

APPLICATION NUMBER		22/01077/FUL	
SITE ADDRESS:		Horsley House Farm, Bradbourne	
DESCRIPTION OF DEVELOPMENT		Use of land as a glamping site with the erection of 3no. holiday lets, 1no. amenity building and associated parking and landscaping	
CASE OFFICER	Sarah Arbon	APPLICANT	Brewer and Saunders
PARISH/TOWN	Kniveton	AGENT	Ben Rayner – Holland Lloyd
WARD MEMBER(S)	Cllr J Rose	DETERMINATION TARGET	15 th December 2022
REASON FOR DETERMINATION BY COMMITTEE	Called in by Cllr Rose	REASON FOR SITE VISIT (IF APPLICABLE)	To assess the proposals on the character and appearance of the area and setting of heritage assets.

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,
- Impact on the setting of the heritage asset
- Highway safety.

RECOMMENDATION

Refusal

1.0 THE SITE AND SURROUNDINGS

- 1.1 The application site is located to the south west of Bradbourne and consists of approximately 13 hectares. The hill farm which dates from the 17th Century, is set upon a plateau part way up a rising slope from the B5056, above the Bradbourne Brook and facing the Peak District National Park to the west. Horsley Farmhouse is listed Grade II* and dates from the mid C17, with C19 and C20 extensions/alterations.
- 1.2 The farmhouse is located on the eastern slope of a valley, within an upland rural landscape which is characterised by open fields, mature trees and hedges. To the east of the house, an area of formal garden extends down the slope to an orchard and beyond to the main road (B5056). On the opposite side of the road is a further parcel of land which is in the same ownership. The surrounding countryside provides an attractive rural setting for the listed farmhouse. To the north west of the site is the Scheduled Monument (SM 1019405) medieval settlement, including fishpond and open field system, immediately north and 240m south of Lea Cottage Farm.

2.0 DETAILS OF THE APPLICATION

- 2.1 Planning permission is sought for a 3 unit glamping site comprised of a yurt and associated shower and toilet building, a pigeon loft and a modular cabin.
- 2.2 The yurt and pigeon loft are proposed to the north of the farmhouse, with the cabin to the south just south of the existing barn.
- 2.3 The proposed yurt would be located within an existing copse to the north of the existing garage building and would have a 6.1m diameter and 2.4m high toilet and shower facility adjacent to the northern boundary. The yurt would be created on a deck board with 750mm ground screws and would have a wooden frame with a canvas olive coloured roof and sand coloured walls and is designed to be dismantled and stored in the winter months. A timber shower and toilet structure is proposed adjacent to the northern boundary in association with the Yurt measuring 2.2m x 1.2m of a height of 2.2-2.4m.
- 2.4 The pigeon loft would replace an existing dilapidated pigeon loft of wooden construction raised on brick stilts. The proposed timber framed and clad building would sit directly on the ground and would measure 4m x 9.1m of a height of 3.4-3.8m and would be located within the sloping field 70m to the north east of the parking area to the north of the farmhouse. It would provide accommodation for a family with bunk beds and a double bedroom on a mezzanine floor. The building would be constructed in larch cladding to random widths and would have a timber clad roof. The south western elevation facing the parking area would have a door and centralised window with bi-fold doors, triangular window with overhang above on the north western elevation. Native hedgerow is proposed on the south western boundary of the field adjacent to the parking area at the lower land level.
- 2.5 The proposed cabin would be located to the south of the existing barn on the lower section of the restored grazing meadow on an existing plateau within the steep slope. The existing wooden shed would be removed and the cabin positioned further south measuring 6m x 2.5m set on wheels with larch timber cladding and a grey corrugated steel roof. New hedgerow would be planted on the southern field boundary adjacent.
- 2.6 A Landscape and Visual Impact Assessment, Arboricultural Method Statement, Heritage Impact Statement and Travel Plan have been submitted with the application.

