

1.0 REASON FOR THE REPORT

- 1.1 The application was called into committee by Cllr Thacker for the following reasons: I would like the Committee to consider how this supports the local economy in accordance with the emerging Neighbourhood Plan and Local Plan. The impact on amenities and Green Belt.
- 1.2 Although it does not require referral of the application to Committee in its own right, the Committee should also note that the applicant's mother-in-law works for the Council.

2.0 PROPOSAL AND BACKGROUND

- 2.1 The application site is located in the corner of the field to the immediate west of the Cutthorpe Institute (CI). The site proper is set in about 5m from the boundary with the CI as this area of land appears to have been fenced off for use as a garden used in association with the CI.
- 2.2 The site measures approximately 25m by 13m with direct access from it proposed on to Main Road (B6050).
- 2.3 Although the site is bounded by the CI to the east and there are dwellings to the north (on the other side of Main Road), both of which fall within the Settlement Development Limits of Cutthorpe, the site itself lies within the countryside and an area designated as Green Belt
- 2.4 The application seeks permission to surface the area with MOT type 1 rolled flat hardstanding (to form a car park), form a new access to the highway and site a modular building to house a farm shop and café as per Figure 1 below.

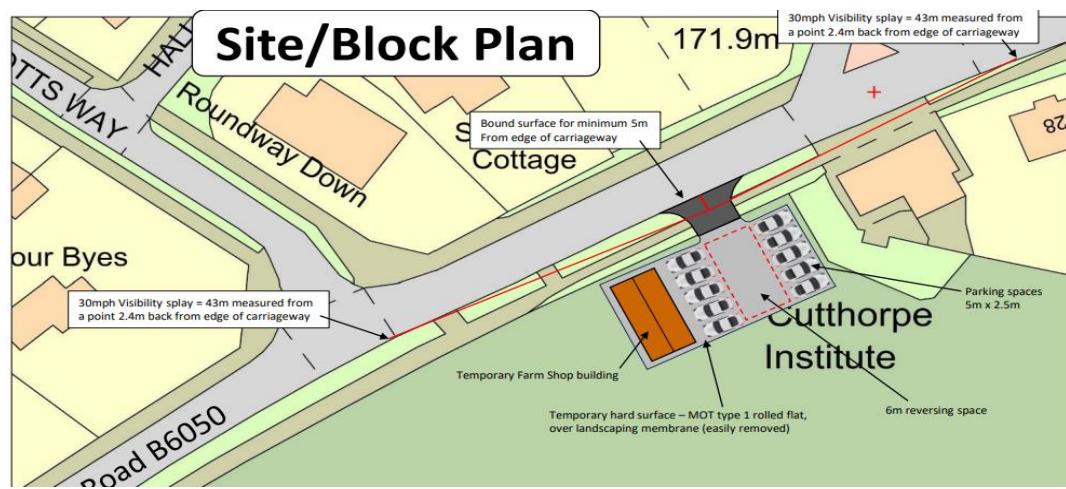


Figure 1: Site plan (not to scale)

3.0 RELEVANT PLANNING HISTORY

3.1 None

4.0 CONSULTATION RESPONSES

4.1 **Environmental Health Officer:** No objection to the proposals in principle.

4.2 **Highway Authority:** No comments received.

5.0 REPRESENTATIONS

5.1 7 letters of objection have been received raising the following points (in summary):

- The building is not mobile but a static
- The development is in the green belt and does not meet the special circumstances criteria for being built on green belt land
- The proposal fails to conserve the character of the countryside; it will introduce an incongruous structure beyond the existing boundaries of the village built environment
- There is no local need; a café facilities at the Peacock Hotel and 3 Merry Lads
- Removes a significant area of good quality agricultural land from production
- Customers will rely on cars as public transport is poor
- Marginal benefit to local jobs as the workforce will be unskilled
- It does not enhance the character, quality and setting of Cutthorpe
- Although the proposal is described as temporary the provision of hard standing, visibility splays and private drainage system plus electricity supply indicate that the applicant intends it to be permanent.
- The parking is insufficient.
- A bus stop will obscure views.
- The proposal will increase traffic.
- The proposal is in a dangerous position for traffic
- Parking will spill onto Riggots Way and Common Lane
- I don't feel this road is suitable for another entrance, also it's on a bend to block oncoming traffic.
- Will obscure our views.
- The recent extension to the Institute will be affected.
- The public houses in the village will be affected.
- There are already farm shops close by
- Does not seem likely that it will be able to locally source all its products.
- Produce will be bought by goods vehicle and likely to create more traffic in the village.

