

**HIGH PEAK BOROUGH COUNCIL
DEVELOPMENT CONTROL COMMITTEE**

Date 9th May 2022

Application No:	HPK/2021/0663	
Location	Glossop Fire Station, Whitfield Park, Glossop, SK13 8LG	
Proposal	Demolition of existing Fire Station and Outbuildings and construction of new Fire Station, Smoke House and Tower with associated outbuildings and external works	
Applicant	Derbyshire Fire and Rescue Service	
Agent	Graham Normington, James Totty Partnership	
Parish/ward	Whitfield	Date registered 2 nd December 2021
If you have a question about this report please contact: James Stannard, Tel. 01298 28400 extension 4298, james.stannard@highpeak.gov.uk		

1. SUMMARY OF RECOMMENDATION

Approve with Conditions

1. REASON FOR COMMITTEE DETERMINATION

- 1.1 This application has been brought before the Development Control Committee because the application constitutes Major Development.

2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 2.1 The application relates to Glossop Fire Station, located at the south-eastern fringes of Glossop in the Whitfield area, immediately adjacent to the A624 on its eastern side. It covers an area of 6.7 acres.
- 2.2 The site is operated by Derbyshire Fire and Rescue Service, and consists of the main Fire Station building, a Tower, and large area of hard standing.
- 2.3 It is understood that the Fire Station dates from the early 1970's and is nearing the end of its operational and functional life, being spatially inefficient and not being fit for purpose to meet modern operational needs and a modern diverse workforce.
- 2.4 The main Fire Station building comprises a single storey garage which accommodates the Fire Engine vehicles characterised by four sets of red roller shutter doors on its front elevation, with a covered car wash to the rear, which together span approximately 20m and a flat roof height of 4.2m.
- 2.5 Alongside the vehicle garage and covered wash area to the south is a two storey pre-fabricated structure which contains staff changing and

toilet facilities, office space, and a boiler room. This structure has a height of 5.9m and spans a similar depth to the engine shed and a width of approximately 11m.

- 2.6 To the rear of these buildings is a large yard area accessed via the north of the engine shed. At the far eastern end of this yard is a single storey building which is a garage and gym and stands alongside a large pre-fabricated tower which stands at an approximate height of 15m.
- 2.7 The site benefits from direct access from the public highway onto Charlestown Road and is surrounded on three sides by a large area of mature woodland.
- 2.8 A row of four terraced properties stand immediately to the north-east which are understood to have previously housed crew that were stationed at Glossop. These buildings are subject to a separate application under HPK/2022/0028 for the following:

“the temporary works and temporary change of use in association with the proposed redevelopment of the Fire Station in Glossop. Work to include a temporary structure to house the two fire appliances and fire kit and the use of 4 no former Fire Crew houses for welfare and administration during the construction period of the new fire station”

- 2.9 For the purposes of the Local Development Plan, the site lies within the built-up area boundary of Glossop and adjacent to the Whitfield Conservation Area boundary on its eastern side.

3. DESCRIPTION OF THE PROPOSAL

- 3.1 This application follows positive pre-application advice and seeks full planning permission for the demolition of the existing Fire Station and associated Outbuildings and the construction of a new modern Fire Station, Smoke House and Tower with associated outbuilding and external works.
- 3.2 The need and justification for the development is set out under Section 2.0 of the accompanying Design and Access Statement, and is summarised as follows:

- A change of duty system in Glossop approved in 2018 has resulted in the 12no. service houses on site become surplus to requirements. 6no. houses were put up of sale with the remaining 6 retained, with 4no. houses being sold at the time of submission. It is intended to to sell off the remaining houses to part fund the redevelopment of the Fire Station. Due to changes in the duty system, the fire station is now staffed during the day but at night emergency response id provided by “on-call” firefighters who live off site and within Glossop.

- The existing building was constructed in 1972 and is reaching the end of its operational and functional life, becoming spatially inefficient and no longer being fit for purpose, to meet the operational requirements of the duty system and for the needs of a modern diverse workforce
- In order to facilitate construction of the new station, the existing building will need to be demolished as the first phase of work. Temporary accommodation will be required on site for the personnel and appliances.

