

Planning Department
Amber Valley Borough Council
Town Hall
Ripley
Derbyshire
DE5 3BT

Matthew Evans
Clerk & Responsible Finance Officer
Idridgehay & Alton and Ashleyhay PC
287 Portland Road
Nether Langwith
Mansfield
NG20 9EZ

5th February 2024

Planning Comment: AVA/2023/0826

FAO Amber Valley Borough Council [AVBC] Planning Department,

I'm writing to you on behalf of Idridgehay & Alton and Ashleyhay Parish Council; following the Parish Council's last meeting, the Parish Council agreed to contact AVBC to comment against the approval of the following planning matter: *AVA/2023/0826 - Cliffash Farm Cliffash Lane Idridgehay Belper Derbyshire DE56 2SE - To build a tractor shed (may affect the setting of a listed building and character of the conservation area)*

In summary, the Parish Council has decided to object to the application on the following grounds of material consideration: The application would have an adverse effect upon the surrounding landscape, which is designated as a 'Special Landscape Area', as a consequence of such determination, this places the application in conflict with policies enacted within the Neighbourhood Plan Area in which the application is located (VIA Landscape Policy L1). Furthermore, the application conflicts with existing AVBC planning policies: EN1, EN6 and EN11

With respect to the Parish Council's objection to the conflict with the enacted Neighborhood Plan, the Council believes the application is not compatible with sections b, d, f, and h (highlighted below).

VIA Landscape Policy L1: In order to protect and conserve the countryside and Special landscape Area status applications for any development should reflect and enhance the distinctive landscape characteristics and settlement pattern of the Neighbourhood Area. Any proposal for development will therefore be required to:

a) be located within or adjacent to the enclosed areas immediately surrounding traditional farmsteads and house sites if at all possible;

b) reflect the distinctive character of the landscape and its scenic beauty;

c) respect the setting of any group of houses or single farmstead;

d) be of a size and scale that is proportionate to surrounding buildings;

e) respect the character of surrounding buildings;

f) be not unduly prominent in the landscape;

g) occupy a footprint no larger than the original, if the application is for the replacement of an existing building; and

h) meet the above requirements without contributing to a cumulative effect that has adverse impact on the visual amenity of the area.

In addition to this, and as previously stated, the Parish Council believes that the application further conflicts with AVBC's own planning policies EN1, EN6 and EN11. These policies relate to the applications within designated Special Landscape Areas and applications concerning agricultural buildings. The Parish Council assesses that policies EN6 and EN11 concur with the existing Neighbourhood Plan policies that applications which have an adverse impact on Special Landscape Areas and the character of the locality should not be approved. In addition to this, it is further our view that the construction of a tractor shed on the land in question would not be essential for agriculture.

POLICY EN1: In the countryside, outside the built framework of settlements, new development will only be permitted where it:

- a) is essential in conjunction with the requirements of agriculture or forestry,
- b) is necessary within the countryside and cannot reasonably be located within an existing settlement, or
- c) will improve the viability, accessibility or community value of existing services and facilities in settlements remote from service centres provided by the towns and larger villages

Policy EN6: Planning permission for new development, including conversions of and extensions to existing buildings, will only be permitted in Special Landscape Areas, if it does not have an adverse effect on the landscape quality or character.

Policy EN11: Planning permission will be granted for agricultural development, providing that:

- a) it is essential for the purposes of agriculture
- b) it would not have a significant adverse impact on the character of the locality
- c) any proposed buildings are located within or adjacent to existing agricultural buildings to minimise visual impact.

The Council also notes that the drawings have no dimensions but a simple scaling up exercise reveals a very large, tall building which would not be in keeping with the neighbouring heritage properties and have an adverse visual impact in the open countryside.

While not a material planning consideration of the Parish Council, it was, however highlighted on the current sales brochure (attached) for the property that the proposed "tractor shed" was being advertised as a "double garage" which would support the Parish Council's assessment that the application would not be essential for agriculture.

