

APPLICATION NUMBER		24/00027/FUL	
SITE ADDRESS:		Hill View Barn, Muse Lane, Boylestone, Derbyshire, DE6 5HJ	
DESCRIPTION OF DEVELOPMENT		Change of use of agricultural land to garden, erection of agricultural building and retention of domestic outbuildings, hardstanding and package treatment plant	
CASE OFFICER	Mr. G. A. Griffiths	APPLICANT	Mr Mark Stanesby
PARISH	Boylestone	AGENT	JMI Planning
WARD MEMBERS	Cllr. S. Bull	DETERMINATION TARGET	21 st March 2024
REASON FOR DETERMINATION BY COMMITTEE	Requested by Parish Council and agreed by Development Manager	REASON FOR SITE VISIT (IF APPLICABLE)	To assess the proposed and existing development in its context

MATERIAL PLANNING ISSUES
<ul style="list-style-type: none"> • Principle of the development • Impact on the character and appearance of area • Highway safety • Impact on residential amenity • Nature conservation • Flooding and drainage

RECOMMENDATION
That planning permission be granted subject to conditions.

1. THE SITE AND SURROUNDINGS

- 1.1 The site is located within the open countryside, between Boylestone and Marston Montgomery, with access off Muse Lane. The property sits to the rear (south) of Cotonwood Grange and Cotonwood Lodge and there is agricultural land to the north, east and west. The agricultural land to the north and west is owned by the applicant.
- 1.2 The site comprises a former, modern agricultural building that has been recently been granted prior approval and conversion of a dwellinghouse under permitted development rights contained Class Q of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).





2. DETAILS OF THE APPLICATION

- 2.1 This is a part retrospective planning application to seek to regularise unauthorised engineering works to regrade land around the building and to change the use of agricultural land to domestic curtilage with associated hardstanding (Enforcement Reference ENF/23/00110). The proposals also include the retention of domestic outbuildings and a timber gazebo, a package sewage treatment plant which is located outside of the authorised curtilage of the dwellinghouse, the retention of hardstanding on agricultural land and the erection of a building proposed for agricultural related purposes.
- 2.2 It is advised that the applicant had not appreciated the restrictions on any development at the property and has provided a larger garden area than that authorised by Class Q, as well as domestic outbuildings/structures between his property and the neighbouring dwellings to the south. It is advised that the domestic outbuildings were initially built to serve Cottonwood Grange and it is intended that these will continue to be used for domestic purposes, albeit associated with the applicant's new dwelling rather than his previous one.

- 2.3 The applicant has also formed an area of hardstanding in the field to the north to provide a hardstanding in front of the proposed agricultural building but this would also, on occasion, be used by lorries pumping out the package treatment plant serving the property and was a requirement of its installation. It is not proposed that the hardstanding be incorporated into the domestic curtilage of the property given its primary use would be in conjunction with the agricultural land. It is advised that its primary function would be to store agricultural machinery which include the applicant's tractor mower, feed and bales of hay, as well as fencing and drainage pipes for use in the maintenance and upkeep of the applicant's agricultural land. It may occasionally be used for lambing, but this will be on an 'as required' basis and is not the building's primary function. The applicant advises that no external lighting of the building is proposed.
- 2.4 The applicant advises that Environment Agency shows the site lying entirely within Flood Zone 1, where the annual probability of flooding from rivers is less than 1 in 1000.

3. PLANNING POLICY AND LEGISLATIVE FRAMEWORK

3.1 Adopted Derbyshire Dales Local Plan (2017)

S1	Sustainable Development Principles
S4	Development in the Countryside
S9	Rural Parishes Development Strategy
PD1	Design and Place Making
PD3	Biodiversity and the Natural Environment
PD5	Landscape Character
PD6	Trees, Hedgerows and Woodlands
PD7	Climate Change
PD8	Flood Risk Management and Water Quality
PD9	Pollution Control and Unstable Land
EC10	Farm Enterprise and Diversification

3.2 Derbyshire Dales District Council Climate Change Supplementary Planning Document (2021)

3.3 Derbyshire Dales District Council Landscape Character and Design Supplementary Planning Document (2018)

3.4 National Planning Policy Framework

3.5 National Planning Practice Guidance

4. RELEVANT PLANNING HISTORY

07/00929/AGR Agricultural Prior Notification - Erection of machinery/fodder storage building – Granted