3.3 Section 3.0 of the Design and Access Statement sets out the details of the proposed development, which is summarised as follows:

- Demolition of existing buildings
- Construction of new Fire Station and two storey Office/Changing Block
- Construction of new Smoke House and Garage Block
- Reconfiguration of hard standing to facilitate parking
- New retaining wall on northern boundary

3.4 The Site, Floor and Elevation Plans are helpfully accompanied by digital photo montages contained under Appendix C of the Design and Access Statement. The full set of plans and technical documents that form the application are set out as follows:

Plans

- Location Plan (05A)
- Proposed Site Plan (10M)
- Proposed Floor Plan (11G)
- Proposed Site Plan with Topographic Survey (12A)
- Proposed Smoke House Floor Plan (18C)
- Proposed Fire Station Elevations (23A)
- Proposed Smoke House Elevations (24)
- Tower Survey - Topographic Survey
- Tower Survey – Utilities Survey
- Below Ground Drainage Layout
- Below Ground Drainage Strategy
- Proposed External Works
- External Lighting Layout
- Tree Schedule
- Tree Survey Plan

Technical Documents

- Design and Access Statement
- Ecological Appraisal

- Habitat Creation Note
- Geo Environmental Appraisal
- Noise Assessment
- Flood Risk Assessment
- Asbestos Management Survey
- Tree Schedule
- Arboricultural Report

3.5 All plans and documentation associated with the application can be viewed online via the following link on the Council's website <http://planning.highpeak.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=251854>

4. RELEVANT PLANNING HISTORY

4.1 The site has been subject to the following planning history:

HPK/2005/0016 Residential Development (Withdrawn)

4.2 The following applications are pending a decision and are directly related to this application:

HPK/2022/0028 Temporary works and temporary change of use in association with the proposed redevelopment of the Fire Station in Glossop. Work to include a temporary structure to house the two fire appliances and fire kit and the use of 4 no former Fire Crew houses for welfare and administration during the construction period of the new fire station

5. PLANNING LEGISLATION RELEVANT TO THE DECISION

High Peak Local Plan 2016

- S1 Sustainable Development Principles
- S1a Presumption in Favour of Sustainable Development
- S2 Settlement Hierarchy
- S5 Glossopdale Sub-area Strategy
- EQ5 Biodiversity
- EQ6 Design and Place Making
- EQ7 Built and Historic Environment
- EQ9 Trees, Woodland and Hedgerow
- EQ10 Pollution Control and Unstable Land
- EQ11 Flood Risk
- CF3 Infrastructure Provision
- CF6 Accessibility and Transport

Supplementary Planning Guidance

High Peak Design Guide SPD (2018)

National Planning Policy Framework 2021

Achieving Sustainable Development	Chapter 2
Promoting Healthy and Safe Communities	Chapter 8
Promoting Sustainable Transport	Chapter 9
Making Effective Use of Land	Chapter 11
Achieving Well Designed Places	Chapter 12
Conserving and Enhancing the Natural Environment	Chapter 15
Conserving and Enhancing the Historic Environment	Chapter 16

6. CONSULTATIONS CARRIED OUT

Site notice	Expiry date for comments: 5 th January 2022
Neighbour letters	Expiry date for comments: 28 th December 2021
Press Notice	Expiry date for comments: 6 th January 2022

- 6.1 No comments from neighbouring properties or the general public have been received
- 6.2 The following table shows the comments received from relevant statutory consultees in connection with the application.

Consultee	Comments
DCC Flood Risk	No objection subject to conditions.
DCC Highways	On the basis the proposals are for a replacement fire station, with only a modest increase in gross floor area, and without any alterations or impact on the existing access or public highway, there are no sustainable objections in principle to the development proposals as submitted.
Derbyshire Wildlife Trust	Initial comments: We have reviewed the Ecological Appraisal (FPCR, 2021). Protected species constraints appear limited to nesting birds, which can be mitigated for through seasonal restrictions to felling/clearance. The report does state that no trees with greater than 'low' bat roost potential were identified but no further information is given on which were assessed as 'low' rather than 'negligible'. It should be clarified by the ecologists if any of the trees identified for removal in the Arboricultural Assessment (FPCR, 2021) are assessed as low as these will require a soft felling approach, which

should be secured through a condition.

A total of eight trees and a small tree group are proposed for removal. Whilst we encourage retention of mature trees wherever possible, this appears to be a small proportion of the total tree/woodland resource on site. Compensation is proposed through new tree planting and improved management of the rest of the woodland including the removal of non-native species. This appears reasonable, however we expect further comments on the proposed tree removal to be provided by the LPA tree officer.

