

## DELEGATED DECISION REPORT

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HPK/2016/0683  
Valid 21/12/2016

**BUXTON CRICKET CLUB 72  
PARK ROAD  
BUXTON**

**CONSTRUCTION OF WALL TO  
CONTAIN ELECTRONIC  
CRICKET SCOREBOARD**

**(FULL - MINOR)**

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### MAIN ISSUES

- Principle of development
- Design/impact on the Conservation Area
- Impact on residential amenity
- Sustainability

### DESCRIPTION OF SITE

The application site lies within the built up area boundary of Buxton and the Buxton Park Conservation Area, as defined in the Local Plan.

### PROPOSAL

The application seeks full planning permission to construct a wall to incorporate an electronic cricket score-board.

### PLANNING POLICIES, GUIDANCE AND OTHER MATERIAL CONSIDERATIONS

#### High Peak Local Plan Adopted April 2016

S1 – Sustainable development principles  
S1a – Presumption in favour of sustainable development  
S2 – Settlement hierarchy  
S3 – Strategic housing development  
S7 – Buxton sub-area strategy  
EQ1 – Climate change  
EQ6 – Design and place making  
EQ7 – Built and historic environment

SPD - Buxton Design and Place Making Strategy  
SPD - Buxton Conservation Area Character Appraisal

#### National Planning Policy Framework

- Ministerial foreword
- Introduction (Inc. Achieving sustainable development, presumption in favour of sustainable development, core planning principles, delivering sustainable development)

- 1 Building a strong, competitive economy
- 7 Requiring good design
- 10 Meeting the challenge of climate change, flooding and coastal change
- 12 Conserving and enhancing the built environment

## **National Planning Practice Guidance**

### **SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS**

None relevant.

### **CONSULTATIONS**

#### **Publicity**

Site Notice expiry date: 30.01.2017  
Neighbour consultation period ends: 20.01.2017  
Press Advert: Yes

#### **Public Comments**

None received

#### **Town / Parish Comments**

N/A

#### **HPBC Conservation Officer**

No observations to make.

#### **Derbyshire County Council Highways**

No objections.

### **OFFICER COMMENTS**

#### **Principle of Development**

The principle of the proposed development is acceptable.

#### **Design/impact on the Conservation Area**

The proposed wall measures approx. 2.9m wide x 2.6m high x 0.5m deep. The wall is to be constructed of reconstituted stone with a stone flag coping. The electronic scoreboard is to be set within the wall, in the upper section, and measures approx. 2.5m wide x 1.2m high. A roller shutter is to cover the scoreboard when it is not in use.

The wall/scoreboard is to be sited towards the south-western corner of the site, to the outer boundary of the cricket pitch.

It is considered that the design, siting, size, scale and materials of the proposed development are acceptable and will therefore maintain the character and appearance of the Conservation Area. As such, the proposed development is considered to comply with the design and tenets of Local Plan policies S1, EQ6 & EQ7 and sections 7 & 12 of the NPPF.

### **Impact on residential amenity**

The proposed wall is located approx. 35m from the nearest neighbouring property. As such it is considered that the proposal has no impact on the amenities of any neighbouring properties. As such, the proposed development accords with the amenity tenets of policies S1 and EQ6 of the Local Plan and bullet point 4 of para. 17 of the NPPF.

### **SUMMARY/SUSTAINABILITY/PLANNING BALANCE/CONCLUSION**

Bearing the above comments in mind, the proposed development is considered to be a sustainable form of development that accords with Local Plan policies S1 and S1a (sustainability) and all other relevant Local Plan policies. Therefore the application should be approved without delay, in accordance with para 14 of the NPPF.

### **OFFICER RECOMMENDATION :**

**Case Officer: John Williamson**  
**Recommendation Date: 20<sup>th</sup> February 2017**

X *B.J. Haywood*

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Signed by: Ben Haywood

**On behalf of High Peak Borough Council**