

**HIGH PEAK BOROUGH COUNCIL
DEVELOPMENT CONTROL COMMITTEE**

Date 26 February 2024

Application No:	HPK/2022/0259	
Location	Land to the North East of Highstones, Bute Street, Glossop, Derbyshire	
Proposal	Construction of 7 new houses on vacant land to the north east of Highstones	
Applicant	Mr Aveson, Kirtleway Ltd.	
Agent	Mr M. Hurst, High Peak Architects Ltd	
Parish/Ward	Old Glossop Ward	Date registered: 06/06/2022
If you have a question about this report please contact: Rosie Dinnen rosie.dinnen@highpeak.gov.uk		

REFERRAL

This application has been brought before the Development Control Committee because the application has attracted considerable local interest.

1. SUMMARY OF RECOMMENDATION

Approve with Conditions

2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 2.1 The application site comprises 0.2 hectares of paddock land on Bute Street in Old Glossop. The land has been used as a small holding and includes livestock shelters. The site lies to the north east of a Highstones on Bute Street. The north east boundary borders Blackshaw Clough. Public footpath 145 adjoins the eastern boundary, which connects Blackshaw Road to Blackshaw Clough.
- 2.2 The land slopes away to the east, towards the bridlepath and old treatment works. There are seven small trees on site comprising Leylandii, Silver Birch, Willow, Sycamore, Apple, Blackthorn and Holly. A stonewall forms the boundary with Bute Street and the site has open characteristic with little vegetation. The site has a pavement all the way along its Bute Street frontage and there are telegraph poles and street lighting.
- 2.3 The site is situated in a residential locality with housing on the opposite side of Bute Street and a new residential development is proposed at the former Shire Hill Hospital at the end of Bute Street (a reserved matters application for 41 dwellings is currently pending). To the east of the site lies the Bute Street housing allocation (G12) which is identified as housing site for 30

dwellings in the High Peak Local Plan and an outline planning application is currently pending for 56 dwellings (ref HPK/2019/0215).

- 2.4 The site lies within the built up area boundary of Glossop and is not within a conservation area. The site is in Flood Zone 1.

3. DESCRIPTION OF THE PROPOSAL

- 3.1 Full planning permission is sought to construct 7 new houses on the site comprising six, 3 bedroom semi-detached properties and one detached 4 bedroom property.
- 3.2 Six of the properties would have driveways directly onto Bute Street and plot 7 driveway is accessed off Blackshaw Clough. All properties would have front and rear gardens.
- 3.3 The houses are traditional in form and would have natural or reconstituted stone wall and pitched roofs with dark tile or slate roof.
- 3.4 The application originally sought planning permission for 10 dwellings comprising a mix of 2 bed, 3 bed and 4 bed properties. The scheme was revised to improve the access arrangements to Blackshaw Clough and to assist the development at Land East of Bute Street (ref. HPK/2019/0215). The housing numbers were also reduced to 7 units.
- 3.5 This application is accompanied by the following documents: Planning Statement, Phase 1 Habitat survey and Daytime Bat survey, Phase 1 Environmental Assessment, Transport Statement, Biodiversity Impact Assessment, Draft Heads of Terms.
- 3.6 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=255454>

4. RELEVANT PLANNING HISTORY

- 4.1 The site has been subject to previous applications including some applications for residential development but these are largely historic:

HPK/2001/0121	Erection of Five Detached Houses, Garages and Associated Works	Refused 25 June 2001
HPK/0003/9741	Temporary Car Park for Site Operatives	Refused 12 March 2001
HPK/0003/3706	New Building for Sheep and/or Calves	Approved 11 August 1994
HPK/0002/9978	Lambing shed and Shelter for 15 Sheep in foul weather	Approved 06 December 1990

HPK/0002/4740	Erection of One Private Dwelling House	Refused 14 October 1986
HPK/0001/5967	Proposed Dwelling House	Refused

