

# **ADDENDUM REPORT**

## **HIGH PEAK BOROUGH COUNCIL DEVELOPMENT CONTROL COMMITTEE**

**11<sup>th</sup> November 2024**

<b>Application No:</b>	HPK/2024/0300	
<b>Location</b>	Hurstfield House Hague Bar New Mills	
<b>Proposal</b>	Retrospective permission for a detached summerhouse and engineering works.	
<b>Applicant</b>	Mr Bob Wood	
<b>Agent</b>	Andrew Ellis	
<b>Parish/ward</b>	New Mills	<b>Date registered</b> 11/07/2024
<b>If you have a question about this report please contact:</b> Jennifer Robb, Tel. 07583 671 67 Email: <a href="mailto:Jennifer.Robb@highpeak.gov.uk">Jennifer.Robb@highpeak.gov.uk</a>		

### **1. REFERRAL**

- 1.1 Members will recall that this application was presented to the October 14<sup>th</sup> 2024 meeting where it was resolved to approve the application with the decision to be delegated to the Head of Development Services in consultation with the Chair of the Committee following the reconsultation period. Members were advised that reconsultation with statutory consultees and neighbours, was necessary due to an amended description of development referencing engineering works. A copy of the previous committee report is attached at Appendix 1.
- 1.2 During the site visit it appeared as though other engineering works to the east of the summer house were taking place on site. Officers advised members that this did not form part of the planning application. However, upon review of the plans that were submitted for the engineering works it has been noted this element does in fact comprise part of the planning application and the area in question is being levelled to form a raised planting bed. As such the application has been referred to this planning committee so this element of the engineering works can also be considered as part of the application.

### **2. SUMMARY OF RECOMMENDATION**

**APPROVE**

### **3. OFFICER COMMENTS**

- 3.1 Following advice from the Councils solicitor, the description of development for the planning application has been revised to include reference to the engineering works which is currently the subject of reconsultation with statutory consultees, including neighbours. This re-consultation commenced on the October 15<sup>th</sup> and expires on 5<sup>th</sup> November 2024.
- 3.2 To date one comment has been received objecting to the development, with concerns there is potential to use the summer house as an Airbnb. The concerns of the objector are noted, however the committee resolved to approve the development subject to the conditions listed below, which included that the summerhouse only be used for purposes ancillary to Hurstfield House. In the event that the summerhouse was put to any alternative uses, this would be a matter for the Council enforcement team to investigate, and if necessary, pursue formal action. Any further comments received as part of the re-consultation will be put on the update sheet.
- 3.3 The works being undertaken on site, to the east of the summerhouse, that were questioned during the site visit does in fact form part of the engineering works that are detailed in the planning application. The area is being levelled out to form a raised planting bed, which sits broadly at ground level. As such, when seen in the context of the site, it is not considered to reduce openness and would not result in harm to the openness of the green belt, or conflict with the purposes of including land within the green belt. Moreover, as a raised planting bed, it would not impact on the residential amenities of the neighbour to the east, No.25 Hague Bar, which is positioned nearly 20m from the raised bed.

### **4. PLANNING BALANCE AND CONCLUSION**

- 4.1 For the reasons outlined above, this element of the engineering works, along with summerhouse and other engineering works, would not amount to inappropriate development in the green belt and does not harm openness. The development has limited visibility from public vantage points, and as such it is not considered to be intrusive within the landscape, cause harm to the street scene or residential amenity. Therefore, approval is recommended.

### **5. RECOMMENDATIONS**

#### **A. APPROVE subject to conditions as follows;**

- 1. Approved Plans**
- 2. The development hereby approved shall remain ancillary to Hurstfield House for the lifetime of the development.**

**B. In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add**

**conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Operations Manager – Development Services has delegated authority to do so in consultation with the Chairman of the Committee, provided that the changes do not exceed the substantive nature of the Committee’s decision.**

This recommendation is made following careful consideration of all the issues raised through the application process and thorough discussion with the applicants. In accordance with Paragraph 38 of the NPPF the Case Officer has sought solutions where possible to secure a development that improves the economic, social and environmental conditions of the area.

### Site Plan

