

12. FULL APPLICATION – CONSTRUCT A BLOCK AND BEAM RAFT 15M X 6M TO ALLOW A WORKSHOP/GARAGE TO ALLOW BOAT REPAIRS, STORAGE OF FISH FARM EQUIPMENT. 6MX9M FISH CLEANING AREA, OFFICE, TOILET AND WASH ROOM. 6X6M SHED CONSTRUCTION TO BE VERTICAL BOARD WITH BATTENS OVER JOINTS, GREEN MINERAL FELT ON THE ROOF. LADYBOWER FISHERIES, PRIDDOCK HOUSE, ASHOPTON ROAD, BAMFORD. (NP/HPK/1118/1043 P.10221 420250/386032 12/11/2018 DH)

APPLICANT: MR GEOFF SMITH

N.B. This application has been brought to Committee because the applicant is a member of staff

Site and Surroundings

1. Ladybower Fisheries stands off the east side of the A6013 - Ashopton Road, approximately 300m south of the junction with the A57 - Snake Pass Road and opposite Ladybower Reservoir. The site is well outside the settlement limits of Bamford to the south and is therefore situated in the open countryside. Although most of the fish bred on site are used to stock the reservoir, the fish farm is considered to be an agricultural unit as the fish bred at the site are intended for the human food chain, not purely for sport and recreation; the anglers can take their catches home and some are to be cleaned and smoked on site for selling at markets and shows; there will be no sales from the site.
2. The site on which this long established business operates is owned by Severn Trent Water Ltd who used to run the business; however, it is now operated by the applicant who holds the tenancy. The site comprises two distinct areas. There is parking provision for the anglers, toilets, a site office and a stone storage/workshop building on the land just off the east side of Ashopton Road, opposite the reservoir jetties and there is a dwelling, Priddock House, part of which was formerly used as the fisheries office. The fish farm is on the higher level ground to the rear (east) of this part of the site. All the buildings at the lower level and visible from the road are stone built, with the exception of a two storey building which has its frontage clad with timber. There is no history on file for the development on the land to the rear, which at present comprises a mix of developments constructed from timber, profile sheet, brick, and other artificial materials and ponds, some of which were built by POWs so date back to the 1940's. The fish farm is screened by mature trees and is not readily visible from the road. There is a rear access to the fish farm from Heatherdene car park from where there are limited views of the site through the high gates, but otherwise that boundary is screened by mature trees.
3. The nearest neighbouring properties in residential use are the apartments at Ladybower Lodge, approximately 670m to the south of the site. Priddock House used to house the offices for the fisheries but has been standing empty for many years; it is owned by Severn Trent Ltd but not held as part of the tenancy.

Proposal

4. The application seeks permission to erect two timber buildings next to each other. One would be for use as a workshop for boat repairs and storage of fish farm equipment, the other smaller one for staff welfare facilities and a fish preparation area for cleaning and smoking the fish caught in the reservoir.

RECOMMENDATION:

5. That the application be **APPROVED** subject to the following conditions:

1. **Commence development within 3 years.**
2. **That the development shall be in complete accordance with the submitted plans and specifications, received by the Authority 12 November 2018.**
3. **That the buildings shall be ancillary to Ladybower Fisheries**
4. **Remove when no longer required**

Key Issues

- 7 The key issues are whether the proposal would have a detrimental effect on the character, appearance and amenity of the site and its setting, or any nearby neighbouring properties.

History

- 8 1979 - NP/HPK/1078/A26 - Provision of public toilets and fisheries store - Granted subject to conditions.
- 9 1984 - NP/HPK/0184/046 - Extension to existing toilet block - Granted unconditionally.
- 10 1994 - NP/HPK/1194/136 - Extension to existing toilet block to provide anglers room. Demolition of existing store and construction of two storey store - Granted subject to conditions.
- 11 2018 - Pre-application advice request – Enquiry 32648.
The advice given was that the proposed development is acceptable in principle and with minor amendments would in all likelihood be acceptable. The proposed structures will enable some of the temporary structures on the site to be removed and some of the items stored outside to be stored within a building, as such it offers an enhancement to the site as seen from the limited public vantage points.

Consultations

- 12 Derbyshire County Council (Highway Authority): No objections subject to all use remaining ancillary to the fisheries.
- 13 High Peak Borough Council: No response to date.
- 14 Bamford with Thornhill Parish Council: No objections. The Parish Councillors felt the proposal represented an improvement.