5. PLANNING POLICIES 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
 EQ1 – Climate Change
 EQ 2 – Landscape Character
 EQ5 – Biodiversity
 EQ6 – Design and Place Making
 EQ9 – Trees, Woodland and Hedgerows
 EQ10 Pollution Control and Unstable Land
 EQ11 – Flood Risk Management
 H1 – Location of Housing Development
 H3 – New Housing Development
 CF3 - Local Infrastructure Provision
 CF6 – Accessibility and Transport
 CF7 – Planning Obligations and Community Infrastructure Provision

Supplementary Planning Guidance

High Peak Design Guide SPD
 Residential Design Guide SPD

National Planning Policy Framework

Section 2: Achieving sustainable development
 Section 4: Decision making
 Section 5: Delivering a sufficient supply of homes
 Section 6: Building a strong competitive economy
 Section 8: Promoting healthy and safe communities
 Section 9: Promoting sustainable transport
 Section 11: Making effective use of land
 Section 12: Achieving well designed places
 Section 14: Meeting the challenge of climate change, flooding and coastal change
 Section 15: Conserving and enhancing the natural environment

6. CONSULTATIONS

Expiry:

Site notice	29.08.22
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Press notice	02.07.22
Neighbours	29.01.24

Public Comments:

The application has been subject to two formal consultations in June/July 2022 and in January 2024 following the receipt of revised plans and documents which reduced the proposals for 10 to 7 dwellings.

61 letters/ emails of objection were received to the original consultation and 75 letters/ emails of objection were received to the revised consultation. Many of the emails have written in to jointly object to planning applications: HPK/2022/0259 and HPK/2019/0215. The objections raised the following concerns:

- Greenfield site should be kept free from development
- Loss of green space and impact on wildlife
- Too much development in Old Glossop in conjunction with other sites being developed: Shire Hill hospital and Bute Street, in appropriate to historic village.
- Development will impact views into the National Park
- Overdevelopment: density higher than 30 dwellings per hectare
- Existing roads in Old Glossop are congested and very narrow not designed for modern traffic.
- Traffic congestion and impact of local road network, particularly in conjunction with Shire Hill Hospital development, local roads are already busy.
- Traffic impacts on other road users such as dog walkers, school children.
- Loss of on-street parking for dog walkers on Bute Street, as driveways will prevent on-street parking.
- Difficulties for waste refuse vehicles accessing properties
- Impact on local services and infrastructure – namely schools, GPs, police and hospital, which are already overstretched.
- Poor public transport provision
- Drainage concerns:, surface water and ground flooding and sewage capacity.

The Old Glossop Residents Association have submitted 4 letters during the course of the applications determination objecting to the application. The two most recent letters refer to both planning applications HPK/2022/0259 and HPK/2019/0215. In summary their comments are as follows:

- Site is not allocated for housing and it is greenfield rather than brownfield.
- Other sites being developed in vicinity: Hawkshead Mill, Bute Street and Shire Hill hospital. The site's development will removed last green space.
- Overdevelopment of site, over 30 dwellings per hectare.
- Changes to the junction of Bute Street and Kilmory Fold
- Local infrastructure does not have the capacity to accommodate new homes, in particular schools.

- Existing surface water and drainage problems in the vicinity of site, concerns that residential development will worsen situation and applicants should provide a FRA and Sustainable Drainage System.
- No revised Transport Statement for the seven house scheme.
- The impact of seven driveways together with the existing driveway to The Lodge on the junction with Kilmory Fold and Shire Hill Hospital would adversely affect drive and pedestrian safety.
- Note the comments from Derbyshire Wildlife Trust and concerns relating to biodiversity net gain habitat loss. The development should be providing a net gain.
- United Utilities did not accept the Sustainable Drainage Strategy

Consultation Responses:

A full reconsultation was undertaken in January 2024 but some consultees have not responded since the original consultation was undertaken. The dates of responses have been included to identify whether the comments relate to the 10 unit or 7.

