

**From:** [planningcomments@highpeak.gov.uk](mailto:planningcomments@highpeak.gov.uk)  
**To:** [Planning Comments \(HPBC\)](#)  
**Subject:** Comment Received from Public Access  
**Date:** 12 January 2024 14:04:32

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Application Reference No. : HPK/2023/0541

Site Address: Adjacent Tithe Barn Farm Chinley Derbyshire SK23 6ED High Peak

Comments by: J & P Thompson

From:

Stubbins House  
Stubbins Lane  
Chinley  
High Peak

SK23 6ED

Phone:

Email:

Submission: Neither

Comments: 8 January 2024

Planning Application: HPK/2023/0541

Site Location: Adjacent Tithe Barn Farm, Chinley, Derbyshire SK23 6ED

Previous Planning Application for this Site: HPK/2023/0068

Site Location: Barn Adjacent Ivy Cottage, Unnamed Road From Stubbins Lane To Tithe Barn Farm, Chinley, Derbyshire

#### 1) Site Location and Description

The site is now described as 'Adjacent Tithe Barn Farm'. The site is in fact adjacent to Stubbins House, which is the nearest neighbouring property immediately to the west of the site. Tithe Barn Farm is several hundred yards away, to the west.

The site was previously described as 'Barn Adjacent Ivy Cottage'. The Planning Department Delegated Decision Report of June 2023 (Planning Application HPK/2023/0068) corrected the site name and address, from:

Barn Adjacent Ivy Cottage, Unnamed Road From Stubbins Lane To Tithe Barn Farm, Chinley, Derbyshire SK23 6ED

to:

Land adjacent to Stubbins House at unnamed road from Stubbins Lane to

Tithe Barn Farm, Chinley, Derbyshire SK23 6ED

For accuracy, this Application therefore relates to ¿Land adjacent to Stubbins House at unnamed road from Stubbins Lane to Tithe Barn Farm, Chinley, Derbyshire SK23 6ED¿

Site Description: The Planning Application Form requests information on ¿The last use of this site¿.

This Application states that the last use of this site was as a ¿farmhouse / building¿.

The site has never had a farmhouse on it.

The agricultural Barn which did exist on this site was demolished during the current works.

## 2) Planning Applications

There have been multiple planning applications relating to this site. For ease of reference, these are set out below:

August 2017 Planning Application: HPK/2017/0476

Refused

December 2019 Appeal: APP/H1033/W/19/3231073

Dismissed

14 August 2020 Planning Application HPK/2020/0152 submitted by Mr & Mrs Rofer.

Proposed conversion of an existing (now disused) agricultural barn into a single dwelling, to include parking and private garden space

Approved: 14 August 2020

¿This application was not implemented because the

building has been demolished,

as concluded when the Enforcement team investigated¿

April 2022 Planning Application: HPK/2022/0159

Barn Conversion to ¿Cottage¿(?) Dwelling with single storey Rear Extension¿

Withdrawn: August 2022

June 2023      Planning Proposal: HPK/2023/0068

Erection of a former stone agricultural building to provide a residential dwelling (part retrospective) Refused:  
June 2023

### 3) Refusal of Planning Permission June 2023

The Planning Department Delegated Decision Report June 2023 (Planning Application HPK/2023/0068) states:

¿Since the former barn was demolished, and therefore not a conversion pursuant to      HPK/2020/0152, this is effectively a new build dwelling in the countryside and      green belt. The development would not adjoin a built up area boundary. The proposed      development is considered inappropriate development that would lead to prominent      intrusion into the countryside and adversely affect its character.¿

It concluded:

¿For the reasons outlined above, the development (as detailed on the submitted drawings) is considered inappropriate development in the Green Belt and contrary to      the provisions of Section 13 of the National Planning Policy Framework and Policies      EQ3 and EQ4 of the High Peak Local Plan 2016. As such the application is      recommended for refusal.¿

Is it correct therefore to deduce that the current application indeed relates to a ¿new build¿ on land in the green belt?

### 4) Character

¿The guiding principle behind the design of any conversion should be that the      character of the original building and its setting should be respected and retained¿      (High Peak Design Guide, paragraph 5.15)

Whilst the original Barn no longer exists, the rural context and the character of the adjoining terrace cottages continue to exist. The Planning Permission (HPK/2020/0152) stated that all windows should be consistent with the profile of the original Barn. There were 2 small windows on the West Wall of the original barn. Approval

was given for the addition of 2 small windows and a door in the HPK/2020/0152 Application. The new Application HPK/2023/0541 now includes an additional 6 panel Patio door on the South Wall.

Does this comply with the guidance?

We appreciate your consideration of these observations.

Yours faithfully,

Jeannette and Philip Thompson

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