20/00258/PDA Change of use of agricultural building to 1 no. larger dwellinghouse (Use Class C3) and associated building operations – Prior Approval Granted

5. CONSULTATION RESPONSES

Parish Council

- 5.1 - site lies within the village boundaries of Boylestone and given the scattered nature of the Village all proposals for expansion do fall within the classification of an identifiable settlement boundary Layout Density

- site has gone from a 2 bedroom bungalow to the current situation of 3 large dwellings and a substantial garage office within the space of 20 years
- much of the application refers to retrospective change of use of agricultural land to garden and buildings and appears to be contrary to the approval given previously in that it is effectively breaching the removal of the permitted development rights
- unclear how much of the agricultural land is proposed to change to garden and to what purpose and why was this not sought under the original application 20/00258/PDA
- appears contrary to Derbyshire Dales Local Plan S1 in the removal of the contours of the land to provide garden space
- the erection of the outbuildings is also retrospective - why is this, what is their current use and why was this not sought under the original application granted 20/00258/PDA?
- appears to contradict the planning approval under Class Q, that no external alterations or additions shall be made to the dwelling hereby approved and no buildings, extensions, gates, fences, hardstanding or walls (other than those expressly authorised by this permission) shall be carried out within the curtilage of the dwelling without the prior written approval of the Local Planning Authority upon an application submitted to it
- what has happened to the hedging that existed on the site prior to the development of the Barn under 20/00258/PDA
- the Conversion of Farm Buildings supplementary planning document dated January 2019 appears to indicate that the hedging should have remained in place
- site has been levelled already, leading to noise intrusion from the A515 and possible loss of wildlife habitat
- the wholesale tarmacking of the drive and hard standing appears to also be contrary to above document and also appears to contradict Derbyshire County Councils Statement on the Landscape Character of Derbyshire (2004) which states generally these should be resisted
- all the above appear to have been conditions of planning permissions (item 4 of the approval letter dated 30th April 2020)
- why apparently is a new septic package system required for essentially one house/Barn Conversion
- 20/00258/PDA was approved for as the barn was not used solely for an agricultural use, as part of an established agricultural unit on 20th March 2013, when it was last in use - the applicants' agent confirmed that the building was redundant and was previously used for machinery/fodder storage
- following a site investigation the building was vacant, and there was no indication of any secondary non-agricultural uses - given that, why is a new barn to replace a redundant one required?
- applicant outlined that the building would be used to house a mower - given that, the size of the proposed barn would seem disproportionate and contractors could be employed when required
- an application to build a barn machine store in the vicinity was refused planning permission (23/00326/FUL)
- concerned about the effects of light pollution on the neighbours and the site as a whole - whilst the buildings may be "hidden" the impact of the lighting glow will not
- request that the application be called in to a full meeting of the planning committee with an associated site inspection.

Local Highway Authority (Derbyshire County Council)

- 5.2 - no objections to the proposed development from a traffic and highway point of view.

Arboriculture and Landscape Officer (Derbyshire Dales District Council)

- 5.3 - the hedgerow forming the boundary between the site and the adjacent field should be retained and protected from harm throughout the development process to ensure its contribution to landscape character/appearance and biodiversity are maintained

- if the hedgerow were to be damaged or partly removed during development affected parts should be replanted with a mix of at least 4 native woody species
- appears that no trees would be removed to facilitate the proposals and none are close enough to potentially be harmed
- local topography and significant distances from nearby roads mean that the proposals would have limited prominence in the landscape when viewed from the public realm.

Environmental Health (Derbyshire Dales District Council)

- 5.4 - no objection whilst in use as a domestic use, as I note the premises has a google maps locator for a dog grooming activity.

6. REPRESENTATIONS RECEIVED

- 6.1 A total of two representations have been received. A summary of the representations is outlined below:

Principle

- involves change of use of the surrounding agricultural land into the domestic curtilage and approval for multiple buildings on the previously approved domestic curtilage under Class Q conversion in 2020 - both of these material changes were clearly prohibited under the previous approval whereby all rights for permitted development were removed
- has ignored a number of the conditions imposed in the 2020 class Q approval
 - removal of hedgerows along perimeter boundaries
 - providing a clear layout plan for the domestic curtilage
 - completing a landscaping and planting programme in line with those included within approved application.

