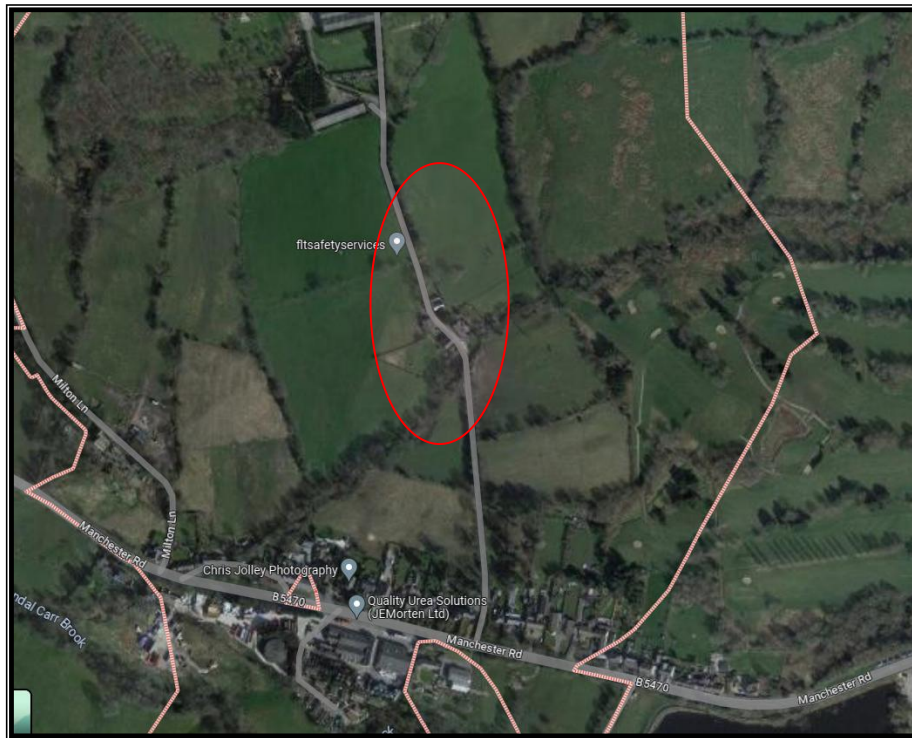


Design and Access Statement

September 2023

*Retrospective application for retention of stables/agricultural building
at
The Cedars, Tunstead Milton, Whaley Bridge, High Peak SK23 7ER*



Aerial view showing location

- **Applicant**
Mr Gary Bennett
- **Planning Authority**
High Peak Borough Council
- **Proposal**
Retrospective application for retention of stables/agricultural building
- **Location**
The Cedars, Tunstead Milton, Whaley Bridge, High Peak SK23 7ER
- **Agent**
Simon Jones BSc (Hons), MRICS
SJ Design Limited (Chartered Building Surveyors)
The Old Co-Op Building
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1.00 General Background

This application is for retrospective permission for the retention of a stable block at The Cedars.

The site falls outside a conservation area and lies within Open Countryside. The Cedars is a working farm with a 40 acre holding.

The applicant constructed the stable block/agricultural building between February 2022 and February 2023.

The applicant was under the impression that the stable block would fall under Permitted Development so did not apply for planning permission. On July 12th 2023 the applicant was contacted by Planning Enforcement and advised that a retrospective planning application was needed for the stable block.

2.00 The Proposal

This application is for retrospective permission for the retention of a stable block/agricultural building.

3.00 Design

The stable walls are constructed of blockwork and profiled metal sheet, colour dark grey. The roof is clad with profiled metal sheet, colour dark grey.

The adjacent agricultural barn has profiled sheet cement board roof cover and blockwork/profiled sheet cement board walls.

Figures 1 and 2 show the stable block and adjacent barn.



Figure 1: Southeast Elevation with ‘The Barn’ on the left and The Stable on the right, partly obscured by a caravan



Figure 2: Northeast elevation of The Stable

4.00 Access

Access arrangements are unchanged.

5.00 Environmental Analysis

Site stability, contamination and soil types

The site would not be designated as contaminated land.

Wind and micro climate

The site is partially screened from high winds although in common with most local sites is subject to turbulence as a result of the surrounding high ground.

Flood risk and drainage

The site is not located in an area of flood risk.

Archaeological and historic features

No known archaeological features exist on site. No heritage assets are affected by the proposals.

Views into and out of the site

The site has the benefit of being adjacent to attractive open areas and is sufficiently elevated with views to the Peak District hills.

Ecological and wildlife

No bird or mammal habitat have been affected by the proposals.

6.00 Conclusions

It is clear from the foregoing that the proposals would maintain the openness and constitute no harm to the Open Countryside.

We would therefore urge High Peak Borough Council to grant permission for this application.