We would politely remind the AVBC that the National Planning Policy Framework (NPPF) has now been updated by the Government and includes greater weight for the consideration of adopted Neighbourhood Plans in planning decision which conflict with stated policy:

**National Planning Policy Framework 2023
Achieving Sustainable Development (Paragraph 12)**

Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not

usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

Should you require any further information from the Parish Council, please do get in touch, and I shall endeavour to provide it as required. I would appreciate it if the Planning Department could inform me of the outcome in regard to this planning application.

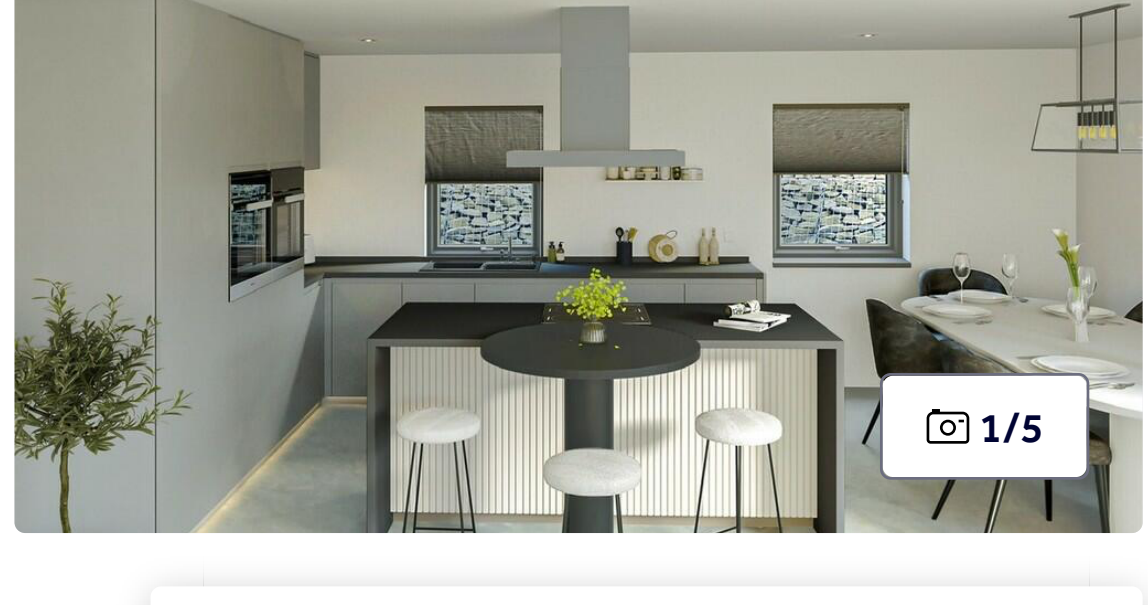
Yours Sincerely,

A handwritten signature in black ink, appearing to read 'M. Evans', with a long horizontal flourish extending to the right.

Matthew Evans

Clerk & Responsible Financial Officer
Ildridgehay & Alton and Ashleyhay Parish Council

