Our Ref: WEW/CH/MC/0480/244300/MW/KH

Your Ref: High Peak DET/2024/0038

Confirmed location: 401388, 382949

23 December 2024

FISHER GERMAN LLP
Exolum Pipeline System Ltd
PO Box 7273
Ashby de la Zouch
Leicestershire
LE65 2BY

Tel: 0845 0701245
Email:
Exolumpipelinesystem@fishergerman.co.uk
www.fishergerman.co.uk

For the attention of The Planning Department
High Peak Borough Council
Buxton Town Hall
Market Place
Buxton
SK17 6EL

Dear Sirs/Madam

Exolum Pipeline System Ltd – Objection – Planning Application
Location: Greenbotham Farm, Unnamed Road From New Road To A6, Bridgemont, Whaley Bridge, SK23 7EE

Regarding the above Referenced Planning Application. We confirm that our client's **High-Pressure Oil Pipeline Apparatus** will be affected by the application as indicated in the attached plan(s) and we must therefore **OBJECT** for the following key reasons:

- The application has the potential to contravene Exolum's ability to **Safely** access and maintain its assets under their legal rights as set out in Part IV of The Energy Act 2013, and

- Due to the potential for breach(s) of the Health & Safety at Work Act 1974 with specific concerns around Regulation 15 of the Pipeline Safety Regulations 1996 and the potential for any subsequent work close to the High-Pressure Pipeline to impact both the **Safety** of the pipeline and those doing the work.

We note in this specific case:

1. **The location of the works in relation to the pipeline is unclear on the plans provided**

It is therefore critical that all Construction and Design work affecting a High-Pressure Pipeline is discussed and agreed with Exolum **before the objection can removed** and before any work on site.

NOTE: The location plan(s) supplied are intended for general guidance only and should not be relied upon for detailed design, excavation or construction purposes. No guarantee is given regarding the accuracy of the information provided in the plans and to verify the true location of the High-Pressure Pipeline at site contact **MUST** be made with Exolum to arrange a site visit.

My client must be consulted to ensure the proposal has no impact on their High-Pressure Pipeline apparatus. Their contact details are:

Central Services
Ashdon Road
Saffron Walden
Essex, CB10 2NF

Email: pipelinerow@exolum.com
Tel: 01799 564101

Regulated by RICS
RTPI Chartered Town Planners
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When contacting Exolum, please quote this Unique Reference Number **244300**. Information on how Exolum **Safely** manage development near its High-Pressure Pipeline apparatus can be found at the following link:

https://exolum.com/varios/TPA/CGU.0011.ITG.NWE.UK%20Managing%20Development%20and%20Works%20in%20Proximity%20to%20Exolum%20Pipelines.pdf

Should you require any further assistance regarding this letter please contact the undersigned or alternatively, you can contact Exolum using the details provided above.

Yours faithfully

For and on behalf of FISHER GERMAN LLP (Exolum's Authorised Agent)

