximise the delivery of affordable housing across the plan area by working in partnership with the Homes and Community Agency, Registered Providers, Developers and Local Communities.
- 7.30 When the application was considered at planning committee on the 22nd September 2015 the Council's Head of Housing had asked for 11 units to be delivered on-site which is a reflection of current Parish needs. It was acknowledged that this was obviously well short of the 45% requirement of policy. However, at that time, they considered this to meet the known needs of the Parish. It was accepted that an off-site affordable housing contribution to bring the overall provision up to the equivalent of 45% of the total housing provision should be made to facilitate the funding of affordable units in the future. This was considered to be an appropriate and pragmatic response to deliver affordable housing at that time. A Deed of Agreement was signed on 21st July 2016 to secure the above provision.
- 7.31 The application proposes to provide 11 affordable units comprising 2 no. two bed bungalows, 6 no. two bed houses and 3 no. three bed houses.
- 7.32 The District Council's Housing Team has commented that the following mix should include 4 no. two bed bungalows rather than the 2 no. two bed bungalows shown. Concerns have also been expressed over the internal floor space being under the minimum internal floor standards, advising that they are unlikely to be wanted by a Housing Associations based on information they have received from a number of Housing Associations in the area.
- 7.33 However, the applicant has commented that the units proposed have received a total of six offers from the Registered Social Landlords (RSL) operating in the area. Written firm commitments from three RSLs have been submitted by the applicant confirming that they are willing to take on the units at the mix proposed. Despite the concerns raised by the

Council's Housing Team on balance the proposal is considered to comply with planning Policy HC4 of the Local Plan, subject to a condition to secure the appropriate tenure, with a reasonable prospect of the units being taken up by an RSL.

- 7.34 With regards to the housing mix, it is worth noting that the principle of development was established following the approval of planning permission on the 22nd September 2015, prior to the adoption the current Local Plan (2017). Therefore Policy HC11 of the recently Adopted Derbyshire Dales Local Plan which advises all new residential developments (both market and affordable and whether general needs or specialised) will be required to contribute towards the creation of sustainable, balanced and inclusive communities by meeting identified local and District housing needs in terms of housing mix, size and tenure cannot be fully applied.
- 7.35 The housing mix proposed comprises 2 no. one bedroom dwellings, 20 no. two bedroomed dwellings (2 of which are bungalows), 17 no. three bedroomed dwellings and 23 no. four bedroomed dwellings. Whilst this is at variance with Policy HC11 of the Adopted Local Plan, having a larger percentage of 4 bedroomed dwellings, when the off-site affordable housing is factored in the proposed housing mix and having due regard to the context, in the round the scheme is considered to be acceptable.

Other matters;

- 7.36 The applicant has submitted an ecology report with the application which has been independently assessed by Derbyshire Wildlife Trust. They have raised no major concerns and suggested conditions which form the basis of the outline approval. With this in mind there are no overriding ecology concerns in this case.
- 7.37 Concern has been raised by local residents relating to the susceptibility of the site to surface water flooding. A balancing pond is shown to the south of the site and is designed to be a dry feature. The Lead Local Flood Authority (LLFA) has advised a surface water disposal schemes will need to be approved as part of the building regulations approval process in compliance with Part H of the Building Regulations 2000. This will ensure that surface water from the site is appropriately disposed of and should prevent future flooding on the site.
- 7.38 Concerns have been raised with regards to the underground storage tank being located within close proximity to existing dwellinghouses. This is a matter which will need to be agreed with the relevant provider as part of the building regulations process.
- 7.39 With regards to archaeology, results on site demonstrate that features of possible prehistoric date including cremated bones, which may suggest prehistoric funerary activities are present. An initial trial trenching phase of the scheme has taken place on site. An evaluation report has now been submitted which does not suggest that there is nationally important archaeology on the site and it is therefore appropriate for the archaeological remains to be excavated and recorded appropriately. The second stage of work is underway on site to excavate and record the significant archaeology thus identified. The archaeological condition on outline consent is still live until this work is complete and the appropriate post-ex and recording undertaken. The Development Control Archaeologist raises no objection to the reserved matters application.

Conclusion

- 7.40 The outstanding issues in respect to design, layout and highway safety are to be updated at the meeting. These are issues which can be resolved and will not result in fundamental objections to the proposal. On this basis and subject to the conditions the proposal is considered to satisfy the relevant provision of the Adopted Derbyshire Dales

Local Plan (2017) and the Doveridge Neighbourhood Development Plan (2018). Accordingly the application is recommended for approval.

8. RECOMMENDATION

That approval of reserved matters be granted subject to receipt of amended plans which address the layout, design and highway safety matters raised in the officer appraisal section of this report and the following conditions:

1. The development shall be carried out in accordance with the additional information and plans and amended plans received on 26th October 2018 except insofar as may otherwise be required by other conditions to which this permission is subject.

Reason:

To define the permission for the avoidance of doubt and to ensure the satisfactory appearance of the development to comply with Policies S1, S3 and HC1 of the Adopted Derbyshire Dales Local Plan (2017).

2. Prior to installation, samples of all materials to be used to the exterior faces of the of the dwellings (including heads and cills) and garages hereby approved and hard surfacing of the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

Reason:

To ensure the use of appropriate materials and a satisfactory external appearance of the development in accordance with the aims of Policies S3, PD1 and PD5 of the Adopted Derbyshire Dales Local Plan (2017).

3. Prior to installation, details of the windows, doors and garage doors (inc. design, materials, treatment and/or colour) shall be submitted to and approved in writing by the Local Planning Authority. The window and door frames shall then be installed in accordance with the approved details and so retained.

Reason:

To ensure the satisfactory appearance of the development to comply with Policies S3 and PD1 of the Adopted Derbyshire Dales Local Plan (2017).

4. Notwithstanding the submitted plans, prior to installation, details of eaves & verges, chimney stacks, rain water goods, external lighting, porch canopies and meter boxes (including location) shall be submitted to and approved in writing by the Local Planning Authority. The approved details relating to each dwelling hereby approved shall be carried out in full prior to first occupation.

Reason:

To preserve the appearance of the dwellings in accordance with Policies S3 and PD1 of the Adopted Derbyshire Dales Local Plan (2017).

5. A site-specific Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) according to guidelines provided in BS5837:2012 shall be submitted to and approved in writing by the Local Planning Authority before any pruning or felling of trees on site. All works shall also be carried out in accordance with the approved details prior

to the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

Reason:

To enable an accurate assessment of the effect of the development on the trees and in the interests of visual amenity in accordance with Policies S3, PD5 and PD6 of the Adopted Derbyshire Dales Local Plan (2017).

6. Prior to the first occupation of the dwellings hereby approved, all the soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

Reason:

To ensure an appropriate landscaped setting in accordance with Policies S3 and PD1 of the Adopted Derbyshire Dales Local Plan (2017).

7. The development hereby permitted shall not be brought into use until a scheme of works for noise attenuation recommendations in the Hoare Lea noise assessment. Revision 1, 19th June 2018 have been implemented in full. The approved scheme shall be maintained in accordance with the approved details at all times thereafter.

Reason:

In the interests of preserving the amenities of the occupants of the proposed dwellings in accordance with Policies PD1 and PD9 of the Adopted Derbyshire Dales Local Plan (2017).

8. Notwithstanding the approved hard and soft landscaping scheme details of the constructional details of the 'entrance feature' shall be submitted to and approved in writing by the Local Planning Authority before installation. The development shall be constructed in accordance with the approved details.

Reason:

To ensure the satisfactory appearance of the development in accordance with the aims of Policies S3 and PD1 of the Adopted Derbyshire Dales Local Plan (2017).

9. Prior to first occupation of the dwellings hereby approved, a timetable for the delivery of the equipped play area and details of the legal and funding mechanism for the management of all landscaped areas (excluding private gardens) shall be submitted to and approved in writing by the Local Planning Authority. The equipped play area and landscaped areas shall thereafter be delivered and managed in perpetuity in accordance with the approved details.

