

**HIGH PEAK BOROUGH COUNCIL
DEVELOPMENT CONTROL COMMITTEE**

Date 22nd April 2024

Application No:	HPK/2023/0337	
Location	SHIRE HILL HOSPITAL, Bute Street, Glossop, Derbyshire, SK13 7QP	
Proposal	Reserved matters application for 40 dwellings (use class C3) together with associated access, parking and landscape works. (Note: During this application the number of units has reduced from 41 to 40 following negotiation with officers.)	
Applicant	Cube Homes	
Agent	Nexus Planning	
Parish/ward	N.A / Old Glossop	Date registered 5 th September 2023
If you have a question about this report please contact: Bob Phillips bob@urbanimprint.co.uk		

SUMMARY OF RECOMMENDATION

Approve with Conditions

REASON FOR COMMITTEE DETERMINATION

This application has been brought before the Development Control Committee because the application is a major development

1. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

Site description

- 1.1 This application site comprises the buildings and curtilage of the former Shire Hill Hospital on Bute Street in Glossop, and currently benefits from an outline planning permission granted in 2022 for the residential redevelopment of the previously developed hospital site. The former hospital site, which has been closed since 2018, occupies a site at the northern edge of the settlement on higher ground overlooking the town; the land beyond continuing to rise to the north. As a result the site's topography rises quite significantly from the south to the north. The site includes a number of relatively mature landscape edges including a large area of woodland to the north-east. Much of the land to the north, east and west is also in the applicant's ownership.
- 1.2 The site is approximately 1.7 hectares and comprises several former hospital buildings of various ages and associated outbuildings and surface car parking. To the immediate south of the application site is modern housing development, Kilmory Fold, which includes a number of larger detached dwellings all built to two storeys. The rear gardens of some of these properties share a rear boundary with the application site. To the north and west of the site are a series of open pasture fields

separated from the application site by a traditional stone wall. These are also in the applicants ownership.

- 1.3 The most notable buildings on the site are known as the administration block and the ward block. The outline permission establishes that the administration block (a former workhouse) should be retained. However, all other buildings are to be demolished. The site also includes a small area of parkland to the south of the site – in front of the administration and ward buildings – which includes several mature native and ornamental trees. To the north-west corner of the site is a former barn which is not included in the application site and is retained given its use by wildlife and other protected species.
- 1.4 Principal vehicle access is taken from the original entrance on Bute Street. However a secondary access point, which links to the adjacent Blackshaw Clough, exists but has been closed for some time. Blackshaw Clough runs up the eastern edge of the site. Pedestrian access is provided from the same point. There are no public or permissive footpaths that run through the site.
- 1.5 For clarity and in the avoidance of doubt the following planning designations affect this site:
 - The site is outside of the Glossop settlement boundary (but directly abuts it on two sides) and is excluded from the Green Belt. It therefore exists as a significant previously developed site within the open countryside and an allocated site (G12 and G13 under policy H2) is situated adjacent to the eastern edge of the site (across Blackshaw Clough).
 - The historic buildings on the site are identified as being a non-designated heritage asset. However, Historic England have confirmed they are not worthy of listing; the site also is adjacent to the Old Charles Quarry in the trees to the north-east (HER ref: MDR13798).
 - The site is not within a conservation area or within close proximity to any other designated heritage asset, the nearest being the Old Glossop conservation area some 200m to the south of the site.
 - The site includes several trees that are the subject of a tree preservation order (ref: HPTPO 286), these include several trees to the rear boundary of the site and almost all of the mature trees to the front of the hospital buildings.
 - The site is within flood risk zone 1 and is not considered to be at risk of flooding from any source.
 - Bute Street is a classified and adopted highway up until the access to the site, with the site being directly adjacent to the Pennine Bridleway which runs along the eastern edge of the site along Blackshaw Clough.

Townscape and landscape surroundings

- 1.6 Despite its elevated position the site is relatively well screened from public vantage points in the wider landscape as a result of some mature woodland and other vegetation to both the east and west of the site. The northern part of the site is the most visually prominent, being visible to some of the public footpaths to the north and west. The surrounding landscape is a mixture of small and medium sized grazing paddocks, most of which are surrounded by traditional stone walling. Scattered trees and areas of woodland break up the landscape meaning that longer distant views through and from the landscape are only possible when looking south across Glossopdale.

- 1.7 As noted, the site is immediately adjacent to a modern residential development on Kilmory Fold which comprises 2 storey detached homes built with a stone finish. Part of the adjacent allocated site (Hawkshead Mill - G13) has been recently completed and is a mixture of terraced townhouses, semi-detached and detached units built with a stone finish and simple stone detailing. Aside from these, the remainder of the nearby housing stock dates from the mid-late 20th century, and does not necessarily use traditional materials. However, a number of these units are laid out to respond to the unique topographical conditions of the south facing slopes (Shire Way with a linear development form and Blackshaw Road with split level townhouses) which certainly adds variety within the townscape.
- 1.8 Further south the townscape is designated as the Old Glossop conservation area. The traditional vernacular qualities of this area are identified within the conservation area appraisal, which includes a useful summary within chapter paragraph 4.2, the key architectural elements are repeated here for completeness:
- *The contribution of buildings to the streetscape is heightened by the fact that the majority directly front the roadside or pavements edge.*
 - *The predominance of stone for roofs and as a building material is a significant unifying characteristic of the conservation area.*
 - *The terrace with enclosed rear yard is the predominant form of development. Its strong form and unifying nature makes a significant contribution to the character of the conservation area.*
 - *The simple architectural detailing on the majority of traditional domestic buildings further enhances the architectural grandeur of the public buildings that dominate the core.*
 - *Traditional joinery details are significant architectural elements.*

Compliance and relationship with then outline application HPK/2019/0316:

- 1.9 Planning permission at outline was secured following it being allowed by a planning inspector at appeal in September 2022. As a result of this, the site current benefits from a permission that allows the clearance of the site (excluding the former administration block / workhouse) and the redevelopment of the site for residential use. There is no specific number of dwellings that should be provided as part of this redevelopment, but illustrative material shows in the region of 40 dwellings.
- 1.10 The outline planning permission is the subject of planning conditions and a planning obligation (S106) that remain in force and shall be implemented and delivered alongside this permission and as such will not be either repeated or renegotiated at this reserved matters stage. The obligation includes financial contributions towards allotments, outdoor sports facilities, parking, and gardens, play space and education. A separate obligation requires the provision of affordable housing to meet local plan policies. It remains in force on this site and is therefore linked by association to this reserved matter application.
- 1.11 For clarity and in the avoidance of doubt, this reserved matters application was submitted on 09 August 2023, meeting the requirements of condition 2 of the outline permission and included all of the matters required to be considered a comprehensive reserved matters application. The information submitted for these reserved matters is in accordance with the requirements of conditions 3 (Reserved matters), condition 5 (levels), and condition 7 (Construction details of estate roads) of application HPK/2019/0316.