Enc. Location Plan

cc. Exolum Central Services

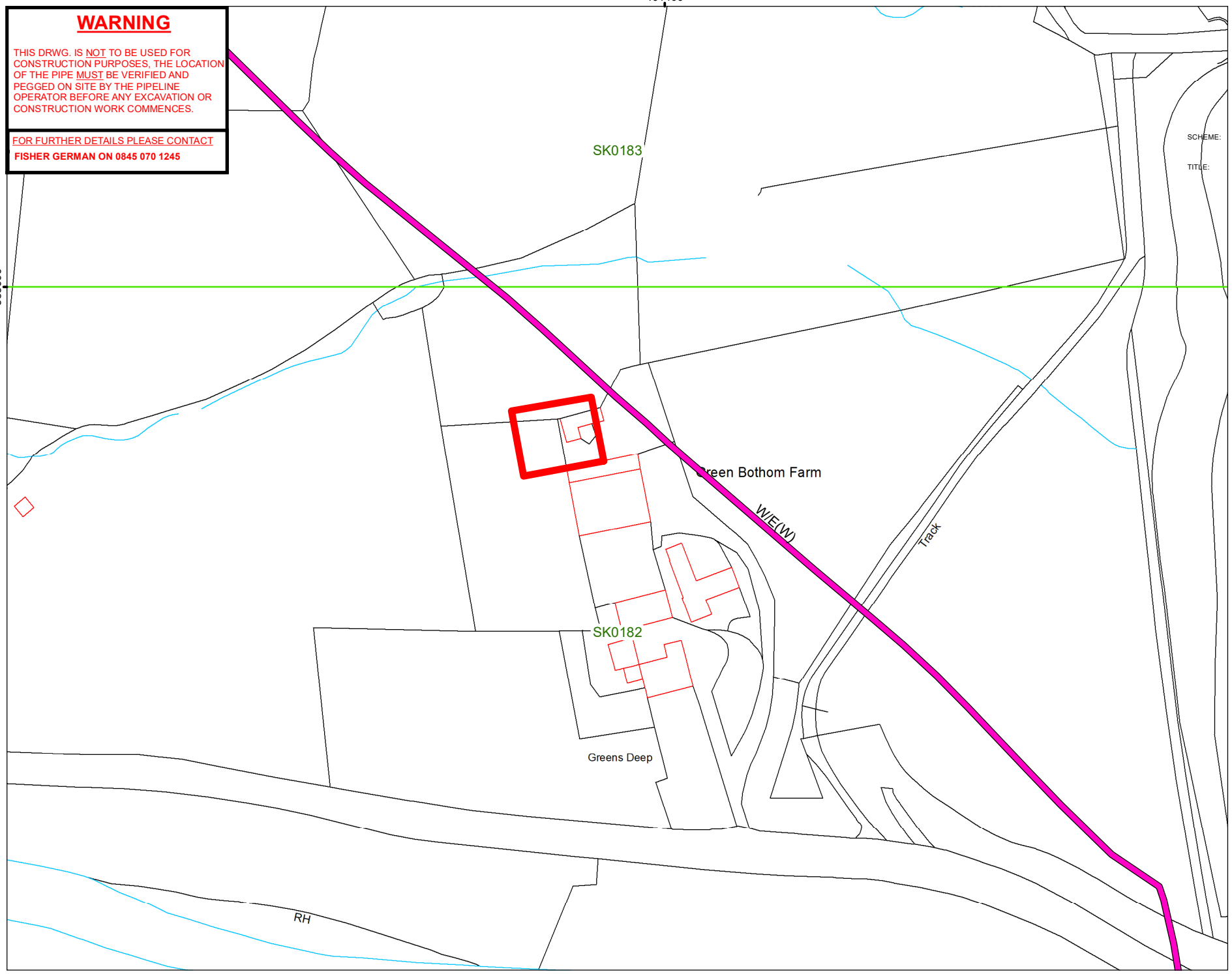
Fisher German, as agents acting for Exolum will store and process your data in full compliance with our legal obligations. We will pass your information to our client when required to do so to facilitate the ongoing contact process as the asset owner. Our client may need to share this information with other third-party partners to arrange access and to facilitate maintenance activities, where appropriate. This information will not be sold or made available for marketing purposes. Further details about how your data will be used can be found on our client's website www.exolum.com or by contacting them by email: ukinfo@exolum.com or telephone: 020 7657 1250

WARNING

THIS DRWG. IS NOT TO BE USED FOR CONSTRUCTION PURPOSES, THE LOCATION OF THE PIPE MUST BE VERIFIED AND PEGGED ON SITE BY THE PIPELINE OPERATOR BEFORE ANY EXCAVATION OR CONSTRUCTION WORK COMMENCES.

FOR FURTHER DETAILS PLEASE CONTACT

FISHER GERMAN ON 0845 070 1245

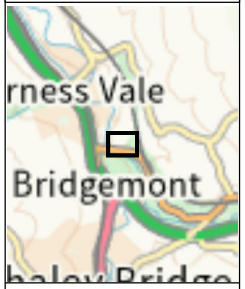


SCHEME:

TITLE:

N

OVERVIEW WINDOW



Legend

EXOLUM

Cathodic Protection

Nearest Postcode:
SK23 7QH

Latitude & Longitude:
53.343436 , -1.9806086

Site centre coordinates:
401,388 - 382,949

Client:

exolum

TITLE:
LOCATION PLAN EXTRACT OF PIPELINE W/E(W)

SCALE: 1:1,250 @ A4
DATE: 17/12/2024

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Ordnance Survey
Licensed Mapping

