

8. FULL APPLICATION – PROPOSED AGRICULTURAL BUILDING EXTENSIONS TO STORE FODDER AND LIVESTOCK AT OLLERBROOK FARM, EDALE (NP/HPK/0621/0625, AM)

APPLICANT: MR R WAINWRIGHT

Summary

1. The site is located 500m east of Edale and within the Conservation Area.
2. The property is a working farm and the application proposes extensions to an existing portal frame agricultural building.
3. The application would conserve the landscape and the Conservation Area and the proposed extensions are justified for the purposes of agriculture.
4. The application is recommended for approval, subject to conditions.

Site and Surroundings

5. Ollerbrook Farm is located 500m east of Edale and within the Conservation Area.
6. The farmstead consists of the Grade II listed farmhouse, a range of traditional barns and modern portal framed agricultural buildings.
7. The site is located to the west of the farmstead at a portal framed agricultural building recently constructed following the grant of planning permission in 2020.
8. The farm forms part of Ollerbrook Booth and the nearest neighbouring properties are Ollerbrook Cottage and Middle Ollerbrook House to the east of the farmstead.

Proposal

9. The extension of the recently erected agricultural building.
10. The plans show two extensions. The first would be to eastern gable, extending by 9.15m and matching the width and height of the existing building. The front (south) elevation would be clad with Yorkshire boarding above stone clad concrete panels to match the existing building. The rear (north) elevation would be partially dug into the existing ground level and would be clad with slate blue coloured profile steel sheeting to match the existing building.
11. The second extension would be to the rear. This would be a 'lean-to' extension partially dug into the existing ground level and clad with slate blue coloured profile steel sheeting to match the rear elevation of the building. The roof of both extensions would be clad with slate blue coloured fibre cement sheeting to match the existing building.
12. The front (south) roof slope of both the existing building and proposed extension would be fitted with a solar photovoltaic array comprising 114 panels and with an intended output of around 57kW. The specification submitted shows a black solar panel with black frames.
13. The plans also show some amendments to the building compared to the approved scheme. These include the use of steel sheeting for the rear and side elevation instead of Yorkshire boarding, alterations to the opening size in the east elevation and additional rooflights to the rear elevation.

RECOMMENDATION:

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

- 1 Statutory three year time limit.
- 2 The development shall be carried out in accordance with specified amended plans and specification.
- 3 No development shall commence until the root protection areas around all retained trees have been fenced off. No storage of plant, materials or spoil shall take place within the fenced area at any time and the fencing shall remain in place until all construction works are completed (including external landscape works).
- 4 New tree planting shall be carried out within three months form the date of this permission. New drystone walling shall be completed before the completion or first use of the extensions hereby approved.
- 5 The new drystone wall shall be natural gritstone to match the construction and height of the existing drystone wall to be demolished.
- 6 The sheeting for the roof and walls at the time of erection be factory colour-coated to BS 5252 Ref. No. 18B29 (slate blue) and thereafter the sheets shall not be repainted or replaced other than that colour without the prior written approval of the National Park Authority.
- 7 The south elevation external walls shall be clad in treated Yorkshire boarding and shall be permanently so maintained.
- 8 The concrete panels to the south elevation external walls shall be clad with natural gritstone to match the existing building.
- 9 The solar panels shall be installed before the completion or first use of the extensions hereby approved.
- 10 The development hereby permitted shall not be used for the keeping of pigs or poultry at any time.
- 11 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015, (or any order revoking and re-enacting that order) the building hereby permitted shall not be used for any other purpose other than for purposes related directly to agriculture as defined by s.336 of the Town and Country Planning Act 1990, and subject to the restriction in Condition 10 above.
- 12 When the building hereby permitted is no longer required for the purposes of agriculture it shall be dismantled, removed from the site and the site shall be restored to its former levels and condition as a grassed paddock.

Key Issues

14. The impact of the proposed extensions upon the landscape and the Edale Conservation Area.

Relevant Planning History

15. 2014: Planning permission granted conditionally for conversion of barn to bunkhouse accommodation.
16. 2014: Prior notification accepted for lean-to extension to agricultural building.
17. 2016: Planning permission granted for agricultural building to house livestock and to store fodder and implements.
18. 2019: Planning permission granted for agricultural building to house livestock and to store fodder and implements.

