

7. FULL APPLICATION – ALTERATION TO EXTERNAL APPEARANCE OF EXISTING LIVESTOCK BUILDING AT KNOWLE HOUSE FARM MOOR ROAD REAPSMOOR LONGNOR. (NP/SM/0824/0829, RD)

APPLICANT: PEAK DISTRICT NATIONAL PARK AUTHORITY

Summary

1. The application seeks planning permission to make alterations to the external appearance of an existing livestock building, including the removal of an asbestos side sheet, to be replaced with Yorkshire boarding. The second elevation (rear) side sheet would be replaced with fibre cement sheet up.
2. The proposal would have a minimal visual impact upon the valued landscape character of the site and surrounding area, in accordance with adopted policies GSP1, GSP3, L1, DMC3 and DME1.
3. There are no further policy or material considerations indicating that planning permission should be refused, and the application is therefore recommended for approval.

Site and Surroundings

4. The application site is located in open countryside at Reapsmoor, approximately 3.3km south of Longnor and 3km north of Warslow.
5. The property is not listed, nor are there any listed buildings in the vicinity. Neither does it lie within a designated conservation area.
6. The site comprises a land holding of 58 acres, with the farmstead comprising a hard-surfaced yard with the farmhouse and traditional stone buildings to the northern side, behind which is a slurry storage tank, and a linear range of larger relatively modern portal frame buildings to the southern side.
7. The site is open to public views from nearby public footpaths, 195m to the east, 70m to the north and south, and one to the immediate west side of the farmstead.
8. The nearest neighbouring properties are Larch House, approximately 147m to the north, and Moorside Farm 153m to the north-west.
9. The property is owned by the National Park Authority. The Authority submitted an agricultural prior notification application (NP/GDO/0624/0607) for the works now proposed, however this was refused in June 2024 as the works would be within 400 metres of the curtilage of a protected building contrary to Part 6, Class A (i) of the General Permitted Development Order.

Proposal

10. It is proposed to remove the side sheet (asbestos) and replace with Yorkshire boarding. The second elevation (rear) side sheet will be replaced with fibre cement sheet.

RECOMMENDATION:

11. That the application be **APPROVED** subject to the following conditions:
 - **Statutory time limit**
 - **In accordance with approved plans**
 - **Design and materials**

Key Issues

- The principle of the proposed development.
- Siting, scale, design and appearance.
- Climate change mitigation.

Relevant history

June 2024 – NP/GDO/0624/0607: GDO Notification - 'Improve appearance of the livestock building by removing the north and rear elevations asbestos sheets. Replace side elevation with space/Yorkshire boarding from eaves height almost to the floor. Replace rear elevation with fibre cement sheeting from eaves height almost to floor' – GDO Application Requires Planning Permission

August 2023 – NP/SM/0823/0951: Erection of farm buildings and associated excavation work, including the demolition of an existing farm building – Granted Conditionally

May 2019 – NP/GDO/0519/0447: GDO Notification - Alteration to an existing agricultural stone barn – Prior Approval is not Required

July 2013 – NP/SM/0613/0535: Extension to agricultural building – Granted Conditionally

November 2009 – NP/SM/1109/1015: Extension to existing livestock building – Granted Conditionally

July 2002 – SM0702043: Erection of replacement cattle building and creation of hardstanding – Granted Conditionally

September 1994 – SM0994109: Erection of roof over feeding area – Granted Conditionally

February 1989 – SM0289016ABOVE: GROUND SLURRY STORE, ACCESS AND HARDSTANDING – Granted Conditionally

Consultations

12. Parish Council: No response to date.
13. Highways: *Application will have no effect on the highway.*

Representations

14. None received to date.

National Planning Policy Framework (NPPF)

15. The Government's intention is that the document 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. There are no significant conflicts between policies in the Development Plan and the NPPF.
16. In particular Para: 182 states, that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, which have the highest status of protection in relation to these issues.

17. In the National Park, the development plan comprises the Authority's Core Strategy and the new Development Management Policies (DMP). These Development Plan Policies provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application.

