

20<sup>th</sup> January 2020

**HPBC DEVELOPMENT CONTROL COMMITTEE**

**UPDATES SHEET**

**HPK/2019/0466 – Hayfield Campsite**

No updates to report.

**HPK/2019/0280 – Land between 15 and 23 Batham Gate Road, Peak Dale**

Additional information received from Applicant:

The applicant has submitted an updated site plan showing the location of the proposed substation within the area of public open space and indication of the proposed affordable housing plots.

In order to address deficiencies in minimum floor area standards for bedroom sizes, the applicant has submitted revised house type drawings which change some of the bedrooms previously indicated as being double bedrooms to single bedrooms.

Housing Officer:

No objection to the additional information detailing the affordable housing proposals.

DCC Flood Risk Management Team additional comments:

The Flood Risk Management Team has reviewed the applicant's drainage strategy report and raises no objection, subject to conditions requiring submission of the following:

- Detailed design and associated management and maintenance plan of the surface water drainage for the site.
- Details indicating how additional surface water run-off from the site will be avoided during the construction phase.

Officer comment:

As noted above, revised house type drawings have been submitted. These show internal changes to the layout of the dwellings only and do not alter the external appearance of the properties. In summary, the revised house types show that some of the bedrooms previously indicated as double bedrooms would instead be single bedrooms.

The floor plans submitted for each of the proposed house types (as revised) have been assessed against the Nationally Described Space Standards (NDSS) published by DCLG in 2015. The table below shows that all revised house types meet or exceed the minimum standards and these therefore provide an acceptable standard of accommodation. The single bedrooms within House Types B and D1 are approx.

6.9 sq.m. and 6.8 sq.m respectively and therefore fall slightly below the minimum standard recommended in the NDSS for single bedrooms which is 7.5 sq.m. Whilst both of these would fall marginally below the standard, the other bedrooms exceed the standards and the overall majority of the dwellings on the development will meet the minimum standards.

House Type	People	Bedrooms	Storeys	Floor Space	DCLG Standards
A	3	2	2	84	70
B (plots 12 & 26)	4	3	2	88	84
B (plots 11, 13, 25, 27)	4	3	2	91	84
C1	3	2	2	84	70
C1 Splayed	3	2	2	84	70
C2 (plots 7 & 10)	3	2	2	84	70
C2 (plots 8 & 9)	5	3	2	93	93
D1 (plots 5, 22 & 23)	5	3	2	105	93
D1 (plots 6, 21 & 24)	5	3	2	107	93
D2	6	4	2	139	106
D3	5	3	2	102	93

The Council's Housing Officer has confirmed that the affordable housing provision is acceptable.

The additional drainage conditions recommended by DCC Flood Risk Management Team have been added to the recommendation.

It is also recommended that the approved plans condition be amended to include the revised site plan and house type drawings.

#### **ADDITIONAL CONDITIONS:-**

(1) No development shall take place until a detailed design and associated management and maintenance plan of the surface water drainage for the site, in accordance with the principles outlined within:

a. Batham Gate Road, Peak Dale – Drainage Strategy Report – dated: October 2019 by Scott Hughes Design including any subsequent amendments or updates to those documents as approved by the Flood Risk Management Team

b. And DEFRA's Non-statutory technical standards for sustainable drainage systems (March 2015), have been submitted to and approved in writing by the Local Planning Authority. The approved drainage system shall be implemented in accordance with the approved detailed design, prior to the use of the buildings commencing.

(2) Prior to commencement of the development, the applicant shall submit for written approval by the Local Planning Authority details indicating how additional surface water run-off from the site will be avoided during the construction phase. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved system shall be implemented and in operation, for the duration of the construction works.

### **HPK/2019/0436 – Proposed campsite, Cemetery Road, Glossop**

#### Additional information from Applicant received 16 January:

The applicant has submitted a revised block plan detailing additional soft landscaping around the car park and they also confirm their proposals for surface water drainage.