3.0 PLANNING POLICY AND LEGISLATIVE FRAMEWORK

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
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

2. National Planning Policy Framework 2021
National Planning Practice Guidance

4.0 RELEVANT PLANNING HISTORY:

20/1238/FUL	Change of use from agricultural land to glamping site comprising of 8no. units of accommodation	Refused	17/09/21
20/01240/FUL	Conversion and change of use of detached barn to holiday accommodation with extension to form seating area	PERC	15/06/2021
20/01241/LBALT	Alterations and extension to barn in association with conversion to holiday accommodation	PERC	15/06/2021
0590/0410	Pond	Approved	11/07/1991

5.0 CONSULTATION RESPONSES

Kniveton Parish Council

- 5.1 No response received.

Environment Agency

- 5.2 The Environment Agency has no comment as the development falls within flood zone 1 and therefore we have no fluvial flood risk concerns associated with the site.

Derbyshire County Council (Highways)

- 5.3 The Highways Authority states that proposed development has changed by comparison to the previous planning application (ref: 20/01238/FUL) both in the number of glamping units and the main location of the proposed glamping units themselves i.e. the west side of the applicants site not be developed as part of this scheme proposal and this is where the key issues occurred with the previous planning application in terms of access, pedestrian movement and major driver's visibility concerns. Accordingly, based on the current submission, it is considered that given the main location of development and use of the existing access arrangement, it is still considered that this proposal would have an impact

on the highway given the emerging and forward visibility to the south of the access across the bend in the road where the applicant controls this westerly piece of land.

It is therefore still recommended that a drawing is provided that details the exiting driver's visibility splay from the vehicle access to the south that coincides with the forward visibility across the applicant's land to the west. This is where there must be visibility improvements in the form of reducing the hedgerow/shrubbery along this boundary to no more than 0.6m in height within the said splay. In terms of the loss of the hedgerow this is not as severe as determined on the aforementioned previous planning application.

With this in mind, it is noted that the visibility splays drawing ref: 210136.43-01 Rev. A that was provided with the previous planning application where the visibility splays in question are dashed purple and blue in colour would be acceptable. The visibility splays requirement should be conditioned if the application is recommended for approval. The agent has submitted a revised plan indicating the required visibility splays based on the reduced proposal and this is considered acceptable.

In terms of sustainable transport associated with development we are convinced that clients using the site would travel by car to the site and not use any other means to get to the development site. It is noted that a Travel Plan has been submitted as part of the application. This is clearly a marketing tool when on the site and although the Council will support increased levels of non-motorised travel, including public transport, cycle use and walking, the site is not in a good location for these facilities to be fully utilised and the main means of transport associated with development is likely to be the car.

Derbyshire Wildlife Trust

- 5.4 The Wildlife Trust has states that no Ecological Appraisal has been submitted with this application, however they are aware of the one undertaken in 2020 for the previous application. Given the changes to the current application, the main ecological concerns previously raised are no longer relevant i.e. no existing buildings will be affected so roosting bats are an unlikely constraint and the western portion of the site has been removed so no impacts are anticipated to the watercourse. They do not consider that an update Appraisal is necessary at this time.

Impacts of the current application appear limited to a small footprint for the three types of accommodation proposed. The application area is much reduced from the previous application. The landscaping details included in the 'Glamping Accommodation' document are relatively detailed and are considered appropriate for the site. They comprise native hedgerow, tree and shrub planting. It is not clear if the restoration of the orchard and grassland (See Drawing LP001, titled 'Landscape and Ecology') has already begun or if it will be tied to this application in any way. Currently it appears outside the red line boundary, as is the proposed barn owl box.

Given that the NPPF 2021 recommends that planning decisions should achieve a net biodiversity gain, they advise that restoration of the orchard and grassland should be secured, if possible, through inclusion within the landscape proposals. A sufficient level of detail should be provided, either within detailed Landscape Plans and Management Specifications or a Landscape and Ecological Management Plan (which may be more suitable if the orchard and meadow are to be included). The barn owl box should also be secured either within the Landscape Plans / LEMP or via a separate condition. It should be located at the edge of woodland or on a mature field / hedgerow tree, facing onto open countryside. Conditions in respect of the following are recommended: submission of Landscape Plan and Management Specifications, lighting strategy and breeding birds.

Arboriculture and Landscape Officer (Derbyshire Dales)

- 5.5 The submitted LVIA concludes that the application site and receiving environment have the capacity to accommodate the proposals. The proposals will not result in significant harm to the landscape character or visual environment and, as such, it is considered that the proposed development can be successfully integrated in this location and is supportable from a landscape and visual perspective. Having considered the information presented in the LVIA, there is no reason to disagree with this and so have no objections from a landscape point of view.