Reason:

To ensure the satisfactory appearance of the development in accordance with the aims of Policies S3 and PD1 of the Adopted Derbyshire Dales Local Plan (2017).

NOTES TO APPLICANT:

1. The Local Planning Authority have during the consideration of this application engaged in a positive and proactive dialogue with the applicant which has resulted in revised proposals which overcame initial problems with the application.

2. The Town and Country Planning (Fees for Applications, Deemed Applications and Site Visits) (England) Regulations 2012 as amended stipulate that a fee will henceforth be payable where a written request is received in accordance with Article 27 of the Development Management Procedure Order 2015 for the discharge of conditions attached to any planning permission. Where written confirmation is required that one or more conditions imposed on the same permission have been complied with, the fee chargeable by the Authority is £34 per householder request and £116 per request in any other case. The fee must be paid when the request is made and cannot be required retrospectively.

3. This decision notice relates to the following documents:

Housing Mix Statement prepared by Claremont Planning Consultancy Ltd.

Planning Statement prepared by Claremont Planning Consultancy Ltd.

Statement of Community Involvement prepared by Claremont Planning Consultancy Ltd.

Play Area and Open Space Proposals Plan - GL096002B - Dated 22nd August 2018.

Design & Access Statement prepared by Armstrong Burton Architects.

Transport Assessment prepared by PJA.

Arboricultural Assessment prepared by FPCR

Landscape and Ecological Management Plan prepared by FPCR

Flood Risk Assessment & Drainage Strategy Including Sustainable Urban Drainage Assessment prepared by Mucklow & Harris.

Ashbourne North

ENF/14/00071	Unauthorised building works to facilitate a Biomass Boiler and affecting the setting of a listed building.	Sturston Hall Farm Mill Lane Sturston Derbyshire DE6 1LN	Notice Issued
ENF/15/00014	Unauthorised alterations to listed building. Installation of photo voltaic panels on roof slope - Sturston Hall Farm, Ashbourne, DE6 1LN		Notice Issued
ENF/17/00046	Unauthorised engineering comprising of excavations and leveling of land to the rear of 71 Park Avenue.	71 Park Avenue Ashbourne Derbyshire DE6 1GB	Pending Consideration
ENF/17/00094	Unauthorised fascia signs at 1 Shawcroft Centre, Dig Street, Ashbourne, DE6 1GF	1 Shawcroft Centre Dig Street Ashbourne Derbyshire DE6 1GD	Pending Consideration
ENF/18/00011	Works to roof not done in accordance with approved plans (Planning permission reference number. 17/00045/FUL)	Blacks Cottage Coopers Close Ashbourne Derbyshire DE6 1EQ	Pending Consideration
ENF/18/00020	Change of use to hot food takeaway (A5) and works to a listed building (Grade II) - Shopfront changes, additional side entry and removal of bricks	3 Church Street Ashbourne Derbyshire DE6 1AE	Pending Consideration
ENF/18/00038	Breach of Conditions 6, 16, 17, 18, 19, 21, 22 and 23 of Planning Permission 09/00496/FUL (Allowed on appeal)	The Mount 4 North Avenue Ashbourne Derbyshire DE6 1EZ	Pending Consideration
ENF/18/00066	Erection of gazebo style structure being used as a garage	52 St Oswald Crescent Ashbourne Derbyshire DE6 1FS	Pending Consideration
ENF/18/00101	Formation of vehicular access onto a classified road	Parkfield Stable Parkfield House Farm Kniveton Lane Offcote Derbyshire DE6 1JQ	Pending Consideration
ENF/18/00130	Unauthorised erection of fence in excess of 1m in height adjacent to vehicular highway and unauthorised erection of timber structure within 2m of boundary, exceeding 2.5m in height.	16 Beresford Avenue Ashbourne Derbyshire DE6 1FW	Pending Consideration
ENF/18/00137	Erection of salon building in rear garden	91 Park Avenue Ashbourne Derbyshire DE6 1GB	Pending Consideration

ENF/18/00144	Breach of pre-commencement conditions relating to planning permission 15/00425/FUL - conditions 4 and 6, and listed building consent 15/00426/LBALT - conditions 6, 7, 8, 13, 14 and 15.	Grey House 61 Church Street Ashbourne Derbyshire DE6 1AJ	Pending Consideration
ENF/18/00194	Change of use of former toilet block to A2 Use (professional and financial services) at ground floor and apartment at first floor	1 Union Street Ashbourne Derbyshire DE6 1FG	Pending Consideration

Ashbourne South

ENF/14/00070	Unauthorised internally illuminated signage above front of restaurant - 25 Dig Street, Ashbourne, DE6 1GF	25 Dig Street Ashbourne Derbyshire DE6 1GF	Pending Consideration
ENF/17/00038	Unauthorised works to listed building	Avanti Jewellers 2 - 4 Church Street Ashbourne Derbyshire DE6 1AE	Pending Consideration
ENF/17/00067	Unauthorised erection of two buildings to the rear of factory and north side of Derby Road, Ashbourne.	Homelux Nenplas Limited Blenheim Road Airfield Industrial Estate Ashbourne Derbyshire DE6 1HA	Pending Consideration
ENF/18/00018	Breach of Condition 1 of Planning Application Reference No. 17/00828/FUL	47 South Street Ashbourne Derbyshire DE6 1DP	Pending Consideration
ENF/18/00059	Alleged unauthorised timber building adjacent to 6 Weaver Close, Ashbourne	7 Weaver Close Ashbourne Derbyshire DE6 1BS	Pending Consideration
ENF/18/00092	Holiday homes being used as permanent residences	Peak Gateway Leisure Club Osmaston Derbyshire DE6 1NA	Pending Consideration
ENF/18/00115	Breach of Condition 4 (Working Hours) of Planning Application No. 17/00250/REM	Land South Of Leys Farm Wyaston Road Ashbourne Derbyshire	Pending Consideration
ENF/18/00120	Soil Dust from Development site - Breach of Condition 3 of 15/00319/OUT and Condition 7 of 17/00250/REM		Pending Consideration
ENF/18/00123	Signage advertising new development at Leys Farm development. One sign on Corner of Lower Pingle Road and one sign near the entrance to Ashbourne Golf Club		Pending Consideration
ENF/18/00125	Breach of Conditions 6 (Soft Landscaping), 7(Landscape Management Plan), 8 (Amenity and Play Areas laid out before first occupation) and 27 (Landscape and Ecological Management Plan) of 14/00722/FUL	Land Formerly Hillside Farm Wyaston Road Ashbourne Derbyshire DE6 1NB	Pending Consideration
ENF/18/00150	Vibration caused by construction of development 17/00250/REM	Land South Of Leys Farm Wyaston Road Ashbourne Derbyshire	Pending Consideration

ENF/18/00164	Unauthorised siting of caravan for residential purposes.	Land To The Rear Of Mayfield Road Cadet Hut Mayfield Road Ashbourne Derbyshire DE6 1AR	Pending Consideration
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Brailsford