- People ignore the speed limit so the access will be dangerous.
- Inconsiderate parking will cause more hazards.

5.2 52 letters of support have been received raising the following points (in summary):

- This proposal would significantly enhance the sustainability and community wellbeing within the village.
- The area of land to be used for this development is small in comparison to the land available in the local area. The field is used mainly as grazing and we feel sure that the cows have plenty of pasture in the remaining land available.
- We walk past the proposed site every day and believe that the structure proposed will blend into the local area well.
- Will provide support for local businesses.
- Will provide further source of income for the farm.
- Local farmers should be supported.
- Reduce traffic to Chesterfield.
- A good location for a shop/café
- Will attract visitors.
- Valuable addition to the community
- Closest shop is in Newbold
- There is high demand for community activity.
- Will be good for the older generation to have somewhere to go.
- Will encourage children to be independent.
- Public transport is bad so a shop in the village will be welcome.
- Desperate need for local facilities.
- Previous shops in the village have closed.
- This type of development is strongly supported by local residents.
- In respect of the emerging Neighbourhood Plan the following points are made: Para 175: In the community survey, 46% of respondents felt that the Parish suffered from a lack of shops (second highest improvement priority) and 30% (fourth highest improvement priority) from community facilities. They expressed particular concern about the lack of a post office, shops such as a coffee shop and leisure facilities and Para 177: During the preparation of the Plan several suggestions were made about how community and recreational facilities in the Parish could be improved across the whole of the Parish. The findings from the community survey and wider consultation also showed that there is strong in principle support for improvements to the existing provision where they are suitably designed and located, meet a local need and are viable.
- Yes, it is a Greenfield site, but the benefits to our planet outweigh the temporary borrowing of a small part of one field. We save on car use for many, provide food to local people that has not been transported from far

and wide, and we educate our community on the wealth of farming and food that is at the heart of Cutthorpe.

- There is no problem with traffic because it is 30mph
- Will encourage children to be independent.
- Good place for the community to gather.
- Will be good for the older generation to have somewhere to go.
- The applicants are local residents who have a vision for the village's future.
- Brexit has made farming difficult.
- The Wood family have a deep commitment to the land and the upkeep of nature and have been generous benefactors to our community.

A letter in support of the application from the applicant's daughter (also a local resident) makes the following further points:

- On our family farm in Cutthorpe we've seen our milk monthly price vary by 25p per litre from 23p to 48p and currently sits at 36p per litre produced (and falling).
- By processing, and retailing our own milk in the farm shop, we hope to be able to reduce our exposure to this volatility, survive as a viable Dairy Farm and offer the local community a fresher more environmentally friendly alternative at a competitive price. The same for the beef we produce. Having a retail outlet of our own will not only secure our future but help other local producers escape the volatility of commodity prices.
- We are fully aware it's in the Green Belt, albeit just outside the "Green Belt's definition of settlement of the village", but still very much in the centre; hence the low visual impact, compact structure and minimal intrusion on views across open countryside. We also have seen the issues with parking outside the Village Institute, a car park for a shop would also be of great benefit to the Institute reducing pressure on local residents. With this in mind we have decided to go for a temporary structure with a 3 year permission, effectively asking to "borrow" the green belt rather than change it permanently. We would hope that after 3 years the community would want to keep the shop for another period of time. It's then up to us to make sure it's a benefit for the community, otherwise the shop goes, car park removed and green belt reinstated

