

DELEGATED DECISION REPORT

HPK/2026/0056
Valid 11/02/2026

CROSSGATE FARM
CROSSGATE LANE
TINTWISTLE

A LEAN-TO AGRICULTURAL
BUILDING ON AN EXISTING
CONCRETE BASE IN THE
FARMYARD ADJACENT TO
THE EXISTING FARM
BUILDINGS. CREATION OF
CAR PARKING AREA

(FULL - MINOR)

MAIN ISSUES

- Principle of development.
- Character & Design.
- Residential amenity.
- Historic environment.
- Highway safety.
- Ecology & Biodiversity Net Gain.
- Drainage.
- Other.

DESCRIPTION OF SITE

The application site forms part of an active farm at Crossgate Farm. An area of land to the south has planning permission to be used for camping purposes during the spring and summer months.

The application site is located within allocated Countryside and Green Belt. The boundary of the Peak District National Park is located circa 75m+ to the north-east of the application site.

Land levels fall in a southerly direction.

During the Council's visit to the site a new building was observed, which had been constructed without planning permission to provide permanent toilet and shower facilities for guests of the campsite. This unauthorised development was raised with the agent and an application for this has now been submitted and is pending a decision under application ref HPK/2026/0151.

PROPOSAL

The proposal relates to the construction of a new agricultural building and car parking area.

The new agricultural building will be located within the existing farmyard area with a lean-to design which utilises the outer wall of an existing building. It is the intention that the building would house livestock. Cattle were observed on site at the time of the Council's site visit.

The proposed agricultural building would be located on an area of existing hardstanding currently permitted to be used as a car parking area associated with the camp site on the wider land holding. To account for the proposed location of the agricultural building, the car parking area is proposed to be relocated to the south of its current permitted position. The car park would be located on an existing area of crushed limestone gravel, which was implemented on site sometime after 2023 and does not appear to benefit from planning permission prior to the submission of this application.

It was initially proposed as part of this application that the car park would also be enlarged, increasing parking capacity from 12 to 21 spaces. The need for the increased parking capacity was not initially justified in light of the number of pitches at the camp site remaining unchanged, which is managed by Condition 3 of application HPK/2023/0104. Further comments were subsequently provided by the agent in relation to parking need due to existing demand and capacity issues. The Council raised concerns about the impact an increased parking area could have on the Green Belt.

A revised plan was subsequently submitted which seeks to provide a 'like for like' provision of 12 parking spaces on an existing hard standing area. This application is therefore determined on this basis.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Borough Council Local Plan (2016):

Policy S 1 Sustainable Development Principles.

Policy S 1a Presumption in Favour of Sustainable Development.

Policy S 2 Settlement Hierarchy.

Policy S 4 Maintaining and Enhancing an Economic Base.

Policy S 5 Glossopdale Sub-area Strategy.

Policy EQ 2 Landscape Character.

Policy EQ 3 Rural Development.

Policy EQ 4 Green Belt Development.

Policy EQ 5 Biodiversity.

Policy EQ 6 Design and Place Making.

Policy EQ 7 Built and Historic Environment.

Policy E 6 Promoting Peak District Tourism and Culture.

Policy E 7 Chalet Accommodation, Caravan and Camp Site Developments.

Policy CF 6 Accessibility and Transport.

National Planning Policy Framework (December 2024):

Part 2 – Achieving Sustainable Development.

Part 4 – Decision-making.

Part 6 – Building a Strong, Competitive Economy.

Part 12 – Achieving Well Designed Places.

Part 13 – Protecting Green Belt Land.

Part 15 – Conserving and Enhancing the Natural Environment.

Part 16 – Conserving and Enhancing the Historic Environment.

Supplementary Planning Documents (SPD):

High Peak Design Guide (2018).

Landscape Character (2006).

Planning (Listed Buildings and Conservation Areas) Act 1990.

Biodiversity and geological conservation: circular 06/2005.

The National Parks and Access to the Countryside Act 1949.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

DET/2015/0009 - Proposed Change of Use from a barn and hayloft to additional dwelling space within the existing barn for agricultural purposes to enable family members to live and work on the farm - Approved 22/09/2015.

HPK/2020/0308 - Existing cow and silage shed to be changed to a kennel, playroom and hydrotherapy centre with reception and office - Refused 01/11/2021.

DET/2021/0010 - Change of use agricultural building to Tea Van to provide drinks and light meals to walkers in the area, Some seating outside in proximity to the tea van - Withdrawn.