Background

- history of site raises concerns over the longer-term intentions behind the changes presented in the current application
- following construction of Coton Wood Manor in 2000 the applicant then constructed a significant coach house style building as garaging which was converted to residential in absence of consent and subsequently sold as Coton Wood Grange to the current resident who was forced to seek retrospective approval for residential use whilst the applicant was proceeding with the Class Q conversion
- what was originally proposed as a single residence, based on the demolition of a small bungalow being replaced with a large residential 'country house', has over time become a cluster of three residences with none of the open spaces implied in that original 2000 proposal
- approval of another large building on this site represents further potential residential development of this residential cluster for either this applicant or future owners, which lies in a countryside location, as designated in the DDDC Local Plan, where such development should be strictly controlled.

Impact in Landscape

- very concerned to see that the topographical survey attached to the planning application does not show a true reflection of the "actual" and "proposed" levels of that area and the significant excavation work planned (height values seem misleading)
- already significant amount of excavation involved that creating a "garden" will have on the landscape.

Amenity

- level of lighting already excessive and intrusive
- has installed a significant array of lighting around the premises these are totally out of proportion and generate a significant excessive level of light pollution - comparable in intensity to that installed at the Russell's Tractor site on the A515
- lighting attached to the boundary fence can be seen clearly on the far side of Boylestone and resembles a series of vehicle headlights approaching down Muse Lane, so this must be excessively intrusive for the neighbouring properties
- the property can be visualised at night from the main village due to the numerous lights set up both along the driveway (tracking against children's bedroom windows) and the powerful light high above the main entrance to Hill view barn that shines directly into home
- this feature is yet another example of the excessive, or 'prohibited by previous planning approval' features, which exist on this site
- further building of raised structures are likely to have security lights attached to them
- concerns about cutting away at the hillside to landscape the garden is that that the hill provides a significant sound barrier for both Cotonwood Lodge and Cotonwood Grange - removal of it would increase traffic noise from the A515.

Comments on Proposed Agricultural Building

- new building proposed on the adjacent agricultural land is totally out of proportion for the intended use proposed by the applicant and confirmed at the recent Parish Council meeting
- no evidence that this building will be used to support agriculture and based on the previous history associated with this site there are concerns that given the scale and location of this building it represents an obvious basis for a future class Q conversation to an additional residential property
- question how the larger structure at the far end of the land can be labelled as an agricultural building when applicant has never had any connections to Agriculture

Impact on Wildlife

- level of light disturbance from this property far exceeds what should be acceptable in such a rural location and the effect that this must have on local wildlife such as bats is likely to be significant
- any further structures that will be added to this property are likely to be adorned with similar lighting features and will add to the already intolerable level of light pollution

Highway and Associated Amenity Matters

- building of another large structure on his land would also bring with it increased traffic along the driveway to Hill View Barn
- would again add to the already high levels of traffic along there every day due to the business "Wet Woofs" dog grooming parlour that is being run from the property - previous planning documents regarding the conversion of the "barn" to a residential property made no mention of this being a commercial property

Foul Drainage

- barn already has an existing septic tank system and so the plan to install a sewage plant on the property raises concern that facilitating plot with a significant sewage treatment plant to pave the way for further residential or commercial opportunities all of which would be seriously concerning to see occur in a green belt area of Derbyshire Dales

Other matters

- applicant has been involved in property development for many years and is well versed in the rules and regulations of planning
- suggestion that he had "not appreciated" the fact that he required permission for these current ventures is disingenuous and have serious concerns that the plans that have been outlined will not be an accurate reflection of the outcome – applicant has form for not abiding by planning rules as evidenced by examples below:
 - illegally converting a garage stable block to residential property without planning permission at Cotonwood Lodge - this building was then initially refused retrospective planning permission and only granted it through the Planning Committee decision
 - conversion of the barn at Hill View was initiated without planning permission - on discovery of the building works by enforcement officers only then prompted a planning application
 - in the process commencing such works without appropriate, removed multiple hedgerows without abiding by the appropriate steps that are required for wildlife protection and conservation rules
 - obtained planning permission through change of use from an agricultural property to dwelling under false pretence as the barn had been used as a joinery workshop and had no connection to agriculture
 - did not declare Cotonwood Lodge on his planning application for Hill View Barn as an affected neighbouring property to minimise risk of objections
 - illegally encroaching his temporary accommodation onto neighbour's land and using resources, such as electricity and water from Cotonwood Lodge, to construct Hill View Barn.
- has once again commenced works without appropriate planning permission by already constructing outbuildings on his land and attempting to "landscape" the surrounding area by excavating significant parts of the hill next to Hill View Barn - reflects a complete disregard and lack of respect for the procedures in place to protect the environment from unauthorised developments
- not showing the transparency expected in a planning proposal, as there is no evidence of a planning notice displayed at the entrance of his land.

