

Planning Committee 13th September 2022

APPLICATION NUMBER		22/00328/FUL	
SITE ADDRESS:		Land north of Hey Lane, Wirksworth	
DESCRIPTION OF DEVELOPMENT		Use of land for 6no. glamping pods, 2 no. amenity blocks (one existing) and associated private drainage system	
CASE OFFICER	Sarah Arbon	APPLICANT	Mr and Mrs Britland
PARISH/TOWN	Wirksworth	AGENT	Charlotte Stainton – Stainton Planning
WARD MEMBER(S)	Cllr M Ratcliffe Cllr D Greatorex Cllr P Slack	DETERMINATION TARGET	12 th July 2022
REASON FOR DETERMINATION BY COMMITTEE	Major application	REASON FOR SITE VISIT (IF APPLICABLE)	For Members to appreciate the site and context.

MATERIAL PLANNING ISSUES

- Principle of the development, having regard to its location;
- Impact of the development on the character and appearance of this part of the countryside,
- Highway safety;
- Residential amenity

RECOMMENDATION

Refusal

1.0 THE SITE AND SURROUNDINGS

- 1.1 This 5.7 hectare site is located to the south east of Wirksworth with access via St Helen's Lane and Hey Lane. The site access is off Hey Lane immediately opposite the entrance to Hardhurst Farm and farm buildings, which is grade II listed. The access runs adjacent to the north western boundary with Hurst Cottage and then turns east to the rear of the existing agricultural building on site. The lower part of the site encompasses the grey metal and stone clad agricultural building which sits approximately 1m above the level of the road with a 1m high stone wall on the road boundary. There is a hard surfaced area to the front of the building and a static caravan is located in the north eastern part of this area.
- 1.2 The track runs to the north east and ends at the corner of the north eastern most field. The originally submitted application included within the red line all the fields to the north, however, this has since been amended to just include the north eastern field not extending right to the northern boundary of the site and a small section of the western field. The land to the north of the agricultural building rises steeply to a plateau at the higher land level. These fields are used to produce hay, graze animals and grow pumpkins and squashes. Long distance views of the surrounding countryside are afforded from these higher fields.



1.0 DETAILS OF THE APPLICATION

- 2.1 Planning permission is sought for the erection of six glamping pods, retention of an amenity block, erection of an amenity block and the construction of an associated drainage system. The originally submitted application included all three of the northern fields with 140 camping pitches proposed. This part of the scheme has been removed from the application.
- 2.2 The glamping pods would be 'arctic cabins' hexagonal in shape with a 2m long section on one side, a porch canopy and a hipped roof. The drawings show a timber cabin structure with a dark roof, measuring 3.2 – 3.7m in width with a 2m x 2.5m side section and 1.2m long porch. The height to the ridge of the main part would be 3.5m, reducing to 2.5m on the side section. The six pods are proposed in a line in the centre of the most southern field adjacent to the northern boundary. The largest of the two amenity blocks would be located in the north western corner of this same field and would be 'L' shaped measuring 12m on the

longest side and 6m in width. This amenity block B would accommodate 8 toilets, 5 showers and 2 wash rooms with a central corridor and two access doors at the end of these corridors. To provide foul drainage for amenity block B a bespoke private drainage system would be installed underground close to or under the block. The small section of the adjoining field to the west would be used as a refuse point.

- 2.3 The smaller amenity block is complete and is located to the rear of the existing agricultural building. This building measures 5.1m x 4.5m of a height of 3m and accommodates two showers with washbasins and toilet together with a canopy to the side for a washing and cooking area.

