

DELEGATED DECISION REPORT

DET/2026/0001
Valid 28/01/2026

HIGH ASH BARN SANDY
LANE
CHISWORTH

APPLICATION TO DETERMINE
IF PRIOR APPROVAL IS
REQUIRED FOR AN
AGRICULTURAL BUILDING

(AGRICULTURAL/FORESTRY
DETERMINATION)

MAIN ISSUES

- Whether the submitted plans and details are considered to be acceptable with regards to the Siting, Design and External Appearance of the proposed development, 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 site forms an area of land adjacent to an existing building, with areas of outdoor storage. The site forms part of the wider agricultural holding of High Ash Barn, Sandy Lane, Chisworth.

The application site is located within allocated Countryside and Green Belt.

Based on officers observations of the site, the use of the wider land holding appeared to be in an agricultural use.

PROPOSAL

For clarity and the avoidance of doubt, this application seeks to erect a new agricultural building under the prior approval notification process under Schedule 2, Part 6, Class A of the General Permitted Development Order (2024).

The proposed building would be for storage purposes, for machinery.

The building would measure 18.3metres in length, and 11metres in width. It would have an eaves and ridge height of 4.8metres and 6metres respectively.

It is proposed to construct the building from vertical timber boarding at the upper level and cement cladding at the lower level for the walls, and cement profile (grey cement colour) for the roof.

OFFICER COMMENTS

Following the Council's initial decision issued on 25th February 2026, it was determined that Prior Approval was required in relation to the siting, design and external appearance of the proposed building.

This was due to the location of the building being proposed atop an embankment, and thus being highly visible within the wider landscape setting. No information had initially been submitted in relation to the design of the building, and the material details which had been submitted were considered to be somewhat ambiguous.

Further plans and details were subsequently submitted by the applicant/agent on 10th March 2026, which contained further information in relation to the design, scale and appearance of the proposed building.

Siting, Design and external Appearance:

Policy Position:

The following assessment is therefore made having regard to High Peak Borough Council Local Plan (2016) Policies S 1, S 2, EQ 2, EQ 3, EQ 4 and EQ 6, relevant supplementary planning guidance, and relevant policies contained within the National Planning Policy Framework (December 2024).

HPBC Local Plan Policy S 1 seeks to ensure the delivery of sustainable development, by ensuring, amongst other things, the effective use of land, protecting and enhancing the boroughs natural and historic environments, and securing high quality design and amenity standards. Policy S 1 seeks to locate new development in line with the boroughs Settlement Hierarchy.

HPBC Local Plan Policy S 2 sets out the settlement hierarchy for the borough. The enquiry site falls outside of any identified settlement boundary, in an area allocated as countryside and Green Belt. In these areas development will be strictly limited to that which has an essential need to be located in the countryside, in accordance with policy EQ 3.

Policy EQ 3 seeks to ensure that new development is strictly controlled in order to protect the landscape's intrinsic character and distinctiveness, including the character, appearance and integrity of the historic and cultural environment and the setting of the Peak District National Park.

HPBC Policy EQ 2 seeks to protect, enhance and restore the landscape character of the Plan Area for its own intrinsic beauty and for its benefit to the economic, environmental and social well-being of the Plan Area.

This approach is reinforced by Policy EQ 6 in relation to design and place making, requiring development to respond positively to its environment and the challenges of climate change, whilst also ensuring a contribution to local distinctiveness and sense of place.

The Council's adopted SPD on Landscape Character (2006) reflects the policy approach. The site is located within the 'Settled Valley Pastures' landscape character area. Key landscape characteristics of this area include pastoral farming with extensive improved pasture, and roofs which are generally dark slate or stone tiles.

The Landscape Character SPD also identifies that large-scale development, including agricultural buildings, should include the following building details:

- a) Materials that weather well and are sympathetic to the landscape, such as vertical slatted boarding and painted concrete to blend with existing buildings.
- b) Darker roofing than walling gives weight and reduces visual impact and reflection on larger buildings.
- c) New buildings should be no lighter or brighter than existing buildings.

HPBC Policy EQ 4 states that within the Green Belt, planning permission will not be granted for development unless it is in accordance with national planning policy.

Paragraph 154 of the NPPF (December 2024) explicitly identifies agricultural buildings as constituting an 'appropriate' form of development within the Green Belt. As a result, an assessment of the buildings impact upon the purposes of the Green Belt, including its openness, is not required.

Assessment:

The proposed building would be rectangular in form and incorporate a dual pitched roof. It would utilise the following materials within its construction:

- a) Cement sectional wall cladding for the lower section of the elevations,
- b) Timber vertical boarding for the upper portion of the elevations, and
- c) Grey cement profiled roof tiles for the roof of the building.

These materials would match an existing building on site and photographs have been provided.

The building would be visible within the landscape, as previously set out, but its appearance is akin to an agricultural building and would be in accordance with the design detailing as set out in the Council's adopted Landscape Character SPD.

As a result, having regard to the above, it is considered that the submitted plans and details are acceptable with regards to the siting, design and external appearance of the proposed building, and is consistent with design principles set out within the Council's adopted Local Development Plan, relevant Supplementary Planning Documents, and relevant policies contained within the National Planning Policy Framework (December 2024).

Other:

The applicant/agent has submitted photographic evidence of a notice being displayed at/near the site, which contains details in relation to the proposal subject to this application. This demonstrates compliance with the applicant's procedural responsibility relating to this Prior Approval process.

CONCLUSION / PLANNING BALANCE

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

OFFICER RECOMMENDATION : **Prior Approval Required & Granted**

Case Officer: Alex Bonser

Recommendation Date: 29/04/2026

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council