
**16. FULL APPLICATION – AGRICULTURAL BUILDING AT ROSE COTTAGE HOPE ROAD
EDALE, (NP/HPK/1221/1308, EJ)**

APPLICANT: Andre Bajarria

Summary

1. The site is located within open countryside, 0.7km South-West from Nether Booth and 1.3km East of Edale.
2. The application proposes a new agricultural building in the field to the South East and just outside the boundary of the farmstead.
3. The applicant has demonstrated the need for a new building of its size for the purposes of agriculture.
4. The application is recommended for approval subject to condition.

Site and Surroundings

5. Rose Cottage is an extant 19th century farmstead, located off Hope Road, Edale. It lies upon a 1-hectare parcel of land with the outbuildings now converted to a holiday cottage called Brown Bread Cottage and ancillary domestic garaging and storage. There is also a further dwelling, Sunnyside attached to the east side of Rose Cottage and in separate ownership.
6. Rose Cottage and surrounding area lie within Edale Conservation Area.
7. The proposed barn would be located South East of Rose Cottage in the adjoining field and amongst some semi-mature tree planting.

Proposal

8. The erection of an agricultural building to be used partly as a lambing shed, partly for the purposes of storage of implements and for the storage of winter feed.
9. Plans show the roof of the building would be finished with profiled blue coloured steel cladding with the walls clad in Yorkshire timber boarding which would be left to weather naturally. The building would measure 14m x 6.25m with a roller shutter door, pedestrian door and an agricultural gate in the elevation facing away from the road on the North Elevation.
10. Access would be via a short length of new track from the existing yard. A small number of trees would be removed to make way for the building.

RECOMMENDATION:

That the application be APPROVED subject to condition:

1. **Statutory time limit.**
2. **In accordance with amended plans.**
3. **Yorkshire boarding allowed to weather naturally.**

4. **Hardstanding to be surfaced with natural gritstone and permanently so maintained.**
5. **Approval subject to the submission of a landscaping scheme to be agreed in writing to the Authority before the occupation of the building.**
6. **Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 the use of the building hereby approved shall be restricted to agriculture only (as defined in section 336 of the Town and Country Planning Act 1990) and for no other purpose.**
7. **When the building hereby approved 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 original condition.**

Key Issues

- Whether there is an agricultural justification for the proposed development.
- The impact of the development upon the site, Conservation Area and the valued characteristics of the National Park.

History

The relevant planning history is as follows:

- 2021 - NP/HPK/1221/1307 - Rebuild of existing dilapidated garage to slightly bigger footprint to allow greater storage capacity.
- 2006 - NP/HPK/1206/1124 - Install small domestic wind turbine to house gable for renewable energy
- 1997 – NP/HPK/0897/109 - Erection of conservatory and porch
- 1995 – NP/HPK/0895/114 - Conversion of outbuildings to disabled holiday unit.

Consultations

11. DCC Highway Authority – No highway objections on the basis the building is used for agricultural purposes only, in support of existing farming activities carried out on surrounding controlled farmland.
12. Edale Parish Council – Objection for the following reasons:
13. The Councillors consider that the proposed development is out of proportion for the site (layout and density of buildings) and that it will have significant visual impact from the road (design and appearance).

Representations

14. No representations have been received on behalf of the application.

Main Policies

Relevant Core Strategy policies: GSP1, DS1, CC1, L1 and L2

Relevant Local Plan policies: DMC3 and DME1

National Planning Policy Framework

15. The National Planning Policy Framework (NPPF) replaced a significant proportion of central government planning policy with immediate effect. The Government's intention is that the document should be considered to be 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 the East Midlands Regional Plan 2009, 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 significant conflict between prevailing policies in the Development Plan and more recent Government guidance in the NPPF with regard to the issues that are raised.'
16. 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 prevailing policies in the development plan and the NPPF and our policies should be given full weight in the determination of this application.
17. Para 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.'

Core Strategy Policy

18. Policy DS1 sets out the Development Strategy for the National Park. Agricultural development is acceptable in principle in the open countryside outside of the natural zone.
19. 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). GSP1 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.
20. 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.
21. Policy CC1 states that development must make the most efficient and sustainable use of land, buildings and natural resources, taking into account the energy hierarchy and achieving the highest possible standards of carbon reductions and water efficiency.

22. Policies L1 and L2 require development to conserve and where possible enhance the landscape and biodiversity of the National Park. Development which has a harmful impact should not be approved unless there are exceptional circumstances.

Development management Policy

23. 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.
24. 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.
25. Policy DME1 is directly relevant and says:
- A. New agricultural and forestry buildings, structures and associated working spaces or other development will be permitted provided that it is demonstrated to the Authority's satisfaction, that the building at the scale proposed is functionally required for that purpose from information provided by the applicant on all the relevant criteria:
- (i) location and size of farm or forestry holding;
 - (ii) type of agriculture or forestry practiced on the farm or forestry holding;
 - (iii) intended use and size of proposed building;
 - (iv) intended location and appearance of proposed building;
 - (v) stocking type, numbers and density per hectare;
 - (vi) area covered by crops, including any timber crop;
 - (vii) existing buildings, uses and why these are unable to cope with existing or perceived demand;
 - (viii) dimensions and layout;
 - (ix) predicted building requirements by type of stock/crop/other usage; and
 - (x) contribution to the Authority's objectives, e.g. conservation of valued landscape character as established in the Landscape Strategy and Action Plan, including winter housing to protect landscape.
- B. New agricultural and forestry buildings, structures and associated working spaces or other development shall:
- (i) be located close to the farmstead or main group of farm buildings, and in all cases relate well to, and make best use of, existing buildings, trees, walls and other landscape features; and
 - (ii) not be in isolated locations requiring obtrusive access tracks, roads or services; and
 - (iii) respect the design, scale, mass and colouring of existing buildings and building traditions characteristic of the area, reflecting this as far as possible in their own design; and
 - (iv) avoid adverse effects on the area's valued characteristics including important local views, making use of the least obtrusive or otherwise damaging possible location; and
 - (v) avoid harm to the setting, fabric and integrity of the Natural Zone.