2.0 PLANNING POLICY AND LEGISLATIVE FRAMEWORK

3.1. Adopted Derbyshire Dales Local Plan 2017

S1	Sustainable Development Principles
S4	Development in the Countryside
S9	Rural Parishes Development Strategy
PD1	Design and Place Making
PD2	Protecting the Historic Environment
PD3	Biodiversity and the Natural Environment
PD5	Landscape Character
PD6	Trees, Hedgerows and Woodlands
PD7	Climate Change
EC1	New and Existing Employment Development
EC8	Promoting Peak District Tourism and Culture
EC9	Holiday Chalets, Caravan and Campsite Developments
HC19	Accessibility and Transport
HC21	Car Parking Standards

3.2. Other:

The National Planning Policy Framework (2021)
National Planning Practice Guide

4.0 RELEVANT PLANNING HISTORY:

17/00093/PDA - Change of use of agricultural building to 3 dwelling houses (Use Class C3) - Prior Approval Refused - Appeal Allowed

16/00740/PDA - Change of use of agricultural building to 3 dwelling houses (Use Class C3) Prior Approval Refused

0597/0302 - Erection of general purpose agricultural building and retention of hardstanding and widened access - Approved

0297/0133 - Retention of widened farm access and agricultural hardstanding - Refused

5.0 CONSULTATION RESPONSES

Wirksworth Town Council

- 5.1 No comment, However Wirksworth Town Council has declared a Climate Emergency and therefore supports any development or change that seeks to reduce the carbon footprint.

Highways Authority

- 5.3 The Highways Authority have considered the amended scheme and consider that as it has been significantly reduced in numbers and in terms of traffic generation the proposed use i.e. 6 no. glamping pods is considered not that traffic intensive and are therefore the Highway Authority has no objection to the proposal in its current reduced form.

To conclude we are satisfied that the proposal is unlikely to generate a level of traffic sufficient to have a detrimental safety impact on the surrounding highway network and as such there are no objections to the proposal from a traffic and highway point of view.

It should be noted that it would be difficult to sustain a refusal on highway grounds based on the number of glamping pods proposed.

Archaeologist

- 5.3 The proposed development area is recorded in the Derbyshire HER as lying close to Hardhurst Farm a designated listed building (MDR3433) on or near the site of an earlier settlement mentioned in documentary sources in 1415. The site also lies adjacent to the postulated route of "The Portway" a routeway with possibly prehistoric origins and is also within 500m of recorded farmstead earthworks to the southeast (MDR12110) and to the northwest (MDR 3435). The Lidar data that is publicly accessible could be taken to suggest what might be a Holloway which passed from Hardhurst farm through the PDA onto grazing and common land.

The applicant has supplied sketch plans of the main shower and toilet blocks proposed for the site but no detail of foundation design, the location of septic tanks or run off from the drainage. While the absence of this information is not problematic for the bulk of the proposed area, further detail (plan/section) on foundation design, service runs and the depth and area of development for Block A (as this appears to me to be one area of archaeological potential) and for the drainage runs and impact from Block B & C is required. This information does not have to be given predetermination, as it is suggested that any areas of archaeological interest could be covered, in accordance with para 205 of NPPF, by monitoring, and would need to see details incorporated into a Project Design/WSI. Any fieldwork would cover selected areas only. A condition requiring the submission of a WSI is recommended.

Police Force Designing Out Crime Officer

- 5.4 Whilst being mindful of the concerns of residents in the locality and reservations of other consultees, there are no material considerations relating to crime and disorder that would justify an objection from us to the proposal.

Lead Local Flood Authority

- 5.5 No comments.

Derbyshire Wildlife Trust

- 5.6 The Derbyshire Wildlife Trust (DWT) has reviewed the application and checked our biodiversity datasets and aerial photographs. They are not aware of any features of high nature conservation value directly associated with these fields. However, it is noted that the application is not accompanied by any kind of ecological assessment and it is therefore difficult to be certain that there would be no impacts on biodiversity. The value of the grassland vegetation at the site in biodiversity terms is not known and the proposals could be detrimental if the grassland does support any flora of interest / value. The change of

use to camping would result in a change to the management of the fields and this could potentially be negative or positive in terms of impacts. The increase in people has the potential to affect adjacent areas of land and wildlife through noise, movement and possibly lighting at night.

The DWT advise the Council to request a Preliminary Ecological Appraisal of the site so that the vegetation and habitats present can be clearly described and assessed. The impact of the proposal on biodiversity will then be clearer and any measures to avoid, minimise or mitigate impacts can be proposed.

