

DELEGATED DECISION REPORT

DET/2025/0003
Valid 20/03/2025

RAVENSLEACH FARM
UNNAMED ROAD FROM
HAYFIELD ROAD TO
RAVENSLEACH FARM
BIRCH VALE

APPLICATION TO DETERMINE
IF PRIOR APPROVAL IS
REQUIRED FOR THE
PROPOSED CONVERSION OF
2 BARNs TO FORM 2
DWELLINGS

(NOTIFICATION - CHANGE OF
USE PRIOR APPROVAL)

MAIN ISSUES

- Whether the proposed change of use satisfies the criteria set out under paragraph Q.1 to Schedule 2, Part 3, Class Q of the General Permitted Development Order (GPDO) 2018 (As Amended) – Transition arrangements
- Whether Prior Approval is required and if so, is the proposed change of use acceptable with regards to the issues set out within Paragraph Q.2, including matters to consider under the provisions of Paragraph W

DESCRIPTION OF SITE

The application site comprises a complex of farm buildings within Ravensleach Farm. The site is situated off the Hayfield Road on the outskirts of Birch Vale and is situated in open countryside, outside of defined settlement limits, which is also designated green belt. Access to the property is via a private drive off the Hayfield Road which is also a public right of way (footpath 123).

The site has four barns surrounding the main farmhouse:

- Barn 1 – A two storey gritstone barn situated in eastern boundary of application site, opposite the farmhouse. The eastern wall has collapsed.
- Barn 2 – A two storey gritstone barn which adjoins the norther gable of the farmhouse.
- Barn 3 – Late 20th Century concrete block barn with pitched corrugated asbestos roof and cladding.
- Barn 4 - Late 20th Century concrete block barn with pitched corrugated asbestos roof and cladding.

The site is registered as a Derbyshire Historic Environment record (MDR 217217) as a partially extant 19th century farmstead.

PROPOSAL

The application seeks permission under the prior notification procedures under Schedule 2, Part 3, Class Q of the General Permitted Development Order 2015 (as amended) for the change of use of two redundant rural buildings to two dwelling houses. The plans propose the following:

- Barn 2 – conversion into 3 bedroom property
- Barn 4 – Installation of mezzanine floor and conversion of upper floor to 4 bedroom property.

Plans:

- 100: Location Plan
- 101: Site as existing
- 102: Site as proposed
- 201: Farmhouse and Barns 2 to 4 plans as Existing
- 202: Farmhouse and Barns 2 to 4 elevations as Existing
- 205: Block Plan as existing
- 800: Farmhouse and Barns 2 to 4 plans as Proposed
- 801: Farmhouse and Barns 2 to 4 elevations as Proposed
- 305: Block plan as proposed

Documents:

- Supporting Statement
- Structural Survey
- Protected Species report

A separate prior approval application DET/2025/0004 is pending for Barns 1 and 3, which are seeking approval under the new Class Q regulations.

POLICY CONTEXT AND MATERIAL CONSIDERATIONS

- National Planning Policy Framework
- Planning Practice Guidance
- The Town and Country Planning (General Permitted Development) (England) order 2015 (as amended), Schedule 2, Part 3, Class Q, W and X (where relevant) (GPDO)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

DET/2025/0004 - Application to determine if prior approval is required for the proposed development of the conversion of 2 barns to form 3 dwellings - Pending

DET/2024/0037 - Application to determine if prior approval is required for -
The proposed development consist of converting 4Nr agricultural barns to 5Nr dwellings. – Refused 07.01.25

HPK/2024/0415 - Two storey rear elevation, replacement side porch and window and door alterations (similar to the approved HPK/2005/0617) – Approved 28.11.24

HPK/2005/0617 - Two storey rear extension to Farmhouse - Approved 30/09/2005.

HPK/0003/7251 - Conversion of barn to dwelling - Approved 17/07/1998 (relates to 'Barn 1').

CONSULTATIONS

Publicity

Site Notice expiry date:

Neighbour consultation period ends:

Press Advert: N/A (*Add date if applicable)

Public Comments

I strongly object to this second application, as I feel that the basic refusal conditions are still the same, the alteration of a classic farmhouse and buildings is not acceptable in this area of traditional architecture, the public right of way already diverted, the extra traffic to egress onto an A road is dangerous, the roofs are completely different and will overlook my property, please also take my photos and comments on the previous application into account

New Mills Town Council

No objection

AES

Properties should be planned so bins can be stored within the property boundary and be moved to the presentation point without the need to go up or down steps or through the property. Garden gates need to be wide enough to accommodate a standard 240l wheeled bin.

