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04 January 2021

To: All Councillors

As a Member or Substitute of the **Planning Committee**, please treat this as your summons to attend a meeting on **Tuesday, 12th January 2021 at 6.00pm** via the zoom application. (Joining details will be provided separately)

Under Regulations made under the Coronavirus Act 2020, the meeting will be held virtually. As a member of the public you can view the virtual meeting via the District Council's website at www.derbyshiredales.gov.uk or via our YouTube channel.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'James McLaughlin', written over a light blue horizontal line.

James McLaughlin
Director of Corporate Services & Customer Services

AGENDA

PLEASE NOTE CHANGE TO PUBLIC PARTICIPATION SCHEME AND DEADLINE

SITE VISITS: A Presentation with photographs and diagrams will be given in lieu of site visits.

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

10 November 2020

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. PUBLIC PARTICIPATION

As the Council cannot hold meetings at the Town Hall, Public Participation can only take place using the Zoom application or by written representations. Members of the public are able to comment or ask questions on the items listed in the agenda and must give notice before 12 noon on the day preceding the meeting by:

Web-form: [Make your submission here](#)

Email: committee@derbyshiredales.gov.uk

Post: Democratic Services, Derbyshire Dales District Council, Town Hall, Matlock DE4 3NN

The Committee Team will assist any member of the public without access to electronic means by capturing their concerns over the telephone.

Phone: 01629 761133 (working days only 9am – 5pm)

Written representations, received by the deadline will be read out at the meeting, verbal contributors will be given instructions on how to join the meeting after giving notice.

All meeting proceedings open to the public will be streamed live on our YouTube channel when all non-exempt items are being considered. Recordings of the meeting will also be available after the event on the District Council's website.

5. 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.

	Page No.
5.1 APPLICATION NO. 20/00907/LBALT (Presentation)	03 - 08
Installation of solar panels on south facing roof slope at South Barn, Hurds Hollow, Matlock, Derbyshire DE4 3JZ.	
5.2 APPLICATION NO. 20/00980/ADV (Presentation)	09 - 13
Retention of vintage crane advertisement and signage on storage building at Steve Foster Crane Hire, Derby Road, Doveridge, Derbyshire DE6 5JU	
6. INFORMATION ON ACTIVE AND CLOSED ENFORCEMENT INVESTIGATIONS	14 - 24
7. APPEALS PROGRESS REPORT	25 - 26
To consider a status report on appeals made to the Planning Inspectorate.	

Members of the Committee:

Councillors Jason Atkin (Chairman), Tony Morley (Vice Chairman)

Robert Archer, Sue Bull, Sue Burfoot, Neil Buttle, Tom Donnelly, Graham Elliott, Richard FitzHerbert, Stuart Lees, Joyce Pawley, Garry Purdy and Peter Slack.

Nominated Substitute Members:

Jacqueline Allison, Steve Flitter, Helen Froggatt, Chris Furness, Mike Ratcliffe and Colin Swindell.

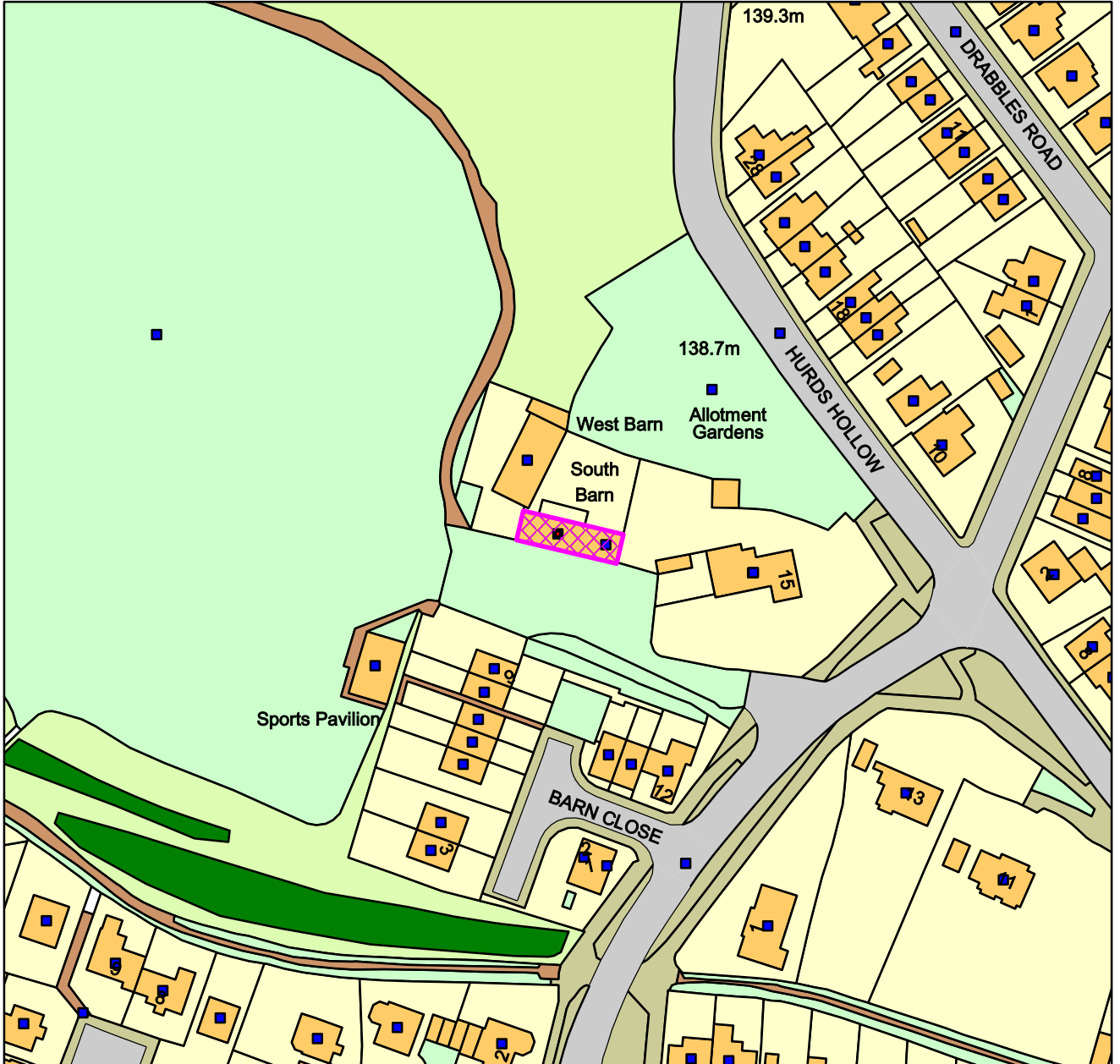
APPLICATION NUMBER		20/00907/LBALT	
SITE ADDRESS:		South Barn, Hurds Hollow, Matlock, Derbyshire, DE4 3JZ	
DESCRIPTION OF DEVELOPMENT		Installation of solar panels on south facing roof slope	
CASE OFFICER	Mr J Baldwin	APPLICANT	Mr John Taylor
PARISH/TOWN	Matlock Town	AGENT	N/A
WARD MEMBER(S)	Cllr Susan Burfoot Cllr Martin Burfoot Cllr Steve Wain	DETERMINATION TARGET	15/12/2020
REASON FOR DETERMINATION BY COMMITTEE	Called to committee by Cllr Steve Wain	REASON FOR SITE VISIT (IF APPLICABLE)	N/A

