

DELEGATED DECISION REPORT

HPK/2025/0125
Valid 22/04/2025

**SPIRIT FARM , CEMETERY
ROAD , GLOSSOP ,
DERBYSHIRE , SK13 7QG**

**RETENTION OF EXISTING
CARAVAN FOR TEMPORARY
PERIOD UNTIL 06/2027 AND
ERECTION OF PERMANENT
STAFF AND WELFARE
BUILDING TO SERVE THE
EXISTING OPERATIONAL
CAMPSITE**

(FULL - MINOR)

MAIN ISSUES

- Principle of Development - Green Belt
- Design and Landscape

DESCRIPTION OF SITE

The application site forms part of an existing camping site located off Cemetery Road, outside the built up area boundary of Glossop within an area of Open Countryside and Green Belt.

The site was granted planning permission (ref HPK/2019/0436) for 'Change of use of field to campsite and erection of toilet and shower block and small car park', approved in January 2020. The scheme was for 20 camping pitches, not requiring any physical changes to the host field.

The field is enclosed with post and wire fencing and the approved toilet block is now in situ.

PROPOSAL

The proposal is to retain a touring caravan which is sited adjacent to the stables block located on land, forming part of the same holding. This caravan has previously been granted planning permission for use by site sitters to provide security, but this has now lapsed.

This application seeks to temporarily permit the caravan to remain until 1 June 2027, adjacent to the stables, again to be used for site sitters providing security in association with the campsite.

The application proposes the erection of a modest staff and welfare building located alongside the shower block. The welfare building will be the same size as the shower

block and be finished similarly in gritstone and slate. The building will measure 6m x 4m x 3.35m (2.44m eaves)

The intention is that the caravan be removed on or before 1 June 2027, as the welfare building will have commenced to be built or completed by that date, resulting in the caravan's use becoming redundant.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan (Adopted 2016)

S1 Sustainable Development Principles
S1a Presumption in Favour of Sustainable Development
S5 Glossopdale Sub-area Strategy
E6 Promoting Peak District Tourism and Culture
E7 Chalet Accommodation, Caravan and Campsite Developments
EQ 2 Landscape Character
EQ 3 Rural Development
EQ 4 Green Belt Development
EQ 5 Biodiversity
EQ 6 Design and Place Making
EQ10 Pollution Control and Unstable Land
CF 6 Accessibility and Transport

Supplementary Planning Document

1. High Peak Design Guide Adopted 2018
2. Landscape Character SPD

National Planning Policy Framework (2024)

Including sections -
12: Achieving well-designed places
13: Protecting Green Belt land
15: Conserving and enhancing the natural environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2019/0436 - Change of use of field to campsite and erection of toilet and shower block and small car park. Approved.

HPK/2019/0139 – Change of use of part of field to campsite and erection of toilet and shower block and small car park – Withdrawn

HPK/2021/0684 - Application for a touring caravan to be used for the benefit of the campsite, for site sitters providing security and as a staff / employee welfare unit – Approved (caravan 2 year temporary)

HPK/2024/0443 - Application to extend the planning permission HPK/2021/0684 for a touring caravan to be used for the benefit of the campsite, for site sitters providing security and as a staff/employee welfare unit - Withdrawn

HPK/2024/0470 - Variation of condition 3 relating to HPK/2021/0684 – Withdrawn

HPK/2024/0471 - Variation of condition 3 relating to HPK/2021/0684 - Withdrawn

CONSULTATIONS

Publicity

Site Notice expiry date: 22/06/2025

Neighbour consultation period ends: 18/06/2025

Public Comments

No comments received

Town / Parish Comments

No comments received

Highways Authority

No objection on the basis the caravan and staff & welfare building supports existing established camping operations on the surrounding, controlled land.

OFFICER COMMENTS

Principle of Development

The site is situated outside the built-up area boundary of any town or larger village as defined within the adopted Proposals Map, and therefore lies in the open countryside. The site is also situated within the North Derbyshire Green Belt. As such, the application is subject to Local Plan (LP) Policies EQ3 and EQ4 of the Local Plan which refer to Rural Development and Green Belt Development respectively.

When considering any application for development within the Green Belt local planning authorities should ensure that substantial weight is given to any harm to the Green Belt and very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness and any other harm such as harm to openness is clearly outweighed by other considerations.

New development in the Green Belt should be regarded as inappropriate, although exceptions to this include, amongst other things change of use of land provided that the openness of the Green Belt is not affected. The proposal falls to be considered under this exception as an appropriate facilities (in connection with the existing use of land) for outdoor recreation (para 154 b).

The long-term purpose of the staff and welfare building is to support the approved camp site operation. It is considered that temporary use of the caravan for these purposes would be a temporary solution and will be conditioned to be removed from the adjacent land on 1 June 2027, as its use becomes redundant. It is considered that granting permission on a temporary basis would be appropriate.

Although the provision of facilities for outdoor recreation such as the application proposal may be considered an appropriate form of development in the Green Belt, the erection of the new staff and welfare building would not by its nature preserve Green Belt openness. The application comprises an inappropriate form of development within the context of national Green Belt Policy. The application can only therefore be found to be an acceptable form of development in the Green Belt if sufficient very special circumstances can be demonstrated which clearly outweigh the harm to the Green Belt by reason of inappropriateness.

Arguably, however, any building would have some impact on openness, and the NPPF policy clearly envisages the erection of some buildings for outdoor sport and recreation within the Green Belt. In this particular case, the building is a very modest structure and as a result there is considered to be a limited impact on the openness of the Green Belt arising from the proposed development. Such impact is limited to the new small staff and welfare building sited adjacent to the existing toilet/shower block. Given the small scale of the proposals, it is considered that the proposed development would not conflict with the purposes of including land within the Green Belt.