2. DESCRIPTION OF THE PROPOSAL

- 2.1 This application considers the outstanding reserved matters of layout, landscape, scale and appearance for the redevelopment of the former hospital site at Shire Hill Hospital following the outline permission granted by appeal in September 2022. It should be noted that access to the site, including an improved vehicle access point has already been agreed at the outline stage, although internal road layout and parking arrangement remain the subject of this application. It includes the clearance of all of the buildings and structures on site with the exception of the former administration block which will be the subject of a conversion. The scheme proposes 40 number dwellings (C3 use) which are a mixture of types and tenures – see comments below. The negotiation and amendments to the scheme during the application have resulted in the reduction of the numbers from 41 (as submitted) to 40 units. This change still ensures that the provisions of the outline permission are secured.
- 2.2 For clarity and in the avoidance of doubt, the scheme has been updated on two occasions with additional material being submitted by the applicant in January 2024 and February 2024 in order to respond to officer comments and feedback. Where relevant the most recent drawing references are provided within the following paragraphs.
- 2.3 *Layout:* The layout that is proposed has been the subject of some design evolution both during the pre-application stages, but also over the life of this application. Drawings 21017-01 (P4) and 21017-02 (P4) both prepared by MPSL Planning and Design and received by the Authority in February 2024 are the final iteration of the layout, and show the internal layout of the roads, spaces and the provision of 40 residential units. More information about the nature of these units is provided in the sections below. However they are broadly grouped into three character areas each of which is described below. All of the areas are accessed from a central spine road that runs from the existing entrance (works to which are already approved) through the site providing access to all parking areas and properties. The site is split into four character areas (as shown on drawing 21017_05_revB). Character areas 1 and 2 being part of the same area but differentiating between the new build and converted elements of that character area.
- 2.4 The first character area (areas 1 and 2) comprises the converted administration block with some additional properties designed at right angles to the main block to the south and east of the application site. The principal elevations of the scheme are designed to face south and east in order to overlook the existing retained parkland and principal access route. The new properties at the right angle have a principal frontage overlooking the cycle and pedestrian connection to Blackshaw Lane. To the north of the administration block / building a semi-private parking court is provided against the replaced / refurbished retaining wall, where it is both secure and well overlooked. Each property is provided with a separate bin store and outdoor amenity space to the rear and a small front garden to delineate public and private space.
- 2.5 The character area to the south-west of the site (area 3) is roughly designed to reflect the footprint of the existing ward block that will be demolished. This comprises a linear range of townhouses, with those in the centre of the range being taller and a larger detached unit on the westerly end of the range overlooking the wider landscape beyond. The scale and arrangement of the range seeks to echo the former

scale and mass of the demolished ward building. It provides a strong active frontage overlooking the parkland to the south of the site and a shared parking court. The parking area is accessed from the main spine road and is bounded by the refurbished / repaired retaining wall to the north. All the properties are provided with associated private amenity space and bin storage.

- 2.6 The final character area (area 4), on the upper portion of the site, includes several larger detached homes with larger gardens which allows for the mature trees and other landscape on the edges of the development to be retained. The layout is based around road layout that is roughly T-shaped with dwellings looking into the site. Courtyards / private driveways serve the three dwellings to the west and east of the site. The properties to the north and eastern elevations are split level to ensure that they make the most efficient use of the topography.
- 2.7 *Access and parking:* Access to the site remains from the original historic main entrance. The secondary access point to Blackshaw Clough has been stopped up for vehicles and will now only provide cycle and pedestrian access. Internally the layout of the principal streets and spaces has been designed to an adoptable standard and is designed to accommodate a refuse vehicle and fire appliance. The applicant has provided swept path drawings to demonstrate that this can be achievable (see transport assessment appendices 4 and 5 prepared by SCP transport – Ref: WB/220138/TS3: July 2023). The design of the streets has been focused on the provision of raised tables and small unit paving to ensure that they do not feel like they are highways engineering dominated.
- 2.8 Discussions with the applicant have indicated that they wish to explore having the internal road network adopted in the future. This is agreed by all parties as being preferable but is restricted by the current access gateway arrangement. It appears that a subsequent application could be submitted to modify this gateway (outside of this scheme) at which point the road could be adopted. As noted, parking is provided in two larger parking courts to the rear of the terraced properties access from the main spine road. Parking for the larger detached dwelling on the upper site is provided on plot and includes several garages. The garages meet the required size to be considered parking spaces. Sufficient parking is provided to meet all the parking standards and no parking is provided on the spine route.
- 2.9 Externally, pedestrian access is provided adjacent to the main gateway, but also from the former secondary access point on Blackshaw Clough. This ensures that access to the Pennine bridleway is achieved. Works already approved to the access point (under the outline permission) ensure that there is a path connection and associated dropped kerbs that connect into the surrounding footpaths of the adjacent residential areas. Internally, both access points are connected into the development through a series of 2m wide footpaths that are within the parkland areas. Footpaths are provided along both sides of the spine road as well as running along the front of the terrace that forms the second character area. Continuous footpaths connect each property's front door with either of the external access points.
- 2.10 *House types and affordable units:* The scheme includes a number of different house types that include both the new build and the conversion elements. These are all set out within the house type brochure ref: 21017_HTB_03. All of the new properties are designed to be compliant with the national described space standards (NDSS) and range from one to four bedrooms, most including a home study (too small for a bedroom). All the properties are provided with private amenity space to both the front

and the rear, bin storage and a bicycle store (where no separate garage is provided – otherwise parking is shown within them).

2.11 All the homes have been designed around a series of energy efficient measures to both reduce the energy demand and reduce their CO2 emissions. The Environmental Statement submitted by the applicant sets out that new homes will have high levels of insulation throughout, excellent levels of airtightness and windows designed to maximise solar gain. Page 13 of the document sets out a specific set of design specifications and targets for the new and converted buildings (listed as refurbished). The document goes on to set out that air source heat and hot water systems will be fitted to these properties. Collectively this is designed to reduce CO2 emissions by almost 50%.

2.12 Most of the new build properties (13 types) have accommodation split across three floors using the roof space. The housing mix within the new build units is 13% one bed, 13% two bed, 27% three bed with the remaining 47% being large 4 bed units. The following table sets out the schedule of accommodation for the new units proposed:

Housetype	No. beds	Description	No. units
<i>Type QH</i>	1	A quad unit comprising of four two storey dwellings	4
<i>Type TH1</i>	3 + study	A 2.5 storey semi-detached dwelling	4
<i>Type TH2</i>	2 + study	2 storey terraced dwelling	4
<i>Type TH3</i>	3 + study	2.5 storey terraced townhouse	4
<i>Type TH4</i>	4 + study	Three storey terraced townhouse	2
<i>Type DH</i>	4 + study	2.5 storey detached dwelling	1
<i>Type B</i>	4 + study	2 storey detached dwelling inc. single garage	1
<i>Type C</i>	4 + study	2 storey detached dwelling inc. single garage	3
<i>Type SL1</i>	4 + study	2.5 storey split level unit with integral garage	4
<i>Type SL2</i>	4 + study	2.5 storey split level unit with integral garage	1
<i>Type D</i>	4 + study	2.5 storey dwelling with integral garage	1
<i>Type E</i>	4 + study	2.5 storey property with separate double garage	1
		Total new build units	30

2.13 The materials proposed includes a relatively simple palette of materials including reconstituted stone facing, mock slate roofing tiles and stone and zinc detailing. Windows are all multi-pane uPVC in either black (for the contemporary character areas) or light grey for the more traditional zones). Detailing is provided through a mixture of stone quoins and stone headers and cills to windows. Additional windows, including bay windows where appropriate, have been added to certain properties (as denoted on the plans) to ensure that they provide active frontages at corners and overlook public routes.

2.14 The converted administration block has been subdivided into 10 individual two storey, three bed terraced units (in most case the third bedroom is only a small single or a study). All these properties vary a little in size and configuration in order to respond to the unique characteristics of the host building. The elevations have been kept deliberately simple, with the number of new openings in the building kept to an absolute minimum (and matching the scale and proportion of the those existing) to maintain the simple elevations of the original building. The roofline is stepped in order

to reflect the separate components of the original building, with the terrace property to the western end of the range designed to reflect and reinforce the characteristics of the original 'barn' that forms part of the building.

