

26<sup>th</sup> February 2024

HPBC DEVELOPMENT CONTROL COMMITTEE

UPDATES REPORT

HPK/2019/0215 – Land East of Bute Street, Glossop

Additional Representations

Three further emails have been received from residents responding to the committee notification letter. They have previously objected the earlier consultations and raise similar concerns relating to traffic congestion, emergency vehicle access, impact on wildlife, flooding, proximity to national park and pressure on infrastructure.

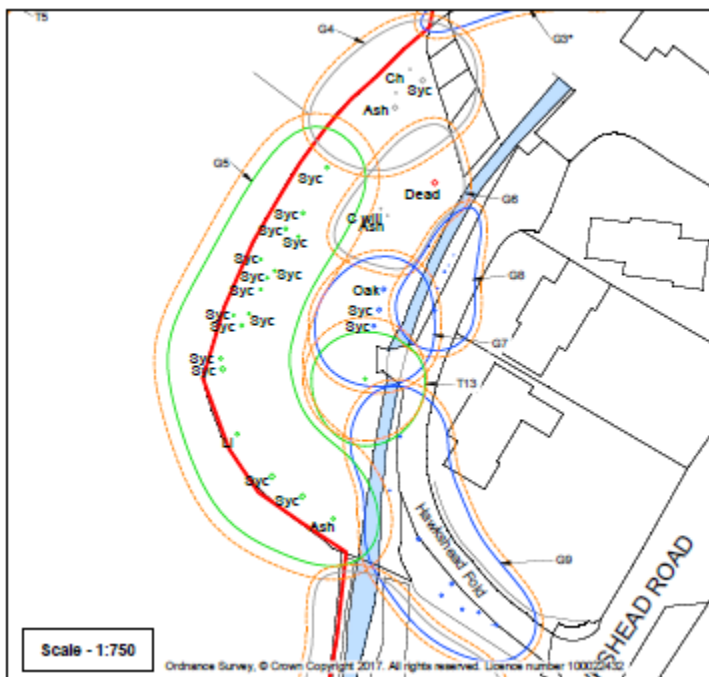
Agent Correspondence

A revised version of the illustrative masterplan has been submitted principally to reflect the change to application red line boundary, which excludes the woodland area to the east. It has also removed the pedestrian and cycle access to Hope Street which the Highway Authority had concerns about.

As explained in the committee report the illustrative masterplan is an indicative plan which shows how the 56 dwellings can be accommodated on the site. It will not be formally approved by the outline planning permission.

Tree Officer

The tree officer has reviewed the updated information and confirms that they have still concerns about the proximity of the development to G4 and G5, two groups of trees on the eastern boundary comprising Sycamore, Ash and Cherry ,which includes mature trees (20m+) which are subject to a TPO (see extract from Arboricultural Assessment below).



The layout plan shows a row of terrace properties up against this boundary. The tree officer is concerned that there would be future pressure to remove the trees which would be positioned to rear of gardens due to shading and considers the proposals contrary to policies EQ2 and EQ9 on this basis.

## **REPORT ADDENDUM**

### **Housing Allocation Background**

The site was allocated as a housing site in the High Peak Local Plan and its development potential was assessed in the Sustainability Appraisal (SA) having consideration to a range of factors and SA objectives including matters such as landscape, biodiversity, heritage, flooding and public transport accessibility.

In the Sustainability Appraisal the site was considered in the context of the proximity to the Peak District National Park, which is 400m away. It was recognised that the site served as a green wedge and can be seen from a number of vantage points within the National Park and the site is within 1km of the Shire Hill Ancient woodland. This negative score was balanced by positive scores for other SA objectives including access to jobs, service and facilities, provision of affordable housing, access to cultural, leisure and recreational activities and support for vibrant market town on the basis of the site being 15 minutes' walk to Glossop town centre.

Other evidence base documents which were considered in the round of the housing allocation include the High Peak Local Plan Landscape Impact Assessment (2014), High Peak Local Transport Study (2014) Strategic Housing Market Assessment (2014) and High Peak Housing Needs Study (2015)

It was determined that the site could be taken forward and it would not have an adverse effect on the national park. The Inspector made the following remarks on the site allocation in the Local Plan Inspector's report:

*“Land at Bute Street (30 dwellings) and Hawkshead Mill, Old Glossop (31 dwellings) are adjacent sites. Bute Street is mainly greenfield but has development on three sides. There is some flood risk but no indication that this cannot be addressed through the approach set out in national policy and LP Policy EQ10. Hawkshead Mill is a brownfield site containing a range of former mill buildings. The principle of development is acceptable here and the general conclusions of the VTR Addendum would lend weight to the prospect of a viable scheme. There are potential issues for both sites relating to primary school places but the Council indicates that there is scope for resolution of this. Overall, these sites are sound.”*

### **Neighbourhood Plan**

Representation comments referenced a potential Neighbourhood Plan for Old Glossop. The Planning Policy team has confirmed that there has been no formal approaches to the Council about preparing a neighbourhood plan for Old Glossop.

## Flood Risk

For clarity the majority of the site is within flood zone 1 and small part of the site adjacent to the Hope Street is within flood zone 3 where the brook passes through the site. A plan of the flood zone will be included in the committee presentation.