Collection vehicles are unable to access unadopted highway unless an indemnity form has been completed by the developer and it is of a suitable safe standard to drive our vehicles. In instances where there is no indemnity or the road is not of a suitable condition, properties will have to present their bins at a point next to the nearest adopted highway.

Natural England

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes.

Derbyshire Wildlife Trust

Habitats and Species

The barns included within this application (Barns 2 and 4) had moderate and negligible potential (respectively) to support roosting bats. Barn 2 was therefore subject to two nocturnal surveys in 2024 and no roosts were recorded.

The existing data is still considered valid to support this current application, however given the presence of a confirmed roost in Barn 1 on site, precautions should be taken

during works and vigilance maintained for evidence of roosting bats (condition recommended). Due to the moderate roost potential of Barn 2 and the nearby roost in Barn 1, we advise that update bat survey should be undertaken for Barn 2 to confirm continued absence, if works have not commenced prior to the 2026 survey season. This advice could be provided to the applicant as an informative.

BNG

Our previous comments on BNG remain applicable.

If the application qualifies under the self- build exemption or if it comprises a type of permitted development, then it is not subject to mandatory 10% BNG. Considering the nature of the application i.e. conversion / change of use, we consider that the incorporation of biodiversity enhancements would be sufficient to provide small gains onsite in line with the NPPF 2024. If 10% gain is required, additional information is required prior to determination.

The following conditions are advised:

Precautionary Working Measures – Bats

Prior to the commencement of construction works, a toolbox talk shall be given to contractors by a suitably qualified ecologist to provide details of the confirmed roost in Barn 1, how to undertake works to the roof and eaves of Barn 2 in a sensitive manner and what to do in the eventuality that a bat is discovered.

If evidence of roosting bats is found, works shall cease and the ecologist contacted to devise a suitable mitigation strategy (including licensing where necessary).

Nesting Birds

No works to the barns shall take place between 1st March and 31st August inclusive, unless preceded by a nesting bird survey undertaken by a competent ecologist no more than 48 hours prior to clearance. If nesting birds are present, an appropriate exclusion zone will be implemented and monitored until the chicks have fledged. No works shall be undertaken within exclusion zones whilst nesting birds are present.

Lighting Strategy

Prior to the installation of lighting fixtures, a detailed lighting strategy shall be submitted to and approved in writing by the LPA to safeguard the confirmed bat roost on site in Barn 1 and other nocturnal wildlife. This should provide details of the chosen luminaires, their locations and any mitigating features such as dimmers, PIR sensors and timers. Dependent on the scale of proposed lighting, a lux contour plan may be required to demonstrate acceptable levels of lightspill to any sensitive ecological zones/features. The Strategy should refer to Guidance Note 08/23 - Bats and Artificial Lighting at Night (BCT and ILP, 2023) and explain how proposals have been designed in compliance with this document. Such approved measures will be implemented in full.

Species Enhancement Plan

To provide species enhancements onsite, a Species Enhancement Plan shall be submitted to the LPA for approval. This shall include suitable enhancements, such as bat boxes, bird boxes and integrated roost features, as per Sections 4.4.5 and 4.4.6 of the Protected Species Report (Dunelm Ecology, November 2024). Integrated boxes / features shall be provided, where construction allows, otherwise external woodcrete / woodstone boxes shall be used. Boxes shall

be suitably spaced and located at eaves level or on gable ends, with nest boxes avoiding due south elevations and bat boxes favouring them where possible. Boxes / features shall not be placed close to windows or lighting fixtures. Evidence that these measures have been implemented should be submitted to the Local Planning Authority for approval within one month of completion of development.

Environmental Health

No comments received in response to this application but comments to DET/2024/0037 were as follows:

No objection, recommends standard contamination conditions

Derbyshire County Highways

No comments received in response to this application but comments to DET/2024/0037 were as follows:

Note the site is accessed off a private road, on-site parking/turning has been shown and has an appropriate vehicle access onto the public highway (Hayfield Road). Recommend informative re. Public Right of Way, New Mills, Footpaths No's. 123 and 124, as shown on the Derbyshire Definitive Map, must remain open, unobstructed and on its legal alignment at all times.