The site contains no trees subject to statutory protection and there is no recognised ancient woodland. The submitted Arboricultural Method Statement states:

“No tree work is required as part of the planning application or during the construction phase of the proposed development”.

Therefore there are no objections from an arboricultural point of view.

Environmental Health (Derbyshire Dales)

- 5.6 Environmental Health have no objection provided that the tourist accommodation proposed is retained under the same ownership as the farmhouse.

Historic England

- 5.7 No comments

Peak District National Park Authority

- 5.8 They raise no objections to this proposal. Their concerns regarding the previous proposal, namely the introduction of accommodation between the road and National Park boundary that would adversely affect the setting of the Park are removed by this altered development.

Archaeology (DCC)

- 5.9 They have previously been consulted on a similar application for this site. Horsley Farm House is a Grade II* listed, 17th century farmhouse (MDR1127) and the RLB abuts said heritage asset, Historic England require consultation as the statutory consultee on this application as well as your own buildings and conservation officer.

As the RLB encompasses part of the farmstead associated with the house and that a carved medieval head has been found in the immediate vicinity it is recommended that works to create trackways, car parking and any additional drainage should be archaeologically monitored. A Written Scheme of Investigation condition is therefore recommended.

6.0 REPRESENTATIONS RECEIVED

- 6.1 None

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: and
- Highway safety.

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 and where the proposal would contribute to the ongoing operation of the existing business.
- 7.3 *Policy EC1* of the Adopted Derbyshire Dales Local Plan (2017) provides support for proposals for new or expansion of existing business development in sustainable locations that contribute toward the creation and retention of jobs and employment opportunities.
- 7.4 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.
- 7.5 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.
- 7.6 Planning permission for a change of use of the land for glamping accommodation comprising of 8 units was refused at committee on the 14th September 2021 and reason 1 read as follows:-
- 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).*
- 7.7 This application is accompanied by a Travel Plan (TP) which sets out the proximity of the site to services and amenities. The application site is located within the defined open countryside, south west of Bradbourne Village. The B5056 is a classified road which is subject to the national speed limit. The road is unlit and has no formal pedestrian provision. There are no direct links to the public rights of way or pavements linking the site to the existing public transport modes which are located approximately 1.4 mile north east of the site on Mill Lane, Bradbourne. The TP indicates that the site is within 400m of the public right of way network, however, the links to it cross private land. However, it does state that access to FP4, FP8 and FP16 to Bradbourne and Kniveton has been secured by permission from the landowner for guests to use this route and a stile/gate would be installed. Bradbourne is 1 mile, approximately 15-20 minutes by foot and Kniveton is 1.2 miles, approximately 20-25 minutes by foot from Horsley House Farm through this neighbouring field. Furthermore it states that the Sustrans National Cycle Network routes 542 and 68 are within close proximity just north of the site near the access to Tissington Hall with a survey conducted in 2009 indicating circa 53 bicycles a day. The application site is not located within, or in close proximity to existing settlements with good connections to the main highway network and is neither served by public transport or within a safe attractive ten minute walk of regular public transport services.