- 2.15 Affordable housing provision for this site has already been set by the planning obligation (the unilateral undertaking) attached to the outline permission. The planning obligation sets out a formula for the provision of affordable units, but allows for an adjusted provision to take account of the existing floorspaces on the site. The calculation sets out that that 2.9 units of affordable housing should be provided on site. The applicant has proposed to exceed this provision and seeks 4No. 1 bed units (the type QH in the schedule above).
- 2.16 *Landscape, trees and biodiversity net gain:* A comprehensive suite of landscape plans (including planting plants, boundary treatments and hard works drawings) have been submitted in support of this application. The landscape design for the site is best shown on drawing 281-LST-00-XX-D-L-0101 (PO5) prepared by Land Studios (received by the LPA in February 2024). This drawing clearly demonstrates the large area of retained 'parkland' with mature tree planting to the south and east of the site, but also the large rear gardens on the upper portion of the site that will further soften the urban edge and allow the mature trees in the rear boundary to be retained.
- 2.17 The layout demonstrates that a significant number of the mature trees on the site, including those that are the subject of the TPO, are retained. The work has been led by a comprehensive survey of the trees and the application is supported by an arboricultural impact assessment. This provides a strong basis for the overall landscape strategy for this site and offers a sense of immediate maturity. Whilst a limited number of trees have been removed to accommodate the new access road an additional 54 new trees have been planted on site to mitigate this. Furthermore, an additional 50 trees are planted in the wider landscape as part of the off-site BNG works.
- 2.18 The trees on the site are a mix of native and native hybrid species, and different species have been used throughout the site to provide not only variety but to reinforce the character areas. Native species including Oak, Silver Birch and Field Maple are planted at the fringe of the site boundaries. Given the tree cover on the site, and the proposed additional planting, the grassland mixes have been chosen depending on the amount of sunlight that they will receive and human traffic – including wildflower meadow, shade tolerant grassland and amenity grassland. In several other areas across the site additional woodland understorey planting is proposed to provide additional variety and habitat creation.
- 2.19 Hard surfacing is predominantly asphalt where this is on the highly trafficked routes (road and footpaths) or where there is a requirement for access for larger vehicles (refuse collection etc). However, this is broken up by some areas of tegular small unit paving at thresholds and within raised tables. Each private garden is provided with a small patio or paved area. Except for the front access to the converted buildings, all the remaining properties are provided with a level access point suitable for use by a wheelchair or similar.
- 2.20 The application is supported by full details of all the boundaries to both the edges and internally between the dwellings (Drawing ref: 21017_03 Rev A and 21017_04_RevB). Externally the boundaries have been retained much as they presently exist, with the stone walling providing much of the boundary to the north

and east. Internally boundaries are to be wooden fencing (to provide security and privacy) and in areas of higher public visibility stone walling and metal railings. Hedging is also used in the upper site and within the car parking areas to soften the appearance of the hard surfacing and break up car parking areas. This is made up of a native hedging mix that includes six different species.

2.21 *Drainage strategy:* The outline application included a condition that required a drainage strategy and plan for the site to be submitted and approved. This condition still remains in force. However, it is important that drainage is considered as part of this reserved matters application given that the decisions regarding the layout of the site will directly impact on the drainage strategy implemented following approval by the condition. The applicant has submitted a detailed Flood Risk Assessment and associated drainage strategy which has been the subject of consultation. Given the sites location and topography the option for surface water drainage is a hard SUDs system using attenuation crates and oversized pipework, as opposed to surface basins. The applicant has designed the drainage scheme to offer a reduction in the run-off rates from the current site's brownfield state.

2.22 Full details of the application including, plans, supporting documents, consultation responses and neighbour representations can be viewed at:

<http://planning.highpeak.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=262890>

3. PLANNING HISTORY

Recent planning history

Planning ref	Location	Description	Decision and date
HPK/2019/0316	Shire Hill Hospital, Bute Street, Glossop, Derbyshire, SK13 7QP	Redevelopment of the Shire Hill Hospital site for residential development including retention and conversion of the former Administration Building. Note: Included an agreed planning obligation that remains in force.	Allowed by appeal dated 05 September 2022.
CON/2019/0032	Shire Hill Hospital, Bute Street, Glossop, Derbyshire, SK13 7QP	Certificate of immunity to not list a building - focused particularly on the old Workhouse, but also including other older buildings.	02/10/2019 – do not add to the statutory list
HPK/2001/0316	The Lodge, Shire Hill Hospital, Bute Street, Glossop, Derbyshire, SK13 7QP	Change of use from office to dwelling	18/09/2001

- 3.1 Further to this list there is a history of planning applications going back over the last 20 years on this site given its former use as a hospital. Many of these relate to minor works such as new fire-escapes, temporary equipment, and new parking bays – and as such are not relevant to this current application.
- 3.2 The proposal was the subject of pre-application discussions (ref: PAD/2022/0013) where the scope of the planning application was discussed and agreed, as well as detailed design considerations based around an indicative layout. Following this the applicant has entered into a planning performance agreement with the LPA to facilitate both parties in proactively engaging with the planning process towards determining this application.

4. **PLANNING POLICIES RELEVANT TO THE DECISION**

- 4.1 For the purposes of this planning application, the development plan comprises of the High Peak Local Plan (2016). The following Local Plan policies are relevant to this application for reserved matters:
 - Policy S1 – Sustainable development principles
 - Policy S1a – Presumption in favour of sustainable development
 - Policy EQ1 – Climate change
 - Policy EQ2 – Landscape character
 - Policy EQ5 – Biodiversity
 - Policy EQ6 – Design and placemaking
 - Policy EQ7 – Built and historic environment
 - Policy EQ8 – Green infrastructure
 - Policy EQ9 – trees, woodland and hedgerows
 - Policy H3 – New housing development
 - Policy H4 – Affordable housing
 - Policy CF4 – Open space, sports and recreation
 - Policy CF6 – Accessibility and transport
- 4.2 Following a review of the local plan in June 2022 and it was concluded that the majority of the policies are considered to be up-to-date as they are broadly in line with national policy. Policies S3, S4 and H4 are not considered to be wholly compliant and thus are afforded limited weight in any decision-making framework. However, given that the principle of development on this site has been agreed by virtue of the outline permission only policy H4 remains relevant to this planning consideration. Whilst changes to the NPPF were delivered in December 2023, the local plan retains this broad compliance with the revised document.
- 4.3 The following documents are material considerations:
 - The National Planning Policy Framework (NPPF) (December 2023)
 - The National Planning Practice Guidance (NPPG)
 - High Peak Design Guide SPD (2018)
 - Residential Design Guide SPD (2005)
 - High Peak Housing and Economic Needs Assessment (2022)
 - High Peak Local Plan Early Engagement Document (January 2023)

4.4 As listed above, early engagement on a replacement local plan was undertaken in 2023 but at present there is no draft plan in place.

5. CONSULTATIONS CARRIED OUT

Outline of consultation and engagement

5.1 A Site Notice has been displayed at the entrance to the site and the application advertised as per the authority's standard practice. Two rounds of public consultation have been undertaken, first in August / September 2023 and secondly in January 2024. Consultation included specific notification of the following:

- Immediate neighbours on Kilmory Fold and Bute Street all specifically notified
- Local Borough Councillors
- All technical and statutory consultees in line with the Council's policies (see details below of responses)

5.2 The applicant prepared and re-submitted a new comprehensive package of information in response to direct feedback from officers and technical consultees in early February 2024 which have initiated the requirement for further rounds of consultation with key consultees. Detailed responses have been sought from the key consultees throughout the process to ensure that both timely responses have been available to the applicant, but to ensure that the most effective planning solution can be reached for this site.

Technical consultees

5.3 The following table provides a summary of technical consultee responses. Comments regarding matters of urban design, built heritage and architecture have been undertaken by officers as part of the assessment of planning balance and as a result there are no specific comments included here. In the main these comments are on the most recent layout and package of information submitted (received 9 February 2024) and consulted upon with further comments received afterwards, unless otherwise stated.

