

DELEGATED DECISION REPORT

HPK/2024/0162
Valid 25/04/2024

LAND TO THE NORTH EAST
OF WOODSEATS LANE
CHARLESWORTH

APPLICATION FOR REMOVAL
OR VARIATION OF
CONDITIONS 2 AND 7
IN RELATION TO
APPLICATION HPK/2021/0260

(FULL - MINOR)

MAIN ISSUES

- Green Belt
- Countryside
- Drainage

DESCRIPTION OF SITE

The application site comprises a small stable block and service yard on the north-east side of Woodseat Lane, Charlesworth. The stable block and store building have recently been constructed and are owned and used by Elizabeth Cottage a property which is opposite the site. The site is located in a rural locality, adjacent to a cluster of dwellings on Woodseat Lane. The surrounding land to the east is grazing land.

For the purpose of the Local Development Plan, the site falls in the open countryside, within the Green Belt and within the Dark Peak, Settled Valley Pastures, Landscape Character Area. The site also falls within the Coal Authority 'Development High Risk Area'.

PROPOSAL

The application seeks to vary conditions 2 and 7 of the planning permission HPK/2021/0260 which approved 'Proposed removal of an existing temporary horse shelter and the construction of a stable building with tack room/feed store; replacement of existing hardstanding and fencing on land to the north east of Woodseats Lane'. Condition 2 related to the development being undertaken in accordance with the approved plans and condition 7 related to the development adhering to the approved drainage plans.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

Policy S 1 Sustainable Development Principles
Policy S 1a Presumption in Favour of Sustainable Development
Policy S 5 Glossopdale Sub-area Strategy

Policy EQ 1 Climate Change
Policy EQ 2 Landscape Character
Policy EQ 3 Rural Development
Policy EQ 4 Green Belt Development
Policy EQ 5 Biodiversity
Policy EQ 6 Design and Place Making
Policy EQ 9 Trees, woodland and hedgerows
Policy EQ 10 Pollution Control and Unstable Land
Policy EQ 11 Flood Risk Management

National Planning Policy Framework

Section 2 - Achieving sustainable development
Section 12 -Achieving well-designed places
Section 13 -Protecting Green Belt land
Section 14 -Meeting the challenge of climate change, flooding and coastal change
Section 15 -Conserving and enhancing the natural environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2021/0260 - Proposed removal of an existing temporary horse shelter and the construction of a stable building with tack room/feed store; replacement of existing hardstanding and fencing on land to the north east of Woodseats Lane.
Approved 29.12.21

CONSULTATIONS

Publicity

Site Notice expiry date: 06.06.24
Neighbour consultation period ends: 06.06.24

Public Comments

None received

Town / Parish Comments

None received

Derbyshire County Council Highways

No highway objections

OFFICER COMMENTS

Principle of Development

In granting the approval of the previous planning permission the principle of development was accepted. In particular, the application considered in the context of its green belt location and the NPPF requirements with regards to assessing in appropriate development. It was concluded that the proposals did not amount to inappropriate development in the Green Belt and therefore did not harm the

openness of the Green Belt. Policy EQ 3 'Rural Development' also supports equestrian development '...where it does not have an adverse impact upon the character and appearance of the area...'.

Design & drainage considerations

The stable block and buildings have been constructed and the application forms state that development started on 01.02.22 and completed on 02.05.22. This was evident by the planning officer's site visit.

The application seeks to vary conditions 2 and 7 which relates to approved plans and drainage details. The purpose of the application is to regularise some variations to the scheme that relate to drainage and surface treatment to main yard area which has been finished with crushed stone rather than concrete as shown on the approved drawing TR.1B.

The applicant has submitted drawing 101 (location and drainage plan) with application to supersede drawing TR.3. The approved plans showed a system whereby the water would drain to a centrally gully along the surface yard and feeding to a septic tank and soakaway in the adjacent field. Utilising crushed stone on the service yard will enable free draining which is preferable to concrete which is non porous and requires a drainage system. The land naturally slopes away from the boundary to the east, where the concrete pad for the stable block drains to and underground pipe to a soakaway. Accordingly, the proposed alternative drainage proposals are considered acceptable.

The proposal is considered to comply with local plan policies EQ 6 and EQ 9 in this regard.

Amenity

The proposed change in drainage arrangements would not have any adverse impact on residential amenity and therefore satisfies the requirements of policy EQ6.

Highway Safety

The Highway Authority have been consulted and raise no objection on highway safety grounds. The amendments to the proposal would not result in any additional traffic.

CONCLUSION / PLANNING BALANCE

The alterations to the drainage system and surface material are considered acceptable and the application is recommended for approval. Accordingly conditions 2 and 7 are varied to delete reference to drawing TR.3 and add drawing 101 (location and drainage plan).

OFFICER RECOMMENDATION : Approve

Case Officer: Rosie Dinnen

Recommendation Date: 19.06.24

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council