Furthermore, High Peak Local Plan Policies S5, E6 and E7 seek to promote sustainable tourism which is appropriate to the countryside, its distinctive settlements and consistent with environmental objectives. The policies require that camping sites have limited permanent structures and are located where they are not too prominent within the landscape. The campsite will bring economic benefits to the wider Glossop area through use of local services and facilities which can be accessed both on foot using nearby PROW.

The camp site was justified in 2020 due to the lack of camping accommodation in the area and that the site is ideally placed to serve users of the Pennine Way and Pennine Bridleway. The site is in a good location for walkers and cyclists using nearby national and local trails and is in an area where few similar campsite facilities are currently available. The welfare building will enhance the site to help deliver the demand for a type of visitor accommodation which is not currently being met, representing 'very special circumstances' in the context of the NPPF.

The social and economic benefits that would arise from the development, as identified above, are considered to constitute 'very special circumstances' that outweigh any limited impact on the openness of the Green Belt. The application is therefore compliant with LP Policy EQ4 and relevant Green Belt policies within Chapter 13 of the NPPF, and thus represents a sustainable form of development in the Green Belt.

Design & Visual Impact

The NPPF requires the design of a development to add to the overall quality of an area, by being sympathetic to local character and by being visually attractive as a result of good architecture.

Policy EQ6 refers to design and states that all development should be well designed and be of a high quality that responds positively to both its environment and the

challenge of climate change, whilst contributing to local distinctiveness and sense of place. New development should be well designed to respect the character, identity and context of the High Peak's townscapes and landscapes. Development is expected to contribute positively to an area's character, history, and identity in terms of scale, height, density, layout, appearance, materials and the relationship to adjacent buildings and landscape features.

Policies EQ2 'Landscape Character' and EQ3 'Rural Development' are considered relevant. The site is within the 'Settled Valley Pastures' Landscape Character Area. This landscape character type is typified by densely scattered small woodlands of oak-birch with hazel, mixed species hedgerows and buildings of Gritstone with Welsh slate or stone slate roofs.

The site comprises a field and access track. The site is of an open nature and clearly visible from Cemetery Road and Woodhead Road and from longer range views, particularly to the east. It has a rural setting although there is a degree of urbanisation due to the garden centre and other development on the other side of Cemetery Road. Whilst the proposals will result in a degree of change to the character and appearance of this part of the countryside, it is considered that the impact would not be significantly detrimental due to the limited scale of development proposed and its close proximity to the shower block.

The staff and welfare building is the same as the shower block in that it has a traditional pitched roof building which would be clad in gritstone walls with a slate roof. It has the character of small field barn which is more in keeping with the area.

The site boundaries are formed by hedgerows and stock proof fencing with a more established hedgerow along the Woodhead Road site boundary. The hedgerow will provide some screening of the campsite and additional tree and hedge planting will be conditioned to infill the existing hedges. The proposed building is considered acceptable in terms of siting, scale and design. The impact on the character of the countryside would be acceptable and accords with the advice contained in Policies EQ2 and EQ3 of the Local Plan.

It is considered that the permanent installation of a typical touring caravan is somewhat an incongruous feature in the open countryside which would result in harm to the landscape character of the surrounding area. It is a white caravan which is in stark contrast to the camping site shower block and proposed welfare facilities block. Given its unacceptable visual impact on the wider landscape and that the caravan has been in situ for some time, a condition should be imposed requiring its removal by June 2027. It is unlikely, given the length of time it has remained on the site, that a further consent would be granted.

Amenity

High Peak Local Plan Policy EQ6 seeks to secure development that does not result in unacceptable effects on the amenity of the area by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The site is a significant distance away from residential properties at Wimberry Hill Farm, Lanehead House and the recently constructed properties located at the North Road development. The proposed site with its limited facilities is not likely to attract large crowds of people, and therefore will not present any unacceptable effects by reason of visual intrusion, noise, light pollution or other adverse impacts on local character or amenity complying with the provisions of Policies E6, E7 and EQ6.

Biodiversity

LP Policy EQ5 refers to Biodiversity and requires all new developments to conserve and enhance any statutory designation and ensure that appropriate mitigation measures are implemented to ensure that any protected species and habitats are protected. Chapter 15 of the NPPF provides the national policy framework for conserving and enhancing the natural environment.

The application is less than 25sqm and exempt from BNG. The proposed development therefore accords with Local Plan Policies EQ5 and EQ9 and the provisions of Section 15 of the NPPF.

Highway safety

No objection is raised by the LHA on the basis the caravan and staff & welfare building supports existing established camping operations on the surrounding, controlled land. The proposed development meets the terms of Policy CF6 of the Local Plan.

CONCLUSION

Any development within the Green Belt is considered to be inappropriate development unless it falls within certain exceptions including changes of use and buildings for outdoor recreation and provided that openness is not compromised. The proposals would result in some minor loss of Green Belt openness and therefore 'very special circumstances' should be demonstrated in order for the development to proceed. The benefits of the scheme as outlined above are considered to constitute 'very special circumstances' which outweigh any limited harm that the development will have on the intrinsic character of the Green Belt and countryside. The application is therefore compliant with LP Policy EQ4 and relevant Green Belt policies within Chapter 13 of the NPPF, and thus represents a sustainable form of development in the Green Belt. Given the limited harm to the countryside and with no harm identified to nearby amenity, biodiversity or highway safety it is considered that the development is a sustainable form of development which should be approved.

OFFICER RECOMMENDATION: APPROVE

Case Officer: P. Twigg

Recommendation Date: 03.2.2026

X *J Colley*

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council