Consultee	Comment
Local Highways Authority (LHA)	<p>Comments on the original scheme submitted (feedback provided September 2023) were broadly in support of the principles contained in the layout and parking arrangement. The response confirmed that the carriageway design and width were acceptable and they were satisfied with the swept path analysis for refuse collection. However, they had concerns about the quality of the footpath connections in the northern portion of the site.</p> <p>Following amendments to the scheme the LHA have commented further (February 2024) to set out that have no further concerns about the layout. They have highlighted that there is a requirement to seek to provide street trees under paragraph 136 of the Framework and encouraged officers to be mindful of this when reaching a decision.</p>

Environmental Health Officer (response to the first round of consultation only)	Have confirmed that they have no new comments to make on this application and that they will comment (where relevant) on the discharge of any conditions associated with the outline permission.
Lead Local Flood Authority (DCC)	Have set out that they have no comments to make given that there is a condition that requires subsequent approval of a drainage scheme. [Note: This is different to comments from United Utilities – see below – and clarification is still awaited from them on this matter]
United Utilities	Have commented twice on the application, firstly requesting further information on the drainage solution, and secondly setting out that were satisfied with the drainage solution submitted with this application. They have requested that this be conditioned accordingly to secure this.
HPBC Tree officer	Initial comments were received from the officer in November 2023 and included a concern that the trees to the rear of the site were crowding the houses and would cause amenity issues and long-term management issues – especially since the tree management plan requires requires some significant pruning. The officer was also concerned regarding the landscaping plan that did not provide 2:1 ratio replacement (in line with policies), that some of the species were not acceptable and had insufficient room to grow. [Note: No final comments have been received from the tree officer on the revised scheme]
Derbyshire Wildlife Trust (DWT)	<p>Have commented on a number of occasions throughout the process and provided design advice to support the amendments of the scheme. Initial comments in November 2023 set out that they were concerned regarding the layout as it was considered to crowd the northern boundary and the habitat within the mature trees along it. They also queried reference to the provision of a BNG assessment that was not present on the file. [Note: This was later provided by the applicant]. They had no specific comments on the landscaping proposals and noted that a landscape and ecological management plan would be required by condition 26 of the reserved matters application. They also noted that a separate bat licence would be required (outside of the planning process).</p> <p>Further comments received in March 2024 set out they do not consider any meaningful changes have been made to the northern boundary and that the built form will likely impact negatively on adjacent habitats and species. They have reviewed the BNG assessment and flag that the data used is almost 18 months old, and that some of the proposed offsite grassland may not be practicable within the areas studied. They do confirm that biodiversity net gain is likely to be</p>

	achievable with the proposals submitted and the exact targets for BNG delivered.
Derbyshire Police (response to the first round of consultation only)	Raise concern about the design solution with the car parking to the rear of the two terraced ranges in the core of the site – possible issues of privacy and security. Have set out that these parking courts would need to be subject to appropriate lighting to reduce the apprehension of crime and vandalism. There were some considerations of awkward spaces created between and around blocks. There were also concerns about lighting of pedestrian ‘alleyways’ (between original plots 5 & 6). [Note: these comments have all been considered as part of the revisions to the scheme working with the planning / design officers]
Environment Agency (response to the first round of consultation only)	Have no comments to make on this reserved matters application but will comment as required on any future discharge of conditions associated with the outline approval.
NHS Integrated Care Board (response to the first round of consultation only)	Have no comments to make on this application – the number of units is below their threshold for engagement and seeking contributions. [Note that there is no requirement for contributions to healthcare within the agreed S.106]
Adult Social Care and Health (DCC)	Have made comments (and confirmed no change to earlier comments) asking that several general design principles be considered and integrated into the design and mix of the new properties: <ul style="list-style-type: none"> • That dwellings should meet the National Space Standards or M4(2) standards. • That properties have good internal space standards. • Floorplans that allow for adaption to older residents – including stairlifts and installation of lifts. • A mix of tenure types, including some units built at a single level (stacked or bungalow).
HPBC Conservation officer	Formal Comments awaited
HPBC Housing officer	Unable to comment at present due to lack of information regarding the provision of affordable housing in line with the s.106. [Note: This has now been provided and appears in line with the S.106 however final comments are still awaited]
Service development officer (Leisure	Confirmed that the planning obligation payments that would be required and set out that these payments should and could be made locally. Parking and gardens investment would be

and recreation – HPBC)	targeted towards Manor Park and Howard Park, with play directed to the current facility in Manor Park. The allotment contribution would be directed to Jordan Street allotments. It was also confirmed that sports provision within 2km could also be improved. [Note: these contributions are already secured via the planning obligation agreed at the outline stage]
------------------------	---

Outline of the public comments

- 5.4 Two local groups and organisations have provided detailed comments on the application, these are detailed below.
- 5.5 *Glossop Heritage Trust:* The Trust has provided a detailed and considered assessment of the significance of the heritage asset (the retained administration block – workhouse and barn) including making several comments on the design approach taken to ‘harmonise’ the building undermining the historical development of the building and its significance. They consider these inappropriate and would like to see the elements of the building more effectively separated. Several detailed comments and suggestions regarding window design details, archaeology and retention of date stones were also suggested.
- 5.6 *Old Glossop Residents Association:* Broadly the comments received were positive however, there were some concerns raised. They reiterate and support the comments made by the Heritage Trust on the design and the heritage buildings. They further comment that it is considered that there is insufficient parking for residents and visitors to the site and will result in ‘fly-parking’ in inappropriate locations off site. They support the provision of electric vehicle charging points and the ecological proposals on the site but ask for consideration of hedgehog friendly fencing. They have highlighted the importance of the original conditions imposed by the outline permission, specifically the requirements of condition 6 to maintain residential amenity.
- 5.7 In addition, almost 30 different members of the public commented on this application during the consultation. A summary of the key planning matters have been included below:
- Almost all of the respondents objected to the scheme on the basis that it would have an unacceptable impact on the local highways network, many specifically mentioning Bute Street, and that there was insufficient access to public transport now the 390 bus route had been curtailed from the hospital site.
 - Many respondents raised objections on the grounds that there was insufficient community infrastructure (school, healthcare etc) within Glossop to accommodate a development of this scale – many noting that there had already been significant growth in Glossop.
 - Many respondents considered that there was insufficient parking provided on the site and that this would lead to fly-parking on the surrounding network, specifically mentioning the impacts on the non-adopted adjacent road Blackshaw Brook – some requesting new traffic regulation orders to restrict nearby on street parking.

- There were several respondents who were concerned about the way in which the converted heritage asset (the administration block) was being undertaken setting out that it did not reflect the character of the building or that the three elements of the building had been subsumed – often supporting comments from the Heritage Trust. It is worthy of note that one respondent has further commented on the most recent design changes to this building (as proposed in Feb 2024) to say that these have addressed their concerns.
 - Many respondents were concerned about flood risk and drainage from the site (it being at the top of a hill and the existing infrastructure being unable to cope), with many wishing to make sure that the scheme had been the subject of discussion with United Utilities
 - There have been several concerns about the impact on wildlife, and that insufficient information had been provided on matters of biodiversity enhancement (with specific reference made to biodiversity net gain) and the safeguarding of protected species.
 - A limited number of respondents were keen to ensure that the site was designed to maximise the use of sustainable energy, with some calling for greater use of solar panels and others requesting a plan for the reuse / repurposing of the demolition rubble.
 - Finally, comments relating to appropriate conditions have included reference to construction management plans to protect amenity during the construction phase, the impact of external lighting on amenity and wildlife and formally stopping up of any vehicle access from Blackshaw Clough.
- 5.8 Comments regarding the future local plan process and other strategic planning matters have not been included in this list as they are not relevant to these reserved matters application.
- 5.9 There were several comments received that stated that work was already underway on the site by the applicant. Whilst the applicant is currently on site it has been confirmed that the works being undertaken simply relate to the clearance and stripping of the internal structures, and the careful removal of asbestos from some buildings. In addition, some limited excavations have been undertaken to facilitate the archaeological works required by virtue of the outline permission. Having examined these works on site, officers are content that these do not amount to development as defined by the Planning Acts.

Officer review of the public comments

- 5.10 Officers have considered the comments raised by the public in detail. Concerns about the highways impact, and the impact on the local services and facilities are not relevant to this reserved matters application given that these were the subject of detailed and comprehensive discussion at the outline application stage with many being the subject of detailed conditions already associated with this site through the outline application. This is detailed below:
- Traffic impacts specifically were the detailed subject of consideration at the 2023 appeal when the inspector concluded that “The absence of harm in relation to highway and pedestrian safety, or any other matters, are neutral matters weighing for nor against the proposal” (¶160 of the report). Improvements to the access / gateway, are conditioned as part of the outline approval.