- 7.8 The applicant has put forward the following in terms of proximity of the site to facilities. Ashbourne is 3.9 miles (around an 8 minute drive or 22 minute cycle) south of Horsley House Farm by road and is easily accessible via the B5056 & A515. Ashbourne offers a variety of local amenities, including supermarkets, cafes & restaurants, pubs, a leisure centre, doctors, dentists and pharmacies. Ashbourne also has a bus station connecting the town to the rest of Derbyshire and Staffordshire; and major train stations such as Derby.
- 7.9 The village of Tissington is 2.3 miles (around a 9 minute drive or 19 minute cycle) west of Horsley House Farm by road and is easily accessible via the B5056 and Bent Lane. Tissington is a popular tourist destination with Tissington Hall offering tours, a tea room, sweet shop, butcher and local crafts. From there you can access the Tissington Trail, the Limestone Way and numerous walks.
- 7.10 Kniveton has a village pub, The Red Lion and is serviced by the 110 bus route between Matlock and Ashbourne via Bradbourne which has 4 buses to Matlock and further just to Wirksworth on Mondays to Fridays with 4 buses on Saturdays. The TP states that access to the site can be achieved via the Council funded, Derbyshire Connect 'Dial and Ride' service. This service is for passengers including younger and older people, groups, tourists, shoppers and commuters and for any type of journey within and around Ashbourne, Wirksworth and the surrounding villages. There is no fixed timetable and routes, days of travel and pick up times are mapped once bookings have been made. Services run 07:00 - 19:00 Monday to Friday and 08:00 – 19:00 Saturday. There is no Sunday or bank holiday service. The TP includes details of an electronic travel information pack for visitors giving information on public transport, walking and cycling routes, a communication strategy and encouragement of active travel.
- 7.11 Notwithstanding the supporting information submitted by the applicant, the application site is not located within, or in close proximity to existing settlements with good connections to the main highway network, direct links to 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 link to the public footpath routes as permission would be required from private landowners to cross the fields to access the paths to the Bradbourne, Kniveton and Tissington. The 411 bus route between Buxton and Ashbourne on the A515 with the nearest bus stop on Fenny Bentley corner is closest and there is one bus a day in each direction Monday to Fridays and Saturdays. To walk using the B5056 and Mill Lane to the bus stop in Bradbourne would take 29 mins (1.4 miles) each way.
- 7.12 In terms of sustainability, the creation of new build holiday accommodation, in this otherwise remote and isolated location within the countryside, where visitors are very likely to be dependent 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 and walking and cycling routes would constitute an unsustainable form of development which does not promote sustainable rural tourism contrary to policies S4 and EC8 of the Adopted Derbyshire Dales Local Plan (2017).

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

- 7.13 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.
- 7.14 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.

- 7.15 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.
- 7.16 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 up.
- 7.17 A Landscape and Visual Impact Assessment (LVIA) has been submitted with the application and identifies the public rights of way of importance to the assessment and the Site are footpaths Tissington and Lea Hall FP5, FP15 & FP31 which lie within the Peak District National Park and footpath Fenny Bentley FP19 which is located on rising landform to the south of the Site. The network of rights of way provide links within and along the Bradbourne Brook Valley to the west and south west and the higher ground at Wigber Low to the east of the Site. A network of footpaths and bridleways also run through the local and wider landscape to the west of the Site.
- 7.18 The Site lies within the southern part of the "White Peak" character area NCA 52. The area includes large tracts of countryside which have similar characteristics in terms of landform, geology, land use and other landscape elements. The summary of key characteristics are listed as being:
- *"Elevated, gently undulating limestone plateau with occasional knolls and crags, dissected by steeply cut dales and gorges with rock outcrops, screes and caves.*
 - *Clear rivers, streams and springs in some dales; others are dry or run water only in winter.*
 - *Steep dale sides with a mosaic of flower-rich limestone grassland, ash woodland and wildlife-rich scrub. Improved grassland for dairy and livestock farming dominates the plateau, punctuated by occasional dew ponds, narrow shelterbelts of broadleaved trees and small patches of rough grassland, meadow and heath.*
 - *Grassland enclosed by limestone walls, with small narrow strip fields often of medieval origin around villages, and larger rectangular fields away from the villages.*
 - *Nucleated villages and small towns connected by crest and valley roads.*
 - *A mix of limestone and gritstone used as building materials and stone and Welsh slate for roofs. Widespread features of special archaeological and historical interest including Neolithic and bronze-age ritual monuments.*
 - *Many visible reminders of early industry, including historic limestone and lead workings, lime kilns and dramatic water mills from the 18th century textile industry"*
- 7.19 The LVIA concludes that the site susceptibility of the landscape resource to change of the type proposed is medium and landscape sensitivity is medium. The report considers that due to the farmstead, associated hardstanding and solar panels these reduce the site's susceptibility to change and the established vegetation structure forms defensible boundaries that provide a strong degree of separation with the wider more open landscape character, most notably that within the Peak District National Park. The landscape value of the site and its immediate setting is considered to be medium and the report concludes the site has a medium landscape sensitivity. The overall conclusion made by the LVIA is

that there would be no impact on the wider landscape setting it is considered that the significance of effect within the site's localised setting would be moderate / minor adverse.