We note that no biodiversity metric has been provided and given that the majority of impacts appear to be on hardstanding and small areas of amenity grassland, it may not be strictly necessary in this instance. However, to enable the LPA to make a robust assessment against local and national planning policies, we suggest that some quantifiable information is provided including numbers and species of trees that will be planted to offset those lost and the total area of woodland to be entered into a Landscape and Biodiversity Enhancement and Management Plan (LBEMP).

Revised Comments

Many thanks for sending across the two new documents. The Lighting Plan appears reasonable and should be implemented in full. All trees with 'low' bat roost potential as indicated on Figure 3 of the FPCR letter dated 7th March 2022, should be subject to a soft-fell approach, if they require removal. Whilst it would be preferable to have some commitment to tree replacement at this stage, it can be secured through a planning condition (see first bullet point in LBEMP wording).

Our recommended conditions are as follows:

Nesting Birds

No vegetation clearance shall take place between 1st March and 31st August inclusive, unless preceded by a nesting bird survey undertaken by a competent ecologist. If nesting birds are present, an appropriate exclusion zone will be implemented and monitored until the chicks have fledged. No works shall be undertaken within exclusion zones whilst nesting birds are present.

Tree Removal

All trees proposed for removal which have been assessed to display low bat roost potential shall be subject to an updated ground-based assessment prior to felling and then removed using a soft-fell approach. Further details and a plan of the trees with low bat roost potential are provided in the FPCR letter, dated 7th March 2022 (Ref: 7063/ET/IH).

Lighting Plan

[Can now be a compliance condition with GFS-ESD-XX-XX-DR-E-6900 Rev. P1]

Landscape and Biodiversity Enhancement & Management Plan (LBEMP)

A Landscape and Biodiversity Enhancement and Management Plan (LBEMP) shall be submitted to, and be approved in writing by, the LPA prior to the commencement of the development. The aim of the LBEMP is to maximise the biodiversity value of onsite habitats and should combine both the ecology and landscape disciplines. It shall be suitable to provide to the management body responsible for the site and shall include the following:-

- a) Description and location of features to be retained, created, enhanced and managed, including new landscaping and existing habitats. This shall include the replacement of trees at a 2:1 ratio and a preference for native species.
- b) Aims and objectives of management.
- c) Appropriate management methods and practices to achieve aims and objectives, including control/eradication of non-native species.
- d) Prescriptions for management actions.
- e) Preparation of a work schedule (including a five-year work plan capable of being rolled forward in perpetuity).
- f) Details of the body or organization responsible for implementation of the plan.
- g) A monitoring schedule to assess the success of the enhancement measures.
- h) A set of remedial measures to be applied if conservation aims and objectives of the plan are not

	<p>being met.</p> <p>i)Habitat enhancements including bat boxes, bird boxes, habitat piles/deadwood.</p> <p>j)Requirement for a statement of compliance upon completion of planting and enhancement works.</p> <p>The LBEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The approved plan will be implemented in accordance with the approved details.</p>
<p>Tree Heritage Ltd</p>	<p>No objections subject to conditions including schedule of arboricultural works and submission of a tree protection plans including protection measures.</p> <p>The proposal does involve the removal of several fairly poor and mainly Category C trees. Some of these would probably have had to be removed because of their condition, weak forks, lean etc., even if the proposal did not proceed. The trees for removal all appear to be outside the Conservation Area. The proposal also removes 2 larger Category B trees; T14 a Sycamore, which appear to have declined since the report was written, and T82 Wych Elm (incorrectly identified as English Elm in the report), which is a good healthy specimen. Elms are scarce in this locality and therefore this is a significant loss. However, the tree may succumb to Dutch Elm Disease and so this is probably not a reason to refuse this proposal.</p> <p>The site is situated adjacent to a woodland and so the removal of these trees will not significantly detract from the wooded nature of the site. I would like to see replacement trees planted to improve the woodland as mitigation.</p> <p>The proposal has some minor encroachments into the root protection areas of T6, T66 and G4 and suitable precautions would need to be taken to avoid damage to these retained trees. The survival of these trees could be ensured by using special measures and Arboricultural Supervision. Details of the work should be outlined in an Arboricultural Method Statement.</p>