- Turning to local services and facilities, there have been no objections to this development from any of the statutory consultees, and in addition the planning obligation will secure further improvements to the local parks and greenspace.
- Considering the flood risk and drainage from the site, this is the subject of a condition associated with the outline planning permission. However, a detailed drainage strategy has been submitted with this application and has been the subject of review by United Utilities (as requested by respondents) who have concluded that the scheme is acceptable.

5.11 The highway authority has considered the design in detail and have confirmed that they have no objection to the scheme and that sufficient parking and manoeuvring space has been provided. Parking is in accordance with their standards.

5.12 Concerns about the impacts on the retained heritage asset (the administration block and associated buildings) were shared by officers and were reported to the applicant. The applicant has modified the design and scope of the conversion works to address some of these concerns.

5.13 Further detail has also been provided by the applicant on the protection and works to trees, an ecological management plan and a full biodiversity net gain assessment of the site. These have been the subject of discussion with DWT and the proposed works can be secured via a condition.

6. OFFICER COMMENT AND PLANNING BALANCE

6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, the Local Authority is required to determine this application in accordance with the policies of the Development Plan unless material considerations indicate otherwise. NPPF paragraph 11 states that applications that accord with policies within an up-to-date Local Plan should be approved without delay.

Principle of development

6.2 The principle of residential development on this site has already been agreed as part of the granting of the original outline planning permission (Ref: HPK/2019/0316) which was approved by the Inspectorate following an appeal dated 05 September 2022. All matters were reserved with the exception of access. The approval of the outline permission means that wider planning issues such as highways and landscape impact have already been effectively considered and found to be acceptable in planning terms. Furthermore, the redevelopment of this previously developed site is entirely in accordance with the provisions of policy S1 of the Local Plan.

6.3 The following planning matters will therefore be assessed at the site-specific level, all of which are clearly linked to development plan policies and specific requirements within the Framework:

- Design and layout
- Housing mix and types
- Amenity
- Trees and landscaping

- Ecology and biodiversity
- Highways and access
- Drainage and flood risk

Design and layout

- 6.4 The Framework is very clear that design is an important part of achieving good planning and creating beautiful places. It also makes it very clear that development that is not well designed should be refused (Paragraph 139). It goes on to set out that significant weight should be given to local design policies and guidance, which in this case comprises policies S1, EQ1 and EQ6 of the local plan and the High Peak Design Guide. The outline planning application was accompanied by an illustrative / indicative layout but this is of course not binding on the reserved matters.
- 6.5 The layout of the scheme proposed seems to reflect the local character and the opportunities and constraints on the site. There is clear benefit in retaining the administration building which offers a gateway to the site and retains some of the visual qualities of the original hospital site. This is further reinforced by the new range of terraced townhouses on the footprint of the former ward building. The scale and elevation design of these seeks to reflect the scale, mass and form of the building it replaced and provide strong enclosure for the parkland to the south of the site. Interestingly the terraced housing built close to, or directly to, the pack of the pavement, and provided with a small rear yard is a specific characteristic of the nearby conservation area.
- 6.6 The design of the buildings uses materials and finishes in this lower portion of the site that are reflective of the local materials palette and character. Simple stone detailing around windows and door apertures, as a string course and in the form of quoins provides some articulation. The design of the new building on the site will effectively allow the administration block to be effectively assimilated in to the design and street scene. The applicant has provided some useful street scenes with the application that show how the refurbished administration block and the new townhouse range front the parkland to the south. This exhibits a unified and high quality principal frontage.
- 6.7 The upper portion of the site (to the north) has a different character and includes 2 and 2.5 storey properties using the roof space. These are all detached in nature. Whilst this form of development is not reflective of the local character this area of the site has a greater relationship with the wider landscape and the loose, open layout does allow for more green infrastructure, planting and gardens. In this respect this area provides a more appropriate softer transition to the wider landscape. The design in this location makes sure that there is an over 15m set back from the rear boundary – where the mature trees are the subject of a TPO. This means that buildings do not encroach on to the root protection area of these trees. In this respect the design approach here is considered to comply with that outlined in paragraph 5.46 of the local plan in providing a sensitive urban / rural fringe in locations such as this.
- 6.8 The architecture in this upper site / character area is a little more contemporary, but still includes the strong vertical emphasis that is found within the larger villas and townhouses that are common within the Borough and as outlined in the High Peak Design Guide. Whilst the stacked gables used as a design feature are not a common

feature in the local area, they are found in some locations and the design does help provide a sense of coherence to the design of the elevations. The materials remain reflective of the finished, colours and types found elsewhere in the local area and as such it is considered that this portion of the site will assimilate well into the wider landscape setting.

- 6.9 Turning to the public realm and the external space, the site is well designed and includes several areas of parkland to the south and east that ensure that the site is provided with a sylvan setting and retains and protects the most important trees on the site (those that are the subject of a TPO). These spaces are well overlooked by proposed dwellings and provide opportunities for more attractive walking and cycling routes. Whilst there are no recreational facilities proposed, it has been agreed that these would be covered by a commuted sum as part of the outline permission. As a result, the informal open spaces created are both sensible and well considered.
- 6.10 The internal roads themselves are designed to meet adoptable standards (see comments previously on this) but the surfacing and design means that they do not appear as being traffic or parking dominated. The local highways authority has examined the submission and confirm that the layout and parking arrangement meet the required standards. The site is also able to accommodate servicing and refuse collection appropriately. Whilst the LHA have highlighted the need to consider street trees, it is considered that the landscape setting and the retained trees elsewhere on the site means that this is an unnecessary requirement.
- 6.11 The comments from the Police architectural liaison officer raised concerns that some areas that were not well overlooked and were insecure or unattractive walking routes. Officers have been cognisant of these comments in recommending amendments to the layout and design and are content that these matters have been effectively resolved within the new layout. The applicant should be commended in this instance for working closely with officers to ensure that these matters were addressed effectively. In this respect this approach is now considered to be in line with paragraph 5.52 of the local plan and the approach advocated by Secured by Design.
- 6.12 Officers recognise that the layout and design of this scheme is very specific to the unique characteristics and constraints of this site and has been a careful balance of several matters (including the ability to market the new properties) to create a unique development proposal. In this respect, this is not the typical and standardised volume housebuilder approach, and this should be commended. The very fact that there are 13 different housetypes used – many used only one or twice to specifically ensure a strong design solution is delivered is evidence of the applicant's desire to create a place, rather than a housing estate. Within the planning balance this approach should be afforded greater weight.
- 6.13 In this respect, and subject to standardised conditions, compliance with the submitted plans detailing the site layout, landscape plans and house type plans and elevations then it is considered that this scheme would effectively meet the design and layout requirements of policies. Officers consider that the provisions of local plan policies EQ1 and EQ6 and the aspirations of policy S1 of the Local Plan have been met and that the design criteria set out in paragraph 135 of the NPPF have also been met. It is also considered that this would meet the approach outlined in the High Peak Design Guide and the National Design Guide.