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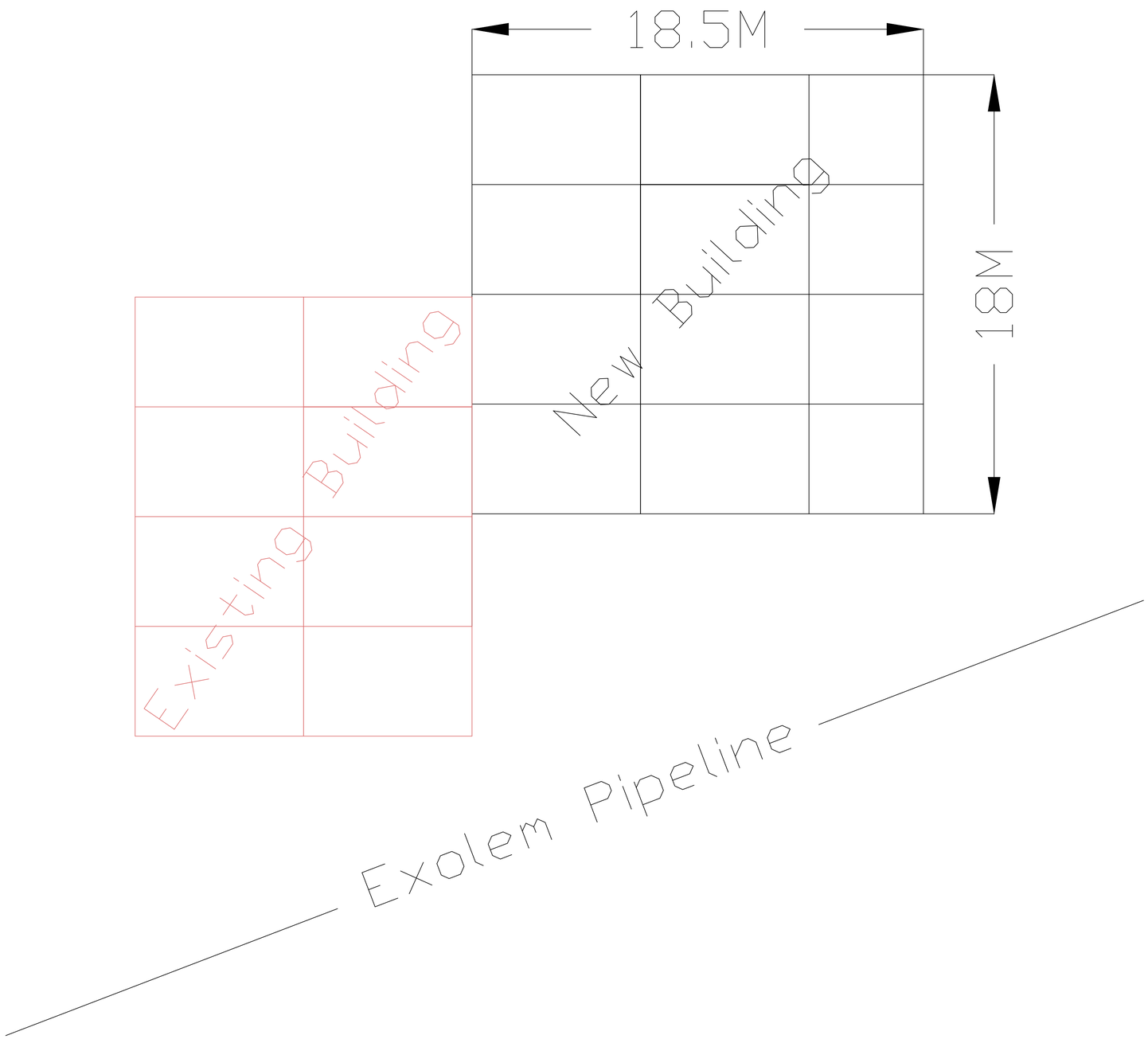
FISHER GERMAN
The Estates Office,
Norman Court, Ashby de la Zouch,
Leicestershire, LE65 2UZ