<p>HPBC Environmental Health</p>	<p>No objections subject to conditions:</p> <p>CONDITIONS</p> <p>1. No fixed external plant or equipment shall be installed without the written prior permission of the Local Planning Authority.</p> <p>2. The total sound level from external fixed plant or equipment shall not exceed the following sound levels at the nearest residential receptor when measured or assessed in accordance with BS4142:2014:</p> <p>O 41dB LAeq, 1hr during daytime 07:00-23:00hrs O 26dB, LAeq, 15min during the night-time 23:00-07:00hrs</p> <p>3. 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. This shall include a phased risk assessment carried out in accordance with the procedural guidance of the Environmental Protection Act 1990 Part IIA, and appropriate remediation proposals, and shall be submitted to the Local Planning Authority without delay. The approved remediation scheme shall be implemented to the satisfaction of the Local Planning Authority.</p> <p>4. No development shall take place until monitoring at the site for the presence of ground/landfill gas and a subsequent risk assessment has been carried out in accordance with a scheme to be agreed with the Local Planning Authority. The results of the monitoring shall be submitted to the Local Planning Authority as soon as they are available.</p> <p>If the presence of ground/landfill gas is confirmed, or there is evidence that migration of ground/landfill gas is likely to occur, development shall not commence until satisfactory remedial measures have been taken to control and manage the gas and to monitor the effectiveness of these measures. All such measures shall be agreed in writing by the Local Planning Authority before development.</p> <p>5. Unless prior permission has been obtained in writing from the Local Planning Authority, all noise-generating</p>
---	---

	<p>activities shall be restricted to the following times of operations.</p> <ul style="list-style-type: none"> • 08:00 - 18:00 hours (Monday to Friday); • 08:00 - 13:00 hours (Saturday) • No working is permitted on Sundays or Bank Holidays. • All deliveries to the site shall be limited to within the above hours. <p>In this condition, a noise-generating activity is defined as any activity (for instance, but not restricted to, building construction/demolition operations, refurbishing and landscaping) which generates noise that is audible at the site boundary.</p> <p>6. There shall be no visible dust emissions beyond the site boundary associated with demolition/construction works undertaken at the site. In controlling dust on site, the contractor shall have due regard to the Building Research Establishment Document 'Control of Dust from Construction and Demolition Activities' (BR456) and the Institute of Air Quality Managements 'Assessment of dust from demolition and Construction' (2014).</p> <p>7. Prior to demolition/ construction commencing, the Developer shall have in place an environmental management plan. This shall detail:</p> <ul style="list-style-type: none"> ○ Techniques and control measures to minimise noise ○ Techniques and control measures to minimise dust ○ Methods to be employed to monitor dust and noise during demolition/ construction ○ Complaints procedure for dealing with complaints made to the developer in relation to impacts from noise or dust during demolition or construction ○ Communications plan for informing neighbouring properties of the schedule of works and the developer contact details in the event of complaints ○ Instruction/ training to be given to site workers/ contractors to minimise emissions of dust and noise.
<p>HPBC Operational Services (Leisure)</p>	<p>No comments received at time of writing</p>
<p>HPBC Regeneration</p>	<p>No comments received at time of writing</p>

HPBC Planning Policy	No comments received at time of writing
HPBC Service Commissioning Team	No comments received at time of writing
AES Waste	No objection.
United Utilities	No objections subject to conditions requiring detailed surface water drainage scheme has been submitted to and agreed in writing prior to commencement of development

7. OFFICER ASSESSMENT

- 7.1 The determination of a planning application is to be made pursuant to section 38(6) of the Planning and Compulsory Purchase Act 2004, which is to be read in conjunction with section 70(2) of the Town and Country Planning Act 1990.
- 7.2 Section 38(6) requires the local planning authority to determine planning applications in accordance with the development plan, unless there are material circumstances which 'indicate otherwise'. Section 70(2) provides that in determining applications the local planning authority "shall have regard to the provisions of the Development Plan, so far as material to the application and to any other material considerations." The Development Plan consists of the High Peak Local Plan Policies Adopted April 2016.
- 7.3 Other material considerations include the National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG). Paragraph 11 of the NPPF explains that at the heart of the Framework is the presumption in favour of sustainable development. For decision makers this means that when considering development proposals which accord with the development plan, they should be approved without delay, but where the development plan is absent, silent or relevant policies are out of date, grant planning permission unless any adverse impacts would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF taken as a whole.

Principle of Development

- 7.4 The site lies within the built-up area boundary of Glossop; one of the larger Market Towns that sit at the top of the settlement hierarchy under Local Plan (LP) Policy S2. Policy S2 identifies Glossop as a settlement which will be the focus for new development.