6.0 RELEVANT POLICY AND STRATEGIC CONTEXT

6.1 The Development Plan comprises the North East Derbyshire Local Plan (LP).

The most relevant policies in this case are as follows:

SS1 Sustainable Development
SS2 Spatial Strategy and the Distribution of Development
SS9 Development in the Countryside

SS10 North East Derbyshire Green Belt
WC4 Retail Hierarchy and Town Centre Uses
WC5 Visitor Tourism Development
SDC3 Landscape Character
SDC4 Biodiversity and Geodiversity
SDC11 Flood Risk and Drainage
SDC12 High Quality Design and Place Making
SDC14 Land potentially affected by Contamination or Instability
ID3 Sustainable Travel
ID4 New Social Infrastructure

The policies of the LP are considered wholly in accord with the National Planning Policy Framework (NPPF) and so attract full weight in determining this application.

- 6.2 The **Brampton Neighbourhood Plan (NP)** is in the process of preparation and the examiner's report was received in August 2023. It is expected that the plan will go to referendum in the autumn (2023).

As such it is not an adopted plan and should be afforded appropriate weight in the determination of this application.

However, as the applicant and representations have referred to the NP, its policies have been assessed in this report. The most relevant policies are:

B2 Protecting Important Local Green Spaces
B8 Promoting and ensuring sustainable high quality design
B9 Protecting, conserving and enhancing dry stone walls

It is important to note that no alterations to the Green Belt is proposed in the Neighborhood Plan further to the Examiner's report.