7. OFFICER APPRAISAL

Policy Principle

- 7.1 Policy S4 of the Derbyshire Dales Local Plan, which relates to development in the countryside in general states:

Outside defined settlement development boundaries.....the District Council will seek to ensure that new development protects and, where possible, enhances the landscape's intrinsic character and distinctiveness, including the character, appearance and integrity of the historic and cultural environment and the setting of the Peak District National Park whilst also facilitating sustainable rural community needs, tourism and economic development.

Impact on the Character and Appearance of the Area

- 7.2 The site is screened somewhat by rising ground from the A515 to the west and by Cotonwood Grange and Cotonwood Lodge to the south. The extended domestic curtilage to the south of the dwellinghouse is relatively well contained and not particularly visible from public vantage points and infills a gap between the dwellinghouse and the properties to the south. It has been advised that the timber outbuildings formed part of the curtilage of Cotonwood Grange but have been subsumed into the curtilage for Hill View Barn as part of the conversion that has been undertaken.

- 7.3 Whilst at the front of the house, the timber outbuildings are reasonably well related to the dwelling, are relatively modest in scale and are largely screened from view from the public highway by the dwellings to the south and are filtered by rising ground to the west. These domestic outbuildings do not therefore appear unduly prominent and are not considered to harm the character and appearance of the countryside.
- 7.4 In addition to the above, there is a change in land levels from the parking area up to the front garden area. On the garden area there is a timber 'gazebo,' fixed to the ground, which requires planning permission. In addition, there is a metal 'gazebo', but this is not attached to the ground and is demountable and moveable and is, therefore, not deemed to be development and does not require planning permission. This is set on a raised patio area and garden seating has been provided in this space.
- 7.5 The curtilage continues in the form of a paved space to the west of the dwellinghouse and a low retaining wall has been formed to enable the space to be created. The curtilage to the north is not clearly delineated at present. This is detailed on the submitted drawings and a condition can be attached that full details of the proposed finish and levels to this area be submitted for approval. Some work has already been undertaken to regrade the land and drainage facilities have been provided in an area that was to remain as part of the field.
- 7.6 Adjacent to this there is a hardstanding on which the applicant had a motorhome at the time of the Officer's site visit. The northern-most part of the hardstanding is proposed to have an agricultural/domestic storage building erected. The area of hardstanding to be retained is predominantly to be used in connection with the agricultural use of the remainder of the applicant's holding and will, on occasion, be used by lorries pumping out the package treatment plant serving the property; it is advised that this was a requirement of its installation. The hardstanding is sited to the rear of the dwelling, which largely screens views of it from the public highway. It is further filtered by rising ground to the west and the established boundary hedgerow to the east, does not appear prominent within the countryside and what can be viewed is seen contextually to the dwelling which was an agricultural building where a hardstanding are generally found in context .
- 7.7 The agricultural/domestic storage barn is proposed to be sited to the north of the property and would be read, to some extent, contextually with the agricultural buildings to the north east of the application site. It is to be used for the storage of bales, feed and machinery, and is functionally related to the applicant's holding. The form of the building reflects its largely agricultural function and it is considered that it would not therefore appear alien or unduly prominent given its context to existing built development. However, a condition would need to be attached to ensure that the building is constructed in appropriate materials. The applicant has also submitted an amended plan to detail that the levels will be reduced on the site to accommodate the building.
- 7.8 Given the above, whilst the domestication of the site could be considered quite intrusive, and the gazebo and sheds quite alien to the setting of a former agricultural building, much of this is reasonably screened and it has to be appreciated that the building has been converted to a dwellinghouse with prior approval. In addition, whilst the proposals extend the domestic curtilage, this is considered reasonable given that this will have little impact on the character and appearance of the open countryside, in this instance, and the proposed extension of the curtilage is considered commensurate with the scale and nature of the dwelling and with respect to the package treatment plan. Nevertheless, it is considered that a detailed landscaping plan, with details of any boundary treatments, retaining walls and hardsurfacing be required as a condition of any planning permission. On this basis, it is considered that it is considered that the development undertaken, and proposed, would comply with the aims of Policies S1, S4, S9, PD1 and PD5 of the Adopted Derbyshire Dales Local Plan (2017).