MATERIAL PLANNING ISSUES
Impact of the proposed solar panels on the special character and appearance of the Grade II listed building weighed against the public benefits to be derived.

RECOMMENDATION
Refusal

20/00907/LBALT

South Barn, Hurds Hollow, Matlock, Derbyshire



Derbyshire Dales DC

1:1,250

Date: 17/12/2020

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 site is located off the western side of Megdale, Matlock. The existing property on site is a grade II listed building, formerly, a detached barn associated with the adjacent Dimple Farmhouse (also grade II listed). The building is constructed from stone with a natural slate roof. It was converted to residential use in the mid-1990s. The property has open playing fields to the west, a public car park to the immediate south and allotments to the north.



2. DETAILS OF THE APPLICATION

- 2.1 Notwithstanding the submitted plans which present 24 solar panels, listed building consent is sought for the installation of 22 solar panels to the southern elevation of the property. Should committee be minded to support the application, clarification on the exact location of the 22 panels will be need to be secured by condition. The proposed solar panels are to be installed in two rows of 11 to the east of an existing roof window as shown on the submitted plans received by the Local Planning Authority on (08/10/2020). The proposed panels would be would be black with no silver edges and would be installed on removable rails. The applicant states that no cabling would be visible on the roof. The panels would be inset from the edge of the roof slope, bottom of the roof slope and ridge by 400mm.

3. PLANNING POLICY AND LEGISLATIVE FRAMEWORK

1. National Planning Policy Framework (2020) - Conserving and Enhancing the Historic Environment
2. National Planning Practice Guide (2014)
3. Historic England Advice Note 2 - Making Changes to Heritage Assets (2016)

4. RELEVANT PLANNING HISTORY:

06/00729/FUL	Change of use and conversion of garages to form holiday unit	PERC	16/11/2006
06/00890/LBALT	Alterations to listed building - Conversion of garage accommodation to holiday unit	PERC	20/12/2006
1195/0701	Alterations to listed building to form dependent relative unit	A	17/01/1996
0495/0252	External and internal alterations to listed building	R	03/08/1995
0495/0251	Conversion of barns to one dwelling and two holiday lets	R	03/08/1995

0196/0062	Conversion of two barns to house, dependent relative unit and garage	A	08/03/1996
04/03/0186	Alterations to listed building - Insertion of rooflight	A	28/04/2004

5. CONSULTATION RESPONSES

Matlock Town Council

5.1 No comments.

Design and Conservation Officer (Derbyshire Dales)

5.2 In the submitted Statement of Significance & Impact (SSI) the applicant has stated that in terms of the impact of the panels on historic fabric the roof covering to the building dates from the mid-1990s. With reference to the visual impact of the panels the SSI states that this would be reduced by the use of black panels, with no edgings on a dark blue slate.

Whilst it is acknowledged that the proposed physicalities of the solar PV panels are that they are to be arranged in a simple and geometric rectangular grouping (all abutting each other), have a black finish, have no silver edgings, are fixed with proprietary brackets (allowing future removal without undue damage to the roof covering etc.) and have no visible, external cabling etc. there is the important issue of their potential impact(s) on the character and appearance of the building and on the character and appearance of the setting and context of the site.

In this regard, the presence of the large array of panels on the south facing roof slope of the building (being its most visible roof slope) will inevitably change the character and appearance of that roof slope. This will, therefore, result in some visual harm to the existing building. In terms of setting & context, the building is adjacent to other listed buildings including the farmhouse. The building in question can be seen in localised views, particularly from the south, in association with the adjacent farmhouse, forming an historic group of buildings forming the former farmstead. The listing of the outbuildings states and acknowledges that they are “functionally related to the farmhouse, and form the most important element of its setting. They contribute to an understanding of the function of the building group”. The proposed solar PV panels will be visible within these views and will, therefore, have an impact on the setting and context of the historic grouping. This will constitute some harm to the setting & context of the building/grouping.