Consultee	Comment
Tree Officer	<p>25.05.23: There are actually only two trees on site, with the third standing just beyond the boundary wall. Of the two onsite trees one is small and not worthy of protection, whilst the second is of moderate quality but suitable for its location and should be protected throughout the development.</p> <p>The tree that stands just outside of the boundary belongs to DCC and has a poor structure and is due to be removed. The plans show proposals for 4 trees to be planted but no details have been provided detailing what those species will be, so it is not possible to determine the suitability of the proposals. It is disappointing to see no tree planting for some of the rear gardens that overlook onto the public right of way, particularly Plot 1, which is proposed to have a substantial rear garden.</p> <p>If consent is granted then a tree protection condition and tree planting condition should be included in the consent.</p>
Environmental Health	<p>15.09.22: No objection and confirm the phase 1 contamination assessment is acceptable which identifies the site as being low risk. Due to the end use be residential and sensitive to contamination standard conditions relating to contaminated land, construction and demolition – dust and waste disposal, hours of operation and piling.</p>

<p>DCC Highway Authority</p>	<p>23.11.23 (comments relate to 7 unit scheme) & 24.01.24: You will be aware of the Highway Authority's previous consultation responses raised an issue in connection to the proposed dropped crossing proximity with junctions Bute Street and Kilmory Fold and in the intervening period a number of discussions have taken place to try and resolve the highway issues, which has culminated in the submitted revised drawing (Rev D attached), so from a highways aspect the drawings are now considered acceptable in principle although it should be noted that in order to implement the scheme a separate construction approval process with the Highway Authority will need to be progressed – this scrutinises construction details and will be necessary in order for the Highway Authority to enter into a Section 278 Agreement for any works. Additionally, Road Safety Audits (RSA's) 1 and 2 must be provided and formally approved by the Highway Authority as part of any Section 278 Agreements pursued for these works and it is likely that minor amendments may be required to the proposals submitted to ensure formal Highway Authority approval is given to the proposals. The construction of the works will inevitably lead to considerable disruption in the area which will affect a number of existing dwellings, so a construction management plan will therefore be an essential element, to be secured by condition.</p> <p>Therefore, it is considered that the issues can be addressed by appropriate conditions appended to the consent issued for this development and although the principle of development has already been accepted from a highways aspect and, as highlighted above, notwithstanding the information already submitted further minor modifications could well be required as part of the subsequent S278 construction approval processes with the Highway Authority and on this basis would recommend the following Conditions/Informative Notes are appended to any consent granted:</p> <ul style="list-style-type: none"> • Construction Management Plan, • Highway improvements, • Bicycle Parking, • Provision of Pedestrian Visibility Splays, • Delivery of Highway works
<p>DCC Flood Risk Management Team</p>	<p>01.02:24: The LLFA only have a legal responsibility to provide advice on surface water drainage matters for major development as defined by Section 62A(2) of the 1990 Town and County Planning Act. The application for 7 dwelling is a minor</p>

	development.
DCC Planning	22.07.22: Duke of Norfolk CE Primary School has sufficient capacity to accommodate 2 pupils arising from the development. Glossopdale School would have sufficient capacity to accommodate the 3 secondary places required. The application site does not lie within 250m of any former landfill site. Request that dwellings are built to Lifetime of M4(2) standards
AES Waste	22.07.22: No issues regarding waste collections. Note: No bin storage identified on plans.
Derbyshire Wildlife Trust	31.10.23: We have reviewed the Biodiversity Impact Assessment (Rachel Hacking Ecology, September 2023) and the associated metric (DEFRA 4.0). A net loss of -0.57 habitat units (-74.49%) is predicted, with no options to offset further onsite within the current scheme. A solution is therefore required to offset the loss. At this time, this could comprise one of the following options: <ul style="list-style-type: none"> • a review of the layout to include more green space / planting; • providing an offsetting solution on other land owned by the developer; • purchasing units from an offsite provider (preferably in the local area), or • payment of a commuted sum to the LPA or local site / group to spend the money on local biodiversity works, if acceptable to the LPA.
Derbyshire Swift Conservation Project	10.08.23: The Extended Phase 1 Habitat Survey and Daytime Bat Survey omits any recommendation for biodiversity enhancements in the form of integrated nest bricks despite best-practice guidance stating that ecological enhancement for declining urban bird species should take the form of Swift bricks integrated into the façade. We request that a condition is imposed to ensure this development is built with 10 internal nest bricks (i.e. 1 brick per dwelling) designed for Swifts as a universal biodiversity enhancement for urban bird species and that photographic evidence of installation is made available upon completion.
United Utilities	08.02.24: Following our review of the submitted Drainage Strategy, we can confirm the proposals are acceptable in principle to