Telephone 0845 070 1245

DRAWING NO:
DET/2024/0038

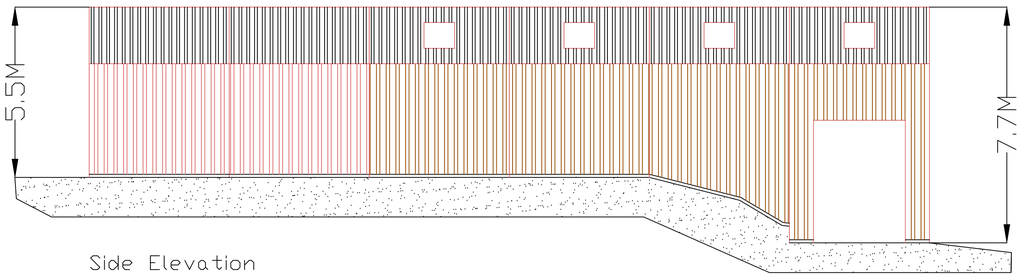


Building Details

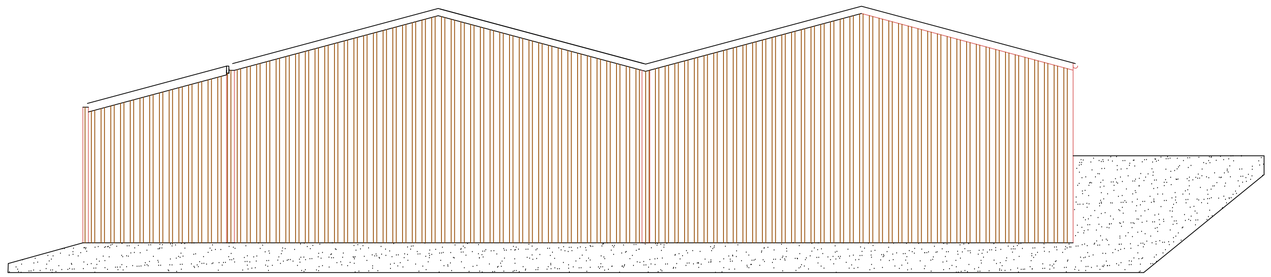
Construction: Portal Steel Frame
Roof Material: Cement Fibre Sheets (Self Colour) With single clear panel x1 per bay per side.
Side Cladding: Timber Yorkshire Boarding (Self Colour)
Internal Walls: Concrete Block
Floor: MOT base with 150mm concrete.
Guttering: Black UPVC draning into field drainage.
Drainiage: French drain around perimiter.
Door Colour: Dark grey

All levels and dimensions must be checked on site by contractor prior to commencement of works

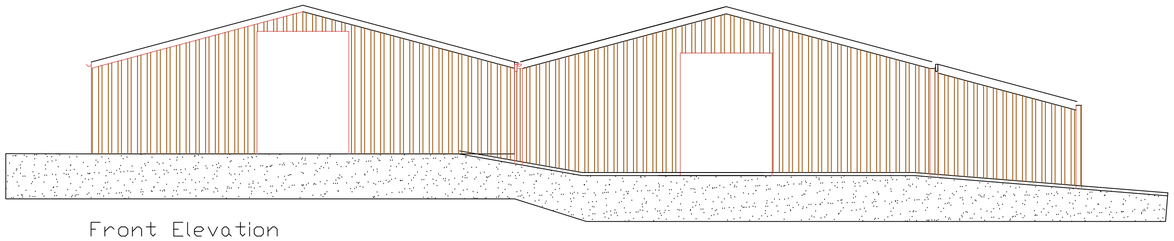
PROJECT	DRAWING TITLE	CLIENT			
Greenbotham Farm New Road Buxworth High Peak	Proposed Plan		DATE 29/11/24 DRAWN BY W.A.B SCALE 1:100@A1	DRAWING No PR01	REV



Side Elevation



Rear Elevation



Front Elevation

All levels and dimensions must be checked on site by contractor prior to commencement of works

PROJECT Greenbotham Farm New Road Buxworth High Peak	DRAWING TITLE Proposed Elevations	CLIENT	DATE 29/11/24	DRAWING No	REV
			DRAWN BY W.A.B	PR02	
			SCALE 1:100@A1		

All levels and dimensions must be checked on site by contractor prior to commencement of works

PROJECT	Greenbotham Farm New Road Buxworth High Peak
DRAWING TITLE	Site Plan
CLIENT	
DATE	29/11/24
DRAWN BY	W.A.B
SCALE	1:12500@A1
DRAWING No	SP01
REV	

Planning High Peak DET/2024/0038

Andrew Hope <Andrew.Hope@fishergerman.co.uk>

Created on 23/12/2024 10:12

Planning
High Peak DET/2024/0038

Andrew Hopeâ€‹â€‹â€‹â€‹
Draughtsman
For and on behalf of Fisher German LLP

01530410807
The Estates Office â€‘ Norman Court â€‘ Ivanhoe Business Park
Ashby de la Zouch
â€‘
LE65 2UZ

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SAVE PAPER â€‘ Please do not print this email unless absolutely necessary.

