



High Peak Borough Council

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Mr Williams
The Cottage Owlgreave Farm
Chapel en le Frith
SK23 9UW

Application no: DET/2025/0006

Determined on: 23/04/2025

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)
(ENGLAND) ORDER 2015**

**PRIOR APPROVAL REQUIRED AND DETAILS SUBMITTED
REFUSED**

High Peak Borough Council hereby **REFUSE** approval for the siting and appearance of the development proposed for

**Application to determine if prior approval is required for a proposed
scandinavian redwood shed with single pitch green roof. at Tom Wood Start
Lane Whaley Bridge**

in accordance with the submitted application, details and accompanying plans
TWL(90)01 and Toddbrook Ancient Woodland Supporting Document (March 2025)
dated 02.08.24 for the following reasons:-

1. The application site is located in a sensitive location adjacent to an ancient woodland in a countryside location which has a green belt designation. The applicant has stated that the building is required to assist with the management of the woodland but the building is excessive in size in relation to the forestry purposes for which it is sought. Accordingly, the proposed building is considered unacceptable due to its scale, design and external appearance and would cause harm to the character and appearance of the area. In the absence of an ecological assessment, the Local Planning Authority is unable to conclude that the siting of the development would not result in the net loss of biodiversity which is contrary to





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Policy EQ5 of the High Peak Local Plan 2016 and the NPPF.

X *Jane Colley*

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council



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NOTES

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
1. If the decision to refuse planning permission is for a householder application, and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
2. If this is a decision to refuse planning permission for a minor commercial application, and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
3. If this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
4. If you want to appeal against your local planning authority's decision for any other type of development, including listed building consents then you must do so within 6 months of the date of this notice Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://acp.planninginspectorate.gov.uk>
5. The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
6. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in





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whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