Representations

- 15 During the consultation period, the Authority has not received any formal representations regarding the proposed development.

Main Policies

16. Relevant Core Strategy policies: GSP1, GSP2, GSP3, DS1, L1, E1 & RT1
17. Relevant Local Plan policies: LC4, LC13, LC14 & LE4

Wider Policy Context

18. National Park designation is the highest level of landscape designation in the UK. The Environment Act 1995 sets out two statutory purposes for national parks in England and Wales:

- Conserve and enhance the natural beauty, wildlife and cultural heritage
- Promote opportunities for the understanding and enjoyment of the special qualities of national parks by the public

When national parks carry out these purposes they also have the duty to:

Seek to foster the economic and social well-being of local communities within the national parks.

19. National Planning Policy Framework

The National Planning Policy Framework (NPPF), which was revised July 2018, is considered to be a material consideration which carries particular weight where a development plan is absent, silent or relevant policies are out of date. In the National Park the development plan comprises the Authority's Core Strategy 2011 and saved policies in the Peak District National Park Local Plan 2001. Policies in the Development Plan provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. It is considered that in this case there is no conflict between prevailing policies in the Development Plan and more recent Government guidance in the NPPF.

Paragraph 172 of the NPPF states that 'great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in all these areas, and should be given great weight in National Parks and the Broads.'

The NPPF states that local planning authorities should plan positively for the provision and use of shared spaces, community facilities and other local services. Part 6, paragraph 83 of the NPPF states that local planning authorities should enable: (a) the sustainable growth and expansion of all types of business in rural areas (b) the development and diversification of agricultural and other land-based rural businesses (c) sustainable rural tourism and leisure developments, and (d) the retention and development of accessible local services and community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship). Part 8 relates to planning policies aiming to promote social interaction, and enabling and supporting healthy lifestyles; paragraph 92 relates to providing social, recreational and cultural facilities and services, and states that planning policies and decisions should (d) ensure that established facilities and services are able to develop and modernise, and are retained for the benefit of the community.

20. Peak District National Park Core Strategy

Policy GSP1 sets out the broad strategy for achieving the National Park's objectives having regard to the Sandford Principle, (that is, where there are conflicting desired outcomes in achieving national park purposes, greater priority must be given to the conservation of the natural beauty, wildlife and cultural heritage of the area, even at the cost of socio-economic benefits). GPS1 also sets out the need for sustainable development and to avoid major development unless it is essential, and the need to mitigate localised harm where essential major development is allowed.

Policy GSP3 sets out development management principles and states that all development must respect, conserve and enhance all valued characteristics of the site and buildings, paying particular attention to, amongst other elements, impact on the character and setting of buildings, scale of the development appropriate to the character and appearance of the National Park, design in accordance with the National Park Authority Design Guide and impact on living conditions of communities.

Policy L1 identifies that development must conserve and enhance valued landscape character and valued characteristics, and other than in exceptional circumstances, proposals in the Natural Zone will not be permitted.

Core Strategy Policy DS1 sets out what types of development are acceptable in principle; DS1 (c) states that farm diversification development is acceptable in principle.

Policy E2 deals with proposals for business development in the countryside outside the Natural Zone. E2 (D) states that proposals to accommodate growth or intensification of existing businesses need to be considered in terms of their impact on the appearance and character of the landscape.

RT1 is supportive of development which encourages recreation and enjoyment of the National Park.

21. Saved Local Plan Policies

Saved Local Plan Policy LC4 states that where development is acceptable in principle, it will be permitted provided that its detail treatment is of a high standard which respects and conserves the landscape, built environment and other valued characteristics of the local area.

LC13 deals specifically with agricultural development, which should respect the landscape and avoid harm to the areas characteristics. LC14 deals with farm diversification and states that if the diversified use can be appropriately located in existing vernacular or non-vernacular buildings which would remain appropriate to the area despite its removal from agriculture, and that if the size and location of an existing non-vernacular building and its relationship with other buildings is appropriate to a new use then it would be acceptable.

Saved Local Plan Policy LE4 states that the expansion of existing industrial and business development must be of a modest scale in relation to the existing activity/use and must not harm the amenity and valued characteristics of the area and the appearance of the site.

Supplementary Guidance

- 22 The Authority has a Supplementary Planning Document (SPD) for agricultural buildings which sets out siting and design recommendations for such development.