ENF/17/00058	Unauthorised erection of replacement fencing around boundary of South Lodge, Long Lane, Longford, Derbyshire	South Lodge Long Lane Longford Derbyshire DE6 3DS	Pending Consideration
ENF/18/00009	Unauthorised building works to barn at West Mammerton Farm, Sutton Lane, Longford	Buildings At West Mammerton Farm Sutton Lane Longford Derbyshire	Pending Consideration
ENF/18/00114	Breach of Condition 1 of 14/00031/TEMP - Mobile home should have been removed from site by the 19th August 2017 and the land reinstated	Round Oak Farm Slade Lane Mercaston Derbyshire DE6 3DZ	Pending Consideration
ENF/18/00129	Breach of conditions 2 (opening times) and 3 (number of customers) of planning permission 17/00540/FUL	The Spruces Main Road Brailsford Derbyshire DE6 3DA	Pending Consideration
ENF/18/00138	Unauthorised change of use of Agricultural land and the erection of a timber built cabin.	Land North East Of Willow Croft New Road Mercaston Derbyshire	Notice Issued
ENF/18/00159	Unauthorised erection of steel framed building on land at Bridge Cottage, Yeldersley Lane, Ednaston	Bridge Cottage Yeldersley Lane Ednaston Derbyshire DE6 3AX	Pending Consideration
ENF/18/00185	Erection of sign and car park barrier	Ednaston Park Painters Lane Ednaston Derbyshire DE6 3FA	Pending Consideration
ENF/18/00193	Boundary Fence moved into retained newt corridor (related planning permission 13/00826/FUL)	Land Off Luke Lane Brailsford Derbyshire	Pending Consideration

Carsington Water

ENF/16/00034	Unauthorised erection of Dog kennels	Four Lane Ends Farm Gibfield Lane Hulland Ward Derbyshire DE6 3EJ	Pending Consideration
ENF/17/00041	Unauthorised change of use of land for the stationing of a static caravan for the purpose of human habitation	Barn At Arm Lees Farm Ryder Point Road Wirksworth Derbyshire	Notice Issued
ENF/17/00082	Unauthorised erection of raised platform on land within the conservation area and to the rear of Barnwood, Hopton, Wirksworth, Matlock, Derbyshire DE4 4DF	Barnwood Main Street Hopton Derbyshire DE4 4DF	Pending Consideration
ENF/17/00095	Unauthorised building works to create a roof over an existing muck store and unauthorised minor enlargement of approved building, 15/00493/FUL.	Turlow Fields Farm Turlowfields Lane Hognaston Derbyshire DE6 1PW	Pending Consideration

ENF/18/00013	Building not built in accordance with approved plans	Mulino Lodge Agnes Meadow Lane Kniveton Derbyshire DE6 1JR	Pending Consideration
ENF/18/00016	Unauthorised demolition/conversion of barn.	Barn At Arm Lees Farm Ryder Point Road Wirksworth Derbyshire	Pending Consideration
ENF/18/00057	Erection of fence to front of property in excess of 2 metres in height	Barney's Cottage Main Street Hognaston Derbyshire DE6 1PR	Pending Consideration
ENF/18/00105	Alterations not done in accordance with approved planning application 16/00912/LBALT	Brook Cottage Pethills Lane Kniveton Derbyshire DE6 1JN	Pending Consideration
ENF/18/00175	UNAUTHORISED ERECTION OF A NEW TWO STOREY BUILDING AT BARN 2, WALLANDS FARM, ASHBOURNE ROAD, BRASSINGTON, DERBYSHIRE, DE4 4DB	Wallands Farm Brassington Derbyshire DE4 4DB	Notice Issued
ENF/18/00179	Unauthorised engineering works to facilitate a standing area for farm machinery and produce.	Land And Buildings Off Wester Lane Ashbourne Road Brassington Derbyshire	Pending Consideration
ENF/18/00195	Unauthorised engineering works to create a new agricultural vehicular access onto a classified Road from land opposite Carslow Farm, Brassington	Carslow Farm Ashbourne Road Brassington Derbyshire DE4 4DB	Pending Consideration
ENF/18/00196	Caravan site, associated timber structure, extension to shower block	New Harboro Farm Manystones Lane Brassington Derbyshire DE4 4HF	Pending Consideration

Clifton And Bradley

ENF/18/00015	Unauthorised use of land for wood processing facility	Duke Of York Filling Station Mayfield Road Mayfield Ashbourne Derbyshire DE6 2BN	Pending Consideration
ENF/18/00047	Use of agricultural building as a lorry shed and creation of hardstanding	Wyaston House Farm Orchard Lane Wyaston Derbyshire DE6 2DR	Pending Consideration
ENF/18/00053	Erection of garage, in excess of 2.5m in height adjacent to a boundary and the creation of a boundary wall	The Cottage Mill Lane Shirley Derbyshire DE6 3AR	Pending Consideration
ENF/18/00055	Unauthorised erection of summer house, on land at Cloud Barn, Clifton Road (A515), Clifton, Derbyshire and Untidy Land	Cloud Barn Clifton Road Clifton Derbyshire DE6 2DH	Pending Consideration

Darley Dale

ENF/12/00034	Unauthorised demolition of a Listed wall and unauthorised access off the A6 at Dale Road North Darley Dale.	Stancliffe Quarry, Darley Dale, Matlock.	Notice Issued
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ENF/17/00016	Breach of pre commencement conditions on planning permission 15/00718/FUL Demolition of existing dwelling and barn and erection of replacement dwelling and swimming pool building.	Former Bent Farm Farley Hill Matlock Derbyshire DE4 5LT	Pending Consideration
ENF/17/00100	Alleged - Unauthorised Use of Site and Building for the Holding of Weddings	Peak Village Ltd Darwin Lake Holiday Village Jagers Lane Darley Moor Matlock Derbyshire DE4 5LJ	Pending Consideration
ENF/17/00139	Unauthorised erection of a steel framed building, erection of a concrete retaining wall and unauthorised office building	Bent Farm / Ameycroft Farm Farley Hill Matlock Derbyshire DE4 5LR	Pending Consideration
ENF/17/00142	The unauthorised erection of an agricultural building contrary to planning permission 13/00378/FUL - Erection of agricultural/fodder and equipment building	St Elphins Cottage Blind Lane Hackney Derbyshire DE4 2QE	Pending Consideration
ENF/17/00158	The unauthorised change of use of land for the storage of domestic and commercial vehicles, building materials and heras fencing		Pending Consideration
ENF/17/00159	Partial change of use of agricultural building for ancillary domestic purposes, on land at St Elphins Cottage, Hackney		Pending Consideration
ENF/18/00067	Works comprising the formation of a widened access and works to provide water supply and electricity hook-ups points.	Former Bent Farm Farley Hill Farley Derbyshire DE4 5LT	Notice Issued
ENF/18/00070	Breach of condition 14 (hard and soft landscaping) of planning permission 10/00069/FUL - Failure of new trees	Land Off Morledge Bakewell Road Matlock Derbyshire	Pending Consideration
ENF/18/00085	Unauthorised building works to create a cattle isolation unit on land at St Elphins Cottage, Blind Lane, Hackney	St Elphins Cottage Blind Lane Hackney Derbyshire DE4 2QE	Notice Issued
ENF/18/00086	Extension to agricultural building		Pending Consideration
ENF/18/00103	Erection of fence over 1m in height adjacent to the highway	No. 16 And Riversdale Darley Avenue Darley Dale Derbyshire DE4 2GB	Pending Consideration
ENF/18/00121	Unlawful externally illuminated advertisements on land adjacent to Molyneux Business Park and A6 for Creating Spaces Ltd	Creating Spaces (Derbyshire) Ltd Unit 20A Molyneux Business Park Whitworth Road Darley Dale Derbyshire DE4 2HJ	Pending Consideration
ENF/18/00135	Garage not being built in accordance with 18/00457/CLPUD	St Elphins Cottage Blind Lane Hackney Derbyshire DE4 2QE	Pending Consideration

ENF/18/00160	Siting of a Shepherd's Hut with Hot Tub for use as holiday accommodation	Oakstone Farm Old Hackney Lane Hackney Derbyshire DE4 2QJ	Notice Issued
ENF/18/00167	Unauthorised siting of temporary site cabin	St Elphins Park Darley Dale Derbyshire	Pending Consideration

Dovedale And Parwich

ENF/18/00090	Extension and raising of ridge height of existing outbuilding to 2.7m	Bank House Mapleton Road Mapleton Derbyshire DE6 2AB	Pending Consideration
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Doveridge And Sudbury