	<p>United Utilities and therefore should planning permission be granted we request the following condition is attached to any subsequent Decision Notice:</p> <p>The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Foul & Surface Water Drainage Design Drawing 23-23084-001 to 006, Rev A - Dated 09/23 which was prepared by DG. . No surface water will be permitted to drain directly or indirectly into the public sewer. Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.</p> <p>Reason: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding.</p>
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7. POLICY AND MATERIAL CONSIDERATIONS AND PLANNING BALANCE

Planning Policies

- 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 currently consists of the High Peak Local Plan 2016.
- 7.3 Paragraph 11 of the National Planning Policy Framework (NPPF) explains that there 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; or 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.
- 7.4 Core principles of the NPPF include:
- Delivering a sufficient supply of homes
 - Building a strong, competitive economy
 - Promoting sustainable transport
 - Making efficient use of land

- Achieving well designed and beautiful places.
- 7.5 Section 5 of the NPPF relates to delivering a wide choice of high quality homes. Paragraph 60 requires the Local Planning Authority to meet the objectively assessed needs for market and affordable housing in the area and provide five year housing land supply. The Council is considered to have a five year housing land supply and therefore housing supply policies are up-to-date.
- 7.6 Local Plan policy S1a establishes a presumption in favour of sustainable development as contained within the NPPF.

Principle of Development

- 7.7 The site lies within the built up area boundary of Glossop as defined by Policy S2 of the adopted Local Plan. In accordance with Policy H1, sites which lie within the built up area boundary, but unallocated for residential development, will be supported in principle for housing development, subject to other policies in the Local Plan.
- 7.8 The site has been subject to planning applications for residential development in the past, but these were always refused on the basis that previously the site was outside the settlement boundaries and therefore its development was contrary to policy, being a greenfield site in the countryside. However, since that time, the settlement boundaries for Glossop have altered so that the site is now within the settlement boundaries.
- 7.9 Moreover, since the last application for residential development was refused in 2001, the context of the site has considerably changed it was determined prior to the properties on Kilmory Fold were built and fully occupied. The nearby Hawkshead Mill site has been redeveloped. The former Shire Hill Hospital will be redeveloped and a planning application is pending for the adjacent allocation site G12: Land East of Bute Street (HPK/2019/0215). Therefore, the site now has a more urbanised context and its rural character is at odds with its surroundings. Given the site's context and its location within the settlement boundaries, Policy H1 supports development in settlement boundaries, it would not be reasonable to resist the principle of residential development of the site.
- 7.10 Furthermore, the site does not have any constraints that would make its development problematic (e.g. flood risk, contaminated or unstable land). Therefore there are no technical reasons why the site could not be developed for housing. Accordingly, the site is considered suitable and appropriate for development and satisfies policies S1, S2 and H1.

Housing mix & standards

- 7.11 The scheme proposes seven market houses and as it is below the 10 unit threshold, policy H4 requirement for affordable housing is not triggered.

- 7.12 Policy H3 of the adopted Local Plan requires new residential development to address the housing needs of the local people, by, amongst a number of criteria, providing a range of market and affordable housing types and sizes that can reasonably meet the requirements and future needs of a wide range of households. This policy also sets out the need to provide housing that takes account of the characteristics of the existing housing stock in the surrounding locality.
- 7.13 The proposals comprise six, 3 bedroom semi-detached properties and one detached 4 bedroom property. The HELNA (with market adjustment figures) provides guidance on market housing mix and identifies that there is need for 49% 3 bedroom properties and 12% 4 bedroom properties. The scheme is not providing any smaller units which the HELNA identifies there is a housing market need for 6% 1 bedroom and 31% two bedroom properties. However, given the scale of the development, it is development of 7 houses, and in the context of larger sites coming forward in the vicinity, such as the Bute Street allocation site and the former Shire Hill hospital, the proposed mix is considered appropriate and will provide medium sized family houses for which there is a need.
- 7.14 All seven properties satisfy the Nationally Described Space Standards (NDSS) which policy H3 requires all dwellings to meet.
- 7.15 The proposals are therefore considered to comply with the requirements of Policy H3.