It is considered that the installation of the array, as proposed, would not constitute substantial harm to the designated heritage asset. In this regard, the NPPF directs that where a proposal would lead to less than substantial harm, that harm should be weighed against the public benefits of the proposal.

6. REPRESENTATIONS RECEIVED

6.1 No representations have been received in relation to the proposed development.

7. OFFICER APPRAISAL

The following material planning issues are relevant to this application:

- Impact of the proposed solar panels on the special character and appearance of the Grade II listed building weighed against the public benefits to be derived.

- 7.1 The comments received from the Design and Conservation Officer sets out that the addition of a relatively large array of solar panels would inevitably change that character and appearance of the roof slope and therefore impact on the special character of the Grade II listed building. It is acknowledged that the proposal includes design decisions which seek to reduce this impact including the simple layout of the panels which would be installed in two rows, with only a small break for an existing flue, and the design of the panels which are proposed to be entirely black with no silver edge and easily removable. Having regard to this, it has been concluded by the Design and Conservation Officer that the harm caused to the listed building would in this case be identified as less than substantial.
- 7.2 Paragraph 196 of the National Planning Policy Framework (2020) states that “Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 7.3 There is considered to be some public benefit to be derived through the introduction of a new renewable energy source to the property. The supporting information set out by the applicants highlights the importance of using renewable energy sources to combat the effects of climate change. The carbon footprint of the property owner will diminish and to a small degree this will make a contribution to the wider public objective of tackling climate change.
- 7.4 Paragraph 193 of the National Planning Policy Framework (2019) states that “When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance”.
- 7.5 The significance of the Grade II listed building is highlighted in the comments received from the Design and Conservation Officer. In addition to being a grade II listed building, South Barn is also considered to form the most important element of the setting of the adjacent listed farmhouse and is read as part of the wider historic farm grouping. The proposed solar panels would be installed on the primary roof slope which would be prominent in views from both the public car park immediately adjacent to the building, the playing fields to the west and visible from Megdale. The property has retained a strong agricultural character following its conversion to residential use, given this context and the prominent views of the southern roof slope, the adverse impact on the special character and appearance of this listed building of a large array of solar panels to the primary roof slope is, whilst less than substantial, is not considered to be outweighed by the public benefit to be derived from the installation of a private renewable energy source in this case.
- 7.6 It is considered that on this basis, the proposal would not comply with guidance contained within the National Planning Policy Framework (2020) and a recommendation of refusal is made on this basis.

8. RECOMMENDATION

That listed building consent be refused for the following reason(s).

The installation of solar panels to the primary roof slope would cause harm to the special character and appearance of the grade II listed building and the setting of the wider listed group that would not be outweighed by the public benefits to be derived from the proposed development. The development would therefore be contrary to guidance contained within the National Planning Policy Framework (2020), National Planning Practice Guidance and the Historic England Advice Note 2 - Making Changes to Heritage Assets (2016).

9. NOTES TO APPLICANT:

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.

This decision notice relates to the following documents:

Site Location Plan (1:1250) (08/10/2020)

Site Plan (1:500) (08/10/2020)

Existing Elevation (08/10/2020)

Proposed Elevation (08/10/2020)

Additional annotated Proposed Elevation (20/10/2020)

Statement of Significance and Impact (20/10/2020)

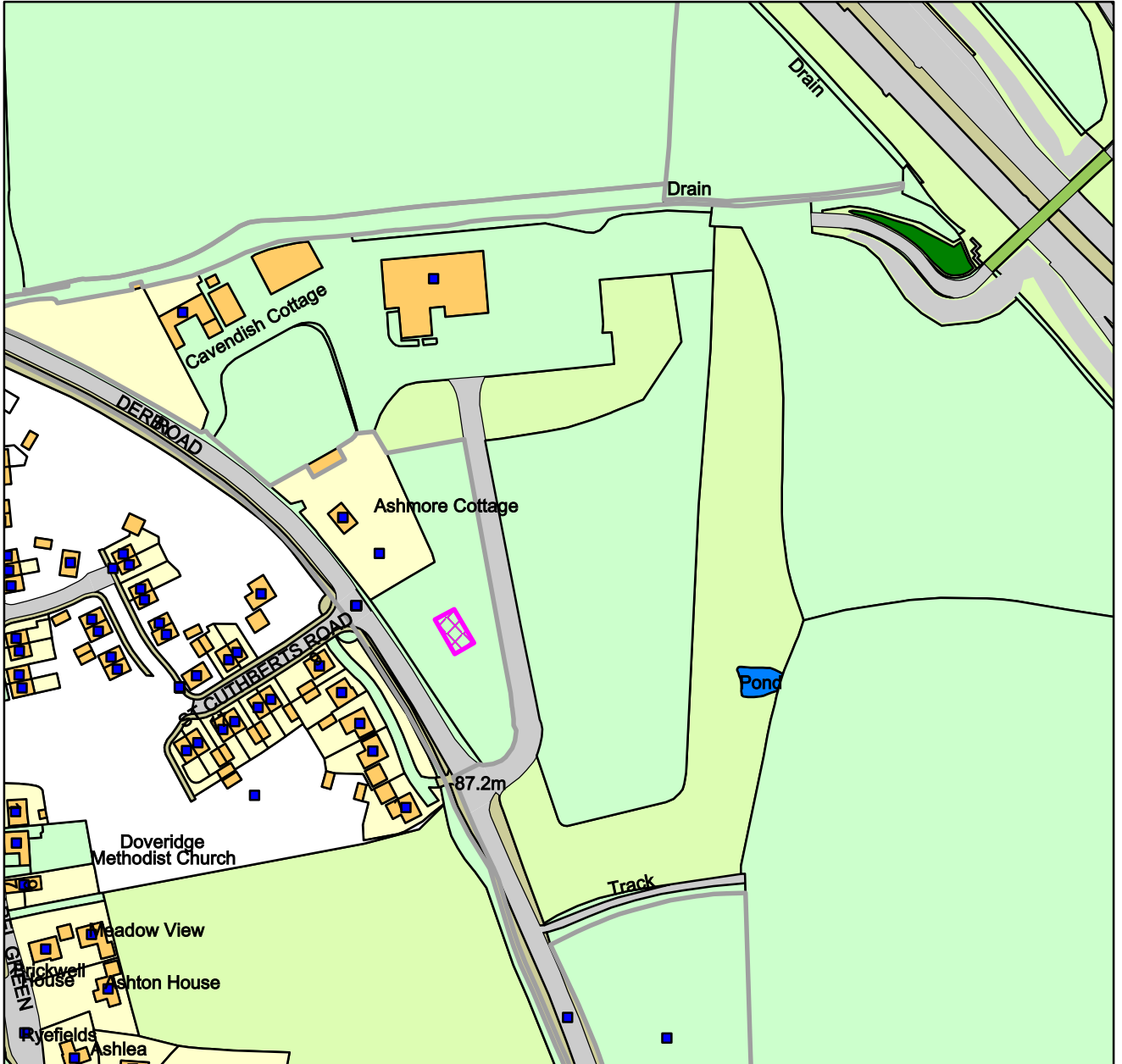
APPLICATION NUMBER		20/00980/ADV	
SITE ADDRESS:		Steve Foster Crane Hire, Derby Road, Doveridge	
DESCRIPTION OF DEVELOPMENT		Retention of vintage crane advertisement and signage on storage building	
CASE OFFICER	Mr. Andrew Stock	APPLICANT	Steve Foster
PARISH/TOWN	Doveridge	AGENT	n/a
WARD MEMBER(S)	Cllr. J Allison	DETERMINATION TARGET	17 th December 2020
REASON FOR DETERMINATION BY COMMITTEE	5 or more unresolved objections	REASON FOR SITE VISIT (IF APPLICABLE)	n/a