LLFA

No comments received in response to this application but comments to DET/2024/0037 were as follows:

The Environment Agency's Updated Flood Map for Surface Water gives an indication of the scale and distribution of surface water flood risk and raises awareness of annual surface water flood risk with a greater than 3.3% probability and with a probability between 1% and 3.3%.

The site has a chance of surface water flooding each year of greater than 3.3% in a small area in the north east of the site.

According to LLFA held datasets, there are currently no records of historical flooding within 100m of the site boundary.

The LLFA requires that site surface water drainage is designed in line with DEFRA's Non-statutory technical standards for sustainable drainage systems (March 2015), including restricting developed discharge of surface water to greenfield runoff rates, making suitable allowances for climate change (in line with the latest guidance from DEFRA) and urban creep (allowance of 10%).

Details of how and by whom, the on-site surface water drainage systems will be maintained and managed after completion and for the lifetime of the development to ensure the features remain functional, will also be required prior to commencement of the works.

OFFICER COMMENTS

This application is for the change of use of two agricultural buildings to form two dwellinghouses (Use Class C3), and associated operational development, under The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), Schedule 2, Part 3, Class Q.

The applicant has indicated on the application forms that they wish the application to be assessed under the transitional arrangements, which allow the application to be assessed against the previous Part Q regulations (prior to 21 May 2024 changes).

Class Q relates to development consisting of:

(a) a change of use of a building and any land within its curtilage from a use as an agricultural building to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order; or

(b) development referred to in paragraph (a) together with building operations reasonably necessary to convert the building referred to in paragraph (a) to a use falling within Class C3 (dwellinghouses) of that Schedule.

The above legislation allows for the conversion of an agricultural building and any land within its curtilage to a use falling within Class C3 (dwellinghouses). Curtilage is defined in Schedule 2, Part 3, Class V, Paragraph X of the GPDO as:

(a) the piece of land, whether enclosed or unenclosed, immediately beside or around the agricultural building, closely associated with and serving the purposes of the agricultural building, or

(b) an area of land immediately beside or around the agricultural building no larger than the land area occupied by the agricultural building, whichever is the lesser The procedure required for applications for prior approval is specified in Schedule 2, Part 3, Class V, Paragraph W of the GPDO:

W.1 The following provisions apply where under this Part the developer is required to make an application to a local planning authority for a determination as to whether the prior approval of the authority will be required.	
W.2 The application must be accompanied by -	Y/N
(a) a written description of the proposed development, which, in relation to development proposed under Class Q of this Part, must in the same application include any building or other operations	Y
(b) a plan indicating the site and showing the proposed development.	Y
(ba) a statement specifying the net increase in dwellinghouses proposed by the development (for the purposes of this subparagraph, "net increase in dwellinghouses" is the number of dwellinghouses proposed by the development that is additional to the number of dwellinghouses on the site immediately prior to the development)	Y
(bb) a statement specifying: (i) the number of smaller dwellinghouses proposed (ii) the number of larger dwellinghouses proposed (iii) whether previous development has taken place under Class Q within	Y

the established agricultural unit and, if so, the number of smaller and larger dwellinghouses developed under Class Q	
(bc) in relation to development proposed under Class Q of this Part, a floor plan indicating the total floor space in square metres of each dwellinghouse, the dimensions and proposed use of each room, the position and dimensions of windows, doors and walls, and the elevations of the dwellinghouses	Y
(c) the developer's contact address;	Y
(d) the developer's email address if the developer is content to receive communications electronically; and	Y
(e) where sub-paragraph (6) requires the Environment Agency to be consulted, a site-specific flood risk assessment	NA
together with any fee required to be paid	Y

To be permitted, the development must not conflict with any of the criteria under Paragraph Q.1, as set out under Article 3 of the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2024.