Environmental Health

- 5.7 In light of level of complaints, a noise management plan be produced for the site, the access be better surfaced to minimise dust and permit better access by vehicles is recommended. As complaints are being received regarding the use of amenity block A, both noise (queuing public and vehicles driving down the site) and lighting, it is recommended, that this block be discontinued for use once the site is operational as a campsite, and block B be sized appropriately for the number of pitches planned. Alternatively, if not discontinued, the use of amenity block A should be limited to daytime hours. The lighting should also be reviewed if it continues to be used (even if the block is not in use) at night to ensure they are not intrusive into neighbouring properties. The campsite should not be operational if amenity Block B is not operational. Refuse disposal must also be addressed as currently, this appears to be causing problems locally.

The Environmental Health commercial team made the following comments regarding the application:

- Ensure there are enough washing up provisions available for customers to wash dishes/utensils etc. – This needs to be included at amenity block B (if not already)
- Ensure there is at least one tap providing cold potable water in each field
- Movement around the site needs to be considered to protect Health and Safety for all staff/customers. Vehicles and people should be segregated as much as possible, and amenities and pathways need to be adequately lit to prevent accidents.

Cllr Ratcliffe

- 5.8 This general locality has seen a number of developments and applications over the years and provoked both objections and concerns from residents. Paramount has been their wish to see a quiet, settled countryside undisturbed by developments leading to an over domestication or impacted upon by intensive activity.

This application for 140 camping pitches, 18 electric hook-ups (presumably for motor homes or caravans), 6 glamping pods and 2 amenity blocks with chemical toilet disposal will inevitably lead to a detrimental over use. The generation of vehicle activity on St Helen's Lane with its various pinch points as it emerges off Wash Green and the generally rural setting of Breamfield and Hey Lane will also be adversely affected given that most visitors will arrive by private car.

It is questionable as to whether the development will benefit Wirksworth. It is within the distance of a determined walk but the hill and lack of adequate footpaths going to the town will in many instances be off putting. The degree to which it might be regarded as sustainable could be questioned.

Whilst I am not against modest diversification to assist with agriculture I am of the view that this is overuse and the concerns outweigh the benefits. Therefore I am opposed to its approval and request that it be determined by the Planning Committee.

6.0 REPRESENTATIONS RECEIVED

6.1 22 objections have been received and these are summarised below:-

- a) The lanes are not suitable for the amount of traffic that would be generated.
- b) The lanes are already busy and too narrow with inadequate passing places and are widely used for recreation with no footpaths and poor visibility due to vegetation.
- c) The owners of farm opposite are concerned regarding the increased use of the footpaths which start in their farmyard and the impact on their livestock.
- d) Their water troughs for their animals are fed from springs on the application land and drains from the toilet block A may contaminate them.
- e) The use of toilet block A creates noise of people queuing impacting on the amenity of the property opposite.
- f) The lights from the toilet block are bright and impact on amenity with not intervening screening.
- g) The increase in use of the site means that customers would block the entrance which is on a dangerous corner.
- h) The reception to the camp site is from the existing static caravan which is not included in this application and offers no surveillance of the campers.
- i) Last year on most weekends the applicants had a popup bar at the top of the hill with music and a barbecue which did get noisy at times, on one weekend when the weather got colder they used the agricultural building as a bar and seating area with disco for the campers.
- j) The owners of the farm directly opposite 'The Racecourse Retreat', we are concerned about the amount of traffic on these narrow roads this would cause if there are 140 pitches on the site.
- k) The noise from campers on top of the hill can be heard from those at Breamfield Cottage and adjacent.
- l) The moorland is a prime area for ground nesting birds such as skylarks, lapwings etc that needs preserving.
- m) The visual impact of the track and campers would be seen for miles.
- n) The site cannot be accessed by public transport with customers reliant on the private car.
- o) Visitors would use their cars for excursions and access to shops during their stay which further adds to traffic on the narrow lanes.
- p) The busier lanes would reduce recreation in the area for the public.
- q) Last summer the land was used for 60 camping pitches and created noise and disturbance for residents.
- r) In allowing this level of tourism, it is likely in the future it would expand with residential accommodation for a manager proposed.
- s) The land is now again being used for camping with no planning permission in place.
- t) Idridgehay, Alton and Ashleyhay Parish object on the grounds of serious highway concerns, significant adverse visual impact the unacceptable disturbance of noise and loss of privacy on local residents, and the unsustainability of this enterprise due to its remoteness from amenities and visitor attractions making regular vehicle use necessary. The proposed development is inappropriate in this quiet, rural location in the open countryside and is contrary to local Development Plan Policies S4, S7 and EC9.
- u) The development would be prominent in the landscape but especially from land due south, and the neighbouring AVBC Special Landscape Area (SLA). Last year's activities were clearly visible from nearby houses, fields, footpaths and lanes in this green landscape.
- v) When the site was used for 56 days last year there were over 300 vehicles movements over a weekend.
- w) Motorhomes used the site last year and this is not included in the application.
- x) Caravans used the site last year and this is not permitted development.
- y) This proposal would encourage car use and involve a large increase in emissions.