ENF/18/00029	Erection of Porches	17 West Drive Doveridge Derbyshire DE6 5NG	Pending Consideration
ENF/18/00037	Change of Use of shop / dwelling to Nursery (Use Class D1)	31A High Street Doveridge Derbyshire DE6 5NA	Pending Consideration
ENF/18/00165	Unauthorised change of use of agricultural building to use as commercial dog kennels.	Victory Farm 10 Marston Lane Doveridge Derbyshire DE6 5JS	Notice Issued
ENF/18/00168	Swale forming part of Doveridge Park Development (Planning application reference no. 17/00092/REM) being filled in and development closer to property boundary then was approved	Land Off Derby Road Doveridge Derbyshire	Pending Consideration

Hulland

ENF/14/00041	Breach of condition 2 relating to planning permission 10/00812/TEMP - Provision of temporary access for a period of 2 years - Redmire Gap, Intakes Lane, Turnditch, Derbyshire DE56 2LU	Redmire Gap Intakes Lane Turnditch Derbyshire DE56 2LU	Pending Consideration
ENF/15/00004	Unauthorised engineering works including substantive excavation on land at Common Farm.	Common Farm Mugginton Lane End Weston Underwood Ashbourne Derbyshire DE6 4PP	Pending Consideration
ENF/15/00024	The unlawful use of the buildings, shown in green on the attached plan, as a dwellinghouse (Use Class C3).	Blackbrook Lodge Farm Intakes Lane Turnditch Derbyshire DE56 2LU	Notice Issued
ENF/17/00064	Unauthorised change of use of land to create a horse riding Manege' on land West side of Broadway, Kirk Ireton	Caravan At Valley View Broad Way Kirk Ireton Derbyshire	Pending Consideration
ENF/17/00109	Use as a collection point for County Council vehicles	Wheel Plant Ltd Winney Hill Farm Hob Lane Kirk Ireton Derbyshire DE6 3LG	Pending Consideration

ENF/18/00087	Unauthorised building works. Buildings not in accordance with approved plans - 17/00309/FUL - Erection of 2 no. dwellings	The Smithy Main Road Hulland Ward Derbyshire DE6 3EF	Pending Consideration
ENF/18/00110	Breach of Condition 3 (Lighting Details) and Condition 5 (Restricted Use) of 17/00159/FUL	Common End Farm Bradley Derbyshire DE6 1PL	Pending Consideration
ENF/18/00111	Breach of Condition 9 (Events Management) of 12/00581/FUL	Land Off A517 North Of Hough Park Farm Brunwood Lane Hulland Ward Derbyshire DE6 3EN	Pending Consideration
ENF/18/00112	Unauthorised use of buildings for storage of mowers in connection to an off site business	Hough Park Farm Brunwood Lane Hulland Ward Derbyshire DE6 3EN	Pending Consideration
ENF/18/00151	Non compliance with condition 3 of planning permission 06/00204/VCOND - Affordable housing to be provided onsite in perpetuity	High Meadow Hulland Ward Derbyshire DE6 3EE	Pending Consideration
ENF/18/00152	Plots 6 - 11 of 15/00776/FUL - Dwellings not built in accordance with approved plans	Darne Mews Development Hulland Ward Derbyshire DE6 3GQ	Pending Consideration
ENF/18/00155	Replacement agricultural storage building not built in accordance with permission 15/00616/AGR, construction of car park and building being used as a dog training business	Moorside Farm Moor Lane Kirk Ireton Derbyshire DE6 3JZ	Pending Consideration
ENF/18/00174	Unauthorised change of use of land from agricultural land to storage of builders materials and a large container.	Land East Of Les Ardennes Hulland Ward Derbyshire	Pending Consideration
ENF/18/00181	Unauthorised change of use of holiday cottage to permanent dwelling - Barn to rear of Fairfields, Waterlagg House, Turnditch, Belper, DE56 2LW	Waterlagg House Turnditch Derbyshire DE56 2LW	Pending Consideration

Masson

ENF/13/00108	Unauthorised works to Grade II Listed Building	Corn Mill Cottage Water Lane Cromford Derbyshire DE4 3QH	Notice Issued
ENF/15/00054	Unauthorised alterations to a Grade II Listed Building.	Rita's Fish Bar 182 South Parade Matlock Bath Derbyshire DE4 3NR	Pending Consideration
ENF/15/00104	Unauthorised internal works and demolition of external boundary wall.	Mill Managers House Cromford Mill Mill Road Cromford Derbyshire DE4 3RQ	Notice Issued
ENF/16/00041	Unauthorised instalation of plastic windows and door.	2,4,6 North Parade Matlock Bath Derbyshire DE4 3NS	Notice Issued

ENF/16/00097	Unauthorised engineering operations and the creation of concrete retaining wall.	UK Slipform Ltd Dunsley Mill Via Gellia Road Bonsall Derbyshire DE4 2AJ	Pending Consideration
ENF/17/00022	Erection of two wooden sheds.	The Cottage Puddle Hill Bonsall Derbyshire DE4 2BA	Notice Issued
ENF/17/00061	Unauthorised works to a Listed Building	RIVA Rose Cottage 124 - 126 North Parade Matlock Bath Derbyshire DE4 3NS	Pending Consideration
ENF/17/00147	Breach of Conditions of Planning Permission Reference 11/00504/FUL	Cromford Hill Hand Car Wash 161 The Hill Cromford Derbyshire DE4 3QU	Pending Consideration
ENF/17/00150	Breach of condition 2 relating to planning permission 17/00104/FUL - Single storey extension, 1 Water Lane, Cromford, Derbyshire, DE4 3QH.	1 Water Lane Cromford Derbyshire DE4 3QH	Pending Consideration
ENF/18/00003	Untidy site - Land at Gullivers Kingdom, Adjacent to the upper car park, Matlock Bath, Derbyshire	Gullivers Kingdom Temple Road Matlock Bath Derbyshire DE4 3PG	Pending Consideration
ENF/18/00032	External alterations - Doorway replaced with a window and window covered up	County And Station Hotel 258 Dale Road Matlock Bath Derbyshire DE4 3NT	Notice Issued
ENF/18/00069	Unauthorised engineering works including excavation of stone to land at the rear of the Mill Managers House in Cromford.	Mill Managers House Cromford Mill Mill Road Cromford Derbyshire DE4 3RQ	Notice Issued
ENF/18/00071	Unauthorised works to provide walls and doors to atrium	Cromford Court Derby Road Matlock Bath Derbyshire DE4 3PY	Pending Consideration
ENF/18/00077	Unauthorised change of use of buildings from fully self contained holiday cottage.	The Carriage House Building 24 Cromford Mill Mill Road Cromford Derbyshire DE4 3RQ	Pending Consideration
ENF/18/00078	Unauthorised painting of shop front.	196-198 South Parade Matlock Bath Derbyshire DE4 3NR	Pending Consideration
ENF/18/00088	Erection of fence on top of existing wall	18 North Street Cromford Derbyshire DE4 3RG	Pending Consideration
ENF/18/00119	Unauthorised erection of sheds	The Barn Bakers Lane Cromford Derbyshire DE4 3QW	Pending Consideration
ENF/18/00136	Various Fencing erected around listed building	3 North Street Cromford Derbyshire DE4 3RG	Pending Consideration
ENF/18/00139	Breach Of Condition 2 Of Planning Permission 17/00104/FUL	1 Water Lane Cromford Derbyshire DE4 3QH	Pending Consideration
ENF/18/00140	Commencement on site prior to discharging conditions 3, 4 and 7 of planning application 17/01097/FUL	Outbuilding To The Rear Of 14 - 16 Yeoman Street Bonsall Derbyshire DE4 2AA	Pending Consideration

