

DELEGATED DECISION REPORT

DET/2026/0006
Valid 07/04/2026

LAND OFF MELANDRA
ROAD
GLOSSOP

APPLICATION TO DETERMINE
IF PRIOR APPROVAL IS
REQUIRED FOR A PROPOSED
EXTENSION TO FODDER AND
MACHINERY STORE TO BE
USED FOR FURTHER FODDER
AND MACHINERY STORAGE
PLUS EXTENSION TO STONE
YARD FOR ACCESS

(AGRICULTURAL/FORESTRY
DETERMINATION)

MAIN ISSUES

- Whether the proposed development complies with Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.
- Whether Prior Approval is required with regards to the Siting, Design and Appearance of the proposed development.

DESCRIPTION OF SITE

The site refers to an agricultural holding located off Melandra Road, to the east of Gamesley which forms part of a much larger agricultural holding associated with Winterhill Farm, Padfield. The application site lies outside of any defined settlement boundaries and wholly within the Green Belt.

PROPOSAL

This Prior Notification application has been submitted under Schedule 2, Part 6 of the Town and Country Planning (General Permitted Development) (England) Order 2015 for development described on the Application Form as:

Extension to fodder and machinery store to be used for further fodder and machinery storage plus extension to stone yard for access.

The application form and submitted drawings identify that the building would be extending by 18.3m with a width of 9.14m matching that of the existing agricultural building. The proposed extension would be 4.27m in height to the eaves with a maximum height of 6.12m which is consistent with that of the original building.

The extension would comprise profile steel cladding in juniper green with a natural grey cement sheet roof.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

DET/2022/0011: Steel portal frame general purpose agricultural building for storage of fodder and machinery with 6m wide stone apron to the front
(Prior Approval required and Granted 06/10/2022)

HPK/0002/5403 Establishment of Riding Centre (Approved 09/10/1987)

HPK/0002/6970 Use of Existing Stables for Livery Service
(Approved 17/10/1988)

OFFICER COMMENTS

Part 6 of the GPDO relates to agricultural development, with Class A specifically relating to development on an agricultural unit of 5 hectares or more. It has previously been accepted via application reference DET/2022/0011 that the site does indeed form part of an agricultural unit in excess of 5 hectares.

A.1 Development is not permitted by Class A if—

(a) the development would be carried out on a separate parcel of land forming part of the unit which is less than 1 hectare in area;

The development would be carried out on a parcel of land forming part of the wider agricultural unit which covers an area of approximately 3.1ha and as such the application complies with Paragraph A.1(a).

(b) it would consist of the erection or extension of any agricultural building on an established agricultural unit (as defined in paragraph X of Part 3 of this Schedule) where development under Class Q or S of Part 3 (changes of use) of this Schedule has been carried out within a period of 10 years ending with the date on which development under Class A(a) begins;

The land in question has not been subject to any planning application for the change of use of an agricultural building under Schedule 2, Part 3, Class Q or S of the GPDO and as such the application is compliant with Paragraph A.1 (b).

(c) it would consist of, or include, the erection, extension or alteration of a dwelling;

The proposal is for agricultural purposes and would not consist of or include the erection, extension or alteration of a dwelling.

(d) it would involve the provision of a building, structure or works not designed for agricultural purposes;

The proposed extension is to be used for the storage of fodder and farm machinery. Given that the existing building to which this prior approval application seeks to extend has already been deemed to be connected with an established agricultural unit and accepted as for the purposes of agriculture, the extension is therefore judged to comply with paragraph d.

(e) the ground area which would be covered by—

(i) any works or structure (other than a fence) for accommodating livestock or any plant or machinery arising from engineering operations would exceed 1,000 square metres; or

The proposals would not involve works or a structure for accommodating livestock. The extension of the yard area which is shown on the supporting plans to match the dimensions of the proposed extension. Therefore, the dimensions are assessed to comprise a length of 18.3m with a width of 9.14m. The proposed yard extension equates to 167sqm and therefore complies with A.1 (e) i).

(ii) any building erected or extended or altered by virtue of Class A, would exceed 1,500 square metres, calculated as described in paragraph D.1(2)(a) of this Part;

The building would not exceed 1500 sq metres - the overall floor area combined with the existing agricultural storage unit would be 333.4 sq. metres based on the submitted dimensions of the building and therefore complies with Paragraph A.1 (e) ii.

(f) the height of any part of any building, structure or works within 3 kilometres of the perimeter of an aerodrome would exceed 3 metres;

There are no aerodromes within 3km of this site and therefore the application is compliant with Paragraph A.1 (f).

(g) the height of any part of any building, structure or works not within 3 kilometres of the perimeter of an aerodrome would exceed 12 metres;

There are no aerodromes within 3km of this site and the overall ridge height is 6.12m, below the 12m height restriction.

(h) any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;

The nearest road to the development site is Melandra Road which sits some 100m to the north, however this is a non-classified road. As such, the application is found to be compliant with Paragraph A.1(h).

(i) it would consist of, or include, the erection or construction of, or the carrying out of any works to, a building, structure or an excavation used or to be used for the accommodation of livestock or for the storage of slurry or sewage sludge be, within 400 metres of the curtilage of a protected building;

The structure is not to be used for the accommodation of livestock, or for the storage of slurry or sewage sludge. Therefore Paragraph A.1 (i) is satisfied in this case.

(j) it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming; or

The site is not located on article 2(4) land and the proposal is not for fish farming.

(k) any building for storing fuel for or waste from a biomass boiler or an anaerobic digestion system—

(i) would be used for storing waste not produced by that boiler or system or for storing fuel not produced on land within the unit; or

(ii) is or would be within 400 metres of the curtilage of a protected building.

The building would not be used for the storing of fuel or waste from a biomass boiler, or anaerobic digestion system. Paragraph A/1 (k) is therefore satisfied.

2. Whether Prior Approval is required with regards to the Siting, Design and Appearance of the proposed development.

Having established that the proposed agricultural building relates to an existing agricultural unit, is reasonably necessary for the purposes of agriculture, and that the proposal complies with relevant paragraphs under Schedule 2, Part 6, Class A, Paragraph A.1 of the GPDO, it is found that the proposed agricultural building is permitted, subject to consideration as to whether Prior Approval is required, with regards to the siting, design and appearance, having regard to conditions under Paragraph A.2 (2).

Full details of siting, design and external appearance have already been provided with the application.

The proposed steel formed extension will have juniper green profile steel cladding walls. The roof will be of a natural grey fibre cement sheeted roof. It is a conventional modern agricultural building to which would serve the purpose for agriculture as described.

It is considered a suitable building for the site and its surroundings and it would not have any detrimental amenity impacts. Nor is it considered to have any adverse landscape impacts.

Accordingly it is determined that sufficient details have been submitted under Schedule 2, Part 6, Class A and no further details relating to Siting, Design and Appearance are required via the prior approval process.

CONCLUSION

The proposal meets the criteria in the under Class A for Part 6. The submitted details of siting design and external appearance are satisfactory and no further details are required. Therefore a recommendation of prior approval not required is made.

OFFICER RECOMMENDATION : **Prior Approval not Required**

Case Officer: Stuart Talbot

Recommendation Date: 05/05/2026

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Signed by: Jane Colley Signature

On behalf of High Peak Borough Council