



Consultation Statement

Draft Supplementary Planning Document: The Conversion of Farm Buildings - Design Guidance, September 2018

REGULATION 12 - TOWN AND COUNTRY PLANNING (LOCAL PLANNING) (ENGLAND) REGULATIONS 2012

1. This statement sets out who was consulted in the preparation of the draft Supplementary Planning Document: The Conversion of Farm Buildings Design Guidance September 2018, how they were consulted, what issues were raised and how those issues influenced the preparation of the document.

2. Supplementary Planning Documents seek to expand on existing planning policy, to provide detail and depth that may not be possible in a Local Plan. In November 2005 the District Council formally adopted the Conversion of Farm Buildings Design Guidance Supplementary Planning Document. This has, since that time, sought to provide complementary design guidance and advice for owners of farm buildings (or agents/advisors working on their behalf) when they are not required for their original purpose. The SPD has operated well since that time and has provided important design advice & guidance, however following the adoption of the Derbyshire Dales Local Plan in December 2017, with revised policies that reflect current national guidance, it can no longer be used as a “material consideration” in the determination of planning applications.

3. To ensure that the Conversion of Farm Buildings Design Guidance Supplementary Planning Document can continue to be given statutory weight in the determination of planning applications it has been necessary to update its contents to reflect changes to the Local Plan policies, legislation and the approach to biodiversity and landscape management. Once adopted it can be used in the determination of planning applications as a “material consideration”.

Consultation: Stage One

4. The revised draft Conversion of Farm Buildings Design Guidance Supplementary Planning Document was subject to an internal consultation, from 30 April 2018 to 31 May 2018 with the following Officers:

- Development Management Team
- Planning Policy Team.

This took the form of discussions and meetings with individual officers. The principal issue which arose was that the document should include reference and guidance relating to ‘Class Q’ (*Agricultural Buildings to Dwelling Houses*) of the General Permitted Development Order 2015. In addition a section on the criteria

for use of “thin” double glazing in windows and openings has been included to reflect the technological advances in the last ten years.

No other substantive issues were raised, although some minor amendments and a general refreshing & up-dating of the whole document have been made relating to such items as, structural works to existing farm buildings and extensions and additions.

Consultation Process

5. A six week consultation period will run from 14th September 2018 to 26th October 2018. An email or letter will be sent to targeted contacts contained on the Council’s Local Plan consultation database. This includes statutory consultees, Parish and Town Councils, neighbouring authorities, agents and developers and landowners.

6. In addition, the consultation documents will be available online and in the following locations:

- Derbyshire Dales District Council, Town Hall, Bank Road, Matlock DE4 3NN
- The Arc Leisure Centre, 1 Bakewell Road, Matlock DE4 3AZ
- Matlock Library, Steep Turnpike, Matlock DE4 3DP
- Ashbourne Leisure Centre, Clifton Road, Ashbourne DE6 1DR
- Ashbourne Library, Compton, Ashbourne DE6 1DA
- Wirksworth Leisure Centre, Hannage Way, Wirksworth DE4 4JG
- Wirksworth Library, Town Hall, Wirksworth DE4 4EU

7. People will be invited to submit comments online or in writing to ensure that representations can be registered and considered by the Council. See www.derbyshiredales.gov.uk/farmbuildingsSPD

8. In accordance with the Derbyshire Dales District Council Statement of Community Involvement a press release will be issued regarding the consultation.

9. The main issues raised, response and action required will be included in an updated consultation statement, published at the end of the consultation period. All responses will also be considered under delegated authority, or reported to Members where substantive issues are raised, prior to adoption.

14th September 2018