

Sir or Madam
High Peak Borough Council - Planning
Buxton Town Hall
Market Place
Buxton
Derbyshire
SK17 6EL

30 November 2022
EP ref: 22-611

Dear Sir or Madam

Re: Planning Portal reference:PP-11736813

Application for prior notification of agricultural development at Edgemoor Farm, Bishops Lane, Buxton, SK17 6UP

On behalf of our client, Mr Lomas, please find enclosed an application for prior notification of agricultural development at Edgemoor Farm, Bishops Lane, Buxton.

The application comprises this letter together with the following:

- Completed application forms
- Location plan (RILO/PP/05/003)
- Block plan (RILO/PP/05/002)
- Floor plans and elevations (RILO/PP/05/001)
- Planning application fee (£96).

Planning history

Planning history for the farm comprises the following:

- Part retrospective planning application for engineering operations comprising installation of drainage and infill of uneven agricultural land (animal pastureland) for the purposes of agriculture (HPK/2021/0725) – approved 28th October 2022
- Prior notification application for engineering operations for the infill of uneven agricultural land (animal pasture) to improve animal welfare and level the pastureland (DET/2021/0014) – withdrawn 15th November 2022

- Proposed general purpose agricultural building to house, feed and lamb sheep and to store fodder and implements (HPK/2019/0470) – approved 16th December 2019
- Erection of farm worker’s dwelling (HPK/2007/0381) – approved 4th July 2007
- Erection of dwelling for agricultural worker (HPK/0003/5734) – refused 27th November 1996
- Building for fodder storage (HPK/0002/9236) – approved 4th July 1990
- Erection of agricultural building (HPK/0002/6409) – approved 22 April 1998

Supporting information

Schedule 2, Part 6 of the Town and Country Planning General Permitted Development Order 2015 is permissive of the erection, extension or alteration of a building on agricultural land comprised in an agricultural unit of 5 hectares or more where the works are reasonably necessary for the purposes of agriculture within that unit.

The agricultural unit at Edgemoor Farm extends to approximately 410 acres comprising 210 acres owned by the applicant at Edgemoor, 100 acres rented adjacent to the existing land owned at Edgemoor and 100 acres owned by the applicant at Brierlow Bar and Axe Edge. The farmland is used to rear cattle and sheep and to produce fodder.

Edgemoor Farm is a long-established agricultural holding. It was purchased by the applicant approximately 18 months ago and the current farm comprises the land purchased as part of Edgemoor Farm plus land already owned/rented by the applicant.

The applicant currently farms approximately 100 Limousin beef cattle and 500 Texel cross sheep.

There is an existing group of farm buildings located around the farmhouse at Edgemoor Farm. The applicant is in the process of purchasing a Holstein Friesian dairy herd and the main farm building is being re-fitted for a milking parlour and for accommodation for the dairy herd during the winter months. The existing buildings will therefore be utilised to house cattle and as a lambing shed during the Spring together with storage of some fodder required for the holding. The other existing agricultural building at Edgemoor is fully utilised for the storage of agricultural machinery.

The existing buildings on site are inadequate for the needs of the holding. This application proposes an additional agricultural building at Edgemoor Farm which would be used as a general-purpose agricultural building for the storage of machinery. Machinery includes, but is not limited to quad bikes, 14 tractors and loaders.

At present, there is a large amount of expensive machinery that is stored outside and exposed to the elements and at risk of theft. One tractor was stolen from the holding earlier this year and a crime number can be provided if necessary. The application would enable more machinery to be stored inside.

The building would be designed for its purpose being constructed of blockwork built up to 1800mm and plastic-coated profile sheeting coloured to match the adjacent buildings. The location of the proposed building was selected to ensure it is well related to the existing buildings on site.

The new building is reasonably necessary for the purposes of agriculture within the unit. The overall scale of the proposals is not unreasonable given the size of the holding.

Part 6 Class A.1 sets out the circumstances in which development is not permitted. These are addressed below:

- The development would not be carried out on a separate parcel of land forming part of the unit and which is less than 1 hectare in area.

- The development would not consist of the erection of an agricultural building where development has taken place under Class Q or S of Part 3 within the preceding 10 years.
- It would not consist of the erection, extension or alteration of a dwelling.
- The building is designed for agricultural purposes.
- The ground area which would be covered by the building would be 223 sqm, i.e. it would not exceed 1000 square metres.
- The building would not be within 3 km of an aerodrome.
- The building would not exceed 12 metres in height, it would be 7.22m high consistent with existing buildings on the holding.
- The development would not be within 25 metres of a metalled part of a trunk or classified road.
- The building would not be used in part for the accommodation of livestock or for the storage of slurry or sewage sludge within 400m of a protected dwelling.
- It would not involve excavation or engineering operations on Article 2(4) land which are connected with fish farming.
- It would not involve a building for storing fuel for or waste from a biomass boiler

Class A.2 sets out the conditions under which development is permitted by Class A. These are addressed as follows:

- There would be no building, structure, excavation or works resulting from the development that would be used for the accommodation of livestock.
- The proposal does not involve mineral extraction.
- Waste materials would not be brought onto the land from elsewhere.

Part 6, D1 (2) clarifies that the area of the building should comprise the ground area which would be covered by the proposed development, together with the ground area of any building or any other structure within the same unit which are being provided or have been provided within the preceding 2 years and any part of which would be within 90 metres of the proposed development.

Planning permission was granted for a multi-purpose agricultural building in October 2019 (HPK/2019/0470). This was constructed in 2020 and has been on site for more than 2 years. In any event, the floor area of this building is 279sqm and the ground area of this building plus the proposed building would not exceed 1,000 sqm. The building subject to the 2019 planning permission and the adjacent building have recently been repaired and reclad. The alteration of a building is permitted development and does not need to be subject to the prior notification procedure in accordance with Part 6, Class A, A.2 (3) of the Town and Country Planning (General Permitted Development) (England) Order 2015 provided it is not a 'significant alteration'. The alterations undertaken would not be a significant alteration as defined in paragraph D.1 (1) in the interpretation of Classes A to C.

We trust that this is sufficient to register the application. If you require any further information, please do not hesitate to contact me.

Yours sincerely

Emery Planning

Caroline Payne

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Director

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