

DELEGATED DECISION REPORT

HPK/2026/0181
Valid 07/05/2026

COLT CROFT FARM DUKES
DRIVE
BUXTON

PROPOSED 3 AGRICULTURAL
BUILDINGS TO COVER YARD,
PROVIDE DRY STORAGE FOR
FODDER AND STRAW AND TO
EXTEND AND COVER A MUCK
STORE

(FULL - MINOR)

MAIN ISSUES

- Principle of Development
- Design, character and appearance
- Impact upon Residential Amenity
- Highway Safety
- Biodiversity
- Nutrient Neutrality

DESCRIPTION OF SITE

The application site refers to Colt Croft Farm which is an established agricultural enterprise and holding located to the south east of Buxton within the countryside and outside the defined settlement boundary

As existing there are a number of agricultural buildings and units present as well as a farm shop selling local produce. Immediately to the northwest and north is a caravan site. Additionally a portion of the site outside of this application has been granted a change of use for the storage of caravans to the west of the existing farm buildings.

The surrounding area is consistent in character with that of the urban / rural settlement fringe with residential dwellings to the west and north and open green fields in agricultural use to the east and southeast.

PROPOSAL

This application seeks full planning consent for the erection of three new agricultural storage units located within the primary yard area of the established farm operation.

Building 1

Building one is located to the north of the main yard area and livestock housing. Additionally building one is the closest of the proposed units from the access off

Dukes Drive. The proposed building is to be partially open to the south west corner with an extending roof section. The proposed unit would have a width of 12.192m and a depth of 11.8m. The maximum height of the unit would be 5.7m to the ridge with a height of 3.5m to the eaves.

The proposed storage barn would use vertical steel sheet cladding coloured juniper green to the upper sections with pre-stressed concrete panels and faced with gritstone walling to the lowers.

The roof sheeting would utilise fibre cement sheeting coloured to match in Juniper Green and incorporating roof lights to the south facing roof pitch.

Building 2

Building number two is located directly to the west of the fodder store within the immediate cluster of three agricultural buildings (including the fodder) and south east of an area of the Lime Tree Caravan Park.

Building two would feature a completely open side to the south facing elevation with supporting pillars with the other three sides closed off. The proposed building would have a width of 13.8m and a depth of 9.15m. the proposals would measure 3.5m to the eaves with a maximum height of 4.88m to the ridge.

The proposed storage barn would use vertical steel sheet cladding coloured juniper green to the upper sections with pre-stressed concrete panels to the lowers. The roof sheeting would utilise fibre cement sheeting coloured to match in Juniper Green.

Building 3

The third unit is located at the southern most point of the main agricultural yard and hardstanding area to west of the existing internal access route and located behind a livestock housing area. This building is to be used for a bale storage area and open muck store.

Again the third building will incorporate a large open elevation, to the northeast elevation. The unit would have a width of 13.7m and a depth of 13.8m. The maximum height of the unit is to measure 7.3m and 5.3 to the eaves.

The proposed storage barn would use vertical steel sheet cladding coloured juniper green to the upper sections with pre-stressed concrete panels to the lowers which are to be sealed to the concrete base to prevent leakage.. The roof sheeting would utilise fibre cement sheeting coloured to match in Juniper Green and rooflights to the southwest elevation..

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
S7 Buxton Sub-area Strategy
CF6 Accessibility and Transport
EQ2 Landscape Character
EQ3 Rural Development
EQ6 Design and Place Making

Supplementary Planning Documents

High Peak Design Guide (2018)

National Planning Policy Framework

Section 14: Achieving Well-designed Places
Section 16: Promoting healthy and safe communities
Section 19: Conserving and enhancing the natural environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

DET/2009/0003: Small agricultural shed for lambing and calving (Approved 26/03/2009)

HPK/2023/0313: Retrospective application for the change of use of small area of land from general agricultural land to motorhome storage area (Approved 29/09/2026)

CONSULTATIONS

Publicity

Site Notice expiry date: 25/06/2026
Neighbour consultation period ends: 04/06/2026
Press Advert: 18/06/2026

Public Comments

No public comments received.

Buxton Civic Association Comments

No Objection

Derbyshire Wildlife Trust

Original comment 06.07.2026

We have reviewed the Preliminary Ecological Assessment (PEA) (Chris Seabridge and Associates, April 2026). The application area is of relatively low ecological value, being comprised largely of hardstanding with areas of modified grassland in poor condition. No tree or hedgerow removal is required

Protected species impacts are limited and can be managed through the implementation of best practice working measures.