Q.1 Development is not permitted by Class Q –
<i>(a) if the site was not used solely for an agricultural use as part of an established agricultural unit –</i> <i>(i) on 20th March 2013; or</i> <i>(ii) in the case of a building which was in use before that date but was not in use on that date, when it was last in use; or</i> <i>(iii) in the case of a site which was brought into use after 20th March 2013, for a period of at least 10 years before the date development under Class Q begins.</i> <i>The Town and Country Planning Act 1990 defines “agriculture” as: includes horticulture, fruit growing, seed growing, dairy farming, the breeding and keeping of livestock (including any creature kept for the production of food, wool, skins or fur, or for the purpose of its use in the farming of land), the use of land as grazing land, meadow land, osier land, market gardens and nursery grounds, and the use of land for woodlands where that use is ancillary to the farming of land for other agricultural purposes, and “agricultural” shall be construed accordingly</i> The building was last in agricultural use and has been so since before 20th March 2013.
<i>(b) if in the case of –</i> <i>(i) a larger dwelling house, within an established agricultural unit –</i> <i>(aa) the cumulative number of separate larger dwellinghouses developed under Class Q exceeds 3; or</i>

(bb) the cumulative floor space of the existing building or buildings changing use to a larger dwellinghouse or dwellinghouses under Class Q exceeds 465m²

“Larger dwellinghouse” being defined as a dwellinghouse that has a floor space of more than 100m² and no more than 465m² (GPDO Sch 2, Part 3, Class Q, Q.3 Interpretation of Class Q) and “floor space” means the total floor space in a building or buildings (GPDO Sch 2, Permitted Development Rights, Interpretation, page 6)

The two proposed dwellings (barn 2 and barn 4) are over 100sqm and are therefore classified as larger dwelling houses. Barn 2 is 151 sq.m and Barn 4 is 180 sq.m and therefore the combined floorspace totals 331sq.m below the 465sqm floorspace limit.

(ba) the floor space of any dwellinghouse developed under Class Q having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order exceeds 465 square metres;

As above, neither dwelling exceeds 465 sq.m.

(c) if in the case of –

(i) a smaller dwelling house, within an established agricultural unit -

(aa) the cumulative number of separate smaller dwellinghouses developed under Class Q exceeds 5; or

(bb) the floor space of any one separate smaller dwellinghouse having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order exceeds 100m²

“Smaller dwellinghouse” being defined as a dwellinghouse that has a floor space of no more than 100m² (GPDO Sch 2, Part 3, Class Q, Q.3 Interpretation of Class Q)

No smaller dwellinghouses are proposed.

d) if the development under Class Q (together with any previous development under Class Q) within an established agricultural unit would result in either or both of the following –

(i) a larger dwellinghouse or larger dwellinghouses having more than 465m² of floor space having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order;

(ii) the cumulative number of separate dwellinghouses having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order exceeding 5

The two proposed dwellings (barn 2 and barn 4) are classified as larger dwelling houses as they are over 100sqm in size. Barn 2 is 151 sq.m and Barn 4 is 180 sq.m and therefore the combined floorspace totals 331sq.m below the 465sqm floorspace limit.

Two dwellings are proposed in this application. A further three dwellings are proposed under DET/2025/0004 but this is being determined under the new class Q regulations.
(e) if the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained.
The proposal is compliant with the above section of the legislation.
(f) if less than 1 year before the date development begins: (i) an agricultural tenancy over the site has been terminated, and (ii) the termination was for the purpose of carrying out development under Class Q, unless both the landlord and the tenant have agreed in writing that the site is no longer required for agricultural use
See (e) above
(g) if development under Class A(a) or Class B(a) of Part 6 of this Schedule (agricultural buildings and operations) has been carried out on the established agricultural unit – (i) since 20th March 2013; or (ii) where development under Class Q begins after 20th March 2023, during the period which is 10 years before the date the development under Class Q begins
Development has not been carried out under Class A(a) or Class B(b) of Part 6 of this Schedule during the period specified. The proposal is therefore compliant with the above section of the legislation.
(h) if the development would result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point.
The proposal would not extend the size of either barn (barn 2 and barn 4) at any given point and is therefore compliant with the above section of the legislation.
(i) if the development under Class Q(b) would consist of building operations other than – (i) the installation or replacement of - (aa) windows, doors, roofs, or exterior walls, or (bb) water, drainage, electricity, gas, or other services, to the extent reasonably necessary for the building to function as a dwellinghouse; and (ii) partial demolition to the extent reasonably necessary to carry out building operations allowed by paragraph Q.1(i)(i)
The plans show windows and doors would be inserted on various elevations of both barn 2 and barn 4, these are all permitted by criterion (i). No demolition works are proposed. It is noted that the existing plan for Barn 4 shows a mezzanine which will be removed and new mezzanine created as the dwelling will be on the first floor level (or upper ground) with a void area below.