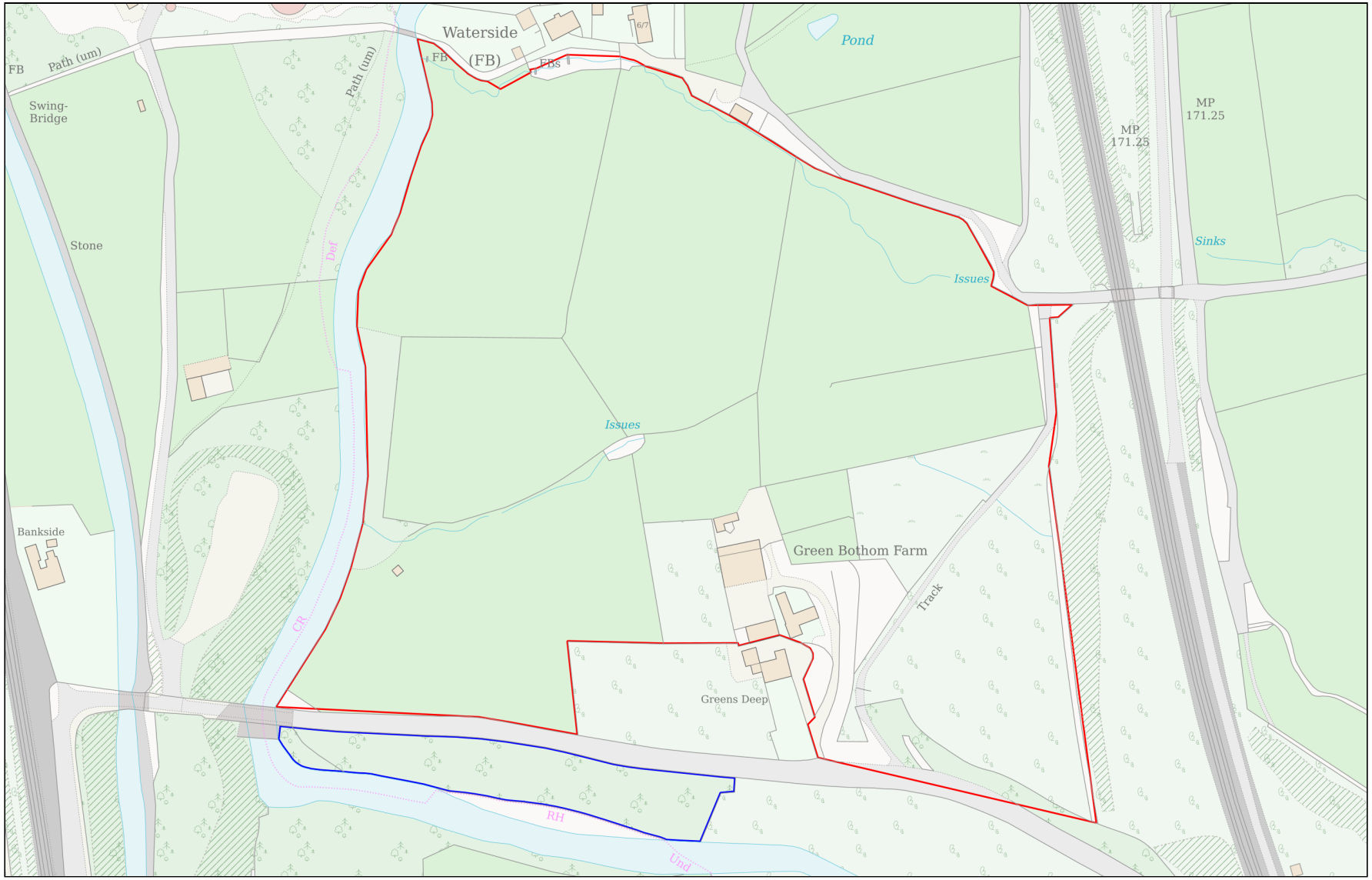
Location Plan

Site Address: **Greenbotham Farm, Unnamed Road From New Road To A6, Bridgemont, Whaley Bridge, SK23 7EE**