Design & Layout

- 7.16 Policies S1 and EQ6 of the adopted Local Plan seeks to ensure that development is well designed and of a high quality that responds positively to its environment whilst contributing towards local distinctiveness and a sense of place. New development should take account of the distinct character, townscape and setting of the area and secure high quality and locally distinctive design and amenity. These policies reflect guidance contained within the NPPF and particularly paragraph 131 which recognises the importance of creating high quality buildings and places, with good design being a key aspect of sustainable development. The adopted Supplementary Planning Document on Residential Design 2005 also provides guidance on the approach to new residential development, and the factors which contribute toward local distinctiveness.
- 7.17 The SPD Residential Design Guidance 2005 recognises the need to ensure that new development is accessible to everyone and the importance of creating places which are welcoming and inclusive. The adopted High Peak Design Guide 2018 sets out that new development should follow the pattern of development within a settlement and contain a variety of building forms which reflect the rhythm, balance and palette of materials of the surrounding area.

- 7.18 The NPPF highlights that good design is a key aspect of sustainable development and should contribute positively to creating places which people wish to live and work. Paragraph 135 requires development to function well and add to the overall quality of the area for the lifetime of the development. It should respond to local character and history and be visually attractive as a result of good architecture, layout and appropriate landscaping. Paragraph 139 of the Framework advises that permission should be refused for development that is not well designed and where it fails to reflect local design policies and local design guidance, including supplementary planning documents.
- 7.19 The National Design Guide highlights the government's priorities in the form of 10 important characteristics of context, identity, built form, movement, nature, public spaces, usage, buildings, resources, and lifespan.
- 7.20 Policy S7 supports the development of new housing on sustainable sites within the built up area boundary for Glossop, whilst also requiring new development to protect and enhance the landscape character. These policies reflect guidance contained within the NPPF which recognises the importance of seeking high quality and inclusive design for all development, including individual buildings, public and private spaces. The adopted Supplementary Planning Document on Residential Design 2005, also provides guidance on the approach to new residential development, and the factors which contribute toward local distinctiveness.
- 7.21 All the dwellings front onto Bute Street and have gardens to the rear and car parking to the side or front. The properties are setback from the pavement frontage between 5-7.3m which enables the provision of front gardens. This reflects the streetscene of properties on the opposite side of Bute Street that are also setback a similar amount and have front gardens, which creates a more spacious feel. All the proposed dwellings have rear gardens between 10-12m in depth. Being 3 pairs of semi-detached properties and a single detached dwelling allows for greater spacing between the properties, which will enable views from the street through to the National Park setting beyond.
- 7.22 The density of the development is 35 dwellings per hectare, which is considered appropriate in order to make efficient use of land but also appropriate to the site and its surroundings.
- 7.23 Plot 1 is a 4 bedroom detached property which has a detached garage and space for three cars to park on the driveway. Plots 2-7 are pairs of semi detached 3 bedroom properties which have driveway parking to two vehicles. The houses are traditional in form with pitched roofs and materials would comprise natural or reconstituted stone wall and pitched roofs with dark tile or slate roof. The materials are considered appropriate and compatible with its surroundings.
- 7.24 A landscaping plan has been submitted which shows a 900mm high dry stone wall would form the frontage boundary along the streetscene of the

development. This is considered appropriate as it will replicate what is there now and what is present as a front boundary feature on the opposite side of the street. The existing stone wall to the eastern boundary of the site would be retained as a rear boundary.

- 7.25 Officers are satisfied that revised plans have addressed their initial concerns and the proposals generally comply with policies S1 and EQ6, the Residential Design Guide SPD and the NPPF.