7.0 PLANNING ISSUES

Policy Context- Green Belt

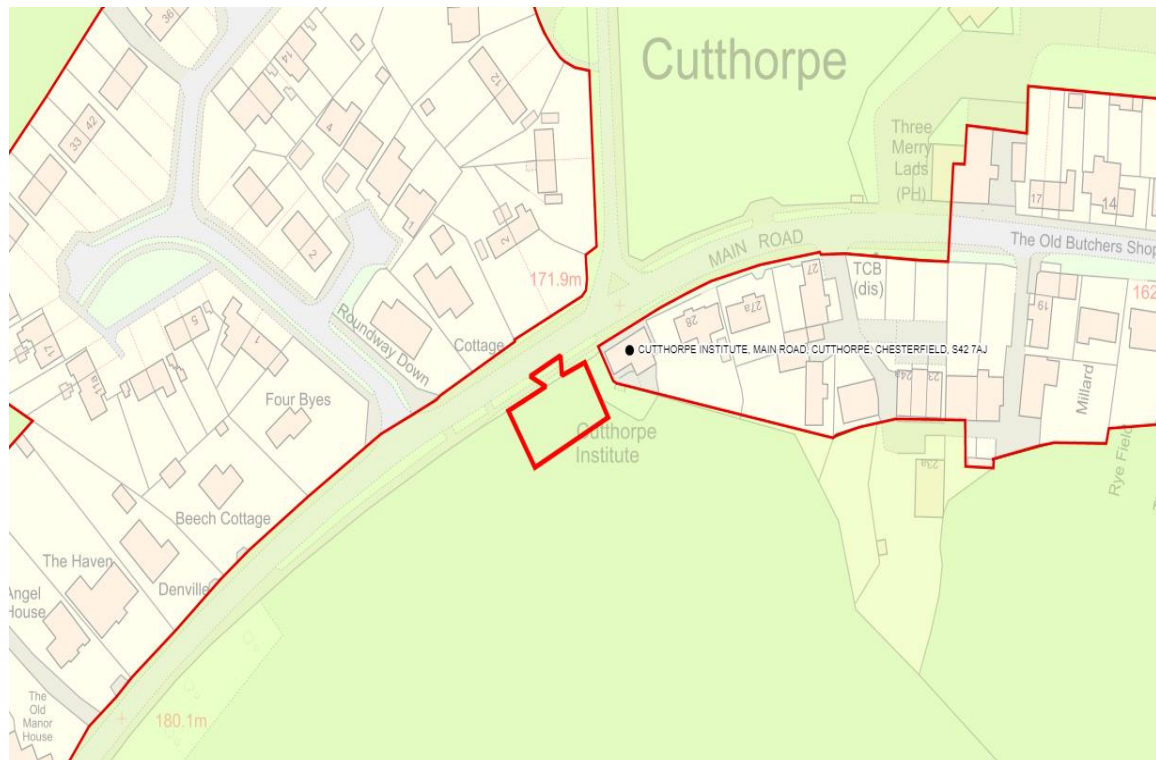


Figure 2: Plan showing the site edged in thick red and settlement (red line) and green belt (green wash over).

7.1 The application site is located within the North East Derbyshire Green Belt and a primary Area of Multiple Environmental Sensitivity (AMES) (see Figure 2 above). As such it is considered to lie within the district's most valued and protected landscapes.

National Planning Policy Framework (NPPF)

7.2 Paragraph 137 of the NPPF states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

Policy SS10 North East Derbyshire Local Plan (LP)

7.3 The LP at policy SS10 states that within the Green Belt inappropriate development will not be approved except in very special circumstances.

7.4 The construction of new buildings will be regarded as inappropriate development and will not be permitted. Exceptions to this, where they accord with other policies in the Plan are:

- a. Buildings for the purposes of agriculture or forestry; or
 - b. Provision of appropriate facilities for outdoor sport, outdoor recreation, and for cemeteries, which preserve the openness of the Green Belt and do not conflict with the purposes of including land within it; or
 - c. Extensions or alterations to a building that does not result in disproportionate additions over and above the size of the original building; or
 - d. Replacement of a building provided the new building is in the same use and is not materially larger than the one it replaces; or
 - e. Limited affordable housing for local community needs in accordance with Policy LC3; or
 - f. Limited infilling or the partial or complete redevelopment of previously developed land which would not have a greater impact on the openness of the Green Belt and the purposes of including land within it than the existing development.
- 7.5 Other forms of development which may be appropriate in the Green Belt, provided it preserves the openness of the Green Belt and does not conflict with its purposes include:
- g. Mineral extraction,
 - h. Engineering operations,
 - i. Local transport infrastructure which can demonstrate a requirement for a Green Belt location,
 - j. The re-use or conversion of buildings which are of permanent and substantial construction, and
 - k. Development brought forward under a Community Right to Build Order.

Brampton Neighbourhood Plan (NP)

- 7.6 Objective 1 of the emerging NP is to “**Ensure that any new development in the Parish, whether it is new housing, conversion of existing buildings or other built development requires no intrusion into the existing Green Belt or Peak District National Park, is proportionate to the size of the settlement and designed to respect Brampton's intrinsic rural and distinctive character, individuality and setting in open countryside**”.
- 7.7 Paragraphs 57 to 59 of the NP state that there is a “*strong community sentiment and support regarding the Green Belt and National Park designations that cover all the Parish apart from the villages of Cutthorpe, Old Brampton and Wadshelf. They not only help retain the distinct character of the Parish, but also provide opportunities for recreation and leisure and contain many key National Environment assets including several areas that have been identified of national nature conservation*”.

value". Neighbourhood plans are not expected to have their own Green Belt Policies as this would duplicate national and local planning policy but paragraph 59 states that *"The Plan does, however, underline and emphasise the strong support for, and local pride in, the continued role and function of the Green Belt"*

