

DELEGATED DECISION REPORT

HPK/2023/0187
Valid 09/05/2023

LAND ADJACENT 43
BATHAM GATE ROAD
PEAK DALE

PROPOSED AGRICULTURAL
BUILDING TO LAMB AND
HOUSE SHEEP AND STORE
FODDER AND IMPLEMENTS

(FULL - MINOR)

MAIN ISSUES

- Principle
- Impact on visual amenity
- Impact on neighbour amenity
- highways

DESCRIPTION OF SITE

The application site relates to agricultural land located within Peak Dale. The site benefits from an existing access off Batham Gate Road and is located adjacent to residential properties. There is an existing agricultural building on site. The site is not located within any areas of designated interest. The agricultural holding extends to approximately 10.5 acres of which 6.5 acres is owned. The applicant does not benefit from any other buildings that could be used for sheep housing and considered that the proposed located is the best option.

PROPOSAL

Consent is sought to demolish an existing agricultural building and replace with a larger agricultural building on the site. The building proposes to measure 9.1m by 9.1m and will have a pitch roof measuring 3.5m at the eaves and 4.7m at the ridge. The building will be constructed with concrete block walling with juniper green cladding above and to the roof. A sliding door is proposed to north west gable and roof lights are proposed.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
EQ 6 Design and Place Making

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None relevant

CONSULTATIONS

Publicity

Site Notice expiry date: 29.06.2023
Neighbour consultation period ends: 02.06.2023
Press Advert: N/A

Public Comments

Three letters of representation have been received supporting the application with the following comments.

- Proposed building will look better than existing building
- Better welfare for sheep

Town / Parish Comments

None received within consultation period.

Derbyshire County Council Highways

No objections

OFFICER COMMENTS

Principle of Development

The application site is located adjacent to but outside of the Peakdale village boundary and is therefore located within the open countryside.

Policy EQ 3 states that outside the settlement boundaries and sites allocated for development as defined on the Policies Map, including the Green Belt, the Council will seek to ensure that new development is strictly controlled in order to protect the landscape's intrinsic character and distinctiveness, including the character, appearance and integrity of the historic and cultural environment and the setting of the Peak District National Park whilst also facilitating sustainable rural community needs, tourism and economic development.

Supporting proposals for agriculture and related development which help sustain existing agricultural enterprises, including small scale farm shops selling local produce, complementary farm diversification and new agricultural buildings that maintain the landscape quality and character of the countryside.

The development proposes the erection of a replacement agricultural building and therefore the principle of the development is acceptable subject to other material considerations such as impact on the character of the countryside, neighbour amenity and highways.

Design/ Impact on Visual Amenity

Policy EQ 6 states that all development should be well designed and of a high quality that responds positively to both its environment and the challenge of climate change, whilst also contributing to local distinctiveness and sense of place. The policy requires for development to be well designed to respect the character, identity and context of High Peak's townscapes and landscapes. P

The building is sited on a similar footprint albeit it is larger than the existing building. Although the replacement building would have a greater impact on the visual amenity of the area it is considered that sufficient information has been submitted to justify the size of the building and the building has been designed for the purposes of agricultural. The erection of a new building would benefit the overall appearance of the site and the proposed materials would help the building blend in with the surrounding landscape. The proposed building when viewed from Batham Gate Road would be seen viewed against a backdrop of the other buildings on the adjacent site and would therefore not appear visual prominent or intrusive. As such the development is considered to have an acceptable impact on the visual amenity of the area.

Amenity

Policy EQ 6 states that all development should be well designed and of a high quality that responds positively to both its environment and the challenge of climate change, whilst also contributing to local distinctiveness and sense of place. The policies requires that development must achieve 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.

The application site is located close to residential dwellings but due to its siting behind a larger detached building it would not be visible from these dwellings and would not have any detrimental impact in terms of loss of light or overbearing impact. The building proposes to have a mixed use as storage and lamb housing. As the existing building has been used for lamb housing it is not considered that the development would have any additional impact from this use in terms of disturbance and smells.

Highway Safety

Policy CF 6 states that the Council will seek to ensure that development can be safely accessed in a sustainable manner. Proposals should minimise the need to travel, particularly by unsustainable modes of transport and help deliver the priorities of the Derbyshire Local Transport Plan.

The development proposes to utilise the existing access off Batham Gate Road. The site benefits from hardstanding which allows for farm vehicles to enter and exit the site in a forward gear. The building would replace an existing building and therefore the number of trips will be similar. As such the highway authority have no highway safety comments to make and therefore the development has an acceptable impact on highway safety.

Nutrient Neutrality

The site lies within the catchment of the River Wye which forms the Peak District Dales Special Area of Conservation (SAC). The Council has been notified that action must be taken to address exceedances of phosphorus in the River. As such, the Council cannot grant consent for development unless it can rule out "likely significant effects" on the SAC. A Habitats Regulations Assessment (HRA) will be required when the plan or project creates a source of water pollution or has an impact on water quality and when it is within the catchment of the SAC. Initially, a screening assessment will be required to consider if "likely significant effects" (alone or in combination) on the SAC can be ruled out. If not, this will be followed by an "Appropriate Assessment" where the impact of the plan or project is considered in detail.

Screening Assessment

The proposal is not directly connected with or necessary for the conservation management of a European site. The proposal will not increase overnight stays or surface water run-off from the site. Although the building is slightly larger than the existing building is not substantially larger and therefore surface run off is not considered to be any different than the existing building. Therefore it will not risk having a significant negative effect on the SAC either on its own or in combination with other proposals and therefore it is not necessary to carry out an Appropriate Assessment.

CONCLUSION / PLANNING BALANCE

It is for the above reasons and having regard to all material considerations and matters raised that I recommend accordingly.

OFFICER RECOMMENDATION :

That planning consent be approved subject to conditions.

Case Officer: Rebecca Bowers

Recommendation Date: 19.06.2023

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council