#### Arboricultural Officer additional comments:

The proposed landscaping scheme is acceptable.

#### Officer Comment:

The Arboricultural Officer has confirmed that the proposed landscaping scheme as shown on the site plan is acceptable. The revised landscape plan includes hedge planting to the north west side of the access track which will screen the car park and bin store from views from the north west along Cemetery Road. The revised landscape plan therefore shows native hedgerow planting around all four sides of the new car park, together with the planting of 8 new oak trees along both sides of the south western boundary of the camping field and hedge infilling all along both field boundaries adjacent to Woodhead Road. Overall, the proposed soft landscaping scheme will soften and screen the proposed development in views from both Cemetery Road and Woodhead Road. In terms of boundary treatments, these show retention of existing stock proof fencing and existing roadside stock proof fencing being set back into the field fronting Woodhead Road in order to aid visibility for drivers at the site entrance. The proposed boundary treatments are therefore minimal and are acceptable.

Accordingly, it is recommended that the conditions in the original report requiring submission of details of both landscaping and boundary treatments be removed.

The car park is proposed to be surfaced in grasscrete with tarmac for the first 5m of the access road into the site. As the car park will be finished in permeable surfacing, surface water will soak into the ground. The surface water from the building will be collected by guttering/downpipes into water butts front and back of the building which will be used for the toilets and for livestock in the field. The proposed drainage arrangements are therefore considered acceptable and the drainage condition has been removed from the recommendation.

In terms of materials of construction, the building is proposed to be finished in gritstone walls with a slate roof and timber doors, all of which are considered appropriate in this location. It is recommended that the condition requiring samples

of materials be amended to stipulate that the building be finished in the materials specified.

**AMENDED RECOMMENDATION:-**

**APPROVE, SUBJECT TO THE FOLLOWING CONDITIONS:-**

Condition ref number	Brief description	Comment
TL01	Development to begin within 3 years	
AP01	Development in accordance with approved/amended plans.	
NSTD	The toilet / shower block shall be clad in gritstone walls, slate roof and be fitted with timber doors in accordance with the approved plan.	
LA02	Landscaping scheme to be carried out and maintained.	
NSTD	Space to be provided within the site for storage of plant and materials, site accommodation, loading and manoeuvring of employees and visitors vehicles.	
NSTD	The existing vehicular access with Cemetery Road shall be modified in accordance with the approved application drawing and provided with exit visibility sightlines extending from a point 2.4 metres from the carriageway edge, measured along the centreline of the access, for a distance of 84 metres to the south east and 103 metres to the north west measured along the nearside carriageway edge.	
NSTD	The campsite shall not be taken into use until space	

	has been provided for parking/loading and manoeuvring of visitors / staff/ customers/ service and delivery vehicles.	
NSTD	No gates or other barriers within 12 metres of the highway boundary and any gates shall open inwards only.	
NSTD	If during development any contamination or evidence of likely contamination is identified that has not previously been identified or considered, then the applicant shall submit a written scheme to identify and control that contamination.	
NSTD	Any artificial lighting shall conform to the Institute of Light Engineers Guidance Notes for the Reduction of Obtrusive Lighting.	
NSTD	Any lighting shall be fitted with motion sensors and shall be fitted so as to direct light downwards to minimise light spill.	
NSTD	No caravans / motorhomes	
NSTD	Holiday accommodation only. No permanent residential accommodation.	

**HPK/2019/0478 – Whaley Bridge Sports Pavilion, Park Road, Whaley Bridge**

A revised plan and additional drainage plan have been submitted. The revised plan details a slight amendment to the existing side wall above the side extension to include a section of stone coloured render. This is due to the removal of a redundant section of steel from the wall.

The drainage plan provides details on the existing and proposed connections.

**Officer Comment**

There is no objection to the inclusion of a small section of stone coloured render on the side elevation of the existing building. The drainage details are acceptable.