HPK/2023/0104 - Change of use of grass agricultural field to campsite, hardstanding area to carpark and part of agricultural building to house portaloo's - Approved 29/09/2023.

HPK/2026/0151 - Retrospective application for a permanent toilet and shower block for campsite users to replace portaloos and provide necessary facilities for people staying more than one night - Pending.

CONSULTATIONS

Publicity

Site Notice expiry date: 27/03/2026.

Neighbour consultation period ends: 18/03/2026.

Re-consultation expiry date: 06/05/2026.

Press Advert: N/A.

Derbyshire County Council Highways:

- No objections subject to conditions.
- The proposed parking area is to formalise and relocate the existing parking provision within the site.
- At 4.8m x 2.4m with a 6m aisle width, the parking space sizes and layout meet with DCC's parking guidance.
- The agricultural building is not considered to have any highway related impact.

Derbyshire Wildlife Trust:

- A proposed net gain of +0.0132 habitat units (21.55%) has been calculated, due to the provision of 6No. trees.
- Trading rules are satisfied.
- Due to the minor nature of the proposed gains, advise that these could be secured via a detailed landscaping plan.
- In addition to the statutory biodiversity gain condition, other conditions are advised.

Natural England:

- Are not able to provide specific advice on this application and therefore have no comment to make on its details.

Peak District National Park Authority:

- No objection in principle.
- The siting of the car park and building within the existing farmstead will be read in the context of the existing built form and due to the topography of the land is unlikely to result in a negative impact on the setting, or views into and out of the National Park.
- Wish to draw your attention to the site's location within a SSSI impact risk zone where changes to infrastructure (including car parks) and air pollution

(due to development that increases the number of livestock) has the potential to impact wildlife and designated sites. In the interests of protecting the wider landscape we would recommend that the proposal is screened regarding air quality, and if required, an air quality assessment is submitted to support the application.

Tintwistle Parish Council:

- No objection.

No other written representations received as part of the consultation process.

OFFICER COMMENTS

Principle of Development:

Local Policy Position:

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 EQ3.

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. This will be achieved by, amongst other things:

1. Supporting development associated with recreational and open space uses in accessible and least environmentally sensitive locations.
2. Supporting proposals for agriculture and related development which help sustain existing agricultural enterprises, including small scale farm shops selling local produce, complementary farm diversification and new agricultural buildings that maintain the landscape quality and character of the countryside.

3. Ensuring that all development is of a high quality design and protects or enhances landscape character and the setting of the Peak District National Park.

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.

The Glossopdale Sub-area Strategy (Policy S 5) seeks to promote the sustainable growth of Glossopdale whilst promoting and maintaining the distinct identity of its settlements, including protecting and enhancing the historic environment.

Policy E 6 of the HBPC local plan supports the development of Peak District tourism and culture, by amongst other things,

- a) Maintaining and where possible enhancing existing tourist, visitor cultural and recreational facilities.
- b) The provision of new visitor and cultural attractions and facilities that expand the breadth and quality of the tourism offer without prejudice to the character of the Peak District.
- c) Requiring that caravan, camping and chalet sites are sited in locations so as not to be prominent in the landscape and can be accommodated without adverse impact upon the character or appearance of the landscape.

National Policy Position:

Green Belt

Paragraph 142 of the NPPF (December 2024) identifies that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

Paragraph 143 sets out the five purposes of the Green Belt as being:

- a) to check the unrestricted sprawl of large built-up areas;
- b) to prevent neighbouring towns merging into one another;
- c) to assist in safeguarding the countryside from encroachment;
- d) to preserve the setting and special character of historic towns; and
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Paragraph 153 identifies that inappropriate development is, by definition, harmful to the Green Belt, and should not be approved except in very special circumstances, and “substantial weight” should be given to any harm to the Green Belt. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt, by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Paragraph 154 goes on to identify various forms of development which are deemed to be ‘appropriate’ uses within the Green Belt, which includes:

- a) buildings for agriculture.
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor recreation as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.
- c) engineering operations, provided they preserve openness and do not conflict with the purposes of including land within the Green Belt.

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

As previously identified the area of hardstanding comprising crushed limestone gravel, which was implemented on site sometime after 2023, does not appear to benefit from planning permission and would amount to an engineering operation. Whilst engineering operations are generally accepted as being 'appropriate' within the Green Belt, this is subject to an assessment as to whether such operations would preserve the openness of the Green Belt and not conflict with the purposes of including land within the Green Belt.