A net gain of +0.01 habitat units (14.48%) will be delivered through the enhancement of grassland on site. We would advise that this area is clearly distinguishable to enable successful future management. Given the limited area and low distinctiveness of the enhanced habitat, we suggest that the gains could be secured via a good quality Landscape Plan and management schedule

Updated Comments (05.08.2026) following submission of a Landscaping Plan prior to determination

We are satisfied with the submitted Plan. It references the PEA, which provides sufficient detail to enhance and manage the grassland area. I'm happy with a compliance condition, given that gains are not considered significant.

Derbyshire County Council Highways (No Objection)

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

Peak and Northern Footpath Society (Supports)

Thank you for the opportunity to comment upon this application. When enacted this proposal will improve the operations of the farm and improve the sustainability of the operation. Reduction in run off and reduced plastic use are aspects that we support. However, we note that there are well used public rights of way (namely Buxton FP26 and Buxton Bridleway 25) passing through the site. Although they will not be affected when the work is completed, they may well be whilst the work is undertaken. We would therefore ask that a condition is attached to any permission granted that they should remain open and safe to use at all times.

OFFICER COMMENTS

Principle of Development

The application seeks consent for the erection of three agricultural buildings within the agricultural holding known as Colt Croft Farm. The site is located to the south east of Buxton and although located within the defined Countryside area under the High Peak Local Plan, the access of the site is located directly adjacent to the built up area boundary of Buxton at Dukes Drive.

Policy S1 seeks to support the local economy and businesses by providing for a range of economic development that provide employment opportunities suitable for local people in sustainable locations. Policy S7, which relates to the Buxton sub area, encourages the growth of local employment opportunities and supporting the diversification and growth of the local economy.

Policy EQ3 seeks to strictly control development in rural areas, while allowing for development which supports 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

Additionally Policy E1 supports business development in the countryside where it complies with Policy EQ3.

The proposed development would facilitate the growth of the existing agricultural enterprise and sustain its existing use. As above Local Plan Policy EQ3 identifies that proposals which help sustain agricultural operations will be supported. The site consists of a long standing agricultural business which also includes a farm shop. The provision of additional agricultural buildings for the storage of fodder, bales feed and a contained muck store area will continue to support the long-term operation and viability of the well established agricultural enterprise.

The proposals are judged to accord with local plan policies S1,S7, E1 and EQ3 and the development has therefore been assessed to be acceptable in principle subject to the consideration of other material considerations, such as landscape impact, design, and amenity.

Impact upon the Landscape, Design and Appearance

Policy EQ 2 seeks to protect, enhance and restore the landscape character and resist development which would have a negative effect. Policy EQ3 also seeks to protect the landscape's intrinsic character and distinctiveness, and support development that maintains landscape quality.

Policy EQ 6 requires that all development should be well designed and be of high quality which responds positively to its environment while contributing to local distinctiveness and sense of place.

The proposals consist of 3 separate proposed agricultural storage buildings, each to cater for a different purpose. Building 1 is to be used as a general covered storage and collection unit occupying an existing open air collection yard and is located to the north of the existing main yard area.

Building 2 is located behind the existing fodder store and among a cluster of 3 existing agricultural buildings. The building is to be used for fodder storage, and feed.

The third unit is to be located to the south of the existing yard area and is designated to provide a secure and contained area of muck storage to prevent uncontrolled runoff.

The proposed agricultural buildings would be well related within the existing complex of agricultural buildings and would not lead to any greater encroachment or intrusion into the countryside than the existing holding. The proposed storage buildings would comprise a typical agricultural appearance and would therefore not appear out of character within the context of the locality in which they would sit.

Agricultural building one which is the most visible from Dukes Drive would comprise juniper green steel uppers and gritstone walling to the lower sections. The remaining buildings 2 and 3 would utilise steel sheeting uppers in Juniper Green and pre-stressed concrete panels for the lower sections. Building no.2 would be located to the rear of the existing fodder and therefore would have limited opportunities from the public highway or PROW. The third unit comprises the concrete lowers which are then sealed to the concrete base to prevent any leakage.

Therefore given the use and siting of these buildings the proposed use of stressed concrete is deemed to be acceptable given the lack of visibility of building 2 and the purpose of building 3, which would also create the greatest visual improvement by containing the muck storage area within the building rather than the existing open air existing arrangement.

It was evidenced from the site visit that currently bales are stored in plastic wrap outside, and the muck storage is open. Therefore the proposals would help improve the aesthetic appearance of the existing site as well as reducing opportunities for contamination and run-off. The development is judged to help facilitate the growth of the farm operation which is also deemed to provide some visual enhancement to the character of the surrounding area and landscape.

Furthermore the containment of muck storage and improve surface water run-off arrangements are supported any will improve the overall sustainability and cleanliness of the farm operation.