Housing mix and type

- 6.14 Policy H3 of the local plan sets out that new housing development should provide a range of market and affordable housing to meet local need. In broad terms the proposed development is successful in this regard, providing a range of different types and sizes of dwellings which in some way counts in favour of the development. However, the policy requires that regard be had to the most updated housing market assessment or successor document. The 2022 Housing and Employment Land Needs Assessment (HELNA) identifies that there should be a split of market housing between 40% 1 and 2 bed, and 60% of 3, 4 or 5 bed roomed homes (see table 12.6 of the HELNA). Turning to affordable housing, there is a requirement for a greater proportion of smaller units – 65% being 1 or 2 beds.
- 6.15 Section 3 of this committee report sets out a definitive list of the types and sizes of the proposed dwellings. The majority of the new build housing is larger 4 bed roomed, whilst the converted administration block is entirely three bed roomed – all of these are larger units as set out by the HELNA and should account for approximately 60% of the mix if looking at market housing. Whilst some flexibility can be considered given the requirement to convert the existing building and to account for the overall viability of the scheme (which seeks to work with a constrained and previously developed site) the scheme provides an excess of 60% larger market homes, amounting to 24 units out of 26 units (excluding the converted units and the affordable units). In this regard this element of policy H3 is not achieved.
- 6.16 Policy H4 of the Local Plan sets out that 30% of a scheme of this size (over 25%) should be affordable housing. However, the site is currently the subject of a planning obligation which allows a reduction in the supply of affordable housing proportionate to bringing the previously developed site back into active use. As noted previously the applicant has provided a calculation about the provision of affordable housing in line with the formula set out in the agreed planning obligation. This equates to the requirement to provide 2.9 affordable dwellings. The applicant seeks to provide four units which exceeds this requirement. These have all been provided as one bed roomed units which meets with the largest demand identified in the 2022 HELNA. In this respect, it is considered that the proposed development meets its affordable housing requirement.
- 6.17 In reviewing the housetypes proposed, officers have also been mindful of the comments raised by the adult social care team (DCC) who have asked that properties are built to either NDSS or Lifetime Homes standards, and that they have good internal and external space. All of the new build properties are generous in terms of their internal space and all meet the requirements for the NDSS. Some of the housetypes on the northern portion of the site have an internal room layout that would allow for single floor living – bedroom, living and kitchen all on one level. Whilst there are some compromises taken on the internal layout and arrangement of the converted administration block (as a result of the building's size and shape) it is considered by officers that this is appropriate in the interests of bringing the building back into economic use.
- 6.18 Policies EQ1 and EQ6 of the local plan requires all new housing developments to meet environmental performance standards and reduce their carbon emissions. The applicant has submitted an environmental statement with the application which details a series of measures that are to be used to ensure that the building both reduces its need for energy and also to ensure that renewable technology is

effectively integrated into the design. Collectively it is considered that this would result in a 49.8% reduction in the carbon generated from this scheme. In order to ensure that the aspirations of policies EQ1 and EQ6 are met these measures (as outlined on pages 12 and 13 of that statement) should be secured by way of a condition.

Impact on the heritage asset

- 6.19 Policy EQ7 of the local plan sets out the requirements for considering any planning application that will affect a heritage asset. As noted, the former hospital site was identified as part of the previous outline application as being a non-designated heritage asset, however, there are no formal heritage designations affecting this site or its immediate surroundings. The outline application established, at appeal, that all buildings on the site could be demolished with the exception of the retained administration block. In this respect, this application follows the parameters set out in that regard. However, now that detailed proposals have been provided for the conversion of the administration block and that new buildings will be provided within its setting this is required to be considered against policy EQ7 of the local plan.
- 6.20 It should be noted that whilst the site also has the potential for below ground archaeology this is a matter that is dealt with by condition 16 of the outline permission and as such is not required to be considered further as part of this reserved matters application.
- 6.21 The applicant has submitted a Heritage Impact Assessment (HIA) which meets the requirement of policy EQ7 in detailing the nature and significance of the heritage assets on the site. Much of this was the subject of discussion at the appeal in 2021, and the document reflects the findings that were presented in 2021. Officers are pleased to see that the administration block has been retained and discussions and negotiations during the course of the application have resulted in the scheme retaining the character and appearance of the existing building.
- 6.22 The proposed conversion of the administration block has been simplified since first submission, to reduce the number of new openings on the principal elevation that were to be placed in the walls, to amend the roof profile to ensure that the building read as a series of amalgamated buildings (especially taking account of a barn like building to the west of the range) and the removal of doorway porches which domesticated the elevations. In this respect, the scale, proportion and simple design qualities of the administration block are retained, and the clear grouping of buildings can be seen more clearly.
- 6.23 The HIA also highlights the importance of the linear form created by the administration block and the adjacent ward block (to be demolished) and the way that it is arranged against the parkland to the south. Officers also recognised this as an important aspect of this site's heritage. In that respect, it is pleasing that the new range of terraces to the south-west are placed broadly in the form and the footprint of the ward building – including mimicking the scale and mass of the building. This approach should count in favour of the scheme as presented over the illustrative proposals provided in support of the outline scheme. The new properties to the east are visually separate from the administration block but also reflect the position of other buildings that were formerly in that broad location. As a result, the new buildings reinforce the historical character, identity and setting of the heritage asset.

6.24 Collectively, the overall design approach taken to converting the retained administration building, and the arrangement and layout of the new homes, is considered to effectively deliver the aspirations of policy EQ7 of the local plan and guidance on conserving and enhancing the historic environment contained in chapter 16 of the NPPF, specifically paragraph 209.

Amenity

6.25 When considering all planning applications, especially those for residential development, it is important that there be a consideration of the likely impacts of a development on the privacy of nearby uses and dwellings. This should include a consideration of any other amenity impacts as a result of noise, light, overshadowing or overbearing impact. In assessing these matters, national policy requires that these are considered against the desire to make efficient use of land and achieve appropriate character and design (as set out in paragraph 124 and 125 of the Framework). Policies EQ1 and EQ6 both set out the importance of considering the amenity impacts of any proposals.

6.26 It is important to note that given that outline permission has already been allowed at appeal, for this scheme to be redeveloped for residential development any impacts from the comings and goings and from the change of use of this site have already been accepted. This section therefore specifically deals with impacts resulting from the proposed layout and landscape proposed.

6.27 *Internal amenity:* Internally the site can be considered to benefit from a good level of amenity, with all properties having good internal and external space. All properties are provided with private outdoor space and appropriate storage. The layout in the main has been designed to maximise passive solar gain from the south and south-east of the site (helped in part from the topography of the site as it rises south to north), and as such there are no plots that are considered to suffer from any overshadowing. Most external amenity spaces will receive both morning and evening sun, with many also receiving sun for a greater proportion of the day.

6.28 All the properties on the site are well spaced to avoid any overlooking and ensure appropriate privacy distances are achieved. Internal interfaces between plots 29/30 and 31, and 7/8 and 13 both exceed 20m. In the northern portion of the site plot 20 looks towards the blank gable end of plot 19 at between 15 and 18m. Whilst this is a little less than would normally be considered ideal this is an internal relationship and the gable does not impact on any daylighting to plot 20 given that it is the north-west. Additional planting is proposed to further foil this relationship.

6.29 Officers were initially concerned about the relationship between the properties on the lower and the upper portion of the site due to the change in levels. The final layout only leaves one area of concern between plot 22 on the upper level and the properties on the lower levels within the converted administration block. However, the design of plot 22 means that looking south (over the lower car park) at a distance in excess of 18m there is only a high level study window and a high level secondary kitchen window in the elevation of plot 22. These are not what would be typically described as habitable rooms. Given the constraints on the site, and the need to provide an effective layout, officers consider that the applicant has provided an appropriate and considered response to this relationship through the design of plot 22. In this respect it is considered acceptable.

6.30 *External amenity*: Externally, considering the layout against other existing properties, the sites location to the edge of the settlement and the presence of the large area of parkland to the south of the site, mean that there are only a few properties that require detailed consideration. Impacts on properties on The Lodge and Bute Street from comings and goings have already been the subject of detailed consideration at the outline stage and the principle of the use of the existing access point for pedestrian and vehicle access is agreed. Whilst there are some concerns raised by the public these are not considered to be material planning concerns given the site's planning history.

6.31 Of the remaining relationships these specifically relate to two specific cases:

- *Relationship A*: 10 Kilmory Fold which has a gable end to the site facing properties 9, 10 and 11 in the south-western corner, and
- *Relationship B*: Numbers 6 and 8 Kilmory Fold that have a rear elevation overlooking the site and properties 1 - 5.

6.32 Further east along Kilmory Fold the size of the parkland proposed, and the adjacent rear garden means that any impacts are considered negligible at best even considering the change of levels between the site and the properties to the south. Each is considered in turn below.