ENF/18/00148	Breach of conditions 6 (equipment) and 7 (securing refurbishment of the site) of planning permission 18/00135/FUL	Tennis Courts Derwent Gardens South Parade Matlock Bath Derbyshire	Pending Consideration
ENF/18/00177	Unauthorised erection of decking in the rear garden of Ranmoor, Waterloo Road, Matlock Bath	Ranmoor Waterloo Road Matlock Bath Derbyshire DE4 3PH	Pending Consideration
ENF/18/00182	Unauthorised painting of a listed building	Rose Cottage 124 - 126 North Parade Matlock Bath Derbyshire DE4 3NS	Pending Consideration
ENF/18/00188	Unauthorised painting on the "Boat Inn" at Cromford	Boat Inn Scarthin Cromford Derbyshire DE4 3QF	Pending Consideration

Matlock All Saints

ENF/16/00101	Unauthorised erection of sheds, chicken enclosures and a "shepherds hut".	High Croft Salters Lane Matlock Derbyshire DE4 2PA	Pending Consideration
ENF/17/00043	Engineering operations to create a raised patio area.	161 Smedley Street Matlock Derbyshire DE4 3JG	Pending Consideration
ENF/18/00001	Breach of conditions 2 and 3 of planning permission 17/00660/TEMP. Retain change of use to car park for a further temporary period of 10 years	The Garden House Derwent Avenue Matlock Derbyshire DE4 3LX	Notice Issued
ENF/18/00042	Unauthorised alteration of shop frontage	Turkish Delight 57 Dale Road Matlock Derbyshire DE4 3LT	Notice Issued
ENF/18/00048	Breach of condition of planning permission 16/00776/FUL - Appearance of front boundary wall	Land Adjacent Matlock Golf Club Chesterfield Road Matlock Derbyshire	Pending Consideration
ENF/18/00081	Erection of two entrance signs	Golding Grange 68 Cavendish Road Matlock Derbyshire DE4 3GY	Pending Consideration
ENF/18/00082	Banner signage above main entrance	Harveys Wine Bar And Cafe 119 Dale Road Matlock Derbyshire DE4 3LU	Pending Consideration
ENF/18/00104	Unauthorised extension to dwelling	Formerly 46 Jackson Road Matlock Derbyshire DE4 3JQ	Notice Issued
ENF/18/00183	Shared driveway being used for storage in association with a business	Land Between 23 & 27 Cavendish Road Matlock Derbyshire	Pending Consideration

Matlock St Giles

ENF/13/00084	Unauthorised erection of workshop	Phillips Woodware Smuse Lane Matlock Derbyshire DE4 5EY	Notice Issued
ENF/16/00053	Unauthorised access off Riber Road.	Brookdale Riber Road Lea Derbyshire DE4 5JQ	Notice Issued

ENF/16/00089	Breaches of Planning Control	ALS Scaffolding Services Limited Sunnyside Farm Whitelea Lane Tansley Derbyshire DE4 5FL	Notice Issued
ENF/17/00020	Unauthorised use of land for the storage and stationing of caravans.	Duke William Hotel 91 Church Street Matlock Derbyshire DE4 3BZ	Notice Issued
ENF/17/00117	Unauthorised engineering works and formation of access	Land And Track Opposite Willersley Lane Plantation Matlock Derbyshire DE4 5JE	Notice Issued
ENF/18/00031	Erection of signage and second access	Gate Inn The Knoll Tansley Derbyshire DE4 5FN	Pending Consideration
ENF/18/00044	Breach of condition 7 of planning permission 15/00566/FUL	Hilltops View Garage Courtyard Hazel Grove Matlock Derbyshire	Pending Consideration
ENF/18/00063	Unauthorised banner sign	Matlock Cricket Club Causeway Lane Matlock Derbyshire DE4 3AR	Pending Consideration
ENF/18/00074	Engineering operations to create hardstanding for cars and associated removal and disposal of materials on private land	The Croft Green Lane Tansley Derbyshire DE4 5FJ	Pending Consideration
ENF/18/00080	Alleged unauthorised building works at 44 The Knoll, Tansley	44 The Knoll Tansley Derbyshire DE4 5FN	Pending Consideration
ENF/18/00093	Dwellings not being built in accordance with planning permission 16/00779/FUL - Built higher than approved	Land Adjacent To 9 Oak Tree Gardens Tansley Derbyshire	Pending Consideration
ENF/18/00094	Breach of Condition 5 of planning application 17/00025/REM (Hours of Operation)	Land At Asker Lane Matlock Derbyshire	Pending Consideration
ENF/18/00097	Erection of unauthorised retaining wall	Land East Of Chesterfield Road / South Of Quarry Lane Matlock Derbyshire	Pending Consideration
ENF/18/00099	Piling of soil and materials	Land And Barn At The Corner Of Thatchers Lane And Alders Lane Tansley Derbyshire	Pending Consideration
ENF/18/00107	Operation of residential dwelling as a bed and breakfast facility with 6 letting rooms	The Chalet Bungalow Butts Drive Matlock Derbyshire DE4 3DJ	Pending Consideration
ENF/18/00132	Replacement windows and non compliance with planning permission 13/00762/FUL	27 - 29 Causeway Lane Matlock Derbyshire	Pending Consideration
ENF/18/00146	Unauthorised extensions to Public House	Gate Inn The Knoll Tansley Derbyshire DE4 5FN	Pending Consideration
ENF/18/00162	Unauthorised tipping of materials	Land Adjacent To 9 Oak Tree Gardens Tansley Derbyshire	Pending Consideration

ENF/18/00163	Installation of new shopfront	Costcutters Supermarket Lynholmes Road Matlock Derbyshire DE4 3DW	Pending Consideration
ENF/18/00171	Alterations to access to the A615	Hill Top Farm Alfreton Road The Cliff Tansley Derbyshire DE4 5JU	Pending Consideration
ENF/18/00178	The development is not in accordance with the approved plans.	Land Adjacent To 9 Oak Tree Gardens Tansley Derbyshire	Pending Consideration
ENF/18/00191	Erection of shed structure	Land To The Rear Of White Leas Oaksedge Lane Tansley Derbyshire DE4 5FQ	Pending Consideration

Norbury

ENF/14/00030	Change of use of land from use for Microlight flying to use for the flying of Biplane aircraft.	Airways Airsports Darley Moor Airfield Darley Moor Ashbourne Derbyshire DE6 2ET	Pending Consideration
ENF/17/00056	Unauthorised engineering works to facilitate access at Old House Farm, Can Alley, Roston, Derbyshire	Old House Farm Can Alley Roston Derbyshire DE6 2EF	Pending Consideration
ENF/17/00113	Unauthorised engineering works to facilitate what appears to be a hard standing area for the base of a garage.	Old Barn Riggs Lane Marston Montgomery Derbyshire DE6 2FD	Pending Consideration
ENF/17/00137	Change of use of agricultural land for the siting of 2 caravans for human habitation	Shaw Lane Farm Shaw Lane Marston Montgomery Derbyshire DE6 2FJ	Notice Issued
ENF/17/00156	Unauthorised engineering works to create a vehicular access to the holiday lets from the Roston Inn car park	Roston Inn Mill Lane Roston Derbyshire DE6 2EE	Pending Consideration
ENF/18/00089	Siting of a caravan in agricultural field	"Doles" Field Adj. The Elms And Elms Farmhouse Church Lane Cubley Derbyshire	Pending Consideration
ENF/18/00102	Office accommodation being used as a residence, business operating outside of opening hours, non-compliance with agreed parking arrangements and bay structure erected in car park	Woolliscroft (Garage Services) Former Abattoir Green Lane Norbury Derbyshire DE6 2EL	Notice Issued
ENF/18/00141	Breach of condition 6 relating to planning permission 17/01087/FUL - Subdivision of farmhouse to form two dwellings including associated external alterations.	Lower House Farm Can Alley Roston Derbyshire DE6 2EF	Pending Consideration
ENF/18/00142	Siting of shipping container	Land Off Rodsley Lane Yeaveley Derbyshire	Pending Consideration
ENF/18/00147	Siting of a shipping container		Pending Consideration