The proposed development would not give rise to any unacceptable impacts upon the character of the surrounding landscape, would lead to a improvement in visual amenity and would be in keeping with the character of the surrounding area and as such is in accordance with Local Plan Policy EQ2, EQ3 and EQ6 of the high Peak Local Plan, further to the Desing Guide SPD and national policy detailed within the NPPF.

Amenity

Policy EQ6 requires development achieve a satisfactory relationship to adjacent development and 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 proximity of the development from residential development is such that there would be no negative effect on permanent dwellings. The site does lie adjacent to a caravan site where there would be an expectation to preserve the quality and enjoyment of the countryside.

Notwithstanding this, the nature of the development and that of the established agricultural operation is such that any noise and disturbance is likely to be no greater than the existing arrangement. No adverse effects on amenity are therefore anticipated.

Consequently the proposed development is deemed to comply with Local Plan Policy EQ6, SPD's and national policy within the NPPF.

Highway Safety

LP Policy CF6 seeks to ensure that development can be safely accessed in a sustainable manner and that all new development is located where it can be satisfactorily accommodated within the existing highway network and provides suitable off-street parking provision in accordance with guidelines set out under Appendix 1 of the Local Plan.

The Peak and northern Footpath Society have raised that whilst they do support the proposals which will improve the farm operations and the sustainability of the operation there are two ProW (Ref, FP26 and Bridleway 25) which pass through the site which whilst these should be unaffected by the works themselves they may be affected during the construction phase. Therefore an informative will be placed upon any consent hereby approved to ensure the PROW remain safe and open to use at all times.

Derbyshire County Council Highways have raised no objections to the proposal, deeming the building to have no material impact upon the highway.

The site as existing comprises a large area of hard standing for vehicle parking and manoeuvring. Therefore it is judged that the building would not give rise to any unacceptable highway safety impacts. The development complies with local plan policy CF6 and the NPPF.

Biodiversity and Ecology

Local Plan Policy EQ5 sets out that the biodiversity and geological resources of the Plan Area and its surroundings will be conserved and where possible enhanced by ensuring that development proposals will not result in significant harm to biodiversity or geodiversity interests.

Biodiversity Net Gain Under the statutory framework for biodiversity net gain, subject to some exceptions, every grant of planning permission is deemed to have been granted subject to the condition that the biodiversity gain objective is met ("the biodiversity gain condition"). This objective is for development to deliver at least a

10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat. This increase can be achieved through onsite biodiversity gains, registered offsite biodiversity gains or statutory biodiversity credit.

A draft Gain Plan and Metric have been submitted with this application. The metric states that a 14.48% gain will be delivered onsite through the enhancement of grassland. Derbyshire Wildlife Trust (DWT) have reviewed the metric and are satisfied with the conclusions and it is deemed that the gains can be secured via a landscape plan, management schedule and the Gain plan.

The applicant has proceeded to provide the landscaping plan prior to determination which has been reviewed further by DWT who have determined that it is acceptable and can be secured accordingly via a compliance condition. Therefore to ensure the development would provide the enhancements as stated any consent hereby approved shall be conditioned so that the planting, works and management of the site is done in accordance with the submitted plan.

Thus the proposed ecology and biodiversity measures are supported and the development is judged to provide an enhancement to biodiversity interests in accordance with Local Plan Policy EQ5 and subject to condition it is deemed that the proposals will be capable of providing a 10% biodiversity net gain in accordance with Schedule 7a of the Town and Country Planning Act 1990.

Nutrient Neutrality

The site lies within the catchment of the River Wye which forms the Peak District Dales Special Area of Conservation (SAC). The Council has been notified that action must be taken to address exceedances of phosphorus in the River. As such, the Council cannot grant consent for development unless it can rule out “likely significant effects” on the SAC. A Habitats Regulations Assessment (HRA) will be required when the plan or project creates a source of water pollution or has an impact on water quality and when it is within the catchment of the SAC. Initially, a screening assessment will be required to consider if “likely significant effects” (alone or in combination) on the SAC can be ruled out. If not, this will be followed by an “Appropriate Assessment” where the impact of the plan or project is considered in detail.

Screening Assessment

The proposal is not directly connected with or necessary for the conservation management of a European site. The proposal will not increase overnight stays or surface water run-off from the site. Therefore it will not risk having a significant negative effect on the SAC either on its own or in combination with other proposals and therefore it is not necessary to carry out an Appropriate Assessment.

CONCLUSION / PLANNING BALANCE

The proposed development is considered acceptable principle, would be of an acceptable design and will not result in any adverse impacts upon visual or

residential amenity. The proposals are in accordance with the relevant policies of the High Peak Local Plan, Supplementary Planning Documents and the National Planning Policy Framework.

Therefore the application is recommended for approval subject to conditions.

OFFICER RECOMMENDATION : Approve

Case Officer: Stuart Talbot

Recommendation Date: 19/08/2026

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council