MATERIAL PLANNING ISSUES
<ul style="list-style-type: none"> • Public safety • Visual amenity

RECOMMENDATION
Refusal

20/00980/ADV

Steve Foster Crane Hire, Units 1 to 3



Derbyshire Dales DC

1:2,500

Date: 17/12/2020

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 a parcel of land to the south of the Steve Foster Crane Hire premises, situated on the eastern fringes of Doveridge to the south of the A50 and to the north of Derby Road and a storage building within the application site.
- 1.2 Ashmore Cottage and the recently constructed Hacketts Pingle residential dwellings lie to the west and the partially completed Bellway Homes housing development site lies to the south of the application site.



2. DETAILS OF THE APPLICATION

- 2.1 Advertisement consent is sought for the retention of a vintage crane and signage to an existing building. The vintage crane is located at the entrance of Steve Foster Crane Hire, fronting Derby Road and has a cab with the dimensions of approximately 1.7m (W) x 1.7m (L) and a crane arm extending to 18m in height.
- 2.2 The individual sign lettering (STEVE FOSTER CRANES) spans 7.8m in length and approximately 0.5m in height on an existing building within the site, as illustrated on submitted plans date stamped 5th October 2020.
- 2.3 The advertisements are non-illuminated and are located on private land.

3. PLANNING POLICY AND LEGISLATIVE FRAMEWORK

- 3.1 National Planning Policy Framework (2019):
Chapter 12 – Achieving well-design places
- 3.2 Other:
Derbyshire Dales Supplementary Planning Document, Shopfronts and Commercial Properties Design Guidance (2019)
Doveridge Neighbourhood Plan (2018)
Planning Practice Guidance

4. RELEVANT PLANNING HISTORY

02/10/0836 Erection of non-illuminated sign. GRANTED

5. CONSULTATION RESPONSES

- 5.1 None received.

6. REPRESENTATIONS RECEIVED

6.1 A total of 44 letters of support have been received and are summarised below:

- Important focal point
- Village landmark
- Part of the history of Doveridge
- An icon of the village
- Supports local business

6.2 A total of 6 letters of objection have been received which predominately raises concern over the negative impact the crane has on the character of the village.

7. OFFICER APPRAISAL

7.1 Having regard to the National Planning Policy Framework (2019) the main issues to assess are:

- Public safety, and;
- Visual amenity

Public safety

7.2 Whilst the Local Highway Authority has not commented on the application, as the advertisements are non-illuminated, set behind existing visibility sightlines and on private land behind existing boundary treatments there are no concerns with regard to public safety.

Visual amenity

7.3 When considering an application for signage the National Planning Policy Framework (2019) requires under Paragraph 132 that the quality and character of places can suffer when advertisements are poorly sited and designed therefore advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.

7.4 With regard to visual amenity, National Planning Practice Guidance states that: Amenity includes aural and visual amenity (regulation 2(1)) and factors relevant to amenity include the general characteristics of the locality, including the presence of any feature of historic, architectural, cultural or similar interest (regulation 3(2)(a)). It is a matter of interpretation by the Local Planning Authority (and the Secretary of State) as it applies in any particular case. In practice, 'amenity' is usually understood to mean the effect on visual and aural amenity in the immediate neighbourhood of an advertisement or site for the display of advertisements, where residents or passers-by will be aware of the advertisement. So, in assessing amenity, the Local Planning Authority would consider the local characteristics of the neighbourhood.