- 7.5 The site contains a number of existing structures and permanent hard standing (previously developed land) and is not directly constrained by any sensitive statutory designation.
- 7.6 This application seeks permission for the redevelopment and enhancement of key emergency service infrastructure on previously developed land. Policy CF3 supports the provision of new facilities which support the health and wellbeing of local communities, ensuring the delivery of adequate infrastructure and services to serve the development needs of the plan area.
- 7.7 The principle of development is therefore fully supported subject to detailed consideration of all relevant technical considerations which are assessed below.

Planning Considerations

Design, Character and Assessment

- 7.8 LP Policy S1 sets out a number of sustainability principles which all new development proposals should incorporate in order to make a positive contribution towards the sustainability of communities and to protect, and where possible enhance the environment.
- 7.9 LP Policy EQ6 states that all development should be well designed to respect and contribute positively to the character, identity and context of High Peak's townscapes, having regard to matters of scale, height, density, layout, appearance and materials.
- 7.10 The High Peak Design Guide SPD (2018) provides further useful design guidance with regards to context and the use of traditional materials.
- 7.11 Chapter 12 of the NPPF contains relevant policies aimed at creating high quality design. Paragraph 130 of the National Planning Policy Framework (NPPF) states amongst other matters that new development should add to the overall quality of the area, be visually attractive as a result of good architecture and sympathetic to the surrounding built environment.
- 7.12 The existing Fire Station dates from the early 1970's and has a functional practical appearance, with buildings finished in a rather unsympathetic peddle-dash render.
- 7.13 The plans supported by visual montages in the Design and Access Statement show the new Fire Station to have a logical layout, with the main Engine Shed and staffing quarters located centrally within the plot with the training smoke tower positioned to the rear at the side of the car park.

- 7.14 The buildings are to be constructed and finished in a mixture of stone and white render and is considered to offer a modern high quality design whilst also referencing the traditional materials seen throughout the High Peak.
- 7.15 The Engine Shed and main Fire Station buildings are of a modest scale and complement each other with symmetrical shallow mono-pitched roof which is considered to further enhance the visual qualities of the development.
- 7.16 The Smoke Tower and associated buildings to the rear are constructed of a traditional stone which, alongside the new Fire Station and Engine Shed buildings, are considered to represent a significant enhancement in the visual aesthetics of the site. Whilst the tower would be located closer to Charlestown Road, it would not be unduly prominent given its siting behind the group of mature trees and behind the main Fire Station buildings. Accordingly there would be no adversely affect the wider character and appearance of the area.
- 7.17 In summary, the proposed development is considered to respond positively to its surroundings and comprises a high quality design with regards to scale, height, massing and visual appearance, resulting in an overall enhancement in visual amenity. The development is therefore considered to be in accordance with Local Plan Policies S1 and EQ6, the High Peak Design Guide SPD, and relevant paragraphs under Chapter 12 of the NPPF.

Public and Residential Amenity

- 7.18 LP Policy EQ6 requires all new development to have a satisfactory relationship with existing land and buildings to protect the amenity of the area, which includes residential amenity of neighbouring properties. Aspects of residential amenity include impacts such as a loss of sunlight, overshadowing and overbearing impacts, loss of outlook, and loss of privacy.
- 7.19 LP Policy EQ10 seeks to ensure that people and the environment are protected from adverse impacts relating to issues including air pollution, noise, light pollution or any other nuisance or harm to amenity, by securing appropriate mitigation by way of planning conditions and obligations.
- 7.20 Paragraph 130 of the NPPF states that planning should create places with a high standard of amenity for existing and future users.
- 7.21 Paragraph 183 of the NPPF states that planning policies and decisions should ensure that a site is suitable taking account of ground conditions and risks arising from instability and contamination.