- 7.20 Landscape proposals include enhancing existing planting by 'gapping up' any breaks in existing hedgerows, restoring hedgerows to the north and western boundaries of the restored grazing meadow to the south west of the farmhouse and the western boundary of the upper field adjacent to the parking area. The proposed planting strategy would consist of native species typical of the immediate landscape, and provide enhanced connectivity between the existing mature vegetation structure to the east and south, and the wider farmland setting. It concludes the proposal would result in a neutral significance of effect with no significant effects within the immediate setting and imperceptible in the wider setting, not resulting in harm to the landscape character or visual environment.
- 7.21 In order to improve the visibility from the access to the north an 84m section of hedgerow on the opposite side of the B5056 would require reducing in height to 600mm. As part of this amended proposal the length of hedgerow requiring reduction has been reduced by 56m. The reduced scheme is considered to have addressed the significant landscape impacts within refusal reason 3 and also the landscape impacts in respect of the roadside hedgerow are also significantly reduced. Therefore the conclusions of the LVIA are concurred with and it is considered the proposal accords with Policies PD1 and PD5.

Impact on the setting of the heritage asset

- 7.22 The highly graded farmhouse (II*) retains an historic unit of land that forms its setting and context. A farmhouse has existed on this site and farmed this land for over 400 years and in this regard the house and its historic land unit contribute strongly to its significance and heritage value. The farmhouse could be an outlying farm associated with the lost medieval settlement to the west (now a Scheduled Monument) adding to its significance.
- 7.23 The NPPF defines setting as *"The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral"* (NPPF, Annex 2: Glossary).
- 7.24 It is considered that the proposed Yurt, in the location identified, would not have an adverse impact on the setting of the designated heritage assets. The application depicts a Yurt covered in a pale cream canvas, however, the details submitted appear to identify that the proposed Yurt would be covered in a darker coloured canvas. Subject to approval of the exact colour of the canvas covering to the Yurt it is considered that its presence within the treed area would not have an adverse impact on the setting of the designated heritage assets. The proposed Toilet and Shower Block, in the location identified, is not considered to have an adverse impact on the setting of the designated heritage assets. The application details appear to suggest that the timber cladding etc. would be left to weather down, however, it is considered that this should be painted/stained (opaque) a recessive colour in order to assimilate with the treed area it is to be located within. Subject to approval of the exact colour of the paint/stain to the block it is considered that its presence within the treed area will not have an adverse impact on the setting of the designated heritage assets.
- 7.25 The Heritage Impact Assessment states that *"because of the presence of trees within the field to the north of the farmhouse, these will partially screen the 'Pigeon House' from the farmhouse. Notably, there are no views from any of the main rooms within the listed building to the north and this aspect is not a designed one, so the relationship between the listed building and the land to the north is mainly in how it is part of the approach to the listed building, and, therefore, that is part of how it is appreciated"*. Whilst this pigeon loft structure is to be set slightly further back (north) than the current pigeon loft it is set/ located within the open and sloping field to the north-east of the farmhouse. In this regard, it would be

visible and conspicuous from the areas around the farmhouse as it sits on higher land to the north east with open views between the site and the farmhouse. The appreciation of the listed building is both outside and within it and cannot be limited to whether the structure can be viewed from windows within the farmhouse. When approaching the house from the driveway it would be visible and viewed in context with the farmhouse. It is considered that in its elevational design and detailing (being very different to a traditional pigeon loft), the proposed structure would appear alien and anomalous in this rural and open location. In this regard, it is opined that the proposed new 'pigeon loft' holiday let structure would have an adverse impact on the setting and context of the designated heritage assets, contrary to Policies PD1 and PD2.

- 7.26 It is considered that the proposed Cabin to the south of the converted barn would not have an adverse impact on the setting of the designated heritage assets. The application does not appear to identify the proposed colour finish to the walls/roof. It is considered that the timber clad walls should be painted/stained (opaque) a recessive colour in order to assimilate with the area it is to be located within and the metal roof covering should also be a recessive colour (to match the colour of the walls). Subject to approval of the exact colour of the paint/stain to the Cabin it is considered that its presence within the identified area will not have an adverse impact on the setting of the designated heritage assets.
- 7.27 The degree of harm is considered to be less than substantial with a high level of harm to the significance of the asset at this scale. NPPF paragraph 202 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*". The public benefits of the provision of three 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, particularly bearing in mind that the accommodation would not be located in a sustainable location. Whilst it is acknowledged that tourism is important to the area, this does not outweigh the harm identified to the significance of this highly graded heritage asset and does not overcome refusal reason 2 of application 20/01238/FUL. On this basis, the pigeon loft structure is considered to be harmful to the setting of the grade II* listed building, contrary to Policy PD2 and the National Planning Policy Framework.

