

22nd MARCH 2021

HPBC DEVELOPMENT CONTROL COMMITTEE

UPDATE SHEET

HPK/2020/0515 - Mount Pleasant Chapel, Spring Bank, New Mills

Councillor Bancroft: Has formally requested that her comments of support for the scheme be removed from the public file.

Applicant:

The following submissions have been made:

- A revised ground floor plan (162/210 rev J-): We have decided to go back to a single storey 1 bed 1 person unit rather than the 2 storey unit shown in the previous revision. External elevations remain unchanged.
- A NDSS (Nationally Described Space Standard) Report and how the dwellings meet Part M of the Building Regulations.
- A drawing that identifies the issues of overlooking and why we believe the suggested condition that all windows on the north elevation of the chapel be obscured is unnecessary (Report item 7.43).

NDSS (Nationally Described Space Standard) Report:

Summary: We do accept that the proposals originally submitted deliver a small dwelling and whilst it is initially intended that the dwelling will be let out intermittently, it is true that a better solution would be to provide a more spacious unit that meets the NDSS. As a result, we have reviewed the design and now submit this revised plan as shown on dwg 162/210 rev J. This delivers a 1 bed 1 person dwelling on a single level with a shower room, that at 37m² meets the NDSS for a unit of this type. In addition to this the dwelling also meets all the other relevant requirements of the standard.

Part M

The external access to the dwelling uses the existing pathways and external steps to the north of chapel. Part M recognises that for historic buildings existing access routes can present significant challenges to access (Part M paragraph 0.12 & 0.13) and that these need to be balanced against the need to preserve and enhance the historic environment.

The revised proposals for the bin store and entrance steps (dwg 162/115 rev B) do provide for a new ambulant disabled stair directly from the street. The route from here to the front door of the unit includes an inclined path and a short run of 3 existing steps that are not too far off meeting the ambulant disabled requirement. The whole approach route therefore does facilitate ambulant disabled access and meets the requirement of Part M Paragraph 1.8.

However, even if full disabled access is obtained via the Town Hall Car Park, there will remain external steps on the approach route to the 1 Bed 1 Person dwelling,

which means it cannot be made to meet the Optional requirements of Part M4(2). As such this dwelling has been designed to meet the minimum requirements of Part M4(1) A Visitable dwelling.

HPBC Conservation Officer

Suggested Conditions:

- Prior to the construction of the bin store, details of the levels, enclosure, steps and gate shall be submitted to the LPA
- Facing materials, including sample panel of external render
- Joinery details to all windows and external doors including cills and lintels and position in the opening
- Ventilation cowls and ducts
- Eaves, verges and copings
- External rainwater goods
- Details of solar panels
- Schedule of renovation works to the historic fabric including any details of taking down and rebuilding, consolidation, replacement stone and re-pointing (the latter including a sample panel)
- Archaeology – supervision and recording (as advised by DCC)
- Schedule of works to the graveyard including works to headstones
- Front gate posts and iron gates to be retained without alteration
- Landscaping including materials for hard landscaping
- External lighting

Case Officer

No change to the recommendation.

HPK/2020/0459 - Mount Pleasant Chapel, Spring Bank, New Mills

DCC Archaeology

Awaited.

HPBC Environmental Health Officer

Awaited.

Case Officer

No change to the recommendation.

HPK/2021/0006 - Land across the road from 3 Silk Hill, Buxworth

The committee report refers in error to the site as being in Blackwood ward. It is in Blackbrook ward.

The applicant has submitted a letter of response to the published committee report. This letter addresses various points in the committee report and provides additional details about the use of the building and activities on the site more generally. A copy of the applicants letter can be found at:

<http://planning.highpeak.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=245012>

In summary the letter states:

The letter describes some small scale horticultural activities on site – a vegetable patch shared with residents and fruit trees planted along the rear boundary, and the intention to keep chickens on the site, noting that the shed would also store animal feed.

No reference was made to such activities in the application and no growing activities were noted upon the site visit. The letter also notes that the greenhouse previously on the site was used to raise lambs in the past and that the shed would also be used for this purpose in the future. It appears unlikely that this would be one of the main uses of the building.

It does not appear any of the small-scale horticultural or agricultural activities now described would justify a building of this size. The pots, seeds and trays referred to could reasonably be stored at residents' nearby homes, or in smaller structures.

Further, it is noted that the general maintenance of the site to support its use as a garden does not relate to agricultural activities. Storage of equipment required to maintain the site, including the lawn mower and strimmer, does therefore not justify the shed as a building for agriculture.

In any case, it is apparent that the primary purpose of the building is not to support the limited growing activities referred to in the letter, and the building is therefore not primarily a building for agriculture.

The applicant's letter also notes that the building will be used to store yoga mats and block, to be used for outdoor yoga classes for local residents, and to store garden furniture used for social gatherings. In the context of Green Belt policy, these activities are not forms of outdoor sport or outdoor recreation. The shed therefore does not comprise an appropriate facility for outdoor sport or recreation.

As described in the application and as indicated by the interior photos submitted with it, it is apparent that the main purpose of the building is for indoor leisure and relaxation. Such a use is not appropriate development in the Green Belt.

For the above reasons it is still considered that the proposal would not comprise any of the appropriate forms of development in the Green Belt.

The circumstances and other considerations set out in the applicant's letter, including the improvements to the site, benefits to nature, amenity value to local residents, and facilitating various community activities, are not considered to

comprise very special circumstances. Accordingly, it is considered that approval of the structure would be contrary to Green Belt policy.

With regards the applicant's references to the accessibility of the site, whilst it is within walking distance of local residents it is otherwise in a relatively inaccessible location within the borough as a whole. It is therefore not considered to be accessible in the sense that policy EQ3 would require for recreational uses.

The applicant's letter refers to their licence with the Highways Agency (via Derbyshire County Council) to use the land. This arrangement does not relate to any material planning considerations.

Following the publication of the committee report the applicant has also forwarded 19 letters of support from local residents, including Cllr Eve Burton. In summary, these letters note:

- That the site was previously overgrown and the applicants have improved it considerably, planting trees and plants and establishing a lawn
- The shed is well-designed and attractive and sympathetic to the area
- Wildlife benefits of the shed and the site generally
- Benefits to residents of the book swap library and storage of maintenance equipment, garden furniture, and logs.

HPK/2021/0005 - Serpentine Community Garden, Serpentine Walks

Correction to title as follows:

Serpentine Community Garden, located in Serpentine Walks, Off Burlington Road, Buxton.

HPK/2020/0531 – Land at Cemetery Road, Glossop

No updates to report.

HPK/2020/0553 – Pavilion Gardens, Buxton

One letter of support has been received from a local resident stating:

Work to repair and restore these parts of the complex are overdue and it is good to see them being brought forward. It will be crucial that timber is inspected and replaced as necessary and not just painted over.

HPK/2020/0388 – Lowfoot Farm, Redgap Lane, Buxton

No updated to report.