'Openness' is generally regarded as keeping land permanently open and free from development. The parking of vehicles on the site would therefore have some impact upon the openness of the Green Belt in this location. However, any parked vehicles would be viewed against the backdrop of the existing farm buildings. It was accepted under the previous application at the site for car parking, approved under application HPK/2023/0104, that the planting of a hedgerow along the southern boundary of the car park would help to significantly reduce the proposals visual impact further, and the planting of a hedgerow was conditioned accordingly. This matter will be returned to later in the report.

With regards to the Green Belt purposes, it is considered that the area of the application site where the car park is proposed does not strongly contribute to purposes a-e of Paragraph 143 of the NPPF (December 2024). Overall it is concluded that the proposed hardstanding and car park & agricultural extension would not have an adverse impact upon the openness of the Green Belt or conflict with the purposes of including land within it.

Historic Environment

Part 16 of the National Planning Policy Framework (December 2024) sets out the national position for considering proposals which affect heritage assets. Paragraph 212 identifies that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

Paragraph 213 identifies that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Conclusion:

In order to establish whether the principle of the development is acceptable the Council needs to first establish, as per the general duties set out in the Planning (Listed Buildings and Conservation Areas) Act 1990, whether the proposal will preserve the setting and/or any features of special architectural or historic interest of any nearby Listed Building, or preserve or enhance the character and appearance of a Conservation Area. This will be discussed and assessed later within the report.

Taking all these factors into account, it is considered that the principle of development at the site may be acceptable in policy terms, subject to all other material planning considerations being acceptable. The proposal currently complies with policies S1, S 2, S 5, EQ 3, EQ 4, and E 6 of the adopted Local Plan (2016), and national Green Belt policy as set out in the National Planning Policy Framework (December 2024).

Character & Design:

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. It seeks to achieve this by, amongst other things,

1. Requiring that development proposals are informed by, and are sympathetic to the distinctive landscape character areas as identified in the Landscape Character Supplementary Planning Document and also take into account other evidence of historic landscape characterisation, landscape sensitivity, landscape impact and the setting of the Peak District National Park and where appropriate incorporate landscape mitigation measures.
2. Requiring that development proposals protect and/or enhance the character, appearance and local distinctiveness of the landscape and landscape setting of the Peak District National Park.
3. Resisting development which would harm or be detrimental to the character of the local and wider landscape or the setting of a settlement as identified in the Landscape Impact Assessment.

This approach is reinforced by Policy EQ 6 in relation to design and place making, requiring development to respond positively to its environment, whilst also ensuring a contribution to local distinctiveness and sense of place. The development proposal should therefore seek to

- a. Respect the character, identity and context of the landscape.

- b. Be of high quality design to protect, enhance and/or restore landscape character, particularly in relation to the setting and character of the Peak District National Park.
- c. Contribute to the areas character by virtue of its scale, layout, appearance, and materials, including the relationship with adjacent buildings and landscape features.
- d. Achieve a satisfactory relationship with adjacent development, and does not cause unacceptable effects or adversely impact local character and amenity.

The Council's adopted SPD on Landscape Character (2006) reflects the policy approach. The application site is located within the 'Settled Valley Pastures' Landscape Character Area. Key landscape characteristics of this area include a pastoral and settled landscape of small nucleated settlements and scattered stone farmsteads with stone slate roofs. Roofs 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.

The proposed agricultural building will measure approximately 9.14m x 18.29m, with an eaves and ridge heights of approximately 3.05m and 3.66m respectively. The building is proposed to utilise external facing materials consisting of anthracite grey fibre cement sheets for the roof, and painted (grey) concrete blocks with timber Yorkshire boarding for the walls. This appearance would be in keeping with the existing agricultural buildings on site.

The proposed car parking area, utilising an existing area of unauthorised hardstanding, is likely to have some degree of visual impact. Under the previous approved application under reference HPK/2023/0104, Condition 6 required a new native hedgerow to be planted along the entire southern boundary of the car parking area, in the interest of preserving the visual amenity of the area and the wider character of the rural landscape. At the time of the Council's site visit it did not appear as though this hedgerow had been planted. Correspondence with the agent has revealed that this hedgerow was planted and had failed due to dry conditions, with the intention to replant at the end of 2026. However this hedgerow, if planted as per the requirements of Condition 6 of HPK/2023/0104, would conflict with/run along the south elevation of the agricultural building proposed under this latest application, and would not provide any real screening for the proposed car park. It is therefore considered reasonable that a new hedgerow should instead be (re)planted along the southern edge of the car park and bale store as proposed under this latest

application. A suitably worded planning condition would be a suitable mechanism to manage this requirement.