ENF/18/00149	Alteration to listed building, enlarged window in gable end to west facing elevation.	Listed Barn At Waldley Manor Waldley Lane Waldley Doveridge Derbyshire	Pending Consideration
ENF/18/00158	Breach of condition 2 and 4 of planning permission 15/00299/FUL - Partial change of use of agricultural storage building to boarding kennels and associated building operations and car parking area	Honeysuckle Farm Shirley Lane Rodsley Derbyshire DE6 3AQ	Pending Consideration
ENF/18/00190	Alterations to Listed Building	Rose And Crown New Road Boylestone Derbyshire DE6 5AA	Pending Consideration

Stanton

ENF/18/00075	Engineering work construction of retaining wall within the curtilage of Grade II listed building	Midland Cottages 1 - 2 Dale Road North Rowsley Derbyshire DE4 2EL	Pending Consideration
ENF/18/00180	Illuminated signage	Unit 10 Unity Complex Dale Road North Darley Dale Derbyshire DE4 2HX	Pending Consideration
ENF/18/00192	Use of barn as dwelling and development of land potentially for equestrian use	Rowsley Barn Chesterfield Road Rowsley Derbyshire DE4 2EG	Pending Consideration

Winster And South Darley

ENF/18/00122	Unauthorised erection of garage	Stags House 35 Main Road Darley Bridge Derbyshire DE4 2JY	Pending Consideration
ENF/18/00189	Unauthorised building works - Failure to discharge pre-commencement conditions relating to 17/01014/FUL	Thorntrees Oker Road Oker Matlock Derbyshire DE4 2JJ	Pending Consideration

Wirksworth

ENF/17/00002	Unauthorised engineering operations to create a raised area	11 New Road Bolehill Derbyshire DE4 4GL	Pending Consideration
ENF/17/00018	Unauthorised works to remove a fire surround in a Grade II Listed Building.	Red Lion Hotel Market Place Wirksworth Derbyshire DE4 4ET	Pending Consideration
ENF/17/00023	Breach of conditions on planning permission 14/00891/FUL	Mount Cook Adventure Centre Porter Lane Middleton By Wirksworth Derbyshire DE4 4LS	Pending Consideration
ENF/17/00051	Unauthorised change of use of garage/store to beauty studio.	The Mews 3 Wirksworth Hall Farm Wash Green Wirksworth Derbyshire DE4 4FD	Pending Consideration
ENF/17/00104	Non compliance with planting condition	Land Adjacent To 11A Little Bolehill Bolehill Derbyshire DE4 4GR	Pending Consideration

ENF/17/00106	Erection of High Fence Posts	2 New Road Bolehill Derbyshire DE4 4GL	Pending Consideration
ENF/17/00127	Engineering operations	11A Little Bolehill Bolehill Derbyshire DE4 4GR	Pending Consideration
ENF/17/00140	Unauthorised building works to raise the height of building approved under 16/00536/FUL	5 Cromford Road Wirksworth Derbyshire DE4 4FH	Pending Consideration
ENF/17/00153	Unauthorised change of use of agricultural land for the siting of a mobile home and two shipping containers.	Longway Bank Wood Longway Bank Whatstandwell Derbyshire	Pending Consideration
ENF/17/00154	Unauthorised change of use of land and buildings	Sleepy Hollow Farm Hopton Lane Wirksworth Derbyshire DE4 4DF	Pending Consideration
ENF/18/00010	Camping Pods not erected in the approved location	Mount Cook Adventure Centre Porter Lane Middleton By Wirksworth Derbyshire DE4 4LS	Pending Consideration
ENF/18/00014	New Shop Signage	26 - 27 Market Place Wirksworth Derbyshire DE4 4ET	Pending Consideration
ENF/18/00023	Unauthorised erection of fence	Land At Cromford Road Wirksworth Derbyshire	Pending Consideration
ENF/18/00049	Breach of condition of 16/00420/FUL - Colour of fascia boards on dwellings	Land East Of Derby Road Wirksworth Derbyshire	Pending Consideration
ENF/18/00100	Various alterations to property including the installation of white UPVC windows	7 The Dale Wirksworth Derbyshire DE4 4EJ	Pending Consideration
ENF/18/00126	Removal of front wall and erection of ply wood replacement	Kenwood Cottage Wash Green Wirksworth Derbyshire DE4 4FD	Pending Consideration
ENF/18/00154	Listed building consent and planning permission expired Ref 22.04.2018, no work commenced on site.	3 Gate House Gatehouse Drive Wirksworth Derbyshire DE4 4DL	Pending Consideration
ENF/18/00157	Erection of decking area	Flats At Mountain View The Croft Greenhill Wirksworth Derbyshire DE4 4EN	Pending Consideration

Total Open Cases

175

Enforcement Investigations Closed

In the 6 Months Prior to 25/10/2018



Ashbourne North

ENF/18/00143	Erection of Flag Pole	Beechcroft 6A North Avenue Ashbourne Derbyshire DE6 1EZ	Complaint Unfounded	03/10/2018
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Ashbourne South

ENF/18/00051	Breach of condition 18 of planning application 17/00337/FUL - Working outside of permitted hours	Land South Of Old Derby Road Ashbourne Derbyshire	Complied Voluntarily	06/07/2018
ENF/18/00052	Breach of Condition 24 (Tree Protection) of planning application reference no. 17/00250/REM	Land South Of Leys Farm Wyaston Road Ashbourne Derbyshire	Complaint Unfounded	27/07/2018
ENF/18/00145	Incorrect hanging tile to the roof - Breach of condition 1 of approval of reserved matters application 17/00250/REM	Plot 6 Land South Of Leys Farm Wyaston Road Ashbourne Derbyshire	Complied Voluntarily	30/08/2018
ENF/18/00156	Erection of log structure between driveways	47 Lodge Farm Chase Ashbourne Derbyshire DE6 1GY	Complaint Unfounded	12/09/2018

Brailsford

ENF/17/00125	Installation of Flue to Serve Biomass Generator	Marsh Hollow Farm Shirley Lane Hollington Derbyshire DE6 3GD	Planning Application Received	26/07/2018
ENF/18/00062	Breach of pre - commencement condition 2 of listed building consent 18/00070/LBALT - Prior to commencement of works, details of the glazing and timber frames to the proposed doors shall be submitted to, and approved in writing by, the Local Planning Authority. The window and doors shall then be installed in accordance with the approved details and so retained.	Cornerstone Cottage The Green Brailsford Derbyshire DE6 3BX	Justification from Officer	23/08/2018

Carsington Water

ENF/17/00085	Unauthorised building works comprising a change of structure on a building approved under PDA change of use	Former Wallands Farmhouse Ashbourne Road Brassington Derbyshire DE4 4DB	Planning Application Received	04/05/2018
ENF/17/00141	Tipping of Materials on Land	The Ketch Ashbourne Road Kniveton Derbyshire DE6 1JF	Not in the Public interest to pursue	18/06/2018

ENF/18/00065	Works started on an extant permission (00/07/0521) granted in September 2000	Foxholes Foxholes Lane Kniveton Derbyshire DE6 1JN	Justification from Officer	05/06/2018
ENF/18/00091	Use of land a camp site, consisting of tents/ motorhomes/ caravans	Land To The East Of New House Farm Longrose Lane Kniveton Derbyshire DE6 1JL	Justification from Officer	29/05/2018

Clifton And Bradley

ENF/18/00072	Installation of external lighting	Snelston House Sides Lane Snelston Derbyshire DE6 2EN	Not in the Public interest to pursue	06/08/2018
ENF/18/00133	Breach of condition 3 of planning permission 16/00311/FUL (construction materials to match existing building)	3 The Greenacre Clifton Derbyshire DE6 2DW	Not in the Public interest to pursue	25/07/2018