Assessment

23 Principle

Core Strategy policy DS1 sets out the types of development which are acceptable within the National Park. The Authority has policies which support the diversification and intensification of existing businesses in countryside which is not Natural Zone.

24 Siting

The proposed site is on an existing area of hardstanding used for storage to the west side

of the site of the fish farm, to the rear of Priddock House. The Authority has a Supplementary Planning Document for agricultural buildings; however, this is not a typical farm because of the very modest size of the land unit and the nature of the fish farming business on the site. Notwithstanding this, the siting of the proposed buildings is logical for the intended use and takes advantage of natural screening round the site which accords with the Authority's guidance for agricultural development. The visual impact on the immediate surroundings and wider setting would be limited due to the proposed siting and no new access facilities or services would be required. In this location the structures would be screened from public vantage points by the mature trees which border the site and officers consider this would be the least obtrusive location within the site. The proposals would therefore have little impact on the site itself or the immediate surrounding area and consequently there is no conflict with policy L1 as there would be no impact on the wider landscape.

25 Design Considerations

As noted above, although the activity at the site is considered to be agricultural the building group is very modest in terms of the actual land it occupies, even though the holding extends to cover the reservoirs, so is substantial. The buildings would be sited on an existing hardstanding area and placed upon a concrete beam base. This would enable them to be removed when no longer required, for instance, if the tenancy is not renewed, allowing the land to revert to its current condition. The buildings would be simple vertically clad timber sheds under mineral felt pitched roofs. They would be sited in line with each other with a 0.5m gap between. The larger workshop building would have a footprint of 9m by 6m, and the smaller one would have a footprint of 6m by 6m. They would each have the same ridge height of 2.7m. It is proposed to stain the external timber a dark oak colour and the roofing felt would be green, both recessive colours which will minimise the visual appearance.

The proposed buildings would be modest scale which is commensurate with the scale of the holding/business and their intended use. Although the design and construction materials are not typical of agricultural buildings, the use of transient materials gives them a light-weight nature and means that they can easily be removed at the end of the current tenancy if it is not renewed. They would also be clearly seen as ancillary structures to the main stone buildings which lie to the front of the site. Whilst timber buildings are not normally part of the local building tradition and are usually confined to garden buildings, in this instance the proposed buildings are considered to be acceptable. Approval would enable the business to use the site to its potential and allow small scale diversification which will help the viability and long term sustainability of the business. It would not have an adverse impact on the character and appearance of the site or the wider landscape setting. As such the proposed development is considered to be compliant with policies GSP1, 2, 3, DS1, E2, RT1, and LC4, LC13, LC14 and LE4.

26 Amenity Considerations

As noted above, due to the location of the site the visual impact is extremely limited from any public vantage points. As such, there would be no detrimental effect on the setting of the site or the wider character, appearance of the landscape.

Due to and the intervening distances between the site and any neighbouring properties the proposed development will not have any detrimental effect on any nearby residential properties. Priddock House, although not part of the tenancy agreement, is in the same ownership as the fisheries, and despite having been empty for many years, it is a possibility that in future it could be occupied separately from the fish farm business. However, the house is sited on a lower ground level and there is an intervening belt of mature trees and shrubbery between the house and the site of the proposed buildings so there would be no

overlooking/privacy issues.

In any case the workshop at the lower ground level of the fisheries, which was granted permission in 1994, is closer to Priddock House than the current proposals. It is therefore unlikely that there would be any noise issues over and above that which already exists. The fish farm is a long established business therefore any smells arising from the development, including from the smoker which is totally enclosed, would not present any increased adverse impact on the amenity of the house were it to ever be occupied as a residence not connected to the fisheries.

Conclusion

- 27 The proposed structures are of modest scale and would be sited in an unobtrusive part of an established fish farm. They would be recessive in appearance and colour and although not in complete accordance with policy due to the construction materials, they are nevertheless acceptable in design and materials for this use on this particular site and to support diversification of an agricultural business. They will have minimal impact on the site itself and the surrounding area, and will not be visually intrusive, nor do they give rise to any amenity issues.

The application is therefore recommended for conditional approval.

Human Rights

- 28 Any human rights issues have been considered and addressed in the preparation of this report.
- 29 List of Background Papers (not previously published)
30. Nil
31. **Report Author and Job Title**

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