6.33 Relationship A between the gable end of number 10 Kilmory Drive and the proposed new properties is the closest relationship between new homes and any existing building. It should be noted that the existing three storey buildings (part of the day rooms associated with the ward block) currently occupy the site. The new homes are set somewhat further back from the boundary and in terms of scale and mass will be less than current buildings. Whilst there remains a change in levels of some 1 – 1.5 metres, the closest relationship is the secondary windows of plot 11 which are 16m from the gable of number 10 Kilmory Drive, which has no habitable windows within it. In this respect the scheme will improve the amenity relationship current enjoyed by number 10 Kilmory Drive.

6.34 Relationship B is just further east and is where numbers 6 and 8 Kilmory Drive back onto the site and relate to the new dwelling built on the rough footprint of the ward block. There the relationship is at a minimum of 32m between the rear of the properties on Kilmory Drive. Whilst there is a change of levels in this location of more than 2 metres the increasing distance and the retained vegetation in this location means that there is unlikely to be any adverse impact on the amenity of new or existing residents.

6.35 Taking all these matters into account it is considered that the design and layout approach taken does not impact negatively on the amenity of any new or existing property. The layout has carefully and sensibly balanced the relationship between properties, seeking to achieve an attractive layout without reverting to a standard housebuilder layout.

Trees and landscape

- 6.36 The application has been supported by a suite of landscape design proposals. There are several policies within the local plan that deal with landscape including policies EQ2, EQ6 and EQ8. The landscaping proposals complement the design of the scheme and reference both the landscape and planted boundaries on the site, as well as enhancing the parkland to the south of the site. The planting plan includes a range of native species and native hybrid species for within the streets and spaces. The landscape design approach is considered to work effectively alongside the hard surfacing, parking, and new housing to provide the appropriate urban-rural edge (see previous comment regarding design and layout). In this regard the landscape and external works are an appropriate response to the local policies.
- 6.37 Turning to the matter of trees and hedgerows, policy EQ9 of the local plan (trees, woodland and hedgerows) sets out that mature trees should be retained wherever possible, and that new development proposals include appropriate new tree planting, replacing those lost at a ratio of 2:1. Previous comments have already noted how the scheme is designed to retain as many of the mature trees on the site as possible, and those of greatest value – including those that are the subject of a TPO. This approach is in line with policy EQ9. The layout has been carefully designed to ensure that, where possible all new buildings and retaining structures are outside of the identified root protection areas. This is also in line with the general policy approach.
- 6.38 The larger line of TPO trees to the northern boundary were initially of concern to the tree officer (and remain a concern for the DWT – see comments below) given that it was considered that the development was crowding these trees and they would have insufficient room to grow and would cause amenity issues for residents. The properties have been moved between 2 and 5m further away from the trees and this is considered to allow for additional breathing space.
- 6.39 Of the trees that are lost these have been the subject of detailed assessment by a qualified arboriculturist and a full tree survey and arboricultural impact assessment (AIA) and method statement accompanies the planning application and was updated to reflect the latest layout (Rev A – Dated Feb 2024: Bowland Tree Consultancy). This clearly demonstrates how the mature trees on the site will be retained (and protected during the construction period), as well as how new tree planting has been delivered in excess of the policies required ratio. The trees removed have been identified mainly as a result of poor condition, disease, decay or due to impacts on existing retaining wall structure, but in some cases due to accommodating the development. These have been replaced by trees and other landscaping to meet the required ratio. Noting the comments from the LHA on the matter of street trees some of these are within front gardens and within the street scene. However, given the sylvan nature of the site there is not considered to be any design requirement for specifically introducing new street trees.
- 6.40 In this respect it is considered that subject to conditioning the method statement document (as listed above) the provisions of policy EQ9 have been met.

Ecology and biodiversity

- 6.41 Policy EQ5 of the local plan sets out the approach to ensuring that biodiversity and habitats are protected and enhanced as part of development proposals coming

forward. It is important to note that outline permission was granted for this scheme in 2022 and as a result, this reserved matters application is not required to demonstrate the 10% biodiversity net gain (BNG) now required by legislation. However, there is a requirement of policy to ensure that biodiversity is enhanced. It should also be noted that the outline permission includes a condition (condition 26) that requires the submission of a landscape and ecological management plan (LEMP).

- 6.42 As noted previously the applicant has submitted a BNG assessment and proposals for off-site works in land within their ownership to the north and west of the site. The document has been reviewed by the Derbyshire Wildlife Trust who have raised some concerns with regard to the baseline data and the suitability of some of the grassland and tree planting. The applicant's ecologist has acknowledged (email 2 April 2024) that since the work was undertaken (in 2023) the metrics and the habitat classifications have been updated. However there are no specific conflicts with the ecological enhancement principles. They have also advanced that the survey is in accordance with the UK habitats methodology. Officers see no evidence to doubt this, and it is likely that this is simply a small disagreement over professional judgment. In order to secure these works a biodiversity management and monitoring plan should be secured by condition, making specific reference to the BNG proposals within the latest assessment.
- 6.43 As previously noted, the DWT have raised no objection or cited any impacts on any protected species. Not have they cited any significant harm to any specific protected habitats but have objected to the impacts on the trees and habitats to the north of the site. Much of the DWT concern is regarding the creation of ecological corridors and habitats for the protected trees along the northern boundary. In this respect the local plan requires this to be considered under policies EQ8 and EQ9, in terms of green infrastructure and the protection of trees woodlands and hedgerows. Comments in this regard are considered above, and in that respect, it is considered that the proposals onsite and off-site collectively deliver appropriate protection, and enhancement of the habitats to the north of the site.
- 6.44 Therefore, taking full account of the DWT comments, but cognisant of the applicant's overall approach to biodiversity and ecology, officers consider that there is no conflict with policies within the local plan that would otherwise preclude these reserved matters going forward.

Highways and access:

- 6.45 The principle of the highways and access strategy for this site, and the design of the principal access point have already been agreed by way of the outline permission. As already mentioned, the internal layout of the roads and parking has been the subject of consideration by officers and statutory consultees. The layout ensures that appropriate access and parking has been achieved. The LHA are satisfied that this allows for access by refuse vehicles and emergency vehicles to access the site and manoeuvre effectively. Car parking has been provided in accordance with the appropriate local standards.
- 6.46 The site is accessible by pedestrians and cyclists, with off road footpaths providing connection both to Bute Street and Blackshaw Clough. Pedestrians will be able move easily through the scheme via well overlooked and well surfaced pavement that provide access to all front doors within the development scheme. Small areas of

raised tables and smaller unit paving has been used to calm traffic and provide an environment that is less favourable to motor vehicles. It is considered that this design approach is entirely in accordance with national policy and the desire to promote the use of sustainable modes within the design of new development.

- 6.47 In this respect it is considered that the proposed development meets the requirements of policies EQ1 and CF6 of the local plan, as well as policies in national policy, specifically the criteria included in paragraph 114.
- 6.48 It should be noted that the applicant has expressed a desire to seek the adoption of the internal roads, and as such the design of the scheme has been targeted towards achieving that. This would have to be subject to an agreement with the LHA under a section 38 agreement. It would also require a modification to the access point from Bute Street and as such cannot form part of this reserved matters application. In principle officers and the LHA are in support of adoption of these roads, but this would need to be subject to a modification of the access design agreed and conditioned under the outline application. As a result, officers have approached this reserved matters application on the basis that we should seek to remove any barriers to the adoption of the internal road layout but that future work may be required.

Drainage and flood risk:

- 6.49 As previously noted, this matter is the subject of a pre-commencement condition associated with the outline application and remains in force. A full Flood Risk Assessment and drainage strategy has been submitted alongside these reserved matters proposals and demonstrates that an appropriate drainage strategy can be delivered in line with the principle of sustainable drainage alongside the layout and landscape proposed as part of this proposal. In fact, United Utilities have confirmed that this is an acceptable solution.
- 6.50 In this respect it is considered that this reserved matters application has effectively considered flood risk and drainage – in line with aspirations to consider climate change – when measured against the relevant sections of policy EQ1.

