

DELEGATED DECISION REPORT

HPK/2023/0399
Valid 20/09/2023

THE CEDARS MILTON
LANE
TUNSTEAD MILTON
WHALEY BRIDGE

RETROSPECTIVE
APPLICATION FOR
RETENTION OF
STABLE/AGRICULTURAL
BUILDING

(FULL - MINOR)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

The application site is a plot of land relating to The Cedars on Milton Lane, located in the open countryside. The plot is located opposite The cedars and is accessed via Milton Lane, a single track road. the application site is surrounded by open grazing fields.

PROPOSAL

Retrospective planning permission is sought for a stable building. the building is finished in breeze block and black corrugated metal. The building is open on one side and hosts stables for 5 horses.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
S2 Settlement Hierarchy
EQ 3 Rural Development
EQ 6 Design and Place Making
CF 6 Accessibility and Transport

National Planning Policy Framework

Section 4
Section 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0003/3430 - Certificate Of Lawfulness : Repair & Renovation Of Vehicles & Machinery With Ancillary Outside Storage Of Vehicles For Restoration REFUSED 13/05/1994

HPK/0003/3600 - Removal Of Condition 5 On Ref. 033106 Regarding Outside Storage WITHDRAWN 20/09/1994

HPK/0003/3912 - Restoration And Storage Of Historic Vehicles APPROVED 28/09/1994

CONSULTATIONS

Publicity

Site Notice expiry date: 07/11/2023
Neighbour consultation period ends: N/A
Press Advert: N/A

Public Comments

None received

Town / Parish Comments

No objection

Environmental Health

N/a

Derbyshire County Council Highways

No objection subject to condition

OFFICER COMMENTS

Principle of Development

This site is within open countryside and therefore must be considered under the 'other rural areas category' which includes 'all other areas outside of the settlement boundary of settlements, including those villages, hamlets and isolated groups of buildings in the Green Belt and the Countryside which do not have a settlement boundary as defined on the Policies Maps, development will be strictly limited to that which has an essential need to be located in the countryside or comprises affordable housing in accordance with policies EQ3 and H5'.

The retrospective building is agricultural/equestrian in use. As such the use is acceptable in principle for the open countryside. However, a condition to ensure that it remains ancillary to the existing dwelling is considered to be prudent.

Design

Section 12 Paragraph 130(c) of the NPPF states that development should be sympathetic to the character and history of the area, while not restricting change.

LP 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.

LP Policy EQ 6 states that all development should be well designed, of a high quality and respond to the areas character, history and scale.

The stable building is agricultural in design, and takes design features from the adjoining barn structure. The building has a single sloped roof, which keeps the overall mass low.

The stable makes efficient use of the space they have built, allowing a maximum capacity of 5 stables/horses. Whilst the breeze block finish is not attractive, the building is not visible from Milton Lane, and is hidden by the adjoining barn building and it is typical of a utilitarian modern equestrian / agricultural structure.

Overall there are no design concerns. However, conditions requiring the removal of the structure if and when it becomes redundant are considered appropriate to protect the character of the countryside.

Amenity

Section 12 Paragraph 130(f) of the NPPF states that development should create places with a high standard of amenity for existing and future users.

LP Policy EQ 6 states that all development should achieve a satisfactory relationship to adjacent development and doesn't cause unacceptable effects by reason of vision intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The building looks over a number of fields which are under the same ownership as the application site. This allows for the stabled animals to be turned out with minimal public disturbance.

The nearest residential dwellings are located over 100M away, as such there will be no amenity impact upon nearby residents. Overall there are no amenity concerns.

Highway Safety

DCC highways have not objected to the application, provided that it remains for the private use of the applicant. The applicant has confirmed that the stables are for their

private use, and will not be rented or used for livery. As such there are no highways concerns subject to condition preventing any commercial use.

CONCLUSION / PLANNING BALANCE

The development is considered acceptable in terms of design, amenity and highway safety. It is considered to be in accord with the relevant policies put forward in the Local Plan and the NPPF. Therefore this application is recommended for approval.

OFFICER RECOMMENDATION : Approval

Case Officer: Rachel Robinson

Recommendation Date: 9th November 2023

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council