- 7.22 Paragraph 185 of the NPPF states that policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects of pollution and health, living conditions and the natural environment, and that development should (amongst other things) mitigate and reduce potential adverse impacts resulting from noise from new development and limit the impact of light pollution on local amenity
- 7.23 Due to the nature of the site, the applicant was advised to submit a Land Contamination Report and a Noise Assessment in order to ensure that no adverse harm to public and residential amenity would arise.
- 7.24 These documents, together with all other supporting information, has been reviewed by the Council's Environmental Health Officer, who and has confirmed that there are no objection subject to relevant conditions relating to noise levels, land contamination, gas risk, demolition, demolition and construction including working hours and an environmental management plan.
- 7.25 Turning to potential impacts on residential amenity, the site is bounded to the north-east by a row of four properties that are within the control of the Fire Station, which is subject to a separate application under HPK/2022/0028. The six properties that were previously owned by the Fire Station and sold on the open market stand in excess of 100m from the site. This distance is more than sufficient to ensure that there would be no adverse impact on the amenities of these neighbours.
- 7.26 The recommended conditions are considered to be sufficient to preserve both public and residential amenity throughout the construction/demolition phase and subsequent operational phase upon completion. The application is therefore considered to comply with Local Plan Policies EQ6 and EQ10, and relevant paragraphs under Chapter 12 and 15 of the NPPF.

Setting of Heritage Assets

- 7.27 Section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 states that with respect to any buildings or land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character and appearance of that area.
- 7.28 LP Policy EQ7 has regard to the Built and Historic Environment and states that the Council will conserve heritage assets in a manner appropriate to their significance, taking into account the desirability of sustaining and enhancing their significance to ensure that development proposals contribute positively to the character of the built and historic environment.

- 7.29 Chapter 16 of the NPPF contains the relevant restrictive policies relating to heritage conservation. Paragraphs 199-202 sets out how a local planning authority should assess the significance of a heritage asset and assess the potential impact of a development proposal on that asset. Where a proposal will lead to substantial harm or total loss of a designated heritage asset, local planning authorities should refuse consent unless there are substantial public benefits that outweigh that harm. Where a development proposal will lead to less than substantial harm, this harm should be weighed against the public benefits.
- 7.30 The site borders the Whitfield Conservation Area on its eastern side boundary which at its closest point is defined by a large mature wooded area.
- 7.31 The Council has a duty to consider the potential impacts of a development proposal on the setting of an adjacent Conservation Area, as well as proposals that lie within them.
- 7.32 The current Fire Station complex is a brownfield site with urban characteristics that contains buildings of a low visual aesthetic quality. The proposed replacement buildings are of a high quality design that is considered to positively enhance the overall visual qualities of the site. As such, it is considered that the setting of the Whitfield Conservation Area would be enhanced, in accordance with Local Plan Policy EQ7, relevant restrictive policies relating to heritage conservation under Chapter 16 of the NPPF, and Section 72 of the Act 1990.

Ecology

- 7.33 LP Policy EQ5 requires all new development proposals to demonstrate that all protected species and habitats within the site will not be adversely affected and seeks to promote a net gain in biodiversity by securing appropriate mitigation and ecological enhancements where appropriate.
- 7.34 Chapter 15 of the NPPF contains the relevant national planning policies relating to the conservation and enhancement of the natural environment. Paragraph 180 requires applications to demonstrate that no adverse harm to ecological assets would result from proposed development and that appropriate mitigation can be provided including an overall net gain in biodiversity.
- 7.35 Given that the site is surrounded by mature woodland, the applicant was advised to submit a Preliminary Ecological Appraisal together with any further surveys as recommended.
- 7.36 The Ecological Appraisal supporting the application prepared by FPCR, alongside an External Lighting Strategy has found that the proposals would not impact on any statutory or non-statutory ecological designation. The report identifies that the loss of an area of trees will

be appropriately compensated for through the Landscape and Biodiversity Enhancement and Management Plan, secured by way of condition. All documentation has been reviewed by Derbyshire Wildlife Trust who have confirmed that there are no objections subject to appropriate compliance and pre-commencement conditions relating to nesting birds, tree removal, lighting, and ecological management.

- 7.37 The applicant has submitted a Habitat Creation Note which confirms the applicant's intention to prepare a detailed landscape and planting scheme which includes replacement tree planting.
- 7.38 Subject to appropriate conditions, it is considered that all matters relating to ecological assets and the requirement for appropriate mitigation and nett biodiversity gain have been addressed, in accordance with Local Plan Policy EQ5 and relevant paragraphs under Chapter 15 of the NPPF.

