DELEGATED DECISION REPORT

HPK/2023/0245 **VALID 28/06/23**	**CASTLE EDGE STABLES, CASTLE EDGE ROAD, NEW MILLS, DERBYSHIRE, SK22 4QF**	**RETENTION OF DRAINAGE TO THE FRONT OF THE STABLE AND FOR THE LAYING OF GRAVEL (FULL - MINOR)**

MAIN ISSUES

- **Principle of Development (Green Belt)**
- **Design Considerations**
- **Impact upon Residential Amenity**
- **Impact on Highway Safety**

DESCRIPTION OF SITE

The application relates to a stables complex which is located within the countryside and within the Green Belt as defined by the Local Plan policies map. The site includes stable block, a horse trainer, and track to fields to the west. Boundaries are a mix of post and rail fencing, and stone walls. The site includes a number of trees along the site boundaries. Access is via a gate off Castle Edge Road. A bridleway, known as New Mills 64 runs along the track to the north of the site.

PROPOSAL

This is a retrospective application for the laying of drainage and gravel. Drainage has been laid to the east of the horse trainer. Gravel has been laid above the majority of drainage and has been provided around the existing buildings, and along the track to the field to the west.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan (Adopted 2016)

S1 Sustainable Development Principles
S1a Presumption in Favour of Sustainable Development
S6 Central Sub-area Strategy
EQ2 Landscape Character
EQ3 Rural Development
EQ4 Green Belt Development
EQ6 Design and Place Making
CF6 Accessibility and Transport

Supplementary Planning Guidance/Documents

High Peak Design Guide (2018)

National Planning Policy Framework

Section 12: Achieving Well-designed Places
Section 13: Protecting Green Belt land
Section 15: Conserving and enhancing the natural environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0002/3832 – Stable Block – Approved – 22/01/86

HPK/0003/4710 – New Hay Barn/Implement Store – Approved – 16/08/95

CONSULTATIONS

Publicity

Site Notice expiry date: 02/08/23
Neighbour consultation period ends: 25/07/23
Press Advert:

Public Comments

None

Town / Parish Comments

Do not object

DCC Highways

There are no highway safety comments to make to the application.

OFFICER COMMENTS

Principle of Development

The application proposes the laying of drainage and gravel hardstanding in association with a stables site. The site lies within the Green Belt as defined by the Local Plan policies map.

Policy E3 relates to rural development which states that the Council will seek to strictly controlled new development 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. Policy E3 states that support will be given to equestrian development where it does not have an adverse impact upon the character and appearance of the area.

Policy E4, which relates to Green Belt development, states that development in these locations will not be permitted unless it is in accordance with national planning policy.

The NPPF identifies that the construction of new buildings within the Green Belt will be considered to be inappropriate development and will only be allowed where it meets one of the exceptions identified within paragraph 149 or 150.

Paragraph 150 allows for engineering operations in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it.

Therefore, it is considered that the proposal could be considered to be an appropriate in this instance subject to preserving openness and not conflicting with the purposes of including the land within the Green Belt.

Impact on Openness

150 requires development to preserve the openness of the Green Belt. There is no definition of openness within the NPPF although it is accepted that the openness has both visual and spatial components.

The proposed development does not propose any above ground level works and therefore spatially the development would not have any impact on the openness of the Green Belt. Visually, the hardstanding is visible from public vantage points including Castle Edge Road and the bridleway to the north. However, many views are obscured by the existing landscaping around the site and the low level nature of the proposals minimises the prominence of the proposals. The hardstanding area is well related to existing buildings and, in this instance, it is not considered that there would be any erosion of openness. Both visually and spatially, it is considered that the proposed development preserves the openness of the Green Belt.

Impact on the purposes of including the land in the Green Belt

The NPPF, at paragraph 138, highlights that the Green Belt serves 5 purposes which includes, inter alia, safeguarding the countryside from encroachment which is considered to be the most pertinent purpose in this instance.

As identified above, the development is well related to the existing buildings, and is also confined to the existing site boundaries. The development therefore does not result in any adverse encroachment into the countryside and, as such, does not conflict with the purposes of the Green Belt.

Green Belt Conclusions

It is considered that the development is an engineering operation which not inappropriate by definition. The proposals preserve the openness of the Green Belt and do not conflict with any of the purposes of including the land in the Green Belt. The proposal is therefore appropriate development within the Green Belt which is acceptable as a matter of principle.

Design Considerations/Impact on Landscape

The application site is located within a rural area where policy EQ3 requires equestrian development to not have an adverse impact on the character and appearance of the area.

Policy EQ2 states that decisions will seek to protect, enhance and restore the landscape character of the area for its own intrinsic beauty and for its benefit to the economic, environmental and social well-being of the area. EQ2 states that development should be informed by, and be sympathetic to the distinctive landscape character area, and requiring that development proposals protect and/or enhance the character, appearance and local distinctiveness of the landscape and landscape setting of the Peak District National Park. EQ2 confirms that development which would harm or be detrimental to the character of the local and wider landscape should be resisted.

EQ6 seeks to achieve high quality design in all development by requiring development to be well designed to respect the character, identity and context of High Peak's townscapes and landscapes and that development contributes 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.

Due to the sites location, visibility of the development from the public highway would be limited to close views from Castle Edge Road and the bridleway to the north. The works are well contained by existing site boundaries with existing boundary treatment and landscaping screening much of the site. The hardstanding is appropriately related to the existing use of the site and its extent and colour finish does not appear out of character or context with its countryside setting.

It is therefore considered that the development protects the landscape, as required by EQ2.

Amenity

Policy EQ6 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.

The application site is relatively isolated from nearby sensitive properties. It is not anticipated that any amenity issues would arise through loss of light, overbearing, overlooking or loss of privacy. The use of the site is also established and it is not proposed to increase the number of stables at the site. Any increase in noise and disturbance arising from activities on the hardstanding is likely to be limited, and would not have an adverse effect on the amenity of neighbours.

Highway Safety

The application site is accessed via Castle Edge Road, and it is not proposed that the development would amend the point of access from the public highway. On the contrary the hardstanding allows for vehicles to manoeuvre on site and exit in a forward gear. No objections have been received from DCC Highways.

There would be no impact on the PROW to the north.

CONCLUSION

It is considered that the proposals would accord with the policies contained within the Development Plan and guidance within the NPPF, and as such it is recommended that the application be approved.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Declan Cleary
Recommendation Date: 03/08/2023

X B.J. Haywood

Signed by: Ben Haywood

On behalf of High Peak Borough Council