- z) Are 18 electric hock ups really required for camping?
- aa) There is a concern for an adjoining farmer that the noise would impact their livestock.
- bb) The adjoining property to the access 'Hurst Cottage' objects on the basis of noise and light pollution impacting on their amenity.
- cc) Campers drive down the toilet block at all hours.
- dd) The customers bring their own lighting which makes the site visible from surrounding areas at night-time.
- ee) A bar was used without a licence last year.
- ff) Work has already been carried out to provide water and electrics to the upper fields
- gg) The works such as the toilet block and track are not allowed under the 28 day rule.
- hh) Even if full planning gets refused the applicant can still use TENS for more events.

7.0 OFFICER APPRAISAL

7.1 Having regard to the policies of the development plan and national planning policy the main issues to assess are:

- Principle of the development, having regard to its location;
- Impact of the development on the character and appearance of this part of the countryside,
- Impact on the setting of the heritage asset,
- Highway safety; and
- Residential amenity

Principle of the development, having regard to its location

- 7.2 Policy S4 of the Adopted Derbyshire Dales Local Plan (2017) supports applications for development in the countryside when it represents the sustainable growth of tourism or other land based enterprises in sustainable locations where identified needs are not met by existing facilities, it does not lead to excessive encroachment or expansion of development away from existing buildings and it will have a safe access and will not generate traffic that would require improvements or alterations to rural roads which could be detrimental to their character.
- 7.3 Policy EC8 of the Adopted Derbyshire Dales Local Plan (2017) deals specifically with 'promoting Peak District tourism and Culture' supports new tourist provision and initiatives in towns and villages, and in the countryside through the reuse of existing buildings or as part of farm diversification, particularly where these would also benefit local communities and support the local economy.
- 7.4 Policy EC9 of the Adopted Derbyshire Dales Local Plan (2017) specifically relates to proposals for new holiday accommodation which considers the appropriateness of a site in terms of sustainability as well as other matters which will be explored later in the report. It states development will be permitted provided that 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 cycle ways, and is either served by public transport or within a safe attractive ten minute walk of regular public transport services.
- 7.5 The site is located within the countryside approximately 1.5 miles to the south east of Wirksworth, accessed via St Helen's Lane and Hay Lane. The 5.7 hectare site has been in use as a small holding since the 1960s for producing hay. It is grazed by animals in the winter and more recently pumpkins and squashes have been grown. A Small Holding

Diversification Plan was submitted with the application, however, whilst this details the activities on the land, it does not include any figures to demonstrate the viability of farming through helping to support, rather than replace or prejudice, farming activities on the rest of the farm as required by Policy HC10.

