PP-14584248

DEVELOPMENT SERVICES
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Application to determine if prior approval is required for a proposed: Erection, Extension or Alteration of a Building for Agricultural or Forestry use

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 6

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Hollyseat Farm

Address Line 1

Hollyseat Lane

Address Line 2

Shottle

Address Line 3

Derbyshire

Town/city

Belper

Postcode

DE56 2EE

Description of site location must be completed if postcode is not known:

Easting (x)

432040

Northing (y)

348534

Description

The proposed slurry store will be located to the north of the existing farmstead within the agricultural field SK318490, as shown on the submitted plans.

Applicant Details

Name/Company

Title

Miss

First name

Alice

Surname

Balchin

Company Name

Chatsworth Settlement Trustees

Address

Address line 1

The Estate Office

Address line 2

Edensor

Address line 3

Town/City

Bakewell

County

Country

United Kingdom

Postcode

DE451PH

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

***** REDACTED ******

Secondary number

***** REDACTED ******

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Miss

First name

Alice

Surname

Balchin

Company Name

Address

Address line 1

The Estate Office

Address line 2

Edensor

Address line 3

Town/City

Bakewell

County

Country

United Kingdom

Postcode

DE451PH

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

The Proposed Building

Please indicate which of the following are involved in your proposal

- [x] A new building
- [ ] An extension
- [ ] An alteration

Please describe the type of building

The proposed development is for an agricultural slurry storage facility providing 3,748 cubic metres of additional slurry storage. The proposed slurry lagoon will be earth banked, lined and covered. The internal bund dimensions will measure 45 metres in length and 30 metres in width. The development has been designed to provide a minimum of six months' slurry storage capacity, in accordance with the Water Resources (Control of Pollution) (Silage, Slurry and Agricultural Fuel Oil) (England) Regulations 2010 and the Farming Rules for Water. The design has been developed in consultation with the Environment Agency and forms part of a application for funding under the Slurry Infrastructure Grant (Grant Application No. 121808).

Please state the dimensions of the building

Length

45 metres

Height to eaves

2 metres

Breadth

30 metres

Height to ridge

2 metres

Please describe the walls and the roof materials and colours

Walls

Materials

External colour

The lagoon will be constructed by excavating the site and constructing earth banks using the excavated subsoil. The lagoon liner (Nicoflex 800 material) will lie on a NW12 protection fleece.

Earth banks covered with grass.

Roof

Materials

Geotextile cover

External colour

Black

Has an agricultural building been constructed on this unit within the last two years?

◯ Yes
⊘ No

Would the proposed building be used to house livestock, slurry or sewage sludge?

⊘ Yes
◯ No

If Yes, will the building be more than 400 metres from the nearest house excluding the farmhouse?

⊘ Yes
◯ No

Would the ground area covered by the proposed building exceed:
- 1,000 square metres (if relying on the temporary provision to use the permitted development rights as they stood prior to 21 May 2024)
- 1,250 square metres (where the agricultural unit is under 5 hectares)
- 1,500 square metres (where the agricultural unit is 5 hectares or more)

◯ Yes
⊘ No

NOTE: If the ground area covered exceeds the square metre limit it will not qualify as Permitted Development and an application for Planning Permission will be required.

Has any building, works, pond, plant/machinery, or fishtank been erected within 90 metres of the proposed development within the last two years?

◯ Yes
⊘ No

Would the erection, extension, or alteration be carried out on land or a building that is, or is within the curtilage of, a scheduled monument?

◯ Yes
⊘ No

The Site

What is the total area of the entire agricultural unit? (1 hectare = 10,000 square metres)

62.7

Scale

Hectares

What is the area of the parcel of land where the development is to be located?

Less than 0.4

Hectares

How long has the land on which the proposed development would be located been in use for agriculture for the purposes of a trade or business?

Years

100

Months

0

Is the proposed development reasonably necessary for the purposes of agriculture?

- [x] Yes
- [ ] No

If yes, please explain why

Yes. The development provides essential slurry storage capacity required for the day-to-day operation of Hollyseat Farm. It enables six months' compliant slurry storage in line with the Water Resources (Control of Pollution) (Silage, Slurry and Agricultural Fuel Oil) (England) Regulations 2010 and the Farming Rules for Water, ensuring the farm can continue to operate lawfully and efficiently.

Is the proposed development designed for the purposes of agriculture?

- [x] Yes
- [ ] No

If yes, please explain why

Yes. The lagoon is purpose-designed for agricultural slurry storage, with its size, location and construction directly related to the farm's needs. It uses standard agricultural design, is sited for operational efficiency.

Does the proposed development involve any alteration to a dwelling?

- [ ] Yes
- [x] No

Is the proposed development more than 25 metres from a metalled part of a trunk or classified road?

- [ ] Yes
- [x] No

What is the height of the proposed development?

2.0 Metres

Is the proposed development within 3 kilometres of an aerodrome?

- [ ] Yes
- [x] No

Would the proposed development affect an ancient monument, archaeological site or listed building or would it be within a Site of Special Scientific Interest or a local nature reserve?

- [ ] Yes
- [x] No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [ ] Yes
- [x] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [x] The agent
- [ ] The applicant
- [ ] Other person

Declaration

I/We hereby apply for Prior Approval: Building for agricultural/forestry use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Alice Balchin

Date

05/01/2026