

From: [Chris Johnston](#)
To: [Planning Comments \(SMDC\)](#)
Subject: FW: SMD 2024 0429 New buildings and access at a farm in Horton Conservation Area
Date: 12 November 2024 18:40:08
Attachments: [image001.png](#)

From: Rachel Robinson
Sent: 12 November 2024 14:06
To: Chris Johnston
Subject: RE: SMD 2024 0429 New buildings and access at a farm in Horton Conservation Area

Hi Chris,

Following receipt of revisions see below.

No Objection:

The application site is located within the Horton conservation area (CA). Townsend farm is located to the north of the conservation area, accessed via a T-junction which forms part of the conservation areas historic road layout. However, no objection is raised to the relocation of the farm entrance, provided that SCC Highways determine the proposed entrance to be satisfactory.

It is proposed to demolish two existing dilapidated farm building. Neither existing building are of any historical or architectural significance. As such there is no objection to their removal.

Proposed building A presents a modern agricultural building, in the location of one of the existing dilapidated buildings. Building A will be visually read in within its agricultural context. As such there is no objection to building A, which sustains and does not harm the CA.

Proposed building B will be located just outside of the CA, but will be read within the context Townsend Farm. Building B, is modern in design, and amount to an expansion of the current farmyards footprint. However, building B will have a negligible impact upon the adjacent conservation are, and as such is not considered to harm the heritage asset (the CA).

Kind regards,

Rachel Robinson Conservation Officer
(She/Her)
Development Management
High Peak Borough Council and Staffordshire Moorlands District Council

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From: Chris Johnston
Sent: 11 November 2024 15:01
To: Rachel Robinson
Subject: RE: SMD 2024 0429 New buildings and access at a farm in Horton Conservation Area

Yes you are right. They have got Building A and Building B the wrong way round on the Proposed Floorplans.

I will ask the agent to confirm this.

Regards
Chris

From: Rachel Robinson
Sent: 08 November 2024 15:05
To: Chris Johnston
Subject: RE: SMD 2024 0429 New buildings and access at a farm in Horton Conservation Area

Hi Chris,

I have given this an initial look and can provide the below. Please could you confirm that the proposed plans are correct and re consult?

Objection:

Submitted plan '2422 Townsend Farm PL03B Plans as Proposed 1-100 A2' appears incorrect. The floor plans provided for buildings A and B appear to be incorrectly labelled. As such I must object due to a lack of clarity in the information provided.

Kind Regards,

Rachel Robinson Conservation Officer
(She/Her)
Development Management
High Peak Borough Council and Staffordshire Moorlands District Council

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From: Chris Johnston
Sent: 08 November 2024 11:21
To: Rachel Robinson
Subject: SMD 2024 0429 New buildings and access at a farm in Horton Conservation Area
Importance: High

Morning Rachel

I would be grateful for your comments on this by Wed 13th Nov if at all possible

Many thanks
Chris

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