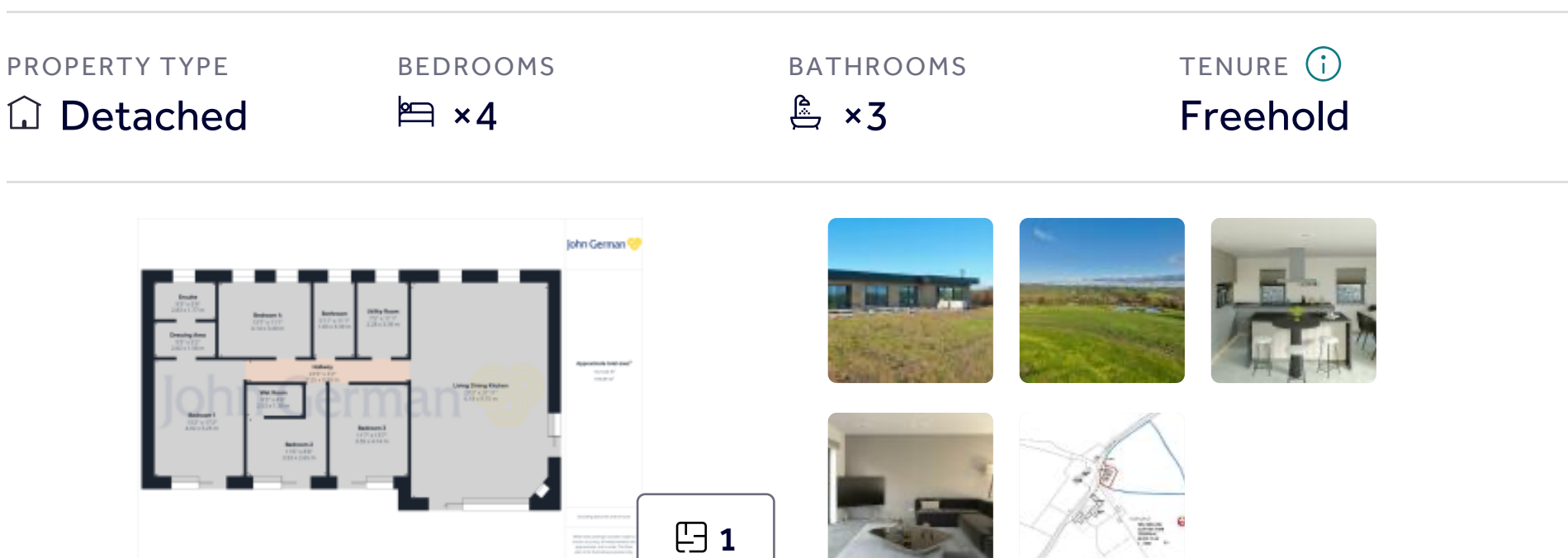
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NEW HOME Cliffe Ash Lane, Idridgehay ✂ ♥

£1,250,000 📄 Monthly mortgage payments 🕒 Added on 06/07/2023

PROPERTY TYPE **Detached** BEDROOMS **×4** BATHROOMS **×3** TENURE **Freehold**



Key features

- Delightful rural setting
- Eco-friendly single storey detached
- Planning number AV/2020/0365
- EPC N/A
- Commanding views
- Sold with approx. 3 acres (STM)
- 3/4 bedrooms

Property description

The planning consent granted and construction started of a single bungalow style property with Eco-designs (Planning Number AV/2020/0365). When fully constructed the property will offer three generous double bedrooms, a luxury en-suite shower room, a family bathroom, utility room, large open plan living kitchen and a useful study/potential fourth bedroom. There is to be a double garage constructed. The property will benefit from a very, pleasant garden and agricultural land extending to approximately 3 acres (stm).

The village of Idridgehay has the benefit of a village store and the renowned Black Swan restaurant. It is located approximately seven miles from the centre of Ashbourne, known as The Gateway to Dovedale, and the famous Peak District National Park. Local leisure activities include Carsington Water with its fishing and sailing. A wide range of amenities are available in the charming old town of Wirksworth approximately four miles to the north. The city of Derby is only 10 miles away and Derby's outer ring road provides convenient access to major trunk roads, the motorway network and many other midland and northern centres. There is a regular train service from Derby and London which takes approximately 95 minutes.

For further information contact the Agent.

Directional Notes

From Derby proceed along the main Duffield Road travelling to Duffield. At the first major traffic lights turn left into Wirksworth Road, proceeding along this road travelling for approximately 3 miles. At the traffic lights, by The Railway Public House, proceed straight over, continuing into the village of Idridgehay take the first turn left after passing The Black Swan Public House towards the village centre. After approximately half a mile take the turning left into Cliff Ash Lane and the property is situated on the left hand side, clearly denoted by our For Sale board.

