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Planning Comment: AVA/2025/0104

FAO Amber Valley Borough Council [AVBC] Planning Department,

I'm writing to you on behalf of Idridgehay & Alton and Ashleyhay Parish Council (the Council); following the Council's last meeting, it was agreed to contact AVBC to comment against the approval of the following planning matter: AVA/2025/0104 in regards to the Erection of a general purpose agricultural building on agricultural land.

In summary, the Parish Council objects to planning applications AVA/2025/0104. This is on the basis that it conflicts with both the Amber Valley Local Plan 2006 and the Idridgehay, Alton, and Ashleyhay Neighbourhood Plan. The proposed structure would result in significant adverse impacts on the landscape character, visual amenity, and environmental quality of the area. The specific conflicts with planning policies are outlined below:

EN6: Special Landscape Areas

The policy states that planning permission will only be granted if the development does not have an adverse effect on the landscape quality or character of the area. The proposed structure, by virtue of its size and location, would disrupt the visual integrity of the landscape, leading to an irreversible impact on the Special Landscape Area in which it is situated

EN6 Amber Valley Local Plan 2006:

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

EN11: Agricultural DevelopmentThe policy states that planning permission for agricultural development will only be granted if:

- (a) The development is essential for agricultural purposes. There is insufficient evidence provided by the applicant to justify the necessity of this building in relation to agricultural needs.
- (b) It does not significantly impact the character of the locality. The scale and siting of the proposed building would make it visually intrusive, altering the rural landscape.
- (c) It is located within or adjacent to existing agricultural buildings to minimise visual impact. This proposal does not adhere to this requirement, as it is positioned in a prominent location without clear justification.

EN11 Amber Valley Local Plan 2006:

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

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

The Council further believes that the application further does not comply with similar requirements as set out in the local Neighbourhood Plan for the Parish as 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.

VIA Business Policy B1: Business development, whether new or expanding, will be considered favourably provided that it:

- a) re-uses redundant or existing buildings as far as is reasonably practicable;
- b) is located within or adjacent to existing buildings if at all possible;
- c) is appropriate in scale to the Neighbourhood Area;
- d) is of a quality of design and materials appropriate to the location;
- e) protects residential amenity;
- f) demonstrates benefit to the local community in terms of jobs or services;
- g) will not significantly adversely affect the visual amenity or character of the area;
- h) will not have unacceptable environmental impact in terms of traffic generated, light and noise, pollution and loss of natural green space; and
- i) aims to achieve the highest possible standard of energy efficiency.

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:

The Council hopes that you will agree with our assessment of the application, and reject the application accordingly. The Council would appreciate it if the Planning Department could inform us of the outcome in regard to this planning application.

Yours Sincerely,

Matthew Evans

Clerk & Responsible Financial Officer

Idridgehay & Alton and Ashleyhay Parish Council