Highway safety

- 7.28 The applicants undertook a speed survey for the 2020 application and have provided a reduced visibility splay diagram for this application as the application does not involve land on both sides of the road. The Local Highway Authority has accepted the results of the survey and note that the provision of the emerging and forward visibility splays in the southerly direction would require reduction of 84m in length and 6.2m in width of roadside vegetation. The visibility splays on plan no. 210136.43-01 Rev B are acceptable and safe access can be achieved in accordance with Policy HC19.
- 7.29 The site is not connected to existing sustainable transport modes, as examined within the first section of this Committee Report, the Local Highway Authority has reviewed the TP and has reservations that sustainable transport modes would not be fully utilised due to the location and accessibility and consider that the main means of transport associated with development is likely to be the car, contrary to Policies EC9 and HC19.

Other matters

- 7.30 In terms of the impact of the development on protected species Derbyshire Wildlife Trust consider that as the reduced scheme does not involve existing buildings or development near the watercourse an updated survey is not required. The proposed landscaping is considered appropriate for the site comprising of native hedgerow, tree and shrub planting.

Ecology enhancements proposed such as the restoration of the orchard and grassland is ongoing and a condition to secure this improvement together with the provision of the barn owl box is recommended. Conditions such as a submission of Landscape Plans and Management Specifications / LEMP, a lighting strategy and avoidance of the bird nesting season should be attached to any permission. On this basis the proposal is considered in accordance with Policy PD3.

- 7.31 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, it is noted that there is an existing ground mounted solar array to the east of the dwelling. It is considered that 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.
- 7.32 Refusal reason 4 of application 20/01238/FUL has been overcome with the submission of an Arboricultural Method Statement which confirms no tree works is proposed as part of the development. In terms of the reduction of the 84m of roadside hedgerow, it is noted that the hedgerow would not be removed but reduced in height to 600mm to improve visibility.
- 7.33 It is considered that given the isolated location of the site, significantly detached from any neighbouring residential properties the proposed development is compatible with neighbouring land uses and would not result in a significant loss of privacy or amenity for the occupants of neighbouring properties in accordance with Policy PD1.

Conclusion

- 7.34 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.
- 7.35 The proposed pigeon loft by reason of its design and location is considered to be harmful to the setting of the grade II* heritage asset.
- 7.36 Taking the above into consideration the application does not satisfy the relevant provision of the Adopted Derbyshire Dales Local Plan (2017). 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 proposed pigeon loft structure by reason of its design, location and inter-visibility with the farmhouse, would harm the setting of the grade II* listed building and the surrounding landscape in which the heritage asset is experienced. It is considered that the level of harm would be less than substantial, however, the public benefits associated with the

development would be limited and would not outweigh the identified harm, contrary to Policies PD1 and PD2 of the Adopted Derbyshire Dales Local Plan (2017) and the National Planning Policy Framework (2021).

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 scheme that overcame initial concerns relating to access visibility, 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.

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.

This decision notice relates to the following documents:

Location Plan HHF/SLP/001

Existing Site Layout 001/HHF-ESLAP A

LP001 Rev G

Visibility splays and proposed improvements 210136.43-01 Rev B

Yurt Dimensions FS006

Yurt Site Plan 001/HHF-Y

Toilet and Shower Block Plans 001/HHF-TSB1, 001/HHF-TSB2 and 001/HHF-TSB3

Pigeon Loft Plans 001/HHF-PLFP, 001/HHF-PLSE2, 001/HHF-PLLEE1 and 001/HHF-PLLEE2

Cabin Plans Scale 1:50 of side elevations, plans and sections

Planning Statement

Travel Plan

Arboricultural Method Statement

Heritage Impact Assessment

Landscape and Visual Impact Assessment

Glamping Accommodation Specification document