Highway Matters

- 7.9 Whilst there may be a tenant farmer coming to the site from time to time, it is considered that the proposals would not involve a material increase in vehicle movements to or from the property and the proposals are not considered to affect access arrangements. The Local Highway Authority has raised no objection to the proposal.

Impact on Neighbours' Amenity

- 7.10 The outbuildings are slightly taller than the boundary fence to the neighbouring dwellings to the south and it is considered that they do not significantly impact on the amenities enjoyed by the occupiers of the neighbouring dwellings.
- 7.11 With regard to the proposed agricultural building, whilst there may be a tenant farmer coming to the site from time to time, it is considered that the proposals would not involve a material increase in vehicle movements to or from the property that would significantly impact on the amenity of the occupier(s) of Cotonwood Lodge which the access passes by. However, it is considered reasonable to attach a condition that the building be only used in conjunction with the applicant's landholding, and to not provide a storage facility for other landholdings which, if tenanted, could result in a significant increase in comings and goings from the property which could harm the amenity of neighbours.
- 7.12 Concern has been raised with regard to the extent of lighting which has been provided on the site, and the potential for further lighting. This is not something controlled through the granting of prior approval. Nevertheless, it is considered reasonable, in assessing this planning application, to have regard to lighting proposals on the character and appearance of the open countryside and the amenity of neighbouring residents. To this end, it is considered reasonable that a condition be attached to any grant of planning permission that a current lighting plan for the property should be submitted with any grant of planning permission, which should exclude any further lighting unless otherwise agreed in writing by the Local Planning Authority.

Drainage

- 7.13 Given that the site is in Flood Zone 1, it is considered that the proposals will not be at unacceptable risk from flooding and it is not considered that surface water drainage would exacerbate flood risk elsewhere.
- 7.14 With regard to foul water drainage, concern has been raised by a neighbour that the property already has an existing septic tank system and that the plan to install a sewage plant on the property raises concern that this would be facilitating the plot with a significant sewage treatment plant to pave the way for further residential or commercial opportunities. However, the current foul drainage is to the package sewage treatment plant which is considered an appropriate and sustainable form of drainage given the location of the property; the proposals are not to replace it, but merely to seek permission for its retention outside of the domestic curtilage, which is why it requires planning permission.

Climate Change

- 7.15 The applicant has failed to address the requirements of Policy PD7 with respect to mitigating against climate change. However, it has to be appreciated that such details are not required for submission with a prior approval application and that it is unreasonable in the consideration of such applications to attach such conditions. It is appreciated that the proposed agricultural building has a carbon footprint in its construction, but by the nature of its use it is unlikely to require significant amounts of electricity usage to serve the building.

As such, it is considered that there is no justification for a condition to address climate change in this instance.

Biodiversity Enhancement

7.16 Policy PD3 of the Adopted Local Plan (2017) and government legislation seek to achieve a net biodiversity gain with regard to development. To this end, the provision of the extended curtilage around the dwelling, the additional hardstanding and the proposed agricultural building have and will have an impact on the extent of greenfield land. To this end, it is considered reasonable that the applicant submits a biodiversity enhancement plan, to include a landscaping plan to replace any hedges that may have been removed, in order to meet with such requirements.

Other matters

7.17 The Parish Council and a neighbour has raised concern with respect to a dog grooming business operating from the site. The applicant has advised that this is undertaken on an occasional basis at weekends, within the house, and suggests that it is at a level ancillary to the primary use of the property as a dwellinghouse and does not affect the current planning application. It is the view of Officers that permission should be sought for such a use, but that this can be assessed separately to this current planning application.

Conclusion

7.18 Whilst this is a partly retrospective planning application, regard has to be given to the reasonableness of the works undertaken and whether they significantly impact on the character and appearance of the open countryside and the amenity of neighbours beyond that which many be attributable to a normal residential property. The conversion of the building has been essentially undertaken within the realm of permitted development but with the caveat that no other buildings are erected, or other development undertaken. However, this does not prohibit the submission of planning applications for further development, it merely means that any further development can be controlled.

7.19 To this end, it is considered that the development undertaken and proposed can be reasonably contained without significantly impacting on the character and appearance of the open countryside. With regard to amenity, whilst there have been concerns raised with regard to lighting, that which exists is not subject to control. However, it is considered reasonable to limit any further lighting associated with the agricultural building to that which is deemed necessary for its function and this can be attached as a condition to any grant of planning permission.

