

DELEGATED DECISION REPORT

HPK/2023/0288
VALID DATE
27/07/2023

BARN, DIGLEE ROAD,
FURNESS VALE,
DERBYSHIRE, SK23 7PW

RETROSPECTIVE
APPLICATION FOR A TIMBER
FIELD BARN TO STORE
EQUIPMENT, HAY, FOOD AND
OCCASIONAL ANIMAL
SHELTER ALSO AN AREA OF
HARD STANDING FOR FARM
VEHICLES

(FULL - MINOR)

MAIN ISSUES

Impact on the character and appearance of the Green Belt.

DESCRIPTION OF SITE

The application site is surrounded by open farmland countryside and backs onto a copse. The access is taken directly off Diglee Road which runs to the front of the site and is a private road/unmade track serving nearby farms.

The application is retrospective, the grassed field has been resurfaced in hardcore and has a timber open fronted shelter/shed in the eastern corner. In creating the compound area some trees bounding the site on the northern boundary appear to have been removed, but the copse clearly remains screening this boundary.



The site will be accessed via Diglee Lane and will be used for the general storage of equipment & ancillaries needed to maintain the land within the ownership of the applicant. The size of the shed is appropriate, and the yard area allows vehicles to park and turn without blocking the lane or impacting on any nearby public rights of way.

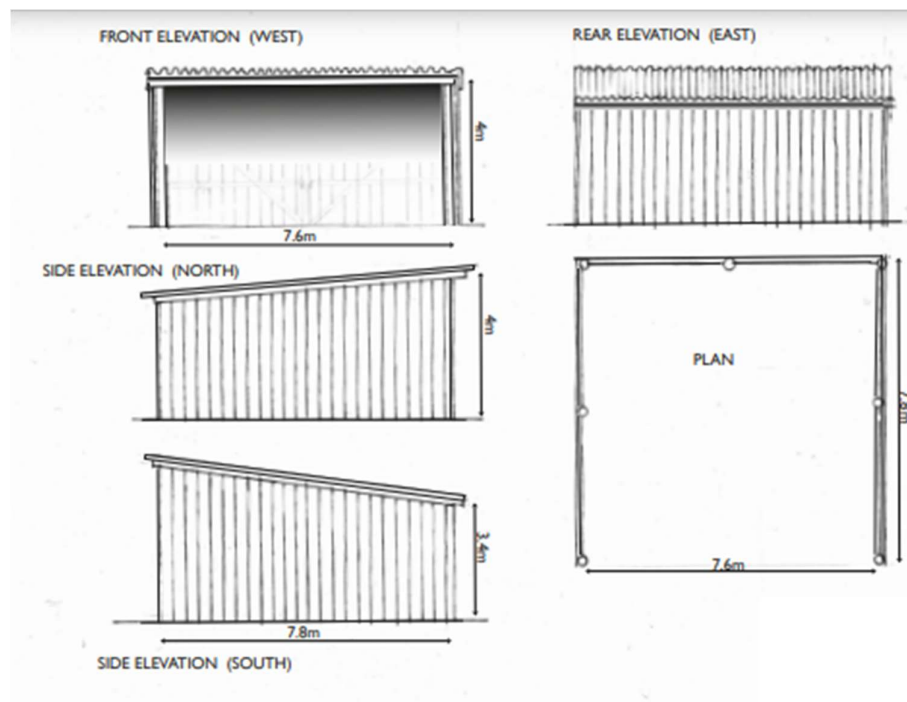
The applicant has land adjoining the application site and currently there is no storage facility for the equipment to manage the land. In addition there may be a need to use the shed to temporarily shelter livestock which may be introduced onto adjacent land.

The shed is required for general storage including tractors and farm machinery, required to farm and maintain the land.

For the purposes of planning policy consideration, the application site is located within the Green Belt. The site is not within any Conservation Area and there are no listed buildings/structures or protected trees which need to be considered.

PROPOSAL

The agricultural building will occupy a floor area of 59 square metres (7.8m x 7.6m) and stand to a ridge height of 4 metres. The building is to be used for general agricultural purposes associated with the applicant's land holding including general storage, equipment, and machinery. The proposed building is to be located to the eastern side of the field.



RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan (Adopted 2016)

S1 Sustainable Development Principles
S2 Settlement Hierarchy
S6 Central Sub-area Strategy
EQ4 Green Belt Development
EQ6 Design and Place Making
EQ11 Flood Risk Management

National Planning Policy Framework (2021)

Including sections -
12: Achieving well-designed places
13: Protecting Green Belt land

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 21/09/2023
Neighbour consultation period ends: 07/09/2023

Press Advert: N/A

Public Comments

1 Representation OBJECTING received during the consultation period stating:

- There is a very high pressure water pipe being part of the Wybersley Water Treatment system, that runs directly under the area
- There were trees and hedges that were situated on the land boundaries, which have been lopped or chopped prior to the building of the barn and not include or mentioned, in this retrospective planning application
- The size of the building is big
- Five acres of fields, the provision of hardstanding for 10 vehicles appears to be excessive
- No farm animals or horses, have yet to be released for exercising or grazing in either of the fields
- Addition of a septic tank sunk into hardstanding, where is the outlet?
- This maybe an attempt to get permission for a dwelling under Class Q

1 Neutral Representation received stating:

- The planning application form mentions the development may affect public rights of way. I could not determine from the planning documentation what rights of way may be impacted and how.

Town / Parish Comments

No comments received

SCC Highways

No comments

OFFICER COMMENTS

Principle of Development

The Local Plan confirms that the rural areas will provide only for development which has an essential need to be located in the countryside, supports rural diversification and sustainability of the rural areas, promotes sustainable tourism or enhances the countryside. This will be achieved by, amongst other measures, enabling the limited expansion or development of business for employment uses where a rural location can be justified.

Generally modern agricultural buildings will have some impact on landscape, in varying degrees dependent on the circumstances in each case, but it is acknowledged that such buildings are essential to the countryside and to the nation's food supply with economic or employment benefit outweighing any harm. In this particular case the applicant is looking to provide a barn to provide shelter, storage and a yard area for parking/turning of vehicles related to farming land in his ownership.

The application seeks permission for an agricultural barn and associated works that lies within the Green Belt. Whilst inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances, this proposal is modest in size and conforms to being considered an exception (para 149a of the NPPF).

Policy EQ3 of the adopted local plan relates to Rural Development, outside of development boundaries. The policy states that the Council will seek to ensure that new development is strictly controlled in order to protect the landscapes intrinsic character and distinctiveness whilst also facilitating sustainable rural community needs.

Policy EQ4 of the local plan states that the Council will protect the Green Belt and maintain its openness and permanence. The policy goes on to state that within the Green Belt, planning permission will not be granted for development unless it is in accordance with national planning policy.

Paragraph 148 of the NPPF highlights that inappropriate development within the Green Belt is by definition harmful, unless very special circumstances can be demonstrated.

Paragraph 149 of the NPPF sets out a list of exceptions for where certain types of development are considered not to be inappropriate. One such exception is "buildings for agriculture and forestry."

In light of the above, the principle of development will be considered to be acceptable subject to the application demonstrating compliance with the restrictive national and local planning policies relating to development within the open countryside and Green Belt set out above, and all other relevant national and local planning policies relating to design and amenity.

Design and Impact on character and appearance

The barn is surrounded by small to medium scale hedged field patterns enclosed by hedgerow and trees, low intensity pastoral farming and winding sunken lanes - views across the landscape are restricted by vegetation and enclosure.

The building has been positioned off the east boundary of the field adjacent to a hedgerow and tree copse. The objector states the trees have been lopped and chopped. Visiting the site there was evidence of vegetation removal, however a tree belt does remain to serve to part-screen and shelter the site.

The building is designed to sit low on the landscape, consequently the building does not appear strident or incongruous within its surroundings and does not make for a significant intrusion into the countryside. The intention is to protect the local landscape, and the development would not lead to prominent intrusion into the countryside or have a significant adverse impact on the character of the landscape.

The foundations required for a barn structure such as this are not deep. The objector has expressed concern that there is a very high pressure water pipe that runs directly under the area. The nature of the development in terms of construction and use does not threaten the integrity of the pipeline nor increase the risk to human life.

I saw no evidence on site of a septic tank and the agent confirms that there isn't one. The agent confirms there is a water storage tank that serves the trough in the field and taps in the yard. The yard will be surfaced in porous material to allow natural soakaway to ground, there are existing field drains across the land.

The proposed development is situated off a private road that serves several farms, it does not impact adversely on any nearby public rights of way and nor does it block the lane, and the principal of an agricultural building/associated yard - situated within this field at this location will consequently not derive any conflict with policies EQ4 and EQ6 of the Local Plan.

There are no neighbouring dwellings which would be harmed as a result of the development. Neither residential amenity or highway safety is a constraint to the development.

CONCLUSION / PLANNING BALANCE

Having regard to the considerations set out above it is concluded that the proposal is in accordance with, and the development would not conflict with policies EQ4, EQ6 and EQ11 of the Local Plan.

OFFICER RECOMMENDATION: CONDITIONAL APPROVAL

Case Officer: Pet Twigg

Recommendation Date: 18.10.2023

X 

Signed by: Ben Haywood

On behalf of High Peak Borough Council