7.5 Firstly it is worth clarifying that the individual sign lettering (STEVE FOSTER CRANES) affixed to an existing building within the site is considered to be acceptable. However concerns have been expressed with the retention of the vintage crane element of the application. Following discussions with the applicant and failed attempts to omit the crane element from the application, it was advised that the application should proceed to determination as submitted.

7.6 The vintage crane (painted yellow) is located at the entrance of Steve Foster Crane Hire. The parcel of land where the vintage crane is located is to the north of Derby Road, on the fringes of Doveridge and is highly visible from the highway on the approach into Doveridge.

The vintage crane, by reason of its siting, size and appearance results in an adverse impact on the amenity of the street-scene at a prominent entry point to the village and is considered to be harmful to the character and appearance of the area, contrary to the advice contained in the National Planning Policy Framework and the National Planning Practice Guidance.

Conclusion

- 7.7 Taking the above into consideration, whilst the vintage crane raises no concerns with regard to public safety, it will have a detrimental impact on the amenity of the street-scene, contrary to the advice contained in the National Planning Policy Framework and the National Planning Practice Guidance.
- 7.8 The application is therefore recommended for refusal.

8. RECOMMENDATION

That Advertisement Consent be refused for the following reason(s):

1. The siting, size and appearance of the vintage crane results in an adverse impact on the amenity of the street-scene at a prominent entry point to the village and is considered to be harmful to the character and appearance of the area, contrary to the advice contained in the National Planning Policy Framework (2019) and the National Planning Practice Guidance.

9. NOTES TO APPLICANT:

1. The Local Planning Authority considered the merits of the submitted application and failed to resolve 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.
2. This decision notice relates to the following documents:
Submitted plans date stamped 5th October 2020.

Ashbourne North

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	Notice Issued
ENF/19/00016	Installation of artificial grass to steps, neon internal signage and spotlights to Grade II Listed Building	5 Church Street Ashbourne Derbyshire DE6 1AE	Pending Consideration
ENF/19/00082	Siting of caravan and alterations to associated access track	Land To The Rear Of Woodcock Delph And Adjacent To Herdsman Close Farm Ashbourne Road Fenny Bentley Derbyshire	Pending Consideration
ENF/19/00154	Breach of Conditions 19 and 20 of Planning Permission 09/00496/FUL (Allowed on appeal)	The Mount 4 North Avenue Ashbourne Derbyshire	Pending Consideration
ENF/20/00003	Installation of solar panels to roof	13 Church Street Ashbourne Derbyshire DE6 1AE	Notice Issued
ENF/20/00055	Unauthorised engineering works to facilitate a vehicular access and parking space onto a classified road, 23 Buxton Road, Ashbourne.	23 Buxton Road Ashbourne Derbyshire DE6 1EX	Pending Consideration

Ashbourne South

ENF/17/00038	Unauthorised works to listed building	Avanti Jewellers 2 - 4 Church Street Ashbourne Derbyshire DE6 1AE	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	Notice Issued
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
ENF/19/00040	Breach of Condition 10 (Construction Management Plan) of planning permission 15/00060/OUT	Land Off Lathkill Drive Ashbourne Derbyshire	Pending Consideration

ENF/19/00114	Provision of traffic regulation order and markings to restrict parking secured via section 106 agreement not yet in place, landscaping/ damaged fencing on site and unauthorised signage (banner sign and advanced sign) for local housing site being displayed. Related planning approval 18/00180/FUL	Unit 6 Blenheim Road Airfield Industrial Estate Ashbourne Derbyshire	Pending Consideration
ENF/20/00030	Breach of Condition 24 (Tree Protection) of planning approval 17/00250/REM and damage to protected trees	Land South Of Leys Farm Wyaston Road Ashbourne Derbyshire	Pending Consideration

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/18/00138	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/19/00062	Creation of new fishing lake	Birch House Fishing Lake Derby Lane Ednaston Derbyshire	Pending Consideration
ENF/19/00063	Unauthorised building of hay store. Building in different location to that approved under 16/00946/AGR.	Land North Of Willow Croft New Road Mercaston Derbyshire	Pending Consideration
ENF/19/00095	Has access road been built to correct width and planting on verge (related planning permissions - 16/00567/OUT (outline) and 18/00397/REM and 19/00467/REM (reserved matters))	Land Off Main Road 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	Notice Issued
ENF/18/00013	Building not built in accordance with approved plans	Mulino Lodge Agnes Meadow Lane Kniveton Derbyshire DE6 1JR	Pending Consideration
ENF/18/00196	Works to Holiday Let - Installation of chimney, erection of conservatory and extension to single storey element. Other Works - Caravan hookups, associated timber structure and extension to shower block	New Harboro Farm Manystones Lane Brassington Derbyshire DE4 4HF	Pending Consideration

ENF/19/00066	Breach of Condition 2 (Time Limit for siting of chalet) of planning permission 13/00158/EXF	Mulino Lodge Agnes Meadow Lane Kniveton Derbyshire DE6 1JR	Notice Issued
ENF/19/00067	Unauthorised engineering works to create a raised platform base for the approved building, and a new access and access track onto land off Manystones Lane, Brassington.	Land North Of Wirksworth Dale Brassington Derbyshire	Pending Consideration
ENF/19/00096	Unauthorised change of use of the building known as Shaws Barn, from B8 (Limited storage and distribution) use, to a use including the sale of alcohol.	Shaws Barn Winn Lane Atlow Derbyshire DE6 1NS	Pending Consideration
ENF/20/00028	Siting of 1no. caravan/ mobile home	Land East Of Turlowfields Lane Hognaston Derbyshire	Pending Consideration
ENF/20/00128	Erection of shed in front garden of 4 Haven View	4 Haven View Mill Lane Bradbourne Derbyshire DE6 1PA	Pending Consideration