(j) if the site is on article 2(3) land
The proposal site is not within a designated Conservation Area, or Area of Outstanding Natural Beauty.
(k) if the site is, or forms part of: (i) a site of special scientific interest (ii) a safety hazard area (iii) a military explosives storage area
The proposal site is not within a SSSI, safety hazard area, or military explosives storage area
(l) if the site is, or contains, a scheduled monument.
The proposal site does not contain a scheduled monument.
(m) if the building is a listed building
The building is not a listed building.

Conditions

Class Q(a) and Class Q(b) development is permitted subject to the determination of the Local Planning Authority as to whether any of the following require the prior approval of the authority.

Q.2 (1) Where the development proposed is development under Class Q(a) together with development under Class Q(b), the development is permitted subject to the condition that before beginning the development, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to -
(a) transport and highways impacts of the development; The properties will be accessed off a private driveway which is also public footpath 123. The Highway Authority raise no objection to the proposal under DET/2024/0037. The proposals would result in the site hosting up to 6 residential properties, the existing farmhouse and up to five conversions, two from this prior approval and potentially a further three from the other prior approval (pending determination). Barn 2 has been provided with two car parking spaces and Barn 4, a 4 bedroom properties has been provided with three car parking spaces. It is noted that a local resident has raised concerns relating to traffic and highway impact in relation to the local highway network. However, given the scale of the proposals and also that the Highway Authority raised no objection to the previous application, it is considered that an objection on highway grounds relating to the number of vehicular movements cannot be substantiated.
(b) noise impacts of the development; A noise assessment was not submitted with the application to assess potential noise impacts. It is presumed that the farm would remain in active, notwithstanding the

conversion of four agricultural outbuildings. Therefore there could be noise disturbance to future residents from the farm but it is unlikely to be significant to warrant being an intrusion to residential amenity. In any case anyone purchasing or renting the properties would be fully aware of its location within a farm. Environmental Health has suggested conditions relating to limit noise, including restricting construction hours.

(c) contamination risks on the site;

The proposal is to convert a building which is not currently within residential use, and therefore is potentially contaminative, into a new residential dwelling (a more vulnerable use). Environmental Health previously advised in an earlier application that a watching brief condition on contamination be imposed.

Although the structural survey is very brief, the protected species report makes reference to several of the barn roofs having asbestos roofing. The EHO response has noted that a demolition or refurbishment asbestos survey and risk assessment should be carried out prior to the demolition/renovation of the existing buildings. They also advise that asbestos is under the remit of the HSE.

(d) flooding risks on the site;

The site is within flood zone 1 and therefore is considered low flood risk. The submission does not provide details of how surface water drainage will be dealt with. The LLFA raise no objection to the proposals when they responded to DET/2024/0037 and class Q.1 (i) allows for drainage works.

(e) whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to a use falling within ClassC3 (dwellinghouses) of the Schedule to the Use Classes Order;

Planning Practice Guidance defines 'impractical' as reflecting that location and siting would not be sensible or realistic, whilst 'undesirable' reflects that it would be 'harmful or objectionable'. These criteria require the Local Planning Authority to make an assessment of the impacts or risks inherent in the change of use. This includes whether the proposal would provide satisfactory living conditions for future occupants of the proposed dwelling in terms of noise and disturbance and/or health and safety.

In the previous application DET/2024/0037 for Barn 4 it was intended to retain the ground floor of the building for agricultural storage which was considered a conflict with the residential use above. The plans accompanying this application show that the ground floor would remain a void with no form of access. As such the development would not be harmful or objectionable in this respect.

(f) the design or external appearance of the building;

Barns 2 is a traditional stone barn which has character and traditional features. The proposals introduce quite a change to the external appearance by introducing new openings.

Barn 2 is attached to the main farmhouse and also has Barn 3 attached to it on its south western elevation which comprises its appearance. It is proposed to detach Barn 3 from Barn 2 and the partial demolition will facilitate the creation of a garden area (DET/2024/0004). A limited number of new openings are proposed with two

patio doors to the rear and an additional first floor window on the front elevation. Some additional windows are also proposed on the gable elevation (northwest).

