

DELEGATED DECISION REPORT

DET/2024/0038 Valid 02/12/2024	GREENBOTHAM FARM UNNAMED ROAD FROM NEW ROAD TO A6 BRIDGEMONT WHALEY BRIDGE	APPLICATION TO DETERMINE IF PRIOR APPROVAL IS REQUIRED FOR - A NEW PORTAL STEEL FRAME BUILDING, CONCRETE FIBRE ROOF, YORKSHIRE BOARD SIDES, CONCRETE BLOCK WALLS (AGRICULTURAL/FORESTRY DETERMINATION)
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MAIN ISSUES

- Whether the plans submitted are considered to be acceptable having regard to matters of Prior Approval (Siting, Design and Appearance) having regard to Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) 2015 as amended (the GPDO).

DESCRIPTION OF SITE

The application relates to a small parcel of land situated within a wider parcel of land totalling some 9.5ha associated with an existing agricultural holding known as Greenbotham Farm, which lies north of the B6062 New Road.

The existing farmstead is made up of a cluster of buildings including the farmhouse. To the immediate south farmstead in land not within the applicant's control is a detached property known as 'Greens Deep' which is not associated with agriculture.

The site is within close proximity to two public footpaths, public footpaths (HP8/5/1) runs a short distance east of the farmstead, whilst public footpath (HP8/4/2) is located some 150m to the north.

Having considered a proposal for an agricultural building relating to this land holding under DET/2024/0038, the Council have determined that the siting and appearance of the proposed building did require Prior Approval, as stated within the Delegated Report:

"The site lies in a potentially sensitive location in the open countryside being located within relatively close proximity to two public footpaths. As such, it is crucial that matters of siting, design and external appearance are fully assessed and that amendments as required secured by way of revised plans before granting prior approval.

Whilst it may transpire that the plans as submitted including proposed materials are acceptable, it is not possible to conclude this until such time as Officers have fully appreciated the context of the site, and relationship between the proposed building and wider rural landscape, including visual impacts from nearby receptors (public footpaths) particularly given the scale and height of the building, and level changes in the land.

In light of the above, it is recommended that Prior Approval for matters of siting, design and materials is required.”

OFFICER COMMENTS

The Council had previously determined that the proposed agricultural building was permitted, in so far as the existing use of the land, proposed use of the building, relationship with neighbouring uses and the public highway, and the dimensions of the proposed building, but that Prior Approval was required in relation to the ‘Siting, Design and Appearance’ having regard to Part 6, Class A of the GPDO.

The plans submitted with the original Prior Notification application were resubmitted with this application for Prior Approval. However, in light of a request from Officers, amended plans have been submitted for consideration and thus the assessment of this matter relates to the Proposed Site Plan, Floor Plans and Elevation Plans.

The following assessment is therefore made having regard to High Peak Local Plan Policies S1, EQ2, EQ3 and EQ6 and relevant supplementary planning guidance and relevant policies contained under Chapter 12 of the NPPF.

Siting, Design and Appearance

LP Policy S1 sets out a number of sustainability principles which all new development proposals should incorporate in order to make a positive contribution towards the sustainability of communities and to protect, and where possible enhance the environment.

LP Policy EQ2 seeks to protect, enhance and restore the landscape character of the Plan Area by requiring development to have particular regard to maintaining the aesthetic and biodiversity qualities of natural and man-made features within the landscape, and that are sympathetic to and are informed by the distinctive landscape character areas as identified in the Landscape Character Supplementary Planning Document.

LP Policy EQ3 refers to rural development proposals which lie outside of the defined built-up area boundaries and seeks to ensure that new development is strictly controlled in order to protect the landscape’s intrinsic character and distinctiveness.

LP Policy EQ6 states that all development should be well designed to respect and contribute positively to the character, identity and context of High Peak’s townscapes, having regard to matters of scale, height, density, layout, appearance and materials.

The Landscape Character Assessment SPD identifies that the site lies within the 'Settled Valley Pastures' LCA. Guidance for larger buildings including agricultural buildings require materials that weather well and are sympathetic to the landscape which include vertical timber boarding.

Paragraph 135 of the NPPF states amongst other things that decisions should ensure that developments will add to the overall quality of the area; are visually attractive as a result of good architecture; and are sympathetic to the surrounding built environment.

The existing holding contains a dual pitched agricultural building that is finished in timber cladding with a principal elevation facing eastwards on to an area of hard standing with the nearest public footpath situated some 150m distant further east.

In its original form as submitted with this application, the proposed building was of a large scale and was shown to protrude outwards beyond the rear building line of the existing adjacent agricultural building and beyond the curtilage of the existing farmstead into the open countryside.

Whilst there are limited views of the site from the public footpath adjacent to the Peak Forest Canal, there are views from the public highway. As such, this excessive protrusion beyond the rear building line and the extent of the existing farmstead is not considered to be acceptable or indeed justified.

Exolum (operator of a gas pipe line that runs in close proximity to the existing building), identify that a minimum distance of 5m should be observed between the pipe line and proposed building. This constraint provides a basis and platform for establishing an appropriate siting, design and appearance for the proposed building.

Further to constructive dialogue with the applicant, revised plans have been received which shows the building to have a much more subservient relationship to the existing building with regards to its depth, whilst maintaining a consistent width, and appearance with regards to its roof form and choice of materials, whilst achieving a consistent rear building line.

The proposed building in its revised form is considered to represent a significant improvement with regards to its siting design and appearance, and its relationship with existing buildings, compared to the plans submitted with the original Prior Notification application and submitted with this Prior Approval application.

A site inspection has confirmed that when viewed from the nearest receptor point (public footpath to the east) and indeed from longer distance views to the north, the proposed building would be of an appropriate scale and height that would be read in conjunction with the existing building. The building would have a consistent roof form to the existing building and is shown to be finished in the same timber cladding.

Having regard to the above, it is considered that the revised plans and elevations submitted are acceptable with regards to scale height massing and visual appearance, and is consistent with design principles set out within the Local

Development Plan, relevant Supplementary Planning Guidance, and other material considerations including the NPPF.

Other Matters

Procedure

The applicant has submitted photographic evidence of the details set out on the site notice and the location where this was erected with its relevant date, and thus has demonstrated compliance with procedural matters relating to this Prior Notification application process.

Gas Pipe Line

The site contains a gas pipe line. A holding objection was received from Exolum, the operator of the pipe line until such time as plans had been received by the relevant department. Written confirmation has been received that confirms that Exolum are happy to accept the plans as submitted on the basis that a distance of 5m is achieved between the building and the pipeline, and as such this matter has been satisfactorily addressed.

CONCLUSION / PLANNING BALANCE

In light of the above analysis, it is considered that Prior Approval be granted having regard to the latest submitted plans.

OFFICER RECOMMENDATION : Grant Prior Approval

Case Officer: James Stannard
Recommendation Date: 31/03/2025

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Signed by: Jane Colley Signature

On behalf of High Peak Borough Council