### **RECOMMENDATION: NO CHANGE (APPROVAL)**

#### **HPK/2022/0259 – Highstones, Bute Street, Glossop**

No comments – No change to recommendation

#### **HPK/2022/0376 & HPK/2022/0377 – The former Grove Hotel, Terrace Road**

### Applicant Correspondence

20.02.24

The applicant has submitted the following further revised documents intended to address the Council's Conservation Officer's concerns as follows: Canopy drawing ref. P800E, Front Door / Tiling drawing ref. P900B and Heritage Unlimited's Schedule of Works version 2.

19.02.24

Further to the Council's Conservation Officer's comments dated 14th February, the submission of additional revised information is intended to address her comments as follows:

Heritage Unlimited's Schedule of Works (versio): Retention of existing panelling and doors on the ground floor, together with further information regarding the detailing of front doors, floor tiling etc and the provision of additional details in relation to the frontage canopy.

The revised schedule of works is accompanied by drawing P900A detailing the proposed works to the front door and tiling design for the ground floor entrance, an updated canopy drawing P800D, together with the amended ground floor layout plan drawing P001 illustrating the retention of all three existing internal doors on the ground floor.

### Derbyshire Wildlife Trust

21.02.24

An updated Preliminary Bat Roost Assessment and single dusk emergence survey (Whistling Beetle Ecological Consultants Limited, May 2023) have been carried out at the above site. Whilst the building was assessed to display 'low' bat roost potential, rather than 'negligible' as assessed in 2021, no evidence of roosting bats was found either during the building inspection or the dusk survey. Survey work is in accordance with best practice guidance at the time (Collins, 2016) and no further bat survey is required.

As previously recommended by the consultants and DWT, provision should be incorporated for bats and swifts on the renovated building. Drawings have been submitted showing 3x swift boxes and 2x bat boxes, however our email response dated 14/09/23 advised that these were still on the incorrect elevations and that this needed to be rectified. Swift boxes should avoid southern elevations, whilst bat boxes should favour them. The two bat boxes should also be in different areas / elevations to provide different niches for bats i.e. not next to each other on the same elevation.

The following conditions are advised, unless accurate drawing are produced at this stage to enable a compliance condition instead: Lighting and Biodiversity Enhancement Plan.

Refer to public file for full condition wording.

HPBC Conservation Officer

22.02.24

No further objections following the submission of revised information subject to the imposition of appropriately worded planning conditions.

20.02.24

In having reviewed the latest, improvements are made.

However, despite some updates to the canopy, it appears the stained glass features (nameplates) are not mentioned still. I note this on the previous comments with regards to lead came and the coloured pieces etc. This will have to be addressed by a glazier and as we know I have mentioned this now more than a handful of times.

Page 2 of the schedule of works for wood panelling still shows the old note of requesting a condition for the plaster, this is no longer needed so it needs removing.

The colour for the front doors RAL6001 is too bright and looks cheap. I advise a RAL6009 and state it should not be applied straight onto the existing grey. The grey would need to come off so we don't lose the detail in the panelling and moulding to overpainting.

HPBC Independent Structural Engineer

21.02.24

"Further to your recent instructions, i.e. review of assessment, as provided by others, of the building's structural stability in the event of a flood, we have examined the documents supplied to us as listed below and would comment as follows.

The documentation provided would appear to be generally suitable for purpose, however some further detail is required as noted below.

1) Document: **Renaissance Structural and Civil Engineering – The Grove Hotel Buxton – Structural Statement Existing Fabric Structural Remedial Works – Project No. 2308-01 – October 2023 – REV P01**

The document relates to the condition of the existing building floor and roof timbers, and proposed remedial works of same where required. As such the document does not concern itself with the issue of the building stability in the event of a flood, and therefore we have no comments to offer.

2) Document: **WML Consulting – Assessment of structural stability in the event of a flood for a proposed change of use at the Grove Hotel Buxton – Reference 10794G/STR/01 – Issue date 27<sup>th</sup> April 2023.**

**Paragraph 4.9 ‘...horizontal load from different levels of still water on each side of a wall will be significantly lower than that caused by earth and a ground slab..’**

We would comment that the horizontal loading on a wall from earth will normally assume a certain reduction in pressure due to friction/cohesion of the soil. The frictionless water pressure will not have such a reduction applied. Please provide a suitable calculation to demonstrate the stability of the walls taking this into account.

**Paragraph 4.17 ‘...the leading edge of the party walls could be lost without detriment to the building stability.’**

Please provide comment upon the possibility of a party wall being damaged such that it could no longer support the significant loading from the bressummer beams supporting the upper front façade, roof and possibly the upper floors. The loss of support to these beams would cause significant collapse of the structure. If necessary, please provide recommendations on how loss of support to the beams may be avoided in the event of flooding.

**General –** Please provide comment upon the residual stability of the walls should the ground floor (providing restraint?) be damaged or destroyed by debris/floodwater leading to possible loss of restraint. If necessary, please provide recommendations on how loss of restraint may be avoided in the event of flooding”.

Case Officer

**RECOMMENDATION: NO CHANGE (APPROVAL)**

**Delegated authority sought in relation to clarifying outstanding matters by ensuring the applicant provides an appropriate structural survey and calculations to demonstrate that the former Grove Hotel building would be safe when subjected to the likely forces of flood water during a flood event.**

**HPK/2023/0541- Land adjacent to Stubbins House, Unnamed road from Stubbins Lane to Tithe Barn, Chinley, Derbyshire, SK23 6ED**

No updates

**HPK/2023/0550 - The Paper Mill Inn, Whitehough Head Lane, Whitehough, Derbyshire, SK23 6EJ**

No updates