Assessment of proposal against Green Belt Policy

- 7.8 The submitted Design and Access statement argues that *"Although the proposed building is not strictly an agricultural building, it is being proposed by an agricultural business as a form of diversification"*.
- 7.9 Officers are of the view that as the building will not be used for an agricultural purpose, is located well away from the other buildings constituting the primary farm group and the works required to establish it are considerable and permanent in character, it cannot be classed as either an agricultural building or a temporary structure ancillary to the farm operation. In addition, it would operate as a shop and café offering a wider retail, and other, service to its customers. In this respect it is not considered it falls within any of the exceptions to justify a new building exceptionally in the Green Belt.
- 7.10 Engineering works may also constitute not inappropriate development in Green Belt. However, in this case, the level of development would both spatially and visually impact the openness of the area. The car parking area would extend to 17m by 13m and the building itself would take on the appearance of a mobile home. A new hard access would also be formed. In these terms, both as individual elements and collectively, Officers conclude the application would fail to preserve either spatial or visual openness and result in Green Belt incursion. As such, it would represent inappropriate development in those terms too.
- 7.11 It is therefore concluded the development proposed represents inappropriate development in the Green Belt, which is by definition, harmful.

Policy Context Landscape - Countryside and Design

- 7.12 Policy SS9 states that where development is considered acceptable, it will be required to respect the form, scale and character of the landscape, through careful siting, scale, design and use of materials.
- 7.13 Policy SDC3 of the LP states that proposals for new development will only be permitted where they would not cause significant harm to the character, quality, distinctiveness or sensitivity of the landscape, or to important features or views, or other perceptual qualities such as tranquillity.

- 7.14 SDC3 goes on to say that development proposals should be informed by, and be sympathetic to, the distinctive landscape areas identified in the Derbyshire Landscape Character Assessment and the Areas of Multiple Environmental Sensitivity (AMES), or any successor document(s), and contribute, where appropriate, to the conservation and enhancement, or restoration and re-creation of the local landscape taking into account its wider landscape character type.
- 7.15 Policy SDC12 states that all new development should be of high-quality design and make a positive contribution to the quality of the local environment. Proposals for development will only be permitted provided that they: Respond positively to local character and context to preserve and, where possible, enhance the quality and local identity of existing communities and their surroundings; Create good design which is well-related to its site and surroundings in terms of its layout, form, height, massing, scale, plot size, elevational treatment, materials, streetscape, and rooflines which effectively integrate buildings into their local setting;
- 7.16 The NP also places great weight on the natural beauty of the parish and it is noted a photograph of the site is used as the cover for the document. Specifically, objective 2 of the NP is to *Protect and enhance the landscape, biodiversity and ecological corridors through considerate design and identification of key landscapes, views and countryside features such as woodlands, hedgerows, dry stone walls, ponds and streams.*
- 7.17 The NP does not have its own landscape policy because it recognizes that this would “duplicate *the existing policies in the Peak District National Park and North East Derbyshire Local Plans. A good example is Policy SDC 3 (Landscape Character) in the North East Derbyshire Local Plan that seeks to ensure that new development proposals do not cause significant harm to the character, quality and distinctiveness or sensitivity of the landscape, or important views and features*”.
- 7.18 Policy B2 of the NP seeks to protect locally important green spaces including the Coronation Tree Green Space at the bottom of Common Lane opposite this site. The Local Green Space supporting evidence document assesses the site as follows “*Though situated adjacent to the Main Road through Cutthorpe it is a popular place for people to sit and view the surrounding countryside*”. The countryside mentioned is viewed over the proposed application site.
- 7.19 Policy B8 of the emerging NP states that “*promoting and ensuring sustainable high-quality design that respects and enhances the distinctive identity and character of Brampton is a top priority. All new development proposals must be of high-quality design, layout and appearance that respects and, where possible, enhances the scale, density and character,*

layout, access of existing surrounding buildings and landscape and generally respects local character and contributes to the local sense of place. Proposals should be designed in such a way as to meet the following criteria, where relevant:

a) Reinforce the distinctive natural and built character and historic context environment in which it is situated, including any historic assets, routes and patterns of development. However, contemporary and innovative materials and design will be supported where positive improvement can be robustly demonstrated without detracting from the distinctive character of the local area.

b) Materials chosen should complement the design of the development and add to the quality or character of the surrounding environment, traditional building styles and materials including local sandstones and gritstones and Derbyshire stone slate on roofs with irregular forms should be retained and used;

c) Good use should be made of site characteristics and surroundings, including: layout and use; and form of space within the site; siting; scale; height; proportions and massing; orientation; architectural detailing; landscape, existing plants, trees and other features and materials.”