Darley Dale

ENF/18/00035	Erection of Double Garage and engineering works in association with Landscaping to front of property.	Lilac Cottage Holt Road Hackney Derbyshire DE4 2QD	Not in the Public interest to pursue	19/10/2018
ENF/18/00043	Breach of conditions 22 and 23 of planning permission 16/00789/FUL	Land South West Of Old Hackney Lane Hackney Derbyshire	Justification from Officer	15/06/2018
ENF/18/00118	Unauthorised Banner Adverts on metal poles	Grounds Of St Elphins Park Darley Dale Derbyshire	Complied Voluntarily	05/07/2018
ENF/18/00127	Parking of various commercial vehicles to the rear of Derwent View. People sleeping in box vans overnight.	14 Derwent View Church Road Churchtown Darley Dale Derbyshire DE4 2LB	Justification from Officer	25/07/2018

Dovedale And Parwich

ENF/15/00065	Alleged change of use of pub car park to use for the stationing of vehicular mobile homes.	Okeover Arms Mapleton Road Mapleton Derbyshire DE6 2AB	Notice complied with	23/07/2018
ENF/18/00076	Unauthorised erection of smoking shelter and adjacent timber fencing	Okeover Arms Mapleton Road Mapleton Derbyshire DE6 2AB	Complied Voluntarily	23/07/2018

Doveridge And Sudbury

ENF/18/00131	Construction Noise and Dust Control in relation to planning permission reference numbers 15/00739/OUT (outline consent) and 17/00092/REM (reserved matters)	Land Off Derby Road Doveridge Derbyshire	Justification from Officer	10/07/2018
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Hulland

ENF/18/00045	Subdivision of property to create an additional dwelling and a holiday let	Addcrofts Farm Hob Lane Kirk Ireton Derbyshire DE6 3LG	Complaint Unfounded	11/05/2018
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ENF/18/00109	Installation of external lighting on storage building, storage of unauthorised materials on site and land at corner of Money Hills Lane incorporated into curtilage	Land To The North West Of Smith Hall Farm Smith Hall Lane Hulland Ward Derbyshire	Not in the Public interest to pursue	20/06/2018
ENF/18/00173	Land clearance works including removal of trees and hedgerows	Land Adjacent Hulland House Smith Hall Lane Hulland Ward Derbyshire	Justification from Officer	22/10/2018

Masson

ENF/16/00090	Erection of a shed, decking and fence.	2 Primrose Cottages St Johns Road Matlock Bath Derbyshire DE4 3PQ	Notice complied with	06/07/2018
ENF/17/00102	Erection of Four Sheds	Land Adj. The Allotments Between North Street And Bedehouse Lane Cromford Derbyshire DE4 3QZ	Planning Application Received	12/06/2018
ENF/17/00145	Unauthorised works to ground floor concrete floor slab, contrary to condition 8 of 15/00329/LBALT	1 High Street Bonsall Derbyshire DE4 2AS	Complied Voluntarily	13/06/2018
ENF/18/00017	Unauthorised works to a listed building - Insertion of 3no. UPVC window frames	98 North Parade Matlock Bath Derbyshire DE4 3NS	Justification from Officer	18/10/2018
ENF/18/00028	Alleged change of use of hotel building, Temple Hotel, Matlock Bath.	Temple Hotel Temple Walk Matlock Bath Derbyshire DE4 3PG	Complaint Unfounded	17/05/2018
ENF/18/00033	Alleged works to change use of building	Temple Hotel Temple Walk Matlock Bath Derbyshire DE4 3PG	Complaint Unfounded	13/06/2018
ENF/18/00039	Unauthorised Internal and External Alterations to a Listed Building	21 The Hill Cromford Derbyshire DE4 3RF	Planning Application Received	04/10/2018
ENF/18/00113	Breach of Conditions 4, 5 and 6 planning application no. 18/00135/FUL and waste collection issues	Tennis Courts Derwent Gardens South Parade Matlock Bath Derbyshire	Not in the Public interest to pursue	05/07/2018
ENF/18/00116	Repainting and removal of signage	Princess Victoria Public House 174 - 176 South Parade Matlock Bath Derbyshire DE4 3NR	Complaint Unfounded	10/08/2018
ENF/18/00117	Unauthorised engineering works to facilitate access onto a classified road, (A6) Derby Road, next to filling station west of Cromford. East of Meadow View, Derby Road, Cromford, DE4 3RN	Meadow View Derby Road Cromford Derbyshire DE4 3RN	Not in the Public interest to pursue	18/10/2018
ENF/18/00176	Alleged unauthorised works to roof of property.	142 Dale Road Matlock Derbyshire DE4 3PS	Complaint Unfounded	04/10/2018
ENF/18/00184	Changes in land levels and creation of driveway	Townhead Farmhouse 70 High Street Bonsall Derbyshire DE4 2AR	Justification from Officer	24/10/2018

Matlock All Saints

ENF/17/00110	Development not being built in accordance with approved plans (Doors in Gable End)	The Lawns Cavendish Road Matlock Derbyshire DE4 3GZ	Not in the Public interest to pursue	25/07/2018
ENF/18/00058	Untidy site and breach of condition 12 of planning permission 13/00908/FUL	Land Off The Close Matlock Derbyshire DE4 3LE	Complied Voluntarily	23/08/2018
ENF/18/00064	Erection of fencing more than 1 metre in height adjacent the highway	29 Wolds Rise Matlock Derbyshire DE4 3HJ	Not in the Public interest to pursue	30/04/2018
ENF/18/00073	Unauthorised signage and alterations to retail premises	Iceland 1 Firs Parade Matlock Derbyshire DE4 3AS	Planning Application Received	11/06/2018
ENF/18/00084	Erection of a new retaining wall more than 8 feet in height	7 Hopewell Road Matlock Derbyshire DE4 3JN	Not in the Public interest to pursue	03/08/2018
ENF/18/00095	Breach of condition of 18/00047/VCOND and 17/00969/FUL - Use of toilets	Rubigo 68 Dale Road Matlock Derbyshire DE4 3LT	Justification from Officer	07/08/2018
ENF/18/00096	Erection of two storage units to rear of building	Rubigo 68 Dale Road Matlock Derbyshire DE4 3LT	Complaint Unfounded	08/08/2018
ENF/18/00098	Importing and spreading of materials onsite	Hall Dale Quarry Snitterton Road Snitterton Matlock Derbyshire	Not in the Public interest to pursue	15/06/2018
ENF/18/00128	Erection of wooden posts and metal fencing on possible highway land	Land North West Of Megdale (Former DDDC Plant Nursery) Matlock Derbyshire DE4 3JZ	Complaint Unfounded	05/07/2018
ENF/18/00153	Use of premises for storage	Hall Jackson Road Matlock Derbyshire	Justification from Officer	10/09/2018
ENF/18/00166	Unauthorised engineering works consisting of removal of mature trees, erection of fencing and gate, rear garden excavations and construction of drystone wall.	San Robryn/Woodland Bank Quarry Bank Matlock Derbyshire DE4 3LF	Not in the Public interest to pursue	22/10/2018
ENF/18/00186	Dwellings not being built in accordance with planning permission 17/00003/FUL	Land North West Of Megdale (Former DDDC Plant Nursery) Matlock Derbyshire DE4 3JZ	Complaint Unfounded	04/10/2018
ENF/18/00187	Felling of trees in connection with approved residential development 17/00003/FUL	Land North West Of Megdale (Former DDDC Plant Nursery) Matlock Derbyshire DE4 3JZ	Complaint Unfounded	05/10/2018

Matlock St Giles

ENF/18/00083	Unauthorised signage to a listed building - Banner sign fixed to building and banner signs in grounds	Tavern At Tansley Nottingham Road Tansley Derbyshire DE4 5FR	Justification from Officer	10/08/2018
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ENF/18/00106	Occupation of garage as a dwellinghouse	The Chalet Bungalow Butts Drive Matlock Derbyshire DE4 3DJ	Complaint Unfounded	15/06/2018
ENF/18/00134	Erection of a Boundary Fence	14 Lumsdale Crescent Matlock Derbyshire DE4 3EX	Complaint Unfounded	25/07/2018