Amenity

- 7.26 All properties have been provided with adequately sized gardens that are considered an appropriate size in proportion to dwelling size. Front gardens also add to the amenity provision as well as provide a more attractive setting to the streetscene.
- 7.27 The scheme has been designed with a front to back orientation, on a similar building alignment. There are minimal windows on the side elevations which serve non habitable rooms, bathrooms or landing/stairway areas which means overlooking shouldn't occur between dwellings.
- 7.28 Cross-section drawings have been provided showing that the distance between Plot 1 on the development and the existing dwelling no. 5 Bute Street is 29.5m and 22.6m would be achieved between plot 7 and no.11 Bute Street. A distance of c.23m will be achieved between plot 1 and the former pumping station which has consent for residential conversion. These separation distance are considered adequate and comply with 21m design guide standard outlined in the High Peak Residential Design Guide SPD.
- 7.29 Consideration will also need to be given to the relationship between the proposed dwellings and the development on the adjoining Bute Street allocation. However, this application is a full application whereas the Bute Street application is made in outline. Therefore, the layout of the Bute Street proposals can be considered in detail at the reserved matters stage to ensure that the necessary separation from the dwellings subject to this application is achieved to ensure an adequate standard of privacy and amenity for all. Overall it is considered that the proposals will not result in any adverse amenity impacts to existing and surrounding properties and therefore satisfy the policy requirements of policy EQ6.

Ecology

- 7.30 Policy EQ5 requires all new development proposals to demonstrate that any 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.
- 7.31 A Biodiversity Impact Assessment was submitted with the revised application submission and has been scrutinised by Derbyshire Wildlife Trust. The report identified that the site, which is dominated by improved grassland, has a

current habitat score of 0.77 and it will have a post development score of 0.2 habitat units resulting in a net loss of 0.57 habitat units.

- 7.32 The mandatory requirement for 10% Biodiversity Net Gain is just emerging in the planning system and the date for newly submitted minor planning application (development fewer than 10 dwellings) to comply is 2 April 2024. Nevertheless, the NPPF seeks a measurable net gain in biodiversity and the application the ecological impacts need to be assessed in relation to local plan policy EQ5.
- 7.33 Under the newly emerging system, small sites such as the application would tend to provide biodiversity net gain off-site or via a credit system as there are limited on-site solutions. Some scoring has been given the proposed landscaping scheme but the new habitats created will never be sufficient to replace the lost biodiversity of a grassland habitat. In advance of the mandatory Biodiversity Net Gain coming into force, there is a limit to the extent of biodiversity enhancement that can be sought on smaller sites.
- 7.34 Policy EQ5 sets a slightly lower bar than the NPPF stating 'development proposals will not result in significant harm to biodiversity'. The proposals will result in the loss of biodiversity but not significant harm. Officers are satisfied that the proposal will not lead to the loss of habitat of any protected species and in the context of other planning considerations, the post development negative biodiversity score is accepted on the basis that the site is only 0.2 hectares.
- 7.35 Derbyshire Swift Conservation Project have requested that a condition be imposed requiring an internal nest brick per dwelling. Although this is not a traditional biodiversity net gain solution in terms of habitat enhancement/mitigation but it will assist with biodiversity and nature conservation.
- 7.36 Accordingly, the proposals are considered to comply with the provisions of section 15 of the NPPF and Local Plan Policy EQ5.

Trees and landscaping

- 7.37 Policy EQ9 of the adopted Local Plan advises that it will protect existing trees, woodlands and hedgerows. This would be achieved by requiring existing woodlands, trees and hedgerows to be retained and integrated within a proposed development. It requires development to provide appropriate tree planting and soft landscaping.
- 7.38 There are two existing trees on the site and they are proposed to be removed as part of the realignment of Blackshaw Clough. A landscaping plan has been submitted with the application which shows that each property would have a tree in their front and rear gardens, in addition other ornamental shrubs are proposed for the front garden.

- 7.39 The landscaping plans will improve the aesthetic and amenity value for the residents of the properties and is considered appropriate. The landscaping plan also shows the location of the proposed bin stores for each property which are considered acceptable. Accordingly, the proposals are considered to comply with the provisions of section 15 of the NPPF and Local Plan Policy EQ9.