Assessment

Principle of development

26. Policy DS1 allows for agricultural development in principle. Policy DME1 is directly relevant and requires applications to provide information to demonstrate that the proposed development is functionally required. If development is justified then DME1 B. requires buildings to be well sited, not require obtrusive tracks, respect the design, scale and mass of existing buildings and building traditions and avoid harm to the valued characteristics of the area.
27. Agricultural development is accepted in principle reflecting the role of farming in managing the landscape of the National Park. Nevertheless, modern farm buildings can have a significant landscape impact and therefore our policies require applications to provide sufficient justification for development bearing in mind our statutory duty of conserving landscape and scenic beauty. Where development is justified care is required for design and siting.

Agricultural Justification

28. The application is supported by additional information justifying the need for the building, and address the concerns of the Parish Council. The building would serve 3 acres/1 hectare for a flock of Dorset/Ryland cross lowland sheep, and is recommended stocking levels according to the National Sheep Association.
29. From late autumn to spring, the eastern end of the building would be used as a shelter during pregnancy and for lambing. The rest of the building would be for agricultural equipment and winter feed storage.
30. The statement does demonstrate that the holding and agricultural business would have a functional requirement for a small building, primarily to store equipment and fodder.
31. If permission were granted, we would recommend planning conditions to require that the building is demolished and removed when no longer required for agriculture in accordance with policy DMC1. C. We would also recommend a planning condition be imposed to remove permitted development rights for change of the use, bearing in mind that that the building is only acceptable in principle for agricultural purposes.
32. The design of the building is simple and reflects the functional need for storage of machinery and fodder and would also be suitable for accommodating livestock when required. Therefore, we consider that the application does demonstrate that the proposed building is functionally required and designed for agricultural purposes in accordance with policy DME1. A.

Impact of development

33. Policy DME1. B highlights any new agricultural or forestry building is required to respect the design, scale, mass and colouring of existing buildings and building traditions characteristic of the area, reflecting this as far as possible in their own design; and avoid adverse effects on the area's valued characteristics including important local views, making use of the least obtrusive or otherwise damaging possible location.
34. We advised that the building would be more appropriately sited within the farmstead group or alternatively to the rear, however the applicant felt unable to agree and have requested determination of this, their preferred siting.

35. The building is therefore proposed to be sited in the adjacent field amongst some semi-mature tree planting, part of which will need removing to make way for the development. It would be a short distance away from the existing farm building at the property but clearly outside the grouping visually from the street views. It is a convenient location for the main agricultural activities which relate to the use of the field.
36. As seen in the planning history, the applicant has converted some of the outbuildings into holiday lets at the property. The siting of the building is placed away from these so as not to impact their amenity or that of the property Rose Cottage.
37. The applicant has submitted a tree survey and tree constraints plan with the application to highlight the impact of the building on existing planting. The proposed site lies within an area of lower density vegetation some of which would be removed in place for the new building.
38. The application proposes an area of hardstanding to the rear of the building to be constructed from limestone chippings, as well as a small sand area. The local area is the Dark Peak, a gritstone area, as such the limestone chippings need to be replaced by gritstone which can be secured through planning condition.
39. The planning officer has requested a landscape plan which would shield proposed views through the landscape, replant lost vegetation and break up the outline of the building in its proposed position. This plan has not been provided to date and therefore being essential to ensure the building is screened to mitigate its otherwise isolated landscape impact a further condition is suggested should the application gain approval.
40. The applicant has similarly provided additional justification and proposed stocking numbers to justify the size of the building in accordance with policy DME1.A (v).
41. Whilst the Authority approves modern agricultural buildings an exception to the normal requirement to build in traditional materials and design, this is only if the proposal does not pose harm to the setting and character of the area. Modern agricultural buildings are generally not built from traditional materials but are designed with pitched roofs and use colouring and landscaping to mitigate their visual impact and help them assimilate into the landscape. The proposed design has been amended by the applicant, and proposes a profiled blue coloured steel cladding roof, with the walls of the building be clad in Yorkshire timber boarding which would weather naturally to lessen the visual impact and complement colours in the surrounding landscape. Therefore, the building as amended is considered to be in accordance with policy DME1.B (iii), and on balance with the suggested improved landscaping would conserve the local landscape character.

Neighbouring amenity

42. Given the position of the proposed building, the existing uses at the property and the distance to neighbouring properties, there are no concerns that the development would harm the amenity, privacy or security of any neighbouring property.

Environmental impact

43. Given the type and size of the building proposed there is little opportunity to limit energy and water use and therefore on balance there are no concerns in this regard.

Conclusion

44. The application does demonstrate that the proposed building is functionally required for agricultural purposes on the holding in accordance with Core Strategy policy DS1 and Development Management policy DME1 A.
45. The proposed building and area of hardstanding are considered to be of an acceptable design subject to conditions. Existing and new landscaping covered by the suggested conditions would ensure a satisfactory landscape impact. The proposal would therefore be in accordance with policy DME1 B. Finally, the development would not harm highway safety or the amenity of neighbouring properties.
46. Therefore, having taken into account all material considerations, including matters raised in consultation we consider that the development is in accordance with the development plan.
47. The application is therefore recommended for approval, subject to the above conditions.

Human Rights

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

List of Background Papers (not previously published)

49. Nil

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