

DELEGATED DECISION REPORT

HPK/2023/0445
VALID 06/11/2023

WINTERHILL FARM,
PADFIELD MAIN ROAD,
PADFIELD, GLOSSOP,
DERBYSHIRE, SK13 1ET

WOODEN STABLE ON
CONCRETE BASE FOR USE
AS A FARM SHOP TO
SUPPLEMENT THE EXISTING
FARM AND MILK ROUND
BUSINESS (FULL - MINOR)

MAIN ISSUES

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

DESCRIPTION OF SITE

The application relates to Winterhill Farm, which lies within the open countryside and Green Belt as defined by the Local Plan policies map. Winterhill Farm consists of a recently constructed farm house, fronting Padfield Main Road, and farm buildings which are located further from the road, accessed via a track. The application site itself relates to land to the front of the dwelling adjacent to the access track. The surrounding area is predominantly agricultural in character, although the site itself lies on the edge of Padfield as such, the settlement forms part of the context.

PROPOSAL

This application proposes the retention of a concrete hardstanding and a stable building on land to the front of the dwelling. The structure is used as a farm shop. The structure has a square footprint of 3.6m x 3.6m, with a height to eaves of 2.3m and height to ridge of 3m. According to the applicant the building was installed in August 2023.

The building is in use as a farm shop. Customer parking is provided to the front of the building on existing hardstanding. Access is from the existing access to the farm and dwelling. Opening hours are suggested as 9-5 Monday to Saturday, and 10 to 4 on Sunday and Bank Holidays.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan (Adopted 2016)

- S1 Sustainable Development Principles
- S1a Presumption in Favour of Sustainable Development
- S5 Glossopdale Sub-area Strategy

EQ2 Landscape Character
EQ3 Rural Development
EQ4 Green Belt Development
EQ6 Design and Place Making
CF1 Retail and Town Centres
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/2017/0554 - Outline application for 1 No. dwelling for agricultural worker with all matters reserved, except scale APPROVED

HPK/2018/0393 - Approval of reserved matters, affecting access, appearance, landscaping and layout relating to HPK/2017/0554 for the erection of 1 No. dwelling for agricultural worker APPROVED

DOC/2019/0023- Discharge of conditions 3, 9 and 11 relating to HPK/2018/0393 APPROVED

HPK/2020/0076 - Variation of conditions 2 and 3 relating to HPK/2018/0393 APPROVED

HPK/2020/0346 - Variation of Condition 5 in relation to HPK/2017/0554 APPROVED

NMA/2021/0020- Non material amendment relating to HPK/2020/0076 - Alter chimney breast from Integrated to External APPROVED

HPK/2021/0730- Proposed Single Rear and Side Extensions WITHDRAWN

HPK/2022/0217 - Resubmission of HPK/2021/0730 for single storey side extension (rear extension removed from application) – Approved – 25/01/23.

CONSULTATIONS

Publicity

Site Notice expiry date: 21/12/23

Consultation period ends: 12/12/23

Public Comments

None received

Town / Parish Comments

N/A

United Utilities

It is the applicant's responsibility to investigate the existence of any pipelines that might cross or impact their proposed site and also to demonstrate the exact relationship between United Utilities' assets and the proposed development. The applicant should not rely solely on the detail contained within asset maps when considering a proposed layout.

The applicant should consider their drainage plans in accordance with the drainage hierarchy.

DCC Highways

There are no highway safety objections to the above mentioned planning application.

Environmental Health

Environmental Health have no observations to make concerning this application.

OFFICER COMMENTS

Principle of Development

Farm Shop

The application proposes the retention of a stable building, which is in use as a farm shop, which 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 rural employment in the form of home working, commercial enterprises and live-work units where a rural location can be justified.

The proposed building is used as a farm shop which supplements the farming operations which occur at Winterhill Farm. A farm shop would fall in the definition of

a commercial enterprise and diversification of the farm, and its location within a rural area is justified.

The shop is identified as a main town centre use, where policies generally seek to direct such uses to town/village centres. Where proposals fall outside of identified centres, a sequential test may be necessary. The threshold for a sequential test in Policy CF1 is 200sqm, which the proposal falls well below. In any event, the NPPF, at paragraph 99 confirms that the sequential approach should not be applied to applications for small scale rural offices or other small scale rural development. As this is a small scale rural development, the sequential test is not appropriate and the siting of the use, in this instance, is appropriate.

Green Belt

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 154.

Paragraph 154(g) allows for *“limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would: – not have a greater impact on the openness of the Green Belt than the existing development”*.

The application site utilises land within the curtilage of a dwelling which, in a rural area, would fall in the definition of previously developed land.

The building is small, with a footprint of 3.6m x 3.6m while its overall height is also not excessive. The modest scale of the development is such that it could reasonably be considered to be “limited” for the purposes of paragraph 154(g). The development is sited to the front of the dwelling, set back from the public highway by approximately 9m and would infill part of this space. The proposals therefore could reasonably be considered to represent infilling for the purposes of paragraph 154(g). The test is therefore where the development would have a greater impact on the openness of the Green Belt than the existing development.

Impact on Openness

There is no definition of openness within the NPPF although it is accepted that the openness has both visual and spatial components. It is inherent in the list of exceptions that some built form arising from such development is inevitable.

The application relates to a modest, timber structure which has the appearance of a stable. The proportions of the building are small, and spatially, the development would not result in any significant additional built form. Visually, views of the building are seen against the context of the existing dwelling and other buildings in the area, which remain visually dominant. When travelling along Padfield Main Road in a north

west direction, the hills beyond remain dominant and the building, from the public highway does not break the line of the hill. Again, from this vantage point the building appears subservient to the main dwellinghouse, which is dominant. As such it is considered that the proposals would have no greater impact on openness in this instance.

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

The NPPF, at paragraph 143, highlights that the Green Belt serves 5 purposes which includes, inter alia, safeguarding the countryside from encroachment. The test of whether development under 154g) does not require an assessment against the purposes of including the land in the Green Belt.

Green Belt Conclusions

It is considered that the proposal relates to an appropriate limited infilling which would have no greater impact on the openness of the Green Belt than the existing development. As such it is considered that the proposals are not inappropriate development and are acceptable in 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.

The proposal is visible from Padfield Main Road. The building is set back from the public highway and sited closer to the dwelling. The building is small, while its design, as a stables has an appearance which would appear appropriate for the rural area. As detailed above in the Green Belt assessment, the building appears subservient to the main dwelling and is viewed in the context of this, and other buildings in the area. Furthermore, the main hill to the north west remains dominant and the building does not erode its prominence in the landscape.

The scheme includes an area of parking to the side, which utilises existing hardstanding and is set against existing built form. Given the scale of the building, it is not considered that the parking of cars would be numerous to cause harm to the landscape.

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 and therefore the effect of the use from noise and disturbance would be at a low level. Hours of operation can be controlled by condition.

Given the distance from neighbours, it is not anticipated that any amenity issues arise through loss of light, overbearing, overlooking or loss of privacy.

Lighting is not identified within the application, and a condition could be attached to any permission to ensure details are appropriate should they be installed at a later date.

Highway Safety

The application site is accessed via an existing access off Padfield Main Road. The limited scale of the development would result in scheme limited vehicular movements. There would be sufficient space within the site to provide turning, while dedicated parking has been provided. No objections have been raised by DCC Highways.

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: 01/05/2024

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council