7.20 Given the above, it is recommended that planning permission be granted with conditions on the materials proposed for the agricultural building, landscaping, biodiversity enhancement and the removal of permitted development rights for further development.

8. RECOMMENDATION

That planning permission be granted subject to the following conditions:

1. The development hereby approved shall be undertaken in accordance with Drawing Nos. 2023-149-001 Rev. P1 and 002 Rev. P2 received on 24th January 2024, Drawing No. 2023-149-004 received on 26th January 2024 and Drawing No. 2023-149-003 Rev. P5 received on 22nd March 2024, except insofar as required by other conditions to which this permission is subject.

Reason:

To define the permission for the avoidance of doubt and to ensure the satisfactory appearance of the development to comply with Policies S1, S4, S9, PD1 and PD5 of the Adopted Derbyshire Dales Local Plan (2017).

2. Prior to the agricultural building being clad, details of the cladding, roofing materials and the proposed doors, to include their colour treatment, shall be submitted to and approved in writing by the Local Planning Authority and shall thereafter be retained and maintained as such unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To ensure the satisfactory appearance of the development to comply with Policies S1, S4, S9, PD1 and PD5 of the Adopted Derbyshire Dales Local Plan (2017).

3. Within 3 months of the date of this permission, details of the following shall be submitted to and approved in writing by the Local Planning Authority:
 - the soft landscaping of the site, to include the retention of existing planting;
 - details of the location, form and materials of all retaining walls;
 - details of all enclosures/boundary treatments; and
 - details of all hard surfacings.

The planting, retaining walls, enclosures/boundary treatment and hard surfacings shall thereafter be provided by no later than the end of the first planting season (October 2024 – March 2025).

Reason:

This permission is in part granted retrospectively and to ensure the satisfactory appearance of the development to comply with Policies S1, S4, S9, PD1 and PD5 of the Adopted Derbyshire Dales Local Plan (2017).

4. All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To ensure the satisfactory standard of landscaping in the interests of preserving the character and appearance of the open countryside and in the interests of amenity to comply with Policies S1, S4, S9, PD1 and PD5 of the Adopted Derbyshire Dales Local Plan (2017).

5. Within 3 months of the date of this permission, a Biodiversity Enhancement Plan shall be submitted to and approved in writing by the Local Planning Authority and shall thereafter be provided within the first planting season (October 2024 – March 2025).

Reason:

This permission is in part granted retrospectively and to ensure an enhancement of biodiversity to offset the loss of green field areas to comply with Policies S1, S4, S9, PD3 and PD5 of the Adopted Derbyshire Dales Local Plan (2017).

6. The agricultural building hereby approved shall only be used for agricultural purposes in association with the agricultural land in the applicant's ownership.

Reason:

The agricultural building is only justified for agricultural purposes in association with the agricultural land in the applicant's ownership and in order to limit comings and goings from the site in the interests of amenity to comply with Policies S1, S4, S9, PD1 and PD9 of the Adopted Derbyshire Dales Local Plan (2017).

7. No lighting shall be provided on the agricultural building, or within the open bays, unless first agreed in writing by the Local Planning Authority.

Reason:

In the interests of amenity to comply with Policies S1, S4, S9, PD1 and PD9 of the Adopted Derbyshire Dales Local Plan (2017).

NOTES TO APPLICANT:

1. The Town and Country Planning (Fees for Applications, Deemed Applications and Site Visits) (England) Regulations 2012 as amended stipulate that a fee will henceforth be payable where a written request is received in accordance with Article 27 of the Development Management Procedure Order 2015 for the discharge of conditions attached to any planning permission. Where written confirmation is required that one or more conditions imposed on the same permission have been complied with, the fee chargeable by the Authority is £145.00 per request. The fee must be paid when the request is made and cannot be required retrospectively.
2. The Local Planning Authority have during the consideration of this application engaged in a positive and proactive dialogue with the applicant which has resulted in the submission of additional information with regard to the farming operation.
3. This decision notice relates to the following documents:

Drawing Nos. 2023-149-001 Rev. P1 and 002 Rev. P2 received on 24th January 2024
Drawing No. 2023-149-004 received on 26th January 2024
Drawing No. 2023-149-003 Rev. P3 received on 23rd February 2024
Planning Statement received on 10th January 2024
Package Sewage Treatment Plant details received on 24th January 2024
Additional Information received on 23rd February 2024.