Norbury

ENF/16/00068	Alleged breach of condition 9 relating to the slurry pit on land at Four Oaks Farm, Shields Lane, Roston. 10/00580/FUL - condition 9 "The slurry lagoon hereby approved shall only be used for the storage of slurry arising from the keeping of livestock on the site and livestock kept at Pear Tree Farm, Stubwood. It shall not be used for the storage of slurry or any other waste material imported from elsewhere".	Land To The South Of West View Shields Lane Roston Derbyshire	Complaint Unfounded	13/06/2018
ENF/18/00007	Breach of Condition 1 of 15/00691/FUL - Removal of Mobile Home from site by 8th September 2017	Honeysuckle Farm Shirley Lane Rodsley Derbyshire DE6 3AL	Justification from Officer	02/07/2018
ENF/18/00170	Roof alterations to Bungalow	The Firs Rodsley Lane Yeaveley Derbyshire DE6 2DT	Justification from Officer	28/09/2018

Stanton

ENF/18/00169	Erection of sign	Field Adjacent To Oldfield Lane Warren Carr Derbyshire	Justification from Officer	05/10/2018
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Winster And South Darley

ENF/17/00053	Unauthorised rear extension	72 Eversleigh Rise Darley Bridge Derbyshire DE4 2JW	Planning Application Received	26/07/2018
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Wirksworth

ENF/12/00022	Unauthorised stationing of a wooden chalet building and two steel containers.	The WoodYard. Homesford. Matlock. Derbyshire. DE4 5HL.	Justification from Officer	15/05/2018
ENF/16/00079	Erection of timber fence over 1 metre in height adjacent a highway.	20 Willowbath Lane Wirksworth Derbyshire DE4 4AY	Notice complied with	08/10/2018
ENF/17/00136	Artist's studio building not built in accordance with approved details	Walkers Cottage 31 - 33 The Dale Wirksworth Derbyshire DE4 4EJ	Complied Voluntarily	29/05/2018
ENF/18/00002	Unauthorised erection of raised platform, above 0.3m from ground level.	14 Main Street Middleton By Wirksworth Derbyshire DE4 4LQ	Planning Application Received	05/07/2018

ENF/18/00079	Installation of a Stair Lift in property	2 Gells Flats Church Walk Wirksworth Derbyshire DE4 4DP	Planning Application Received	16/07/2018
ENF/18/00108	Unauthorised outbuilding	Fountain House 13 Main Street Middleton By Wirksworth Derbyshire DE4 4LQ	Planning Application Received	15/06/2018
ENF/18/00161	Unauthorised change of use from one dwelling to two dwellings	Mountain View The Croft Greenhill Wirksworth Derbyshire DE4 4EN	Complaint Unfounded	18/09/2018

Total Closed Cases **63**

NOT CONFIDENTIAL - For public release

PLANNING COMMITTEE – 6th November 2018

PLANNING APPEAL – PROGRESS REPORT

REFERENCE	SITE/DESCRIPTION	TYPE	DECISION/COMMENT
Southern			
17/00752/FUL	The Manor House, Church Street, Brassington	WR	Appeal being processed
18/00117/PDA	Marsh Meadows Forge, Hollington, Ashbourne	WR	Appeal being processed
17/01130/OUT	Spinfield, Ednaston, Brailsford	WR	Appeal being processed
Central			
18/00104/FUL	St. Elphins Cottage, Blind Lane, Hackney	WR	Appeal being processed
ENF/17/00142	St. Elphins Cottage, Blind Lane, Hackney	WR	Appeal being processed
ENF/17/00158	St. Elphins Cottage, Blind Lane, Hackney	WR	Appeal being processed
ENF/17/00159	St. Elphins Cottage, Blind Lane, Hackney	WR	Appeal being processed
18/00437/FUL	10 West Crescent, Matlock	HOUSE	Appeal dismissed - copy of appeal decision attached

WR - Written Representations
IH - Informal Hearing
PI – Public Inquiry
LI - Local Inquiry
HH - Householder

OFFICER RECOMMENDATION:

That the report be noted.



Appeal Decision

Site visit made on 9 October 2018

by **David Fitzsimon MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 22nd October 2018

Appeal Ref: APP/P1045/D/18/3208311
10 West Crescent, Matlock DE4 3LB

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr & Mrs Harrison against the decision of Derbyshire Dales District Council.
 - The application Ref 18/00437/FUL, dated 20 March 2018, was refused by notice dated 21 June 2018.
 - The development proposed is 'raise roof to increase accommodation to first floor'.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue in this case is the effect of the proposal on the character and appearance of the host dwelling and the street scene within which it sits.

Reasons

3. The appeal relates to a bungalow style property which enjoys an elevated position within a cul-de-sac of similar properties. Although the dwellings sit at various heights and positions in relation to the highway, they are all of broadly similar form and massing. This is a noticeable element of the street scene which contributes positively to its overall character and appearance.
 4. I understand that planning permission has been granted to increase the ridge height of the appeal dwelling. However, the appeal proposal seeks a greater increase in the ridge height and eaves of the dwelling in order to provide larger first floor accommodation. It also includes a large feature gable to the front elevation.
 5. I understand that the approved scheme included a rendered finish like the scheme before me. Nevertheless, the increase in the overall height and scale of the dwelling would be significant and it would become considerably taller than the nearby dwellings which have low eaves. The enlarged dwelling would appear out of keeping as a result and the adverse visual effect would be exacerbated by its elevated and prominent position at the head of the cul-de-sac.
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6. For these reasons, I conclude that the proposal would harm the character and appearance of the host dwelling and the street scene within which it sits. In such terms, it conflicts with policies S3, PD1 and HC10 of the adopted Derbyshire Dales Local Plan, which promote good design that responds well to its surroundings.

Other matters

7. I accept that the proposal would not unduly impact on the living conditions of the occupiers of nearby dwellings in any way and I note that no local residents formally objected to the scheme. These are neutral rather than positive factors. Whilst the appellants argue that the proposal would not, in reality, result in the loss of accessible bungalow accommodation because the property is served by steep steps, this does not alter the harm I have identified.
8. The appellants refer to extensions and alterations which have been permitted at No. 3 West Crescent. Whilst I do not know the precise planning circumstances behind this particular planning permission, I note that No. 3 sits in a different part of the street scene and it does not enjoy an elevated position. It is therefore not directly comparable to the scheme before me.
9. Finally, I note the appellants are dissatisfied with the manner in which the application was dealt with, but this is not a matter for me to consider.

Overall Conclusion

10. I conclude that the proposal would harm the character and appearance of the host dwelling and the street scene within which it sits, contrary to the development plan policies outlined above. The arguments advanced by the appellants in favour of the scheme do not outweigh this harm and policy conflict therefore the appeal does not succeed.

David Fitzsimon

INSPECTOR

BACKGROUND PAPERS

The following documents have been identified in accordance with the provisions of Section 100(d) (5) (a) of the Local Government Act 1972 and are listed for inspection by members of the public.

Background papers used in compiling reports to this Agenda consist of:

- The individual planning application, (including any supplementary information supplied by or on behalf of the applicant) and representations received from persons or bodies consulted upon the application by the Local Planning Authority and from members of the public and interested bodies by the time of preparation of the Agenda.
- The Town and Country Planning Act 1990 (as amended), the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) and related Acts, Orders and Regulation and Circulars published by or on behalf of the Secretary of State for the Department for Communities and Local Government.
- The National Planning Policy Framework
- The Planning Practice Guidance

These documents are available for inspection and will remain available for a period of up to 4 years from the date of the meeting, during normal office hours. Requests to see them should be made to our Business Support Unit on 01629 761336 and arrangements will be made to comply with the request as soon as practicable.

BACK TO AGENDA