Clifton And Bradley

ENF/19/00151	Alterations to bridleway including resurfacing to create access track, recessing of gateway and tarmac of entrance onto Sides Lane	Snelston BW 3 Sides Lane Snelston Derbyshire	Pending Consideration
ENF/19/00159	Formation of a new access off a Classified Road	The Flatts Wyaston Road Ashbourne Derbyshire	Pending Consideration
ENF/20/00005	Clearance of hedgerow at 'The Firs' residential development and erection of fence - Related planning applications 16/00340/OUT and 18/00699/REM	Land At The Firs Main Road Wyaston Derbyshire DE6 2DR	Pending Consideration
ENF/20/00141	Siting of static caravans	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
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/17/00139	Works comprising the siting of an office building on "the land"	Ameycroft Farm Farley Hill Matlock Derbyshire DE4 5LR	Pending Consideration
ENF/19/00102	Continued siting of mobile home (Breach of Condition 1 of Appeal Decision APP/P1045/C/15/3131891)	Woodside Farm Back Lane Darley Moor Matlock Derbyshire DE4 5LP	Pending Consideration

ENF/20/00154	Felling of Scot's Pine tree subject to Tree Preservation Order 119 (G3)	Land At St Elphins Park Dale Road South Darley Dale Derbyshire	Pending Consideration
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Doveridge And Sudbury

ENF/19/00017	Unauthorised commencement of development prior to correctly discharging planning conditions relating to planning permissions 15/00389/OUT - residential development of upto 70 dwellings and 18/00891/REM - Approval of reserved matters for the erection of 62 dwellings- Land East of Bakers Lane, Doveridge	Land To The East Of Bakers Lane Doveridge Derbyshire	Pending Consideration
ENF/20/00010	Change of use of land to site a crane and condition 4 (landscaping works to screen mounding) of planning permission 11/00806/FUL not fully implemented	Steve Foster Crane Hire Units 1 To 3 Derby Road Doveridge Derbyshire DE6 5JU	Pending Consideration

Hulland

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 outlined and hatched green on the 1:2500 and 1:1000 Scale attached plans, as a dwellinghouse (Use Class C3).	Blackbrook Lodge Farm Intakes Lane Turnditch Derbyshire DE56 2LU	Notice Issued
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/18/00206	Unauthorised use of site for wood processing and storage	Poplars Farm Belper Road Hulland Ward Derbyshire DE6 3ED	Pending Consideration
ENF/19/00106	Unauthorised engineering works including the creation and extension of a new access, the re-surfacing of an access track and the excavation of new footings around the existing hay barn, on land opposite Hulland Grange, Upper Lane, Hulland Ward.	Hay Barn Upper Lane Hulland Ward Derbyshire	Pending Consideration
ENF/20/00115	Unauthorised siting of caravan	Land To East Of Hoon Well Lane Biggin Ashbourne Derbyshire	Pending Consideration

ENF/20/00123	Provision of additional caravan pitches, Breach of Condition 6 of Planning Permission Reference 16/00568/FUL and erection of storage buildings and band stand	Blackbrook Lodge Camping And Caravan Site Intakes Lane Turnditch Derbyshire DE56 2LU	Pending Consideration
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Masson

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/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/18/00077	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	The painting of the shopfront with a paint colour that is not approved under the Matlock Bath Conservation Area Article 4 Direction	196-198 South Parade Matlock Bath Derbyshire DE4 3NR	Notice Issued
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/18/00177	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/19/00086	Breach of condition 16 (paint finish and colour of all external joinery) of planning permission DDD/0697/0381/C - Repainting of premises without prior consent to variation	Unit 5 The Riverside South Parade Matlock Bath Derbyshire DE4 3NR	Pending Consideration
ENF/19/00139	Breach of Conditions - Use of premises as a hotel without compliance with conditions 2, 4, 6 and 7 of planning permission 17/01012/FUL and conditions 2, 3, 6, 7 and 8 of listed building consent 17/01013/LBALT	Cromford Court Derby Road Matlock Bath Derbyshire DE4 3PY	Pending Consideration
ENF/20/00015	Unauthorised erection of fence adjacent to a classified road, A6, and within close proximity to protected trees (DCCTPO/123/A1).	Rock Cottage Rock Lodge 69 Derby Road Cromford Derbyshire DE4 3RP	Notice Issued
ENF/20/00020	Construction of raised platforms	Weavers Cottage 45 Yeoman Street Bonsall Derbyshire DE4 2AA	Pending Consideration
ENF/20/00035	Externally illuminated signage	The Coven The George Centre 30 North Parade Matlock Bath Derbyshire DE4 3NS	Pending Consideration

ENF/20/00068	Unauthorised internal and external works to this listed building	90 The Hill Cromford Derbyshire DE4 3QU	Pending Consideration
ENF/20/00097	Use of shed as letting accommodation, installation of outdoor toilet and shower room and creation of wetroom in property	14 The Hill Cromford Derbyshire DE4 3QL	Notice Issued

Matlock All Saints

ENF/18/00042	Unauthorised alteration of shop frontage	Turkish Delight 57 Dale Road Matlock Derbyshire DE4 3LT	Notice Issued
ENF/19/00044	Erection of verrandah to top of shed	133 Smedley Street Matlock Derbyshire DE4 3JG	Notice Issued
ENF/19/00091	Alleged change of use of Band Hall to business/domestic storage facility	Hall Jackson Road Matlock Derbyshire	Notice Issued