PlanningPortal

Date Produced: **01-Dec-2024**

Scale: **1:2500 @A4**



N

Planning Portal Reference: **PP-13513593v1**

0 100

Metres

Powered By TerraQuest

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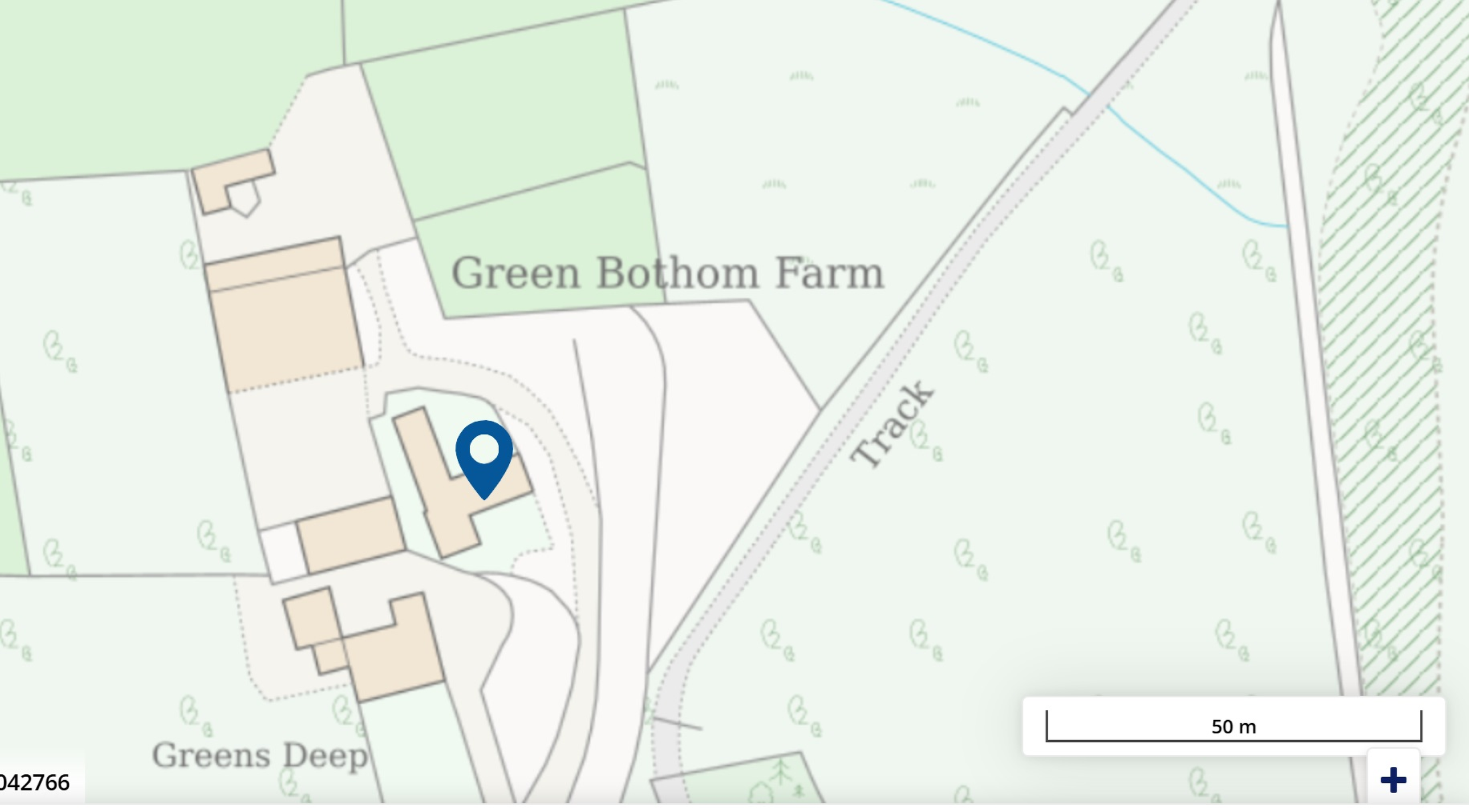
Green Bothom Farm
Track
Greens Deep
50 m
042766