Trees

- 7.39 LP Policy EQ9 seeks to protect existing trees, woodland and hedgerows which will be achieved by requiring that existing woodlands, healthy, mature trees and hedgerows are retained and integrated within the proposed development unless the need for and benefits of the development clearly outweigh their loss. The policy also requires developments where appropriate to provide replacement planting at a ratio of 2:1
- 7.40 Chapter 15 of the NPPF contains the relevant national planning policies relating to the conservation and enhancement of the natural environment.
- 7.41 The application has been accompanied by a Tree Schedule, a Tree Survey Plan, and an Arboricultural Report prepared by FPCR. The redevelopment of the site would involve the removal of several fairly poor and mainly Category C trees, some of which would likely have required removal because of their condition, even if the proposed development did not proceed. All trees proposed to be removed lie outside of the Conservation Area boundary.
- 7.42 Two larger more sensitive Category B trees (T14 – a sycamore, and T82 – a wych elm) which are found to be in a good healthy condition would be removed to facilitate the new buildings. The Tree Officer notes that Elms are scarce in this locality and therefore this is considerable loss, before going on to report that the tree may succumb to Dutch Elm Disease.
- 7.43 The consultation comments conclude by stating that the proposed tree removal would be unlikely result in any harmful impacts to the overall character and setting of the woodland, and that replacement planting should be secured by way of an appropriate condition.

- 7.44 Subject to such appropriate conditions, whilst it is acknowledged that there would be some harm to the existing tree cover, due to the loss of 2no. Category B trees, it is the view of Officers that subject to an acceptable planting schedule there would not be any conflict with Local Plan Policy EQ9. A condition will be imposed to secure replacement planting. In any event, the significant public benefits resulting from the upgrade of essential local infrastructure is considered to outweigh any loss of moderately sensitive trees in the overall planning balance.

Parking Provision and Highway Safety

- 7.45 LP Policy CF6 seeks to ensure that development can be safely accessed in a sustainable manner and that all new development is located where it can be satisfactorily accommodated within the existing highway network. Off-street parking provision should be provided in accordance with guidelines set out under Appendix 1 of the Local Plan.
- 7.46 Paragraph 110 of the NPPF states that in assessing applications for development, a safe and suitable access should be achieved for all users. Paragraph 111 goes on to state that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 7.47 The Fire Station benefits from direct access to the public highway, which would not be altered. DCC Highways were consulted as part of a pre-application process who advised that the replacement station would be unlikely to significantly alter traffic generation and that all works associated with the new buildings would be within the existing confines of the Fire Station. As the development does not involve any alteration to the existing vehicular access, no highway safety concerns area raised.
- 7.48 The pre-application comments from DCC Highways also noted that the site appears to provide adequate off-street parking and turning areas to the rear, and that the 2no. public rights of way in close proximity to the site appear to be unaffected.
- 7.49 The proposed layout is broadly consistent with that considered at the pre-application stage. The Highways Authority have referred to previous comments and have raised no objections.
- 7.50 As such, it is considered that the proposed replacement Fire Station and associated development would not result in any adverse harm to highway safety or generate any additional traffic to adversely harm the local road network. Accordingly, the development would comply with Local Plan Policy CF6 and paragraph 110 of the NPPF.

Flood Risk and Drainage

- 7.51 LP Policy EQ11 refers to Flood Risk Management and requires all applications to demonstrate that the proposed development will not give rise to any unacceptable increase in flood risk either on site or elsewhere in the Borough.
- 7.52 Chapter 14 of the NPPF contains the relevant national policies relating to the tackling of climate change including flood risk.
- 7.53 The site is situated within Flood Zone 1 and as such is not at risk of flooding from any river. However, given the nature of the application (Major Development) the applicant has submitted a Flood Risk Assessment prepared by OEC Consulting Engineers Ltd, alongside a Drainage Strategy.
- 7.54 The supporting information has been reviewed by the Lead Local Flooding Authority, who initially could not provide formal comment until further details regarding run off rates had been supplied.
- 7.55 Further details were duly received and forward to the LLFA for comment, who subsequently confirmed that there are no objections subject to appropriate drainage and surface water run off conditions.
- 7.56 As such, subject to appropriate conditions, it is considered that the application has satisfactorily considered and addressed flood risk and drainage matters, demonstrating compliance with Local Plan Policies EQ11 and relevant paragraphs under Chapter 14 of the NPPF.