Barn 4 is a modern agricultural barn with no historic detailing and the only opening are its main doors on the south east elevation. It is proposed to add windows to the front, rear and side elevations. It is also a 4 bedroom property and in addition to the new windows 8 rooflights are proposed. This is an improvement on the plans for DET/2024/0037 which proposed 14 rooflights and was considered over-fenestrated and detrimental to the appearance of the building. The previous scheme DET/2024/0037 proposed to stone clad Barn 4 which would be a visual improvement but it is not possible to clad the building under the older Class Q regulations which this application is being assessed against. Accordingly, planning permission would be required to clad the building.

Under the older Class Q regulations compliance with NDSS is not mandatory but both proposed dwellings do exceed the minimum space standards which is positive. The provision of private amenity space for both dwellings is also a welcome addition, especially as these are larger family sized properties.

and (g) the provision of adequate natural light in all habitable rooms of the dwellinghouses

Both barns have adequate natural light to all the habitable rooms.

Change of use under this part includes curtilage, which is defined as follows.

X. curtilage” means, for the purposes of Class Q—

(a) the piece of land, whether enclosed or unenclosed, immediately beside or around the agricultural building, closely associated with and serving the purposes of the agricultural building, or

(b) an area of land immediately beside or around the agricultural building no larger than the land area occupied by the agricultural building, whichever is the lesser;

Both barns will have garden areas provided. Barn 2 has a footprint of 97 sq.m garden area of 97sq.m to the rear of the property, created by Barn 3 being partly demolished. According to the plan, Barn 4 has a garden area of 205 sq.m, which is the same size of the footprint of 205 sq.m, however this does include 3 car spaces so is considered a gross figure. The requirement is that the curtilage land should be no larger than the land occupied by the agricultural building which is just met as the plans indicate the garden or curtilage areas are the same size as the footprint of the building.

Wildlife & Biodiversity

The Wildlife and Countryside Act 1981 protects native species and habitats. It is a pertinent consideration in applications relating to barn conversion particularly the ensuring the protection of Bats and Birds.

Chapter 15 of the NPPF contains the relevant national planning policies which relate to conserving and enhancing the natural environment, which include the protection of protected species. In particular paragraph 187 states that when determining applications, if significant harm to biodiversity resulting from a development cannot be

avoided, adequately mitigated, or as a last resort compensated for, then planning permission should be refused.

The application, along with accompanying application DET/2025/0004, has been accompanied by Protected Species Report (November 2024) which includes the results of bat surveys undertaken in August, September and October 2024 (daytime and dusk surveys). Barns 1 and 2, traditional stone barns, were concluded to have moderate roost potential for bats and Barns 3 and 4 were considered negligible as they are modern steel frame buildings. A maximum count of three common pipistrelle bats were recorded emerging from Barn 1 during the surveys. No evidence of owls or swallows was recorded in any of the barns, however pigeons are present and small passerine species could nest in the stonework.

The Protected Species Report makes a number of recommendations relating to sensitive working methods and mitigation measures including new roost creation.

DWT has reviewed the submitted Protected Species Report and are satisfied with its findings. They advise that due to the works to Barn 2 and a nearby roost in Barn (the subject of DET/2025/0004) an updated bat survey should be carried out to confirm continued absence, if works are not commenced prior to the 2026 survey season. DWT advise that this advice be provided to the applicant by an informative. Moreover, DWT advise in respect of Barn (the subject of DET/2025/0004) that works must proceed under an appropriate mitigation licence obtained from Natural England. They also suggest conditions relating to precautionary working measures in respect of bats, Nesting Birds, Lighting Plan and a Biodiversity Enhancement Plan would be appropriate.

Comments from local residents

The majority of comments made by a local resident would be valid considerations if this was a planning application, but it is not, it is an application for prior approval where an assessment is made against the GPDO class Q. Condition Q.2, listed above, does include some planning considerations such as highways, design and space standards but matters such as the site's location in the green belt and landscape impact and overlooking cannot be taken into consideration. As such the LPA's remit for scrutinising a prior approval application is more limited than a planning application where local plan policies would be applied.

CONCLUSION / PLANNING BALANCE

The proposal is considered compliant with the conditions, limitations and restrictions of Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provision) (England) Order 2015 and the guidance contained within the National Planning Policy Framework (NPPF) and the Planning Practice Guidance (PPG), therefore, it can be considered as permitted development as described by the Class Q provisions.

OFFICER RECOMMENDATION : **Prior Approval Required and Given**

Case Officer: Rosie Dinnen

Recommendation Date: 09.05.25

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council