Consultations

19. Edale Parish Council – Object to the application for the following reasons:
 20. *“The existing building which has only recently been built (and not yet finished) already has high visual impact on the area when viewed from the hills above. The Parish Council believe that the proposed extensions to this building will increase the visual impact out of proportion with other buildings in the immediate area and the rest of the parish. They do not feel that the scale of this building is appropriate to the site.*
 21. *The design specifies limestone facing to the south side wall. This is not in-keeping within an exclusively gritstone area.*
 22. *The design also appears to cross the boundary of an existing dry stone wall. If this is the case the Parish Council would object to the removal of any existing walls.”*
23. Highway Authority – No objection.
24. Borough Council – No response to date.
25. PDNPA Archaeology – No objection.

Representations

26. No representations have been received to date.

Main Policies

27. Relevant Core Strategy policies: GSP1, GSP3, DS1, L1, L3 and CC1
28. Relevant Development Management policies: DMC3, DMC5, DMC7, DMC8 and DME1

National Planning Policy Framework

29. The National Planning Policy Framework (NPPF) should be considered as a material consideration and carry particular weight where a development plan is absent, silent or relevant policies are out of date. In the National Park, the development plan comprises our Core Strategy 2011 and the Development Management Policies 2019. Policies in the development plan provide a clear starting point consistent with the National Park’s statutory purposes for the determination of this application. There is no significant conflict between the development plan and the NPPF and therefore our policies should be given full weight in the determination of this application.

30. Paragraph 176 states that great weight should be given to conserving 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 landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks and the Broads.'

Peak District National Park Core Strategy

31. Policy DS1 sets out the Development Strategy for the National Park. Agricultural and forestry development is acceptable in principle in the open countryside outside of the natural zone.
32. Policy GSP1 requires all development to be consistent with the National Park's legal purposes and duty. Where there is an irreconcilable conflict between the statutory purposes, the Sandford Principle will be applied and the conservation and enhancement of the National Park will be given priority.
33. 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, impact on living conditions of communities, impact on access and traffic levels and use of sustainable modes of transport.
34. L1 says that development must conserve and enhance valued landscape character, as identified in the Landscape Strategy and Action Plan, and other valued characteristics.
35. L3 says that development must conserve and where appropriate enhance or reveal the significance of archaeological, architectural, artistic or historic assets and their settings, including statutory designations and other heritage assets of international, national, regional or local importance. Other than, in exceptional circumstances development will not be permitted where it is likely to cause harm to the significance of any cultural heritage asset.
36. CC1 says that in order to build in resilience to and mitigate the causes of climate change all development must: make the most efficient and sustainable use of land, buildings and natural resources; take account of the energy hierarchy; be directed away from flood risk areas and reduce overall risk from flooding; achieve the highest possible standards of carbon reductions and water efficiency.

Development Management Policies

37. Policy DMC3. A says where development is acceptable in principle, it will be permitted provided that its detailed treatment is of a high standard that respects, protects and where possible enhances the natural beauty, quality and visual amenity of the landscape, including the wildlife and cultural heritage that contribute to the distinctive sense of place.
38. Policy DMC3. B sets out various aspects that particular attention will be paid to including: siting, scale, form, mass, levels, height and orientation, settlement form and character, landscape, details, materials and finishes landscaping, access, utilities and parking, amenity, accessibility and the principles embedded in the design related SPD and the technical guide.

39. Policy DMC5 says that applications for development affecting a heritage asset, including its setting must clearly demonstrate its significance including how any identified features of value will be conserved and where possible enhanced and why the proposed development is desirable or necessary. The supporting evidence must be proportionate to the significance of the asset and proposals likely to affect archaeological and potential archaeological interest should be supported by appropriate information.
40. Policy DMC7 and DMC8. A together say that applications for development that affects a listed building or a conservation area should assess and clearly demonstrate how the character or appearance and significance of the conservation area will be preserved or enhanced in accordance with policy DMC5.
41. Policy DME1 says that new agricultural buildings will be permitted provided that the building is demonstrated to be functionally required. New buildings must be located close to the farmstead or main group of farm buildings and relate well to existing buildings, trees, walls and other landscape features, not be in isolated locations requiring obtrusive access tracks and avoid adverse impacts upon the area's valued characteristics including important local views.

Supplementary planning documents (SPD) and other material considerations

42. The adopted climate change and sustainable building SPD provides detailed guidance on construction methods and renewable technologies along with a framework for how development can demonstrate compliance with policy CC1.

Assessment

Principle

43. Policies DS1 and DME1 allow for agricultural development in principle in the open countryside.
44. This is an established farm holding extending to 76.9 Ha (190 acres) on which the applicant rears cattle, sheep and produces fodder. The proposed extensions are required to provide a covered area for handling livestock and additional space to house livestock and store fodder.
45. The proposed extensions are therefore functionally required for agricultural purposes in accordance with DME1. A. The key issue therefore is the impact of the proposed extensions upon the landscape and Conservation Area.