The National Parks and Access to the Countryside Act 1949 requires a Local Planning Authority to conserve and enhance the natural beauty of national parks. The boundary of the Peak District National Park is located circa 75m+ to the north-east of the application site. Whilst there is likely to be some intervisibility between the application site and national park, it is considered that given the site topography of location of the proposals, the development would be viewed against the backdrop of the existing farmstead and is therefore unlikely to result in a negative impact on the setting, or views into and out of, the National Park. The Peak District National Park Authority do not raise objection to the proposals.

Overall, given the scale, siting and design of the proposed development it is considered that they would not cause any detrimental impact upon the landscape character of the area, nor upon the landscape setting or natural beauty of the Peak District National Park, and would accord 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).

Residential Amenity:

The closest neighbouring residential property to the site (The Stables, Manchester Road) is located in excess of 170m to the south of the application site.

Whilst the proposed building would be used in part for the shelter of livestock, in addition to the storage of agricultural machinery/equipment, it is considered that given the siting, scale and use of the proposed building adjacent to existing agricultural buildings, and in conjunction with the separation distances, that the amenity of nearby properties would not be unduly affected by virtue of overshadowing, massing, noise or odour.

Similarly the proposed car parking area is also in excess of 170m to the closest neighbouring residential property. Given the siting, scale and use of the car park, it is considered that the amenity of nearby properties would not be detrimentally impacted by virtue of noise or light pollution.

Historic Environment:

The Planning (Listed Buildings and Conservation Areas) Act 1990 requires a Local Planning Authority to have special regard to the desirability of preserving the setting of Listed Buildings, and pay special attention to the desirability of preserving or enhancing the character and appearance of a Conservation Area (Sections 66 and 72 respectively).

Paragraph 212 of the NPPF (December 2024) identifies that when considering the impact of a proposed development on the significance of a designated heritage

asset, great weight should be given to the asset's conservation. Paragraph 213 also sets out that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Tintwistle Conservation Area, and Tintwistle Conservation Area extension, are located circa 190m+ to the south of the site. The Spire of 'Christ Church', Church Street, Tintwistle (a Grade II Listed Building) is visible from site and is located circa 400m to the south-east.

The setting of a heritage asset is defined within 'Annex 2: Glossary' of the NPPF (December 2024), and is identified as being "*The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.*"

Having had regard to the nature and scale of the proposed development within the context of the wider application site, the separation distances and limited intervisibility between the assets and the application site, it is considered that the proposed development would not form part of the setting of the Conservation Area, nor would it cause harm to the significance of 'Christ Church' through development within its setting.

Paragraph 216 of the NPPF (December 2024) identifies that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Crossgate Farm is identified on Derbyshire County Council's Historic Environment Record as comprising a partially extant 19th century farmstead. The proposed development would be synonymous with the existing and historic use of the site as an active farm. The development is therefore considered not to cause harm to the significance of Crossgate Farm as a non-designated heritage asset.

Highway Safety:

Access to the site has previously found to be acceptable by the Highway Authority and the Council under the previous planning application for the site/parking area under application HPK/2023/0104. Therefore the principle of access to the site is not to be reassessed as part of this application

The proposal relates to the 'relocation' of an existing car parking area on site. A 12 space car park has previously been permitted. This application proposes to use an existing hardstanding on site to provide 12 car parking spaces. Therefore in 'real

terms' the development seeks to deliver a 'like for like' replacement of the on-site parking provision.

Paragraph 116 of the NPPF (December 2024) sets out that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.

The site has previously been found to be located in a sustainable location which can be accessed via the train (Hadfield Station approximately 1.1m distant), and bus services (Bus Stop on Manchester Road).

The consultation response from Derbyshire County Council Highways, as the Highway Authority, suggests a condition to remove Permitted Development Rights at the site for Use Class 'E' to ensure that the use of the car park area and trip demands associated with it remain in accordance with its permitted use.

Paragraph 57 of the NPPF (December 2024) identifies that planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Paragraph 55 stipulates that planning conditions should not be used to restrict national permitted development rights unless there is clear justification to do so.

