

DELEGATED DECISION REPORT

HPK/2017/0526
Valid 18/10/2017

GRIN LOW CARAVAN CLUB
GRINLOW ROAD
HARPUR HILL
BUXTON

REPLACE WATER BOOSTER
EQUIPMENT AND COMPOUND
FOR EXISTING EQUIPMENT.

(FULL - MINOR)

MAIN ISSUES

- Principle of development
- Design/impact on the character & appearance of the area (Countryside)
- Ecological, Archaeological, Arboricultural and Water Quality/Sources impact
- Sustainability

SITE LOCATION

The application site is located within a 'country park' within which there is a caravan park. The application relates to the caravan park.

The site lies within the countryside, 'limestone moorland' landscape character area, Buxton Mineral Water Protection Area, Source Protection area and Local Nature Reserve, as defined in the Local Plan.

PROPOSAL & CONTEXT

The application seeks full planning permission to "*replace water booster equipment and compound for existing equipment.*"

This application seeks planning permission to install a new water booster system to maintain water supplies to the Grin Low Country Park visitors centre and Buxton Caravan and Motorhome Club Site, due to the anticipated removal of the existing equipment by Derbyshire County Council (who has recently granted the Caravan and Motorhome Club a new long-term lease on the caravan...undertaking the works proposed form part of this lease).

DCC and the Club share a water booster system, supplying the caravan site and Grin Low Country Park visitors centre, housed within a large works building located at the entrance to the Country Park. The tanks and pumps have been assessed and are deemed to be in urgent need of replacement. As the building housing the shared booster tank and pumps is also in a poor state of repair, DCC wish to demolish the building and redevelop the space in the future (though this is not part of the current application).

To continue to provide water to the caravan site and visitors centre the Club have agreed with DCC to provide new equipment. The equipment needs to be located near the park entrance as water pressures in Grin Low Road prevent it being

positioned further away. To allow DCC to demolish the existing building the intention is to position the new booster on the opposite side of the Country Park access road, as shown on drawing GRL-2017-P-601.

RELEVANT POLICIES/GUIDANCE/OTHER MATERIAL CONSIDERATIONS

High Peak Local Plan April 2016

S1 – Sustainable development principles
S1a – Presumption in favour of sustainable development
S2 – Settlement hierarchy
S7 – Buxton sub-area strategy
EQ1 – Climate change
EQ2 – Landscape character
EQ3 – Rural development
EQ5 – Biodiversity
EQ6 – Design and place making
EQ7 – Built and historic environment
EQ9 – Trees, woodland and hedgerows
EQ10 – Pollution control and unstable land

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
- 4 Promoting sustainable transport
- 7 Requiring good design
- 10 Meeting the challenge of climate change, flooding and coastal change
- 11 Conserving and enhancing the natural environment
- 12 Conserving and enhancing the historic environment

National Planning Practice Guidance

RELEVANT PREVIOUS APPLICATIONS

None relevant.

CONSULTATIONS

Publicity

Site Notice expiry date: 15.11.2017
Neighbour consultation period ends: 06.11.2017
Press Advert: No

Neighbours

No comments received.

Derbyshire Wildlife Trust

Initial comments

The application is for removal of existing and replacement with new water booster equipment; this work will involve the demolition of the building that houses the existing equipment and the construction of the new equipment on the edge of woodland.

I recommend that the application should be supported by the following ecological information:

- ☐ Extended Phase 1 habitat survey of the whole site to identify habitats within the site and to assess the likely impacts on these habitats as a result of the proposed development
- ☐ Survey and assessment of the sites suitability to support protected species, in particular badger associated with the woodland, and bats within the building scheduled for demolition
- ☐ Details should be provided on any trees that will need to be felled as part of the construction of the new equipment in terms of their suitability to support roosting bats. Ideally the new compound should be positioned to avoid impacts on existing trees.

Subsequent comments

I have spoken with the Senior Development Manager of the Caravan and Motorhome Club and received an email from him providing further details of the proposals to replace water booster equipment at Grin Low Country Park. He has informed me of the following:

- ☐ the application does not seek to request permission for the demolition of the building which houses the current equipment. This would be the responsibility of Derbyshire County Council.
- ☐ the location of the new equipment has been agreed and chosen in collaboration with the park rangers.
- ☐ the saplings that will require removal to facilitate the new equipment are to be replanted to provide a screen.

Given this information I do not see the need for any ecological survey work to be completed in support of this planning application and can advise that the application can be determined without the need for any additional ecological survey.

DCC Archaeological Officer

No objections – the proposed works will have no archaeological impact.

Buxton Mineral Water

No comments received.

Severn Trent Water

No comments received.

ADDITIONAL INFORMATION

A 'Planning Statement' has been submitted with the application, details of which can be read on file.

OFFICER COMMENTS

Principle of development

The principle of erecting a domestic outbuilding in the countryside is acceptable within the context of Local Plan policies, subject to adhering the policy detail and any other material considerations.

Design/impact on the character & appearance of the area (countryside)

The proposed installation consists of pump and valve kiosks, two 3500l storage tanks and a 2m high double palisade timber fence, forming a 9.5 x 6.5m compound, with a free draining gravelled surface between the equipment and fencing. The compound will have a lockable access gate.

It is considered that the nature, size and scale of the proposed development and the materials to be used will not have any significant impact on the landscape and the visual amenity of the area. As such the proposed development is considered to comply with the design tenets of Local Plan policies S1, EQ2, EQ3 & EQ6 and section 7 of the NPPF.

Ecological, archaeological, arboricultural and water quality/source impacts

Given the relatively small scale nature of the proposal and the fact that the building to be demolished does not form part of this application the proposal is considered to have little impact on biodiversity, archaeological interests, trees or water quality/sources. As such the proposal accords with Local Plan policies S7, EQ5, EQ9 and EQ10 and sections 11 and 12 of the NPPF.

SUSTAINABILITY/PLANNING BALANCE/CONCLUSION/RECOMMENDATION

Bearing in mind the points discussed above it is considered that the proposal constitutes a sustainable form of development that accords with Local Plan policies S1 and S1a and therefore the application should be approved in accordance with para 14 of the NPPF.

OFFICER RECOMMENDATION: APPROVE

Case Officer: John Williamson

Recommendation Date: 24/01/2018

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council