Access and Highway considerations

- 7.40 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 and provides suitable off-street parking provision in accordance with guidelines set out under Appendix 1 of the Local Plan.
- 7.41 A Transport Statement was submitted with the application which assessed the impact of the development on the local highway network. It was prepared to support the original application and assessed the capacity of the local highway network to support 10 dwellings.
- 7.42 The Highways Authority had initial concerns regarding a proposed dropped crossing from unit 10 being in close proximity with junctions Bute Street and Kilmory Fold. However, further discussions took place between the applicants, the Highway Authority and the applicants for the Bute Street allocation site. Drawing 1741.PL02D has been submitted which provides an adequate access for both schemes.
- 7.43 In addition, the revised plans reduced the number of dwellings to 7 houses and plot 7 access comes off Blackshaw Clough and Plot 6 driveway is a distance away from the newly aligned junction. An extract from Drawing 1741.PL02D is provided below.



7.44 The Highway Authority has confirmed that the revised plans are acceptable and conditions have been requested for requiring the submission of a Construction Management Plan, implementation of highway improvement works, provision of pedestrian visibility splays and bicycle parking.

Drainage

7.45 Following an initial request for further information from the LLFA and United Utilities further discussion took place with the consultees and drainage details were submitted for their consideration. This included preparing a surface water and foul drainage strategy and undertaking some investigation work of the current foul drainage system in the vicinity of the site.

7.46 In terms of surface water drainage, the following is propose:

- The driveways are to be from permeable paving laid to run off onto the adjacent soft landscaping.
- The paved areas around the houses are also to be laid to run off to the soft landscaped areas.
- Surface water from the roofs and guttering are to be drained to a perforated drain within an exfiltration trench laid along the line of the rear dry stone wall.

As such, the surface water drains towards the river, as it does now, but in a controlled manner.

- 7.47 In terms of foul drainage, it has been determined that a rising main from Bute Street to Kilmory Fold is the appropriate solution. United Utilities has confirmed this is appropriate and have recommended a condition.
- 7.48 The proposals are therefore considered to comply with the requirements of Policies S1 and EQ11.

8. PLANNING BALANCE AND CONCLUSIONS

- 8.1 At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development. For decision making this means that amongst other things, that local planning authorities should positively seek opportunities to meet the development needs of their area unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits and to secure a development that improves the economic, social and environmental conditions of the area.
- 8.2 The development of the site is considered to be acceptable in principle, being located within the settlement boundary in the Local Plan, where there is a general presumption in favour of new development. The submitted scheme demonstrates that the layout, scale, design and materials are acceptable and would have a positive impact on the character of the area.
- 8.3 There is no adverse impact in terms of visual amenity, highway safety or ecological matters.
- 8.4 The scheme is a minor development (under 10 dwellings) so it is not required to provide an affordable housing contribution. There have been no other requests for planning obligations from other consultees.
- 8.5 Accordingly, the proposal is considered to comprise sustainable development under the terms of the NPPF, and complies with Policies S1, S1a, S5, EQ1, EQ2, EQ5, EQ6, EQ9, EQ10, EQ11, H1, H3, CF3, CF6 and CF7 of the High Peak Local Plan 2016 which seek provide sustainable residential development. It therefore benefits from the presumption in favour and accordingly is recommended for approval.

9. RECOMMENDATIONS

A. It is recommended that the Committee APPROVE the application subject to the following conditions:

- 1. 3 year Time Limit**
- 2. Schedule of Approved Plans**
- 3. Materials – details to be submitted and approved.**
- 4. Landscaping – to be implemented in accordance with 1741.PL09 in first planting season**
- 5. Boundary treatment plan – to be submitted and approved**

6. Highways – improvement works in accordance with site layout PL02D
7. Highways – provision of pedestrian visibility splays
8. Highways – delivery of works
9. Construction Management Plan – details to be submitted and approved
10. Bicycle Storage - details to be submitted and approved
11. Drainage – carried out in accordance with drainage scheme
12. Contaminated land – precautionary
13. Construction and demolition - dust
14. Construction noise
15. Hours of operation - no Sunday or Bank Holiday and Saturday (08.30-1400)
16. Piling - if required an assessment shall be submitted with noise and vibration measures
17. Swift bricks- details to be submitted
18. Bin storage – details to be submitted.

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/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Development Services has delegated authority to do so in consultation with the Chairman of the Development Control 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 38 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

