

11 Princes Road
Heaton Moor
Stockport
SK4 3NQ

High Peak Borough Council
Planning Department

16th July 2024

Dear Sir/Madam,

**Application for Lawful Development Certificate for Proposed Development -
Use of land for Eco-Therapy & Education – Land adjacent to 13 Back Lane,
Charlesworth, Glossop, SK13 5HJ**

I enclose an application for a Lawful Development Certificate for a proposed use which benefits from temporary permitted development rights. The use is described more fully in the attached statement, but in brief comprises the provision of structured and supervised eco-therapy treatment, with outdoor experiences that foster personal growth, community, and well-being.

The use/activity will be contained within a privately owned 6.7 acre former quarry, which is located adjacent to the applicant's home. It will operate on specific dates, with not more than 28 days use within a calendar year.

The only structures required are a portable eco toilet and a demountable canopy for weather protection, as illustrated in the attached statement.

The development/use falls within the scope of ***The Town & Country Planning (General Permitted Development) (England) Order 2015, PART 4, Temporary buildings and uses, classes A and B*** which are set out as follows:

Class A – temporary buildings and structures

Permitted development

A. The provision on land of buildings, moveable structures, works, plant or machinery required temporarily in connection with and for the duration of operations being or to be carried out on, in, under or over that land or on land adjoining that land.

Development not permitted

A.1 Development is not permitted by Class A if—

(a) the operations referred to are mining operations, or

(b) planning permission is required for those operations but is not granted or deemed to be granted.

Conditions A.2 Development is permitted by Class A subject to the conditions that, when the operations have been carried out—

(a) any building, structure, works, plant or machinery permitted by Class A is removed, and

(b) any adjoining land on which development permitted by Class A has been carried out is, as soon as reasonably practicable, reinstated to its condition before that development was carried out.

Class B – temporary use of land

Permitted development

B. The use of any land for any purpose for not more than 28 days in total in any calendar year, of which not more than 14 days in total may be for the purposes of—

(a) the holding of a market;

(b) motor car and motorcycle racing including trials of speed, and practising for these activities, and the provision on the land of any moveable structure for the purposes of the permitted use.

Development not permitted B.1

Development is not permitted by Class B if—

(a) it would consist of development of a kind described in Class E of this Part (temporary use of land for film-making);

(b) the land in question is a building or is within the curtilage of a building;

(c) the use of the land is for a caravan site;

(d) the land is, or is within, a site of special scientific interest and the use of the land is for—

(i) motor car and motorcycle racing including trials of speed or other motor sports, and practising for these activities;

(ii) clay pigeon shooting; or

(iii) any war game, or

(e) the use of the land is for the display of an advertisement.

The eco toilet and canopy fall under the provisions of class A and comply with the specified conditions.

The use of the land falls within the scope of Class B and is not proscribed by any of the conditions. For information, the site is not within the curtilage of a building, as there are no buildings on the land and it is a separate curtilage from the applicants house at 13 Back Lane, Charlesworth.

Should you require any further information, please do not hesitate to contact me, otherwise I look forward to your confirmation of the lawfulness of the proposed development.

Yours sincerely

Stephen Lamb DipTP MRTPI

Planning Consultant