- 7.6 The owner of the site lives in Morton and was granted permission for a large agricultural building in 1997 and in 2017 an inspector granted prior approval for this to be converted to three dwellings. At this time the agricultural use of the building was called into question, however, the inspector was satisfied it was in agricultural use in March 2013 as required by Class Q of the General Permitted Development (England) Order 2015 (as amended). This prior approval lapsed in March 2021. In applying for a conversion, it infers that the building is no longer required for agricultural purposes and as such does not help the argument that proposed development is required for farm diversification. Therefore, with the lack of any substantial evidence apart from a statement from the applicant including photographs, this proposal is contrary to Policy EC8 as it does not amount to a farm diversification scheme.
- 7.7 The site is located 25 -30 minutes' walk from the centre of Wirksworth with the nearest bus stop on Derby Road with access to services such as 6.1 The Sixes, No.110 and Little Sixes to Matlock, Ashbourne and Bakewell. Wirksworth footpaths 26 and 27 start at Hardhurst Farm opposite the site linking Hay Lane with the B5023 to the south of Wirksworth or link to the footpath 28 to Gorsey Bank. These do not amount to direct links to the centre of Wirksworth. Wirksworth footpaths 36 and 37 start to the north of the site off St Helen's Lane and finish on Water Lane near the Anthony Gell Secondary School. To access this route, walkers would have to walk along the sections of Hay Lane and St Helen's Lane which is narrow with no pavements. This would be the most direct route and would be 0.8 miles, taking on average 15 minutes. There are other footpaths to the east of the top fields, however, to access the routes would involve crossing private land.
- 7.8 Therefore it is considered that the application site is not located within, or in close proximity to existing settlements with good connections to the main highway network, public rights of way network and/or cycle ways, and is neither served by public transport or within a safe attractive ten minute walk of regular public transport services. The site does not benefit from a direct links to public footpaths to the centre of Wirksworth.
- 7.9 In terms of sustainability, the creation new build holiday accommodation, in this otherwise remote and isolated location within the countryside, where visitors are most likely to depend on their own private motor vehicle to visit the site, given the lack of infrastructure available to make the fullest possible use of public transport or walking and cycling routes would constitute an unsustainable form of development which does not promote sustainable rural tourism.

The impact of the development on the character and appearance of this part of the countryside

- 7.10 Policy S4 of the Adopted Derbyshire Dales Local Plan (2017) 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.
- 7.11 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.

- 7.12 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.
- 7.13 Policy EC9 of the Adopted Derbyshire Dales Local Plan (2017) further states that proposals for caravan and campsite developments will be permitted provided they would not have a prominent and adverse impact on the character and appearance of the immediate or wider landscape and that any visual impact would be screened by existing landscape features from areas outside the site to which the public has access for the whole of the proposed operating season. Camping, caravan and chalet development will need to be carefully controlled to ensure that they do not have an adverse impact.
- 7.14 No assessment of landscape impact has been submitted with the application, only a drone image is provided in the Supporting Statement.
- 7.15 The Site lies within character area 50 – Derbyshire Peak Fringe and Lower Derwent : enclosed moors and heaths. The glamping pods are proposed on the southernmost field on higher land to the north east of where the access and agricultural building are located. They are positioned in a line along the northern boundary with the stone wall with the amenity block to the west. The land slopes slightly to the north but is generally flat. There would be long distance views of the structures from lanes to the south especially due to lighting at night. Public views from the north would be limited due to the lower land level and intervening woodland. Views from the east would be screened by woodland and to the west land levels drop significantly preventing views.
- 7.16 The introduction of built development in the form of six arctic cabins and an amenity block on this isolated site divorced from any associated built development on the holding is not considered appropriate in this landscape context and is considered harmful to the character of the local and wider landscape. The application fails to provide any landscape assessment or propose any mitigation to inform the decision as required by Policy PD5. The site is on an elevated plateau with little intervening screening where the structures would be visible from land to the north and would appear incongruous and intrusive in the landscape, contrary to Policies S4, PD1, PD5 and EC8.

