

DELEGATED DECISION REPORT

HPK/2026/0041
Valid 13/02/2026

ELIZABETH COTTAGE
WOODSEATS LANE
CHARLESWORTH

**ERECTION OF A SMALL
STORAGE BUILDING FOR THE
KEEPING OF EQUESTRIAN
EQUIPMENT AND FEED,
INCIDENTAL TO THE
ESTABLISHED EQUESTRIAN
USE OF THE LAND.**

(FULL - MINOR)

MAIN ISSUES

- Principle of the Development (Green Belt)
- Design, character and appearance
- Impact upon residential amenity

DESCRIPTION OF SITE

The application site refers to a plot of land located off Woodseats Lane in an area of open green fields with residential dwellings to the south and west.

The application site and adjoining land are associated with the property at 'Elizabeth Cottage'. However, the closest dwelling is 'Hunters Gate', which sits to the east of the application site and is bounded on three sides with the adjoining grazing land. The site falls in the open countryside, within the Green Belt and within the Dark Peak, Landscape Character Area.

PROPOSAL

The application seeks full planning permission for the erection of a storage building for the keeping of equestrian equipment and feed incidental to the established equestrian use of the land parcel.

The proposed equestrian storage building would feature a horizontal natural timber board walls and dual pitch grey profile sheet roof. The storage unit would have a length of 7.4m and a width of 3.6m with an extending roof covering, protruding an additional metre. The proposed building would have a height of 2.3m to the eaves and a maximum height of 3m.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
S 5 Glossopdale Sub-area Strategy
EQ 2 Landscape Character
EQ 3 Rural Development
EQ 4 Green Belt Development
EQ 5 Biodiversity
EQ 6 Design and Place Making

National Planning Policy Framework

Section 2 - Achieving sustainable development
Section 12 -Achieving well-designed places
Section 13 -Protecting Green Belt land
Section 15 -Conserving and enhancing the natural environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

Whilst not strictly referring to this plot there are a number of relevant planning applications which relate to the established equestrian use of the site.

HPK/2019/0246: New Menage on site of existing paddock (Approved 16/08/2019)

HPK/2021/0260: Proposed removal of an existing temporary horse shelter and the construction of a stable building with tack room/feed store; replacement of existing hardstanding and fencing on land to the north east of Woodseats Lane (Approved 29/12/2021)

HPK/2024/0162: Application for Removal or Variation of Conditions 2 and 7 in relation to application HPK/2021/0260 (Approved 20/06/2024)

CONSULTATIONS

Publicity

Site Notice expiry date: 09/04/2026
Neighbour consultation period ends:
Press Advert: N/A

Public Comments

One public comment has been received in support of the application with their comments below:

As previous owners of this land and stable block it was always a thought whilst using them ourselves that we would benefit from a larger storage area in this position. There is not enough space in the current tack room to store all the essentials required for the keeping of the animals, especially when dealing with large bales of hay and straw. The suggested position is perfect as it is next to the stable block, is in a lower area of the field so is of less impact to the environment. We are in support of the application for the additional storage building.

Town / Parish Comments

No comments received.

Derbyshire County Council Highways

There appears to be no material impact on the public highway and therefore the Local Highway Authority (LHA) has no further comments to make.

OFFICER COMMENTS

Principle of Development

Policy S 2 'Settlement Hierarchy' includes the section 'Other Rural Areas' and states that 'In all other areas outside of the settlement boundary of settlements, including those villages, hamlets and isolated groups of buildings in the Green Belt and the Countryside which do not have a settlement boundary...will be strictly limited to that which has an essential need to be located in the countryside.'

Policy EQ 3 'Rural Development' states that 'Outside the settlement boundaries and sites allocated for development..., including the Green Belt, the Council will seek 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...'. It continues 'This will be achieved by: ...Supporting equestrian development where it does not have an adverse impact upon the character and appearance of the area...'.