The wider application site is used for agricultural purposes, with a section of the site permitted to be used for camping between April-September inclusive each year, as conditioned under application HPK/2023/0104. The car park would be utilised by visitors to the camp site during these fixed months. The capacity of the proposed car park is governed by its size, with part of the hardstanding retained for bale storage. It is therefore considered that the condition to remove Permitted Development Rights, as suggested by the Highway Authority, would not meet the tests in this instance as set out in Paragraph 57 of the NPPF.

Overall given the scale of the proposed parking area, it is considered that the proposal would not have a detrimental impact upon the safety and/or capacity of the local highway network.

Ecology & Biodiversity Net Gain:

Biodiversity Net Gain General

Biodiversity Net Gain (BNG) is a mandatory requirement of Schedule 7A of the Town and Country Planning Act 1990 as inserted by Schedule 14 of the Environment Act 2021, and requires all planning permissions granted in England to deliver at least a 10% gain in biodiversity, which must be measured using Defra's biodiversity metric. The BNG requirement is a deemed condition of planning permission, and all on-site

and off-site habitats will need to be secured for at least 30 years via the use of a Biodiversity Net Gain Management Plan.

A plan has been submitted which has identified the pre-development habitat on the area where the car park hard surfacing is proposed.

The submitted BNG metric identifies a proposed net gain of +0.0132 habitat units (21.55%) due to the provision of 6x trees (field maples), which also satisfies the relevant trading rules. A Biodiversity Gain Plan has also been submitted.

Consultation comments received from Derbyshire Wildlife Trust identify that the statutory gain plan condition should still be attached to any favourable decision, in addition to other suggested conditions in relation to lighting and landscaping.

Site of Special Scientific Interest

The application site falls within the 'Impact Risk Zone' (IRZ) of a Sites of Special Scientific Interest (SSSI), the Dark Peak SSSI, which is identified as wild, open, and continuous moorland.

The application site being located within the IRZ requires a local planning authority to determine if a proposed development is likely to affect a terrestrial SSSI, and when to consult Natural England. Natural England should be consulted on developments such as infrastructure proposals for car parks, or developments which could increase air pollution from an increase in livestock.

A consultation response has been received from Natural England, who confirm that they are not able to provide specific advice on this application and therefore have no comment to make on its details.

The livestock are already present on site and are housed in temporary shelters. The proposed car park is to replace an existing parking area. Therefore it is considered that the proposals would not detrimentally impact upon the Dark Peak SSSI.

Drainage:

The proposed agricultural building would include gutters and drainpipes, with rainwater being directed to and collected by water bowsers and re-used to the benefit of the livestock on site. The roof area of the new building is considered to have no greater impact on surface water drainage than the existing hard surface, and therefore there would be no change in real terms with respect of surface water drainage from this aspect of the proposal.

The car park and bale storage area is constructed from crushed limestone gravel and would therefore represent a porous surface, allowing surface water to dissipate.

Overall it is considered that there will be no significant impacts arising from surface water drainage.

Other:

Agricultural Land:

The NPPF (December 2024), at Paragraph 187, seeks to enhance the natural environment by recognising the economic and other benefits of best and most versatile agricultural land. It has been identified that the application site has an agricultural land classification of Grade 4, and as such, would not constitute best and most versatile agricultural land.

CONCLUSION / PLANNING BALANCE

Policy sets out that agricultural buildings as constituting an 'appropriate' form of development within the Green Belt.

The proposed car park would amount to an engineering operation, which is also 'appropriate' within the Green Belt. The proposed car park area would not have an adverse impact upon the openness of the Green Belt or conflict with the purposes of including land within it.

The design and scale of the proposed agricultural building would be in keeping with the existing agricultural buildings on site. A condition is proposed in relation to native hedgerow planting to provide screening to the proposed car parking area. Overall, the proposed development is considered not to cause any detrimental impact upon the landscape character of the area, nor upon the landscape setting of the Peak District National Park, or upon the amenity of any nearby residents.

The development would not impact upon the significance of any nearby designated or non-designated heritage asset.

It is considered that, given the scale of the proposed parking area, that the proposal would not have a detrimental impact upon the safety and/or capacity of the local highway network.

The development is considered not to detrimentally impact upon the Dark Peak SSSI. Biodiversity gains are proposed to be secured via condition.

Having reviewed all the submitted information and assessing this against all relevant policies and material planning considerations, within the planning balance, conditional approval is recommended for this application.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Alex Bonser

Recommendation Date: 04/06/2026

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council