Impact on the setting of the heritage asset

- 7.17 The closest development to a designated heritage asset (which is Hardhurst Farm and farm buildings – grade II) is proposed ‘amenity block A’. This is already in place and the application seeks its retention. It is located abutting the gable end of a large late 20th century agricultural barn and has been built from timber cladding with a grey roof. It is also raised (on concrete blocks) and has steps and a veranda and associated balustrading.
- 7:18 Whilst a timber clad amenity block may not look out of place in this particular location, it is considered that its design, form and detailing is over decorative and does not reflect a plain, simple and straightforward ‘block’ that could have been placed in this visible location. In its current design it attracts the eye and appears at odds with the large agricultural shed. In this regard, there is a modest impact on the setting of the listed building. It is not considered the building would constitute adverse harm to the heritage asset but a re-design of the Amenity Block to be much plainer and simpler and more ‘agricultural’ in its design concept etc. is likely to present a more neutral introduction/element in this particular location. On this basis, the amenity block A is not considered to have appropriate design and detailing failing to be sympathetic and minimising harm to the asset.

7.19 The degree of harm to the setting of the listed building is considered to be less than substantial. NPPF paragraph 202 advises 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*”. The public benefits of the provision of six units of accommodation with the resultant impacts of increased tourism in the area and employment in terms of the construction and servicing of accommodation when occupied are considered to be relatively limited. Therefore, this does not outweigh the harm identified to the significance of this heritage asset. On this basis, the proposed development is considered to be harmful to the setting of the grade II listed building, contrary to Policy PD2 and NPPF paragraph 202.

Highway safety

7.20 The Highways Authority originally objected to the application prior to the removal of the camping element and reduction to six cabins on the basis that the increase in traffic on the local highway network whereby access to the site has restricted visibility and is via single vehicle width lanes with no footpaths or passing places. There would be a potential dangerous conflict with drivers / vehicles and pedestrians to the detriment of highway safety. Furthermore the site access is not in a sustainable location in relation to its accessibility and therefore does not reduce the need to travel by car.

7.21 The Highways Authority have been re-consulted on the amended application and due to the significant reduction with the loss of the 140 camping pitches they consider that their objection on the basis of six cabins would not be sustainable. Therefore, the amended scheme has overcome the highway safety objection.

Residential Amenity

7.22 Policy PD1 requires that development achieves a satisfactory relationship to adjacent development and 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.

7.23 Many objections describe the impacts on the development on their amenity on the basis of the use of the land for camping and caravanning last summer and this year. Last year due to the pandemic the usual 28 limit on the use of land for temporary purposes was extended to 56 days. However, caravans are excluded from this provision. Schedule 2, Part 4, Class B of the General Permitted Development (England) Order as amended states the following:-

The use of any land for any purpose for not more than 28 days in total in any calendar year, of which not more than 14 days in total may be for the purposes of—

(a) the holding of a market;

(b) motor car and motorcycle racing including trials of speed, and practising for these activities,

and the provision on the land of any moveable structure for the purposes of the permitted use.

7.24 Therefore the applicant may have previously used the site for camping and holding events within the summer due to this permitted development provision. The use of the land during this summer is being investigated by Enforcement Officers currently. Environmental Health have received complaints in terms of impacts on the amenity of neighbouring properties in respect of noise and disturbance. The use of amenity block A is a concern as it is isolated from the camping fields down a steep track so customers are using their vehicles to access it at all hours with the resultant noise and disturbance to

neighbouring residential properties. The external lighting on the building is also causing light intrusion to neighbours. On this basis, it is recommended that this block be discontinued from use or restricted to daylight hours.

- 7.25 The camping element has been omitted and therefore no longer forms part of this planning application. The on-going use of the site for camping is subject to investigation by Enforcement Officers as a separate matter. However, the retention and use of amenity block A remains part of the application. The use of this amenity block which is isolated from the proposed cabins and close to neighbouring properties is considered to be detrimental to the residential amenity of these properties in respect of noise, light and disturbance, contrary to Policy PD1.