Policy EQ 4 'Green Belt Development' states that 'The Council will seek to protect the Green Belt and maintain its openness and permanence' in accordance with national planning policy.

Section 13 – 'Protecting Green Belt land', paragraph 154 of the NPPF lists possible exceptions, which includes

b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;

In assessing the principle of the proposal, the primary consideration in this case is its impact on the character of the countryside, the character and openness of the Green Belt and the landscape character area.

The site is in an established use as a private equestrian facility which has previously been accepted via granted planning permissions HPK/2019/0246 & HPK/2021/0260.

In this instance and as the NPPF allows for the provision of appropriate facilities for outdoor recreations (which includes equestrian uses) providing that they would not result in any harm to the openness of the Green Belt.

The proposed equestrian storage unit is to be located directly adjacent to the east of the existing stable building and would be abutting the existing the boundary of the field parcel on Woodseats Lane. As a result the proposed storage building would be well assimilated into the existing equestrian site and given its traditional agricultural appearance is not judged to have any harm upon the openness of the Green Belt.

Therefore the proposals are not deemed to be tantamount to inappropriate development within the Green Belt and accord with exception b) of paragraph 154 of the NPPF.

Design

Policy EQ 6 'Design and Place Making' states that 'All development should be well designed and of a high quality that responds positively to both its environment and the challenge of climate change, whilst also contributing to local distinctiveness and sense of place'.

This policy continues 'Requiring development to be well designed to respect the character, identity and context of High Peak's townscapes and landscapes' and 'Requiring that development contributes 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'.

Policy EQ 2 'Landscape Character' states that 'The Council will seek 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 includes requiring that development has particular regard to maintaining the aesthetic and biodiversity qualities of natural and man-made features within the landscape; and requiring proposals to be informed by, and sympathetic to the distinctive landscape character areas.

The proposed storage building is designed to match and mimic the appearance of the existing L-shaped stable building and feed store which also features a profile grey sheet roof and timber walling elevations.

The equestrian unit would comprise a typical rural character in its appearance by virtue of its design and the choice of materials, whilst not usually characteristic of the High Peak, is typical with agricultural and equestrian storage buildings of this sort.

The proposed unit is considered to be well related to the existing stable building, field boundary and established field access.

The siting of the storage building allows reduces the prominence of the storage building within the landscape and its close proximity to the highway and presence of other built form reduces any notion the building would comprise development within an isolated location. Consequently, the proposals are not deemed to have any adverse impacts upon the landscape character.

The proposed development would not have any unacceptable impacts by virtue of its design and would not result in any harm to the landscape character or surrounding area in accordance with Local Plan Policy EQ2 and EQ6.

Amenity

Policy EQ 6 'Design and Place Making' requires that '...development achieves a satisfactory relationship to adjacent development and does not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The closest dwelling is 'Hunters Gate', which sits to the east of the application site and is bounded on three sides with the wider agricultural field.

It is considered unlikely, due to the distance (approx. 40m) and its siting, that the proposed storage building would have any visual intrusion, overlooking, overshadowing, or overbearing effect; the application does not include an mounted lighting, floodlights or other lighting columns.

In terms of noise and smell, the site is currently used as agricultural grazing land, which includes the grazing of horses and the established stable and midden.

The proposals are therefore not deemed to have any adverse impacts with regards to neighbouring amenity in accordance with Local plan policy EQ6, the Residential Design Guide SPD and the NPPF.

CONCLUSION / PLANNING BALANCE

The proposal would not amount to inappropriate development in the Green Belt and with the safeguard of conditions would not harm the visual and residential amenities of the area. The proposal would therefore comply with both the Local Plan and the government planning guidance in the NPPF.

OFFICER RECOMMENDATION : **Approve**

Case Officer: Stuart Talbot

Recommendation Date: 01/05/2026

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Signed by: Jane Curley

On behalf of High Peak Borough Council