Design and landscape impact

46. The proposed extensions would be to a recently constructed portal frame building. The existing building was granted planning permission in 2020. In assessing the planning application, we concluded that while the building would be visible in the wider landscape it would be viewed in the context of the existing farm. Therefore, permission was granted subject to conditions to control materials, finishes and tree planting. It is noted that the Parish Council supported the planning application for the existing building.
47. Nevertheless, concerns have been raised about the impact of the existing building and the additional impact of the proposed extensions. The existing building is visible in the wider landscape particularly from the footpath network that runs through and around the farm and from higher vantage points around the valley. The building projects out westwards further than the existing buildings but is read as part of the group.

48. The solar panels approved to the south facing roof of the existing building have not yet been installed pending the outcome of this application, which proposes a larger array across the extended roof. Additional tree planting to the west of the building has also not yet been carried out; the applicant has informed us that it will be carried out this planting season.
49. Concerns about the existing building are noted, however, this application proposes extensions, which must be considered on their own merit.
50. The proposed extension to the eastern gable would match the height and materials of the existing building and would extend the building towards the existing group rather than into the countryside. The mass of this extension would be seen behind or in front of existing buildings in the group and therefore not result in an adverse visual or landscape impact.
51. The additional solar photovoltaic panels to the southern roof elevation are welcomed in principle, as these will generate additional electricity mitigating the impacts of climate change. The array would be well sited on the southern facing roof and the panels and frames would be black resulting in very little visual impact compared to the existing sheet roof.
52. The proposed rear 'lean-to' extension would be lower than the existing building and therefore the only additional visual impact would be the creation of a larger roofslope viewed from the north. The fibre cement sheet roof to the existing building is new and therefore quite reflective in the landscape, however, the surface would dull over time, as would the extension to the roof of the proposed extension.
53. The proposed rear extension would require the demolition of an existing drystone wall to the rear of the building. However, this wall is already largely demolished and there is no objection to the amended landscaping scheme, which proposes to use the materials to build a new drystone wall to the rear of the proposed lean-to. If permission were granted, we would recommend a planning condition to agree tree protection fencing similar to the previous scheme but also to protect trees from works to erect the new drystone wall.
54. The proposed additional roof lights to the rear elevation (both taking into account the additional roof lights on the main roof and the new extension) would increase visual impact but on balance are considered to be acceptable especially taking into account that the roof lights would compensate for a lack of light from the front roof (which will be covered in solar panels).
55. Therefore, subject to conditions to control the proposed materials, solar panels and landscaping we conclude that the proposed extensions would not have a harmful impact upon the landscape, Conservation Area or setting of the Grade II listed farmhouse and therefore that the development is in accordance with policies L1, L3, DMC3, DMC5, DMC7, DMC8 and DME1.

Other issues

56. Given the distance of the proposed development from neighbours and the context of the existing farm there are no concerns that the development would harm the amenity, security or privacy of any neighbouring property. We would however recommend that the planning condition imposed on the original permission prohibiting keeping pigs or poultry within the building be repeated to prevent potential harm to amenity from odour.
57. The application would not impact upon existing access or parking arrangements and we agree with the Highway Authority that there are no objections on the ground of highway safety.

58. The development would not directly affect the nearby footpath network. There may be some disruption to the use of the adjacent public footpath running along the track to the south of the proposal; however, this will be short term. If permission is granted a footnote would be added to advise the applicant about any permissions that may be required to temporarily obstruct and divert any right of way, should that prove necessary.

Conclusion

59. The application proposes extensions to a recently constructed agricultural building on an established farm. Concerns are raised about the impact of the existing building and the proposed extensions, however, on balance, the proposed extensions are acceptable and would not harm the landscape, Conservation Area or the setting of the Grade II listed farmhouse subject to planning conditions to control design details and landscaping.
60. This type of development is only permitted in principle where there is an agricultural justification. Therefore if permission were granted planning conditions would be recommended to ensure that the building is retained for agriculture throughout its lifetime and that the building is removed and land restored when if it is no longer required in accordance with policy DMC1. C.
61. The proposed development is therefore in accordance with the development plan. Material considerations do not indicate that planning permission should be refused. The application is therefore recommended for approval, subject to conditions.

Human Rights

62. Any human rights issues have been considered and addressed in the preparation of this report.

List of Background Papers (not previously published)

63. Nil

Report Author: Adam Maxwell, Senior Planner