Other matters

- 7.26 Derbyshire Wildlife Trust consider that a Preliminary Ecological Appraisal of the site so that the value of the grassland can be clearly described and assessed is required in order to assess the impact of the proposal on biodiversity and any measures to avoid, minimise or mitigate impacts can be proposed. Insufficient information has been provided contrary to Policy PD3.
- 7.27 Policy PD7 of the Adopted Derbyshire Dales Local Plan (2017) advises that the District Council will promote a development strategy that seeks to mitigate global warming and requires new development to be designed to contribute to achieving national targets to reduce greenhouse gas emissions by reducing energy consumption and providing resilience to increased temperatures and promoting the use of sustainable design and construction techniques to secure energy efficiency through building design. Whilst no details submitted have been submitted to consider the requirements of Policy PD7, as measures to mitigate the impact of the development could be controlled via condition, the lack of consideration in this respect is not considered to be sufficient to warrant a reason for refusal on its own merits.
- 7.28 The applicant proposes a mobile septic tank to the rear of the amenity block B, however, a drainage scheme statement submitted details a composting toilet and tank system with 2 to 3 tanks with differing capacities. Adequate drainage for the amenity blocks and for the customers would have to be provided, however, due to the principle issues it was not considered expedient to require further information in this case.

Conclusion

- 7.29 The development of new build holiday units, in this otherwise remote and unsustainable location within the countryside, would promote an unsustainable form of rural tourism where users of the facility would be heavily reliant on the private motor vehicle for access.
- 7.30 The reduced scheme has overcome the highway safety objection in terms of the increase in the use of the access and country lanes as the proposed increase would not now be significant with an objection on this basis not being sustainable.
- 7.31 Insufficient information has been supplied in terms of the ecological value of the grassland in order to assess the impact of the proposal on biodiversity and any measures to avoid, minimise or mitigate impacts, contrary to Policy PD3.
- 7.32 The use of this amenity block which is isolated from the proposed cabins and close to neighbouring properties is considered to be detrimental to the residential amenity in respect of noise, light and disturbance, contrary to Policy PD1.

7.33 Taking the above into consideration the application does not satisfy the relevant provision of the Adopted Derbyshire Dales Local Plan (2017). There are no other material considerations which indicate that planning permission should be granted. Accordingly the application is recommended for refusal.

8. RECOMMENDATION

That planning permission be refused for the following reasons;

1. The proposal is in a remote rural location not served by public transport such that visitors would be wholly reliant on the private car to access the facility. The proposal as such is an unsustainable form of rural tourism contrary to Policies S1, S4 and EC9 of the Adopted Derbyshire Dales Local Plan (2017).
2. The siting of the proposal being isolated from any associated built development on the holding is not considered appropriate in this landscape context and is considered harmful to the character of the local and wider landscape, appearing incongruous and visually intrusive in the landscape. The application fails to provide any landscape assessment or propose any mitigation to inform the decision. The application is therefore contrary to Policies S4, PD1, PD5 and EC8 of the Adopted Derbyshire Dales Local Plan (2017).
3. Insufficient information has been supplied in terms of the ecological value of the grassland in order to assess the impact of the proposal on biodiversity and any measures to avoid, minimise or mitigate impacts, contrary to Policy PD3 of the Adopted Derbyshire Dales Local Plan (2017).
4. By virtue of its design and detailing, the retention of amenity block A would harm the setting of the grade II listed Hardhurst Farm. The harm would be less than substantial but would not be outweighed by any public benefits. The application is therefore contrary to Policy PD2 of the Adopted Derbyshire Dales Local Plan (2017) and the National Planning Policy Framework.
5. The use of amenity block A would be detrimental to the residential amenity of neighbouring properties in respect of noise, light and disturbance, contrary to Policy PD1 of the Adopted Derbyshire Dales Local Plan (2017).

9.0 NOTES TO APPLICANT:

The Local Planning Authority during the consideration of the application engaged in a positive and proactive dialogue with the applicant which resulted in the submission of a reduced scheme, however, it was considered 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:

Location Plan received 11th August 2022

Block Plan received 11th August 2022

Block / Site Plan Annotations Key received 11th August 2022

Small Holding Farm Diversification Plan received 11th August 2022

Septic Tank Plans

Drainage Scheme statement

Block A elevations and floorplan

Block B Plan layout and view

Block B front view L, front view R, rear view and side view

Arctic cabins plans 01A, 02A, 03A and 3D view

Supporting Planning Statement