Planning Balance and Conclusions

- 7.57 LP Policy S1a reflects the presumption in favour of sustainable development set out within the National Planning Policy Framework (NPPF). It states that planning applications that accord with relevant policies in the Local Plan will be approved without delay.
- 7.58 Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development. For decision taking, this means approving development proposals that accord with an up-to-date development plan without delay; or, where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission, unless:
- the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

- 7.59 The application seeks full planning permission for the demolition of the existing Glossop Fire Station and its redevelopment, consisting of a new Fire Station, Engine Shed, and Training Smoke Tower, together with associated hard standing and engineering works.
- 7.60 The proposed development will provide a much needed upgrade to essential local infrastructure on a brownfield site and complies with the aims and objectives of Local Plan Policy CF3 and the policies contained within Chapter 8 and 11 of the Framework.
- 7.61 All technical considerations with regards to residential amenity, the setting of the Whitfield Conservation Area, drainage and flood risk, ecological assets, trees and highway safety have been satisfactorily addressed subject to compliance with conditions as recommended by relevant consultees.
- 7.62 It is acknowledged that the proposal would result in the loss of a number of lower quality trees and the removal of two more sensitive trees. However, subject to a detailed re-planting scheme that provides a ratio of two new trees for every one lost, it is considered that the application will not conflict with Local Plan Policy EQ9.
- 7.63 In conclusion, the application is considered to constitute a sustainable form of development and subject to appropriate conditions as set out below, is recommended for approval.

8. RECOMMENDATIONS

A. Approve subject to Conditions

- 1 3 Year Time Limit
- 2 Approved Plans
- 3 Detailed Schedule of Materials to be submitted to and agreed by the Local Planning Authority. Development to be carried out in accordance with approved details.
- 4 No development shall take place until a detailed design and associated management and maintenance plan of surface water drainage for the site. Development to be carried out in accordance with approved details.
- 5 No development shall take place until a detailed assessment that demonstrates that the proposed destination for surface water accords with drainage hierarchy. Development to be carried out in accordance with approved details.
- 6 No development shall commence until details of how additional

surface water from the site will be avoided during construction. Development to be carried out in accordance with approved details.

- 7 Prior to development coming into use, a verification report shall be submitted confirming drainage design has been constructed as per approved details.
- 8 No fixed external plant or equipment without prior written consent of LPA
- 9 Maximum noise levels from external fixed plant or equipment
- 10 If during development any contamination or evidence of likely contamination is identified that has not previously been identified a written scheme to identify and control such contamination shall be submitted including phased risk assessment and appropriate remediation. Development shall be carried out in accordance with approved details.
- 11 No development shall take place until a scheme for monitoring at the site for the presence of ground/landfill gas and a subsequent risk assessment has been submitted to and approved in writing by the LPA and carried out in accordance with approved details.
- 12 Hours of construction and deliveries to be limited to:
 - 08:00 - 18:00 hours (Monday to Friday);
 - 08:00 - 13:00 hours (Saturday)
 - No working is permitted on Sundays or Bank Holidays.
 - All deliveries to the site shall be limited to within the above hours
- 13 No visible dust emissions beyond the site boundary.
- 14 No development shall commence until an Environmental Management Plan has been submitted to and approved in writing by the LPA. Development shall be carried out in accordance with approved details.
- 15 No vegetation clearance between 1st March – 31st August
- 16 All trees proposed for removal which have been assessed to display low bat roost potential shall be subject to an updated ground-based assessment prior to felling and then removed using a soft-fell approach. Further details and a plan of the trees with low bat roost potential are provided in the FPCR letter, dated 7th March 2022 (Ref: 7063/ET/IH).

- 17 Development shall be carried out in accordance with the approved Lighting Plan
- 18 Prior to commencement of development, a Landscape and Biodiversity Enhancement & Management Plan shall be submitted to and be approved by LPA. Development to be carried out in accordance with approved plan.
- 19 Prior to commencement of development, schedule of arboriculture works detailing the trees to be removed and any tree work necessary to facilitate the development shall be submitted to and agreed in writing. Development to be carried out in accordance with approved details.
- 20 Prior to commencement of development, a detailed Tree Protection Plan shall be submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with approved details.
- 21 Prior to commencement of development, an Arboricultural Method Statement including Arboricultural Supervision an Arboricultural Monitoring shall be submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with approved details.
- 22 Prior to commencement of development including demolition and site clearance a detailed scheme of replacement planting shall be submitted to and agreed with the Local Planning Authority. Development shall be carried out in accordance with approved details.

B. In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informative/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Operations Manager – Development Services has delegated authority to do so in consultation with the Chairman of the Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

This recommendation is made following careful consideration of all the issues raised through the application process and thorough discussion with the applicants. In accordance with Paragraph 187 of the NPPF the Case Officer has sought solutions where possible to secure a development that improves the economic, social and environmental conditions of the area.

Site plan