Brochures

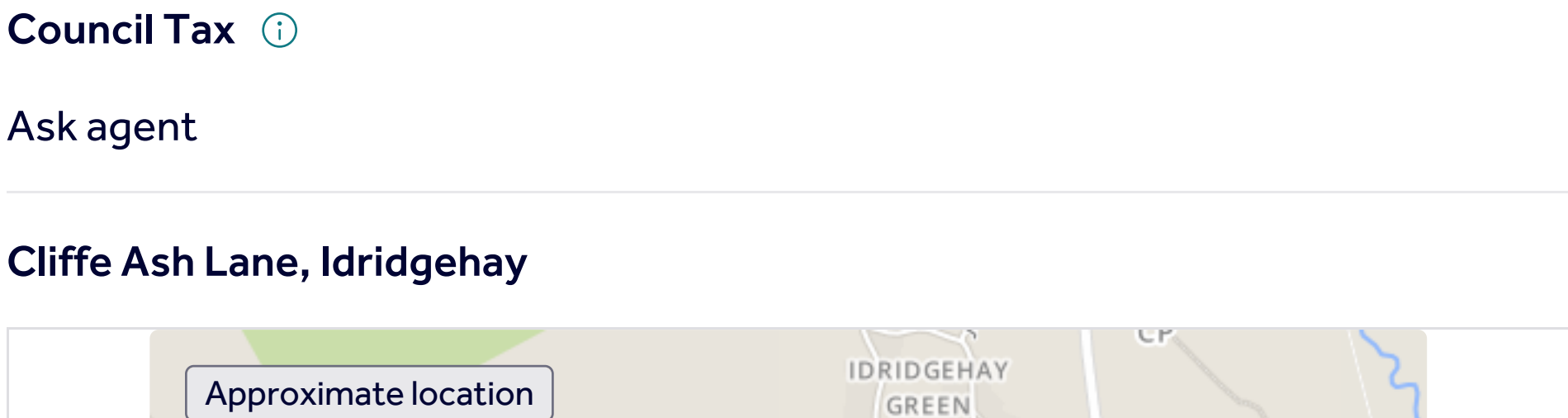
[Brochure](#)

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Council Tax 📄

Ask agent

Cliffe Ash Lane, Idridgehay



Stations 📍 Schools

Station	Distance
Belper Station	4.2 miles
Ambergate Station	4.6 miles
Whatstandwell Station	4.7 miles

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[Get a Mortgage in Principle](#)

You'll have a personalised result in just 20 minutes and you could get viewings faster when you find the home you want, with no impact on your credit score.

Nationwide Building Society

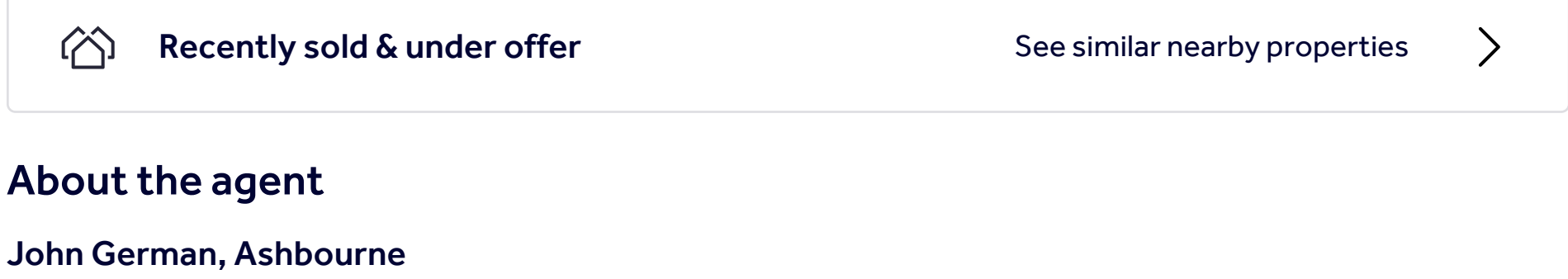
Broadband speed

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About the agent

John German, Ashbourne

Compton House Dig Street, Ashbourne, DE6 1GF



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Industry affiliations

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Property price

Deposit 10% Lenders may expect more than a 10% deposit

Annual interest Repayment period

Monthly repayments: **£6,916**

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