High Peak Borough Council

working for our community

Application to determine if prior approval is required for a proposed: Erection, Extension or Alteration of a Building for Agricultural or Forestry use

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 6

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Greenbotham Farm

Address Line 1

Unnamed Road From New Road To A6

Address Line 2

Bridgemont

Address Line 3

Derbyshire

Town/city

Whaley Bridge

Postcode

SK23 7EE

Description of site location must be completed if postcode is not known:

Easting (x)

401412

Northing (y)

382922

Description

Applicant Details

Name/Company

Title

First name

William

Surname

Bryan

Company Name

Address

Address line 1

Greenbotham Farm

Address line 2

New Road

Address line 3

Town/City

Whaley Bridge

County

Country

United Kingdom

Postcode

SK23 7EE

Are you an agent acting on behalf of the applicant?

- ○ Yes
- ☑ No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

The Proposed Building

Please indicate which of the following are involved in your proposal

- [x] A new building
- [ ] An extension
- [ ] An alteration

Please describe the type of building

Portal Steel Frame Building
Concrete Fibre Roof
Yorkshire Board Sides
Concrete Block Walls

Please state the dimensions of the building

Length

18 metres

Height to eaves

3.4 metres

Breadth

18 metres

Height to ridge

4.5 metres

Please describe the walls and the roof materials and colours

Walls

Materials

Concrete Block Over Clad With Timber Yorkshire Board

External colour

Timber / Wood Colour

Roof

Materials

Concrete Fibre Roof Panels on Wooden Purlins

External colour

Light Grey

Has an agricultural building been constructed on this unit within the last two years?

- ○ Yes
- ◉ No

Would the proposed building be used to house livestock, slurry or sewage sludge?

- ◉ Yes
- ○ No

If Yes, will the building be more than 400 metres from the nearest house excluding the farmhouse?

- ○ Yes
- ◉ No

Would the ground area covered by the proposed building exceed:
- 1,000 square metres (if relying on the temporary provision to use the permitted development rights as they stood prior to 21 May 2024)
- 1,250 square metres (where the agricultural unit is under 5 hectares)
- 1,500 square metres (where the agricultural unit is 5 hectares or more)

- ○ Yes
- ◉ No

NOTE: If the ground area covered exceeds the square metre limit it will not qualify as Permitted Development and an application for Planning Permission will be required.

Has any building, works, pond, plant/machinery, or fishtank been erected within 90 metres of the proposed development within the last two years?

- ○ Yes
- ◉ No

Would the erection, extension, or alteration be carried out on land or a building that is, or is within the curtilage of, a scheduled monument?

- ○ Yes
- ◉ No

The Site

What is the total area of the entire agricultural unit? (1 hectare = 10,000 square metres)

9.5

Scale

Hectares

What is the area of the parcel of land where the development is to be located?

1 or more

Hectares

How long has the land on which the proposed development would be located been in use for agriculture for the purposes of a trade or business?

Years

4

Months

0

Is the proposed development reasonably necessary for the purposes of agriculture?

- ◉ Yes
- ○ No

If yes, please explain why

To replace old wooden stables which are falling down with a new building more suitable for housing sheep/hay

Is the proposed development designed for the purposes of agriculture?

- (x) Yes
- ( ) No

If yes, please explain why

Open span building with ventilation for livestock / hay

Does the proposed development involve any alteration to a dwelling?

- ( ) Yes
- (x) No

Is the proposed development more than 25 metres from a metalled part of a trunk or classified road?

- ( ) Yes
- (x) No

What is the height of the proposed development?

5.0	Metres

Is the proposed development within 3 kilometres of an aerodrome?

- ( ) Yes
- (x) No

Would the proposed development affect an ancient monument, archaeological site or listed building or would it be within a Site of Special Scientific Interest or a local nature reserve?

- ( ) Yes
- (x) No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- (x) Yes
- ( ) No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ( ) The agent
- (x) The applicant
- ( ) Other person

Declaration

I/We hereby apply for Prior Approval: Building for agricultural/forestry use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

William Bryan

Date

01/12/2024