Assessment of Impact of the proposal on the character of the countryside and landscape

- 7.20 The site is located within the Wooded Slopes & Valleys Landscape Character Type of the Peak Fringe & Lower Derwent Landscape Character Area. Here historic buildings are constructed of local sandstone, traditionally roofed with stone slates. Farmsteads are dispersed throughout the landscape, though there are occasionally clusters of farmsteads and cottages.
- 7.21 The site is located within the primary Area of Multiple Environmental Sensitivity (AMES) whose identification is based upon three key indicators - ecology, historical landscape and visual unity. Such areas are the most sensitive areas of landscape, which are most likely to be negatively affected by change or development. In these areas, the Local Plan places a strong focus on the protection and conservation of their environmental assets.
- 7.22 Officers are of the view that the proposal has not been designed to reflect the local landscape character and is at odds with the LP policies which seek to protect the character of such areas.



Figure 3: The application site is an open arable field with no existing built form.

- 7.23 The site itself is an open arable field (see Figure 3 above) with no existing areas of hardstanding or other built form within it. The existing access to the field is a simple gateway within a dry-stone wall approximately 90m to the west of the proposed development site.
- 7.24 NP Policy B9 Protecting, Conserving and Enhancing Dry Stone Walls states that: Development proposals that result in the loss of, or have a significant adverse effect on, a dry-stone wall should be re-designed to retain, replace or enhance the concerned dry-stone wall. Development proposals that conserve and enhance the network of dry-stone walls will be encouraged and viewed positively. The proposal will result in the loss of at least 6m of dry-stone wall.
- 7.25 The site forms the foreground of attractive views into the countryside from the Coronation Tree, (see Fig 4 below) a protected Local Green Space (LGS) (policy B2) in the NP. Officers consider that the hard surfacing of the site and the construction of a building will urbanise the area and impact adversely on its rural character and the setting of the LGS interfering with the enjoyment and tranquility of the view and therefore the enjoyment of the LGS by introducing built form into the foreground in the form of the building and car park.



Figure 4: view of the site from the bottom of Common Lane

7.26 The closest buildings to the site are located within the Settlement Development Limit for Cutthorpe. Most notable is the CI which bounds the site to the north. This is a former school building constructed in the late 19th Century of stone and slate. This building is not classified as a heritage asset, but it is still an attractive and notable historic building which makes a positive contribution to its setting.



Figure 5: view of the site from Main Road to the west

7.27 When viewed from the settlement, the field as a whole provides an attractive setting to the edge of the village and when looking towards the Cutthorpe Conservation Area approximately 180m to the south west. Although the application site will not directly impact the Conservation Area it is considered that it will have an urbanising impact on views into it particularly from the Local Green Space at the Coronation Tree (as discussed above).



Figure 6: Cutthorpe Institute with the application site beyond. Cutthorpe Old Hall, A Grade II* listed building can be seen in the distance and the trees outline the boundary of the Cutthorpe Conservation area.

7.28 The proposal seeks consent for a single storey pitched roof building of modular construction (see below). It will measure approximately 11.5m by 6m. The Design and Access statement states that *“the building will be clad with vertical timber cladding, will have a dark coloured corrugated roof and it has large areas of glazing, most notably in the gable ends”*. The Design and Access statement describes it as *“neat and modern with the use of vertical timber cladding softening its appearance and reflecting the materials that are typical for agricultural buildings in the area”*. It will be located to the west of the CI building, separated from it by the car park.