Matlock St Giles

ENF/13/00084	Unauthorised erection of workshop	Phillips Woodware Smuse Lane Matlock Derbyshire DE4 5EY	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/18/00178	The development is not in accordance with the approved plans.	Land Adjacent To 9 Oak Tree Gardens Tansley Derbyshire	Pending Consideration
ENF/19/00008	Use of land for the parking of vehicles, unloading and storage of aggregates, unloading and storage of domestic and business waste and as a personal allotment with a greenhouse	Land To The Rear Of Sunnyside Farm Riber Road Riber Matlock Derbyshire DE4 5JU	Pending Consideration
ENF/19/00015	Formation of access onto a classified road (A615)	The Cottage Alfreton Road The Cliff Matlock Derbyshire DE4 5EZ	Notice Issued
ENF/19/00027	Tipping of materials additional to soil including rock, concrete and redundant farm machinery	Land At Junction Of Cunnery Lane And Alders Lane Tansley Derbyshire	Pending Consideration
ENF/19/00167	(a) Without planning permission, unauthorised engineering work, including retaining walls, to facilitate the formation of a compound area, the erection of enclosing walls and gate piers to this compound. (b) Without planning permission, utilising the compound for the storage of building materials, plant and equipment.	Land And Barn At The Corner Of Thatchers Lane And Alders Lane Tansley Derbyshire	Pending Consideration

ENF/19/00168	Replacement windows in Grade II* Listed Building	St Andrews House Lumsdale Road Matlock Derbyshire DE4 5NG	Pending Consideration
ENF/20/00012	Unauthorised erection of garage within the domestic curtilage	20 Lynholmes Rise Matlock Derbyshire DE4 3DX	Pending Consideration
ENF/20/00092	The extension of domestic curtilage, engineering works and laying of hardsurfacing.	Land And Barn At The Corner Of Thatchers Lane And Alders Lane Tansley Derbyshire	Pending Consideration
ENF/20/00103	Breach of Condition 14 of planning permission 15/00861/FUL and formation of roadway and associated engineering works (raising of land and formation of swales)	Land South Of Bentley Bridge Chesterfield Road Matlock Derbyshire	Pending Consideration
ENF/20/00145	Installation of air conditioning unit to exterior of Grade II Listed Building	Tavern At Tansley Nottingham Road Tansley Derbyshire DE4 5FR	Pending Consideration
ENF/20/00147	Erection of treehouse	Littlemoor Farm Littlemoor Lane Riber Matlock Derbyshire DE4 5JS	Pending Consideration

Norbury

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/17/00156	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/18/00142	Siting of shipping container	Land Off Rodsley Lane Yeaveley Derbyshire	Pending Consideration
ENF/19/00034	Erection of Building	The Orchard Audishaw Lane Boylestone Derbyshire	Notice Issued
ENF/19/00079	Breach of condition 11 of planning permission 16/00587/FUL - No machinery shall be operated on the site, no process or operations shall be carried out and no deliveries shall be taken at or despatched from the site except between 8:00 and 18:00 hours Monday to Friday and 9:00 and 13:00 on Saturdays or at any time on Sundays and Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.	Mushroom Farm Rodsley Lane Yeaveley Derbyshire DE6 2DT	Pending Consideration

ENF/20/00006	Change of use of land to use for the stationing of caravans for the purposes of human habitation with associated building and engineering works comprising of the construction of amenity buildings, laying of hard surface and erection of fencing.	Land East Of Grove Lane Somersal Herbert Derbyshire	Notice Issued
ENF/20/00018	Unauthorised change of use of garage block to independent dwelling	Coton Wood Lodge Muse Lane Boylestone Derbyshire DE6 5AB	Pending Consideration
ENF/20/00148	Unauthorised stationing of static and mobile caravans for the purposes of human habitation and the change of use of land for the storage of vehicles and machinery not associated with agriculture	Shaw Lane Farm Shaw Lane Marston Montgomery Derbyshire DE6 2FJ	Notice Issued

Stanton

ENF/20/00062	Erection of stables, extension of residential curtilage and extension of access	Rowsley Barn Chesterfield Road Rowsley Derbyshire DE4 2EG	Pending Consideration
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Winster And South Darley

ENF/20/00016	Construction of storage buildings approved under application code ref. 19/00525/FUL using corugated steel sheets to the walls finished in an unauthorised off white colour	H J Enthoven And Sons Darley Dale Smelter Oldfield Lane Warren Carr Derbyshire DE4 2LP	Pending Consideration
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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/18/00126	Removal of front wall and erection of ply wood replacement	Kenwood Cottage Wash Green Wirksworth Derbyshire DE4 4FD	Pending Consideration
ENF/18/00216	Breach of conditions 3 and 4 of planning permission 15/00793/FUL - Conversion and extension of garage to form dependant relative unit.	38 West End Wirksworth Derbyshire DE4 4EG	Pending Consideration

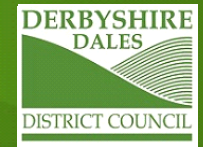
ENF/19/00004	Installation of hot tub to front of property	Stowe Cottage 4 New Road Middleton By Wirksworth Derbyshire DE4 4NA	Pending Consideration
ENF/19/00059	Without planning permission the stationing of a caravan on the land for the purposes of human habitation	Land To East Of Kings Lot Wood Longway Bank Whatstandwell Derbyshire	Notice Issued
ENF/19/00140	Engineering works to garden area	Fountain House 13 Main Street Middleton By Wirksworth Derbyshire DE4 4LQ	Pending Consideration
ENF/20/00008	Unauthorised ground works to facilitate a car park and large plant training area.	Land To The North Of Jacksons Ley And Porter Lane Middleton By Wirksworth Derbyshire	Pending Consideration
ENF/20/00043	Two storey garden building not being built in accordance with approved plans (planning application reference number 19/01424/FUL)☒	24 Water Lane Wirksworth Derbyshire DE4 4DZ	Pending Consideration
ENF/20/00077	Unauthorised building works, consisting of demolition of outbuilding and erection of two storey side extension to dwelling at 5 Churchill Avenue, Middleton by Wirksworth.	5 Churchill Avenue Middleton By Wirksworth Derbyshire DE4 4NG	Pending Consideration
ENF/20/00101	Erection of shed ☒	The Old Barn Rise End Middleton By Wirksworth Derbyshire DE4 4LS	Pending Consideration