Development Plan Policies

Core Strategy

18. GSP1, requires that all development is consistent with the National Parks legal purpose and duty, to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Parks; Policy GSP3 sets out development management principles in line with GSP1.
19. GSP3 - *Development Management Principles*. Requires that particular attention is paid to the impact on the character and setting of buildings and that the design is in accord with the Authority's Design Guide and development is appropriate to the character and appearance of the National Park. GSP3 also specifically states that attention will be given to (k) adapting to and mitigating the impact of climate change, particularly in respect of carbon emissions, energy and water demand.
20. DS1 - *Development Strategy* - supports the development of renewable energy infrastructure in principle.
21. L1 - *Landscape character and valued characteristics*. Seeks to ensure that all development conserves and enhances valued landscape character and sites, features and species of biodiversity importance.
22. CC1 - *Climate change mitigation and adaption*. Sets out that development must make the most efficient and sustainable use of land, buildings and natural resources. Development must also achieve the highest possible standards of carbon reductions.

Development Management Policies

23. DMC3 - *Siting, Design, layout and landscaping*. Reiterates, that where developments are acceptable in principle, policy requires that design is to high standards and where possible enhances the natural beauty, quality and visual amenity of the landscape. The siting, mass, scale, height, design, building materials should all be appropriate to the context. Accessibility of the development should also be a key consideration.
24. DME1 – *Agricultural or forestry operational development*. Allows for new agricultural buildings provided that they are functionally required, are close to the main group of buildings wherever possible and in all cases relates well to existing buildings and landscape features, respects the design of existing buildings and building traditions, makes use of the least obtrusive location and does not require obtrusive access tracks, roads or services.

Supplementary Planning Document

25. The PDNPA's Supplementary Planning Guidance for agricultural developments sets out siting and design guidelines for such development. It gives detailed guidance on ways of successfully integrating large agricultural development in terms of the location, design and landscaping of such schemes.

26. The Authority's Supplementary Planning Document on Climate Change and Sustainable Building provides guidance on renewable energy installations and ways of minimizing visual impact on the landscape character and valued characteristics of the National Park. It also notes that the objective in a National Park is to find a solution that conserves and enhances the natural beauty, wildlife, cultural heritage, valued landscape character and other valued characteristics, and that to achieve this systems and buildings should be within or adjacent to existing built development to minimize visual and landscape impact – amongst other things.

Assessment

Principle of the development

27. Core Strategy policy DS1 states that development for agriculture in the countryside outside the Natural Zone will be acceptable in principle.
28. The building is currently in use housing suckler cows and their calves on a mainly straw bedded system.
29. Proposals represent a minor replacement of external cladding on a building for the enhancement of the livestock building.
30. Proposals are considered acceptable in principle under the provisions of policy DME1, and the key issues to be considered are the design and landscape impacts of the proposal.

Siting, design and landscape Impact

31. There will be no changes to the south and west elevations of the agricultural building. On the north elevation, the change from fibre cement, and asbestos sheets, to new Yorkshire boarding represents a minimal change, which is anticipated to have a minimal impact on the design and landscape impact of the building.
32. On the east elevation, the removal of plywood and asbestos sheeting, to be replaced with new fibre cement sheets would also be considered a minimal change, anticipated to have a minimal impact on the design and landscape impact of the building. The scale and massing of the building would not change.
33. The proposed alterations to the agricultural building would utilise materials which are common on these types of buildings within the park, and would not have a negative impact on the building's contribution to the wider landscape in accordance with Policies DME1 and DMC3.

Highways

34. The local Highway Authority do not consider the proposals to have a material impact on the public highway. The development would have no impact on access to the site, nor would it result in an intensification of use. Regarding this, the proposal would be acceptable in highway terms, and accord with DMT3.

Climate change

35. Policy CC1 requires that new development makes the most efficient and sustainable use of land, building and natural resources and achieves the highest possible standards of carbon reductions and water efficiency.

36. Policy CC1 requires that any contribution to sustainable development be proportional to the works proposed. This is a minor replacement of external cladding on a building which would not give rise to opportunities for improving energy conservation or renewable energy technology.
37. In this instance, it is considered the proposed works comply with Policy CC1, in so far as there is little available opportunity to contribute to environmental management, within the scope of the scheme.

Conclusion

38. The proposed development is considered necessary for the purposes of agriculture and the size and scale of the development is appropriate for the holdings needs.
39. The materials proposed are typical of modern agricultural buildings, in line with the Authority's Supplementary Planning Guidance.
40. As such, it is concluded that the proposal is compliant with policies GSP1, 2 & 3, DS1, L1, DMC3, DME1, and national planning policy.

Human Rights

41. Any human rights issues have been considered and addressed in the preparation of this report.
42. List of Background Papers (not previously published)

Nil

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