- 7.29 Officers are of the view that the building does not reflect a local tradition or a modern farm building. It is considered that its character and appearance will be at odds with the characteristics of the area and not informed by the distinctive landscape area in which it would be located. Officers conclude it does not contribute to the conservation and enhancement, or restoration and re-creation of the local landscape as required by the Development Plan.
- 7.30 The proposal would also introduce a large area of hardstanding into an otherwise open, agricultural field. Parked cars would jar with the otherwise open, rural nature of the site and its surroundings. This harm adds weight to the Officer concerns expressed above.
- 7.31 Additionally, various policies of the NP seek to protect stone walls, green spaces and the character of the parish generally. The proposals impact negatively on these factors adding further weight to the concerns about the development's impact on the area.
- 7.32 Overall, it is considered that the proposal will be viewed as incongruous and alien to the open rural landscape in which it would sit and consequently it is considered that the proposal does not meet the requirements of LP policies SS9, SDC3 and SDC12 or NP policies B2, B8 and B9.

Very Special Circumstances

- 7.33 Local and National Planning policy states that inappropriate development in the Green Belt will only be approved in very special circumstances. Such circumstances should be site specific and should outweigh the harm caused to the Green Belt.



Figure 7 the submitted visuals show how the development will extend the built form into the green belt and have an urbanising effect.

- 7.34 The proposal would introduces a new building and associated infrastructure into the Green Belt that Officers conclude would impact significantly, both spatially and visually, on the current openness of the Green Belt.
- 7.35 The applicant has put forward several issues which they contend are very special circumstances justifying otherwise unacceptable Green Belt development as follows:
- A. Community facilities/shop
- 7.36 The applicant states that the proposal supports the local economy by contributing towards business expansion and growth, as well as promoting the social wellbeing of the local residents of Cutthorpe by providing an essential village shop and meeting place. It is stated that the shop will sell local produce. It is also claimed that it will provide an essential public service in providing day-to-day essential foods within easy walking distance. The LP supports retail facilities providing day to day needs of local communities but policy WC4 specifies that this should be within Settlement Development Limits and no evidence has been provided as to why the proposed development could not be sited within the Settlement Development Limits of Cutthorpe.
- 7.37 The proposed café is also promoted as a community hub allowing local people to meet and catch up. New Social Infrastructure is also supported by LP policy ID4 whilst emerging NP policy B10 supports proposals to enhance the area where it can be demonstrated that:
- a) it will meet an identified local (parish) need;

- b) it is appropriate in its location, scale and design and would not be detrimental to the character and appearance of the landscape or the built environment; and
- c) the amenities of neighbouring properties will not be adversely affected through the nature of the use, noise or traffic generated.

7.38 However, it has not been shown why the proposed facilities could not be located within the settlement or why a Green Belt location is essential to provide this facility. In addition, in granting a planning consent the Local Planning Authority could not guarantee that the site would be used by other site owners for purposes differing from those set out by the applicant.

7.39 Officers conclude that the provision of a shop in Cutthorpe would bring community benefits but there is no overriding reason why a site within the Green Belt is required to provide for it.

B. Farm Diversification/Job Creation

7.40 The applicant states that the farm has identified a need to diversify for various reasons as set out in the representations made.

7.41 Local and national planning policy aims to support a prosperous rural economy. However, Officers retain the view that appropriate farm diversification is more likely to be appropriate using existing buildings at the farm holding than seeking to develop a green field site distant from the farm holding with the consequent impacts.

7.42 The applicants set out that they seek, initially a three temporary permission. However, such is the level of works proposed, Officers do not consider that the impact of the development even in a time restricted way would be appropriate or could be easily reversed if established.

Car parking

7.43 A parking area for 10 cars is proposed, between the proposed shop and the CI. It is proposed that this parking area can also be used for events at the CI, which, the applicant claims, suffers from a lack of parking spaces near to it for its users.

7.44 No assessment has been submitted making the case for the need for more parking at the CI, so it is unclear whether parking is actually required but Officers feel that any limited need for car parking can be met by other means.