Total Open Cases

96

Enforcement Investigations Closed

In the Month Prior to 18/12/2020



Ashbourne North

ENF/17/00094	Unauthorised fascia signs at 1 Shawcroft Centre, Dig Street, Ashbourne, DE6 1GF	1 Shawcroft Centre Dig Street Ashbourne Derbyshire DE6 1GD	Complied Voluntarily	16/12/2020
ENF/20/00093	Change of use of premises to a cafe/ wine bar	Former Track And Trail 32 St John Street Ashbourne Derbyshire DE6 1GH	Complaint Unfounded	16/12/2020

Ashbourne South

ENF/18/00226	Unauthorised change of use of part of the building for residential purposes. 6A Henmore Trading Estate	Mr Wayne Travers 6A Henmore Trading Estate Mayfield Road Ashbourne Derbyshire DE6 1AS	Complied Voluntarily	24/11/2020
ENF/20/00087	Untidy land	Site Of Former Council Workshop King Edward Street Ashbourne Derbyshire	Complied Voluntarily	15/12/2020

Brailsford

ENF/20/00037	Installation of velux roof lights	The Lodge Painters Lane Ednaston Derbyshire DE6 3BA	Complied Voluntarily	16/12/2020
ENF/20/00113	Erection of fencing	44 Broomy Drive Brailsford Derbyshire DE6 3GP	Complied Voluntarily	16/12/2020

Doveridge And Sudbury

ENF/20/00125	Erection of steel framed building in place of shed	Ashmore Cottage Derby Road Doveridge Derbyshire DE6 5JU	Planning Application Received	16/12/2020
ENF/20/00134	Erection of balcony	14 Lime Close Doveridge Derbyshire DE6 5NR	Complied Voluntarily	16/12/2020

Hulland

ENF/19/00069	Dependent relative accommodation not being built in accordance with planning permission 17/00661/FUL - Installation of skylight	Penfold Lodge Penfold Farm Hulland Village Derbyshire DE6 3EQ	Not in the Public interest to pursue	16/12/2020
ENF/19/00143	Unauthorised siting of a caravan	Land Between South View And Top Of The Hill Nether Lane Kirk Ireton Derbyshire	Notice complied with	16/12/2020

ENF/20/00069	Widening of driveway and incorporation of additional land into driveway/ property curtilage	Red Cottage Hoon Well Lane Biggin Ashbourne Derbyshire DE6 3FJ	Complaint Unfounded	16/12/2020
ENF/20/00102	Installation of a new access drive onto a classified road	Wardgate Cottage Belper Road Hulland Ward Derbyshire DE6 3EE	Planning Application Received	16/12/2020

Masson

ENF/20/00136	Unauthorised erection of Menage' on land at Bow Wood Farm	Bow Wood Farm Bow Wood Lea Bridge Derbyshire DE4 5AB	Complaint Unfounded	09/12/2020
ENF/20/00152	Removal of wall in a conservation area and creation of vehicular access to the rear of property onto Intakes Lane	158 Derby Road Cromford Derbyshire DE4 3RN	Amalgamated with another case	02/12/2020

Matlock St Giles

ENF/19/00129	Development not lawfully commenced - Failure to discharge pre-commencement conditions of planning permission 13/00067/FUL (Redevelopment of site to provide extended car parking area)	The Old Mill Nottingham Road Tansley Matlock Derbyshire DE4 5FD	Complied Voluntarily	10/12/2020
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Wirksworth

ENF/20/00036	Development not being carried out in accordance with planning permission 16/00100/FUL - Erection of blockwork structure	The Old Lacey Cinder Lane Wirksworth Derbyshire DE4 4BL	Not in the Public interest to pursue	09/12/2020
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Total Closed Cases **16**

NOT CONFIDENTIAL - For public release

PLANNING COMMITTEE – 12th January 2021

PLANNING APPEAL – PROGRESS REPORT

REFERENCE	SITE/DESCRIPTION	TYPE	DECISION/COMMENT
Southern			
17/00752/FUL	The Manor House, Church Street, Brassington	WR	Appeal being processed
18/00662/LBALT	Brook Cottage, Pethills Lane, Kniveton	WR	Appeal being processed
20/00108/FUL	1 Church Street, Ashbourne	WR	Appeal being processed
20/00109/LBALT	1 Church Street, Ashbourne	WR	Appeal being processed
20/00286/FUL	3 to 5 Rodsley Lane, Yeaveley	WR	Appeal being processed
ENF/20/00006	Land east of Grove Lane, Somersal Herbert	IH	Appeal being processed
Central			
20/00493/FUL	10 Thatchers Croft, Tansley	HOUSE	Appeal being processed
20/00625/FUL	114 Northwood Lane, Darley Dale	HOUSE	Appeal being processed
ENF/19/00167	Land And Barn At The Corner Of Thatchers Lane And Alders LaneTansley	WR	Appeal being processed
ENF/20/00092	Land And Barn At The Corner Of Thatchers Lane And Alders LaneTansley	WR	Appeal being processed
ENF/17/00139	Bent Farm / Ameycroft Farm Farley Hill Matlock	WR	Appeal being processed
20/00610/FUL	Elmcroft, Derby Road, Cromford	WR	Appeal being processed

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

OFFICER RECOMMENDATION:

That the report be noted.

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