7. PLANNING BALANCE

- 7.1 Officers have undertaken a comprehensive assessment of the proposed reserved matters application considering policies within the local plan and other material considerations. The principle of development is considered acceptable and agreed by virtue of the outline permission.
- 7.2 In favour of this application is the layout and design of the scheme which is a response to the character and identity of the site, going beyond the typical standardised layout and including a suite of house types designed specifically for this site. This is supported by landscape and external works proposals that are both attractive and are of a high standard and collectively with the off-site biodiversity enhancement would offer circa 10% biodiversity net gain. The scheme also effectively and sensibly converts the retained heritage asset and ensures that new development reflects the historical layout and form of the ward building which is to be lost. Furthermore, the development ensures that a previously developed site can be

brought back into use to provide housing, which national policy identities should be given significant weight in the consideration. The applicant also seeks to exceed the affordable housing provision required by the unilateral undertaken but given the benefits (i.e. a reduction in the affordable housing provision) already provided to them as a result of reuse / redevelopment of previously developed building this is afforded little weight.

- 7.3 The scheme is considered acceptable in highways terms and meets the guidance provided by the local police and the adult social care team. Whilst the scheme does not meet the housing mix that is recommended in the latest Housing and Economic Land and Need Assessment (HELNA), this must be balanced against the requirements of this site and its context. It is not considered that a high-quality design that reflected the heritage asset could be achieved without some flexibility on the mix. The site, at the urban edge would also be poor if delivered using higher density, smaller units as opposed to the larger plots and buildings that provide a more sensitive urban edge. In this case, the departure from policy H2 is outweighed by better approaches to EQ2, EQ6 and EQ7 of the local plan.
- 7.4 The Wildlife Trust continue to have some concerns over the impact on the habitats in the north of the site. However, given the wider BNG approach (that is beyond what is required of this application), and given that the trees on the site have been given more room in the revised design, this concern is somewhat outweighed by other benefits.
- 7.5 Having considered all the matters above, in relation to the local plan, it is considered by officers that the planning balance lies strongly in favour of this development.

8. RECOMMENDATION

- A. That committee grant permission for this reserved matters application subject to the following conditions:-**

General matters:

1. **The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**

Reason: To comply with the provisions of Section 51 of the Town and Country Planning, Planning and Compulsory Purchase Act, 2004.

2. **The development hereby permitted shall be carried out in accordance with the following approved plans all received 05 April 2024:**
- a. **Site location plan – Ref: 21017_00_A (MPSL Planning and Design)**
 - b. **Site layout - Ref: 21017_01_P4 (MPSL Planning and Design)**
 - c. **Illustrative site layout - Ref: 21017_02_P4 (MPSL Planning and Design)**
 - d. **Boundary treatment layout - Ref: 21017_03_B (MPSL Planning and Design)**
 - e. **Boundary treatment layout - Ref: 21017_04_A (MPSL Planning and Design)**
 - f. **Illustrative street scenes - Ref: 21017_06_B (MPSL Planning and Design)**

- g. Waste management plan - Ref: 21017_07_B (MPSL Planning and Design)
- h. EV Charging Plan - Ref: 21017_08_B (MPSL Planning and Design)

Reason: For the avoidance of doubt and in the interests of proper planning.

3. **The dwellings hereby approved shall be constructed in accordance with the following list of approved housetype plans as they are outlined within the accompanying house type brochure ref: 21017_HTB_03 (Prepared by MPSL Planning and Design Limited) and received by the LPA on 05 April 2024.**

Reason: For the avoidance of doubt and in the interests of proper planning.

4. **Notwithstanding any details shown on the approved plans, no above ground works are to be carried out until full details and samples of all external materials and finishes and hard surfacing to be used in the construction of the development, have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.**

Reason: To ensure a high-quality external appearance of the development and to protect the character and appearance of the area and the wider landscape character in line with policies EQ2 and EQ6 of the local Plan.

5. **The dwellings hereby approved shall be constructed to the standards and specifications as outlined in the submitted Environment Standards Statement (Prepared by Watt Energy and Consulting Engineers - Dated 13 July 2023) unless otherwise agreed in writing with the local planning authority.**

Reason: To ensure that the new dwellings are delivered to reduce their demand for water, energy and providing of CO₂, to minimize the impacts on climate change in line with policy EQ1 of the local plan.

6. **Prior to occupation of any of the dwellings hereby approved, details of all external lighting (including location, fixtures and shades, lux levels and horizontal luminescence) associated with the individual properties, parking courts or areas, and any pedestrian routes shall be submitted to, and approved in writing by the local planning authority. Hereinafter all lighting should be installed in accordance with those approved details**

Reason: In the interest of protecting residential amenity, ensuring appropriate safety and security, and protecting habitats and wildlife from unnecessary light spillage.

Highways and access:

7. **Prior to occupation of any of the dwellings hereby approved the internal roads and routes, including footways, kerbs and manoeuvring spaces, which shall be delivered in complete accordance with the proposed site layout (Ref: 21017-01-P4), and to the specifications set out in the detailed highways drawings contained within the Transport Statement (ref: WB/220138/TS3 – SCP Transport), specifically**

the drawings contained within appendices 3, 4 and 5, unless otherwise agreed in writing with the local planning authority.

Reason: In the interest of ensuring that safe and convenience vehicle access is provided to all the proposed properties, and that appropriate servicing can be provided in accordance with policy CF6 of the Local Plan

Landscape and trees:

8. **Within six months of first occupation all landscaping and planting hereby approved, including the adjacent biodiversity enhancements, must be implemented in accordance with the following approved landscaping plans and reports (unless otherwise agreed in writing by the local planning authority):**
 - i. **Drawing 281-LST-00-XX-D-L-0101 (Landscape general arrangement – prepared by Land Studio)**
 - ii. **Drawing 281-LST-00-XX-D-L-0301 (Landscape planting plan – Prepared by land Studio)**
 - iii. **Tree Impact Appraisal and Protection Scheme prepared by Bowland Consultancy (dated February 2024)**

Any new planting, trees or other vegetation that either fails or dies within the first two planting seasons after implantation of the scheme hereby approved, should be replaced to the same standards and specifications unless it is agreed in writing with the local planning authority that an alternative approach would be preferable.

All works to the trees and / or hedgerows on the site shall be undertaken in complete accordance with the schedule and guidance set out in the Tree Impact Appraisal and Protection Scheme prepared by Bowland Consultancy (dated February 2024), unless otherwise agreed in writing with the local planning authority.

Reason: To ensure an appropriate landscape solution is delivered and that the replacement trees and planting are delivered and maintained, to ensure appropriate protection and enhancement mature trees and other vegetation and ensure the development is in line with policies EQ2 and EQ9 of the Local Plan.

Biodiversity and ecology:

9. **None of the dwellings hereby approved shall be occupied until the off-site works to deliver the biodiversity net gain enhancement as outlined in the Biodiversity Net Gain Assessment (Prepared by RSK ADAS Limited – dated 19 February 2024) have been completed and inspected by the local planning authority. Once implemented the works shall be maintained as such for a period of 30 years from the date of delivery.**

Reason: To secure the deliver of the off-site biodiversity enhancements within the applicant land ownership in a timely manner, line with policies EQ1 and EQ6 of the Local Plan.

- 10. Prior to the occupation of the dwellings hereby approved a long-term management plan for the new landscape and biodiversity enhancement (both on and off site) covering a period for 30 years shall be submitted to, and agreed with the local planning authority. Where relevant this management plan should be effectively integrated with the landscape and biodiversity management plan (LBMP) required by condition 26 of the outline permission.**

Reason: In order to ensure the long-term management, maintenance and longevity of the biodiversity enhancement work required for the scheme to achieve biodiversity net gain.

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 Head of Development Services has delegated authority to do so in dchanges do not exceed the substantive nature of the Committee's decision.