Fall-back Position

- 7.45 Planning decision makers should consider as material any realistic fallback positions. The weight to be attached to any fall back is for the decision maker to establish.
- 7.46 The submission made argues that the applicant has a fallback position as existing agricultural buildings benefit from a permitted development change of use under the General Permitted Development Order (GPDO). The applicant has several farm buildings located within the farmstead of Hall Farm which may possibly be used for this purpose.
- 7.47 Officers note that the applicant may take advantage of permitted rights on his farm but those rights could only be exercised as restricted by the GDPO. There does not seem any realistic prospect of permitted development taking place on the application site and so Officers place no weight in this case on the potential fallback position put forward.

Other Issues

- 7.48 The supporting comments state that the provision of a shop would reduce commuting to seek other similar facilities. There is no evidence necessarily that the provision of a shop on the site would stop local residents shopping elsewhere. This is considered by Officers an issue of very little weight in the planning balance.
- 7.49 Likewise, it is stated that a shop//café would provide a community facility. Little of substantive evidence is available to show this would be the case but other facilities remain in the village to provide such a focus such as the nearby public house and CI building itself. Officers place very little weight on this issue also.

8.0 SUMMARY AND CONCLUSIONS

- 8.1 Local and national planning policy aims to protect the Green Belt and areas of countryside which contribute to the character of the area from inappropriate and unacceptable development.
- 8.2 Officers conclude that the provision of a shop/café building, and the associated car park and infrastructure, would represent inappropriate development in the Green Belt and unsympathetic development within some of the district's most attractive landscape.
- 8.3 Officers quantify the harm to the Green Belt as significant as the site is open in appearance and, due to its topography, prominent in locally identified views. It would impact openness both spatially and visually.

- 8.4 To justify inappropriate development in Green Belt very special circumstances should be identified that outweigh the harm caused. Officers note the very special circumstances put forward but attach very little weight to them as they are in most instances unsubstantiated and do not outweigh in any case the significant harm identified.
- 8.5 Added to this, it is considered that the design and siting of the building and associated development is not informed by, or sympathetic to, the distinctive landscape character or primary Area of Multiple Environmental Sensitivity. It would also impact a dry stone wall and a Green Space. As such, the development would harm the valued landscape in which it would sit and conflict with policies of the LP and the NP in this regard.
- 8.6 In conclusion, it is considered that the development does not accord with the strong local and national policies of restraint and that the harm is not outweighed by other factors. Consequently, it is recommended that the application is refused.

9.0 RECOMMENDATION

9.1 That the application is REFUSED for the following reasons:

1. The application site is situated within an area of countryside designated as Green Belt. National and Local Plan Policies pertaining to Green Belt land, identify new buildings as inappropriate development with a few exceptions. Engineering works are likewise inappropriate where they impact openness and Green Belt purposes.

The proposal seeks to introduce buildings, a car park and associated infrastructure into an area that is currently an undeveloped and open parcel of land.

The proposed development, by reason of its scale, massing, location and extent, is not considered to represent appropriate development in the Green Belt and it would result in unacceptable encroachment into the countryside eroding both the spatial and visual openness of the Green Belt and conflicting with Green Belt purposes.

There are not considered any very special circumstances that would outweigh the significant harm caused by way of inappropriateness.

Therefore, the proposed development would be contrary to Policies SS1 and SS10 of the North East Derbyshire Local Plan, and the NPPF, when read as a whole.

2. The application site is located within a countryside area, identified as a primary Area of Multiple Environmental Sensitivity. In such locations, both national and local policies seek to ensure development is designed in a manner sensitive to the local landscape and in a way that would conserve and enhance the area. Policies B2, B8 and B9 of the Neighbourhood Plan seek to protect the character of the area, open spaces and dry-stone walls from unacceptable development.

In this case, by reason of the scale, design and siting of the proposed building, the car park and associated infrastructure, the proposed development would unacceptably harm and fail to conserve and enhance the local landscape. Additionally, it would harm the setting of a Local Green Space and lead to the loss of a length of dry-stone wall.

Therefore, the proposed development is considered unacceptable and would be contrary to Policies SS1, SS9, SDC3 and SDC12 of the North East Derbyshire Local Plan, policies B2, B8 and B9 of the Neighbourhood Plan and the NPPF, when read as a whole..