

The George & Dragon, Charlesworth

Planning Statement

on behalf of Inglenook Inns & Taverns Limited

February 2018



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1.0 Introduction

- 1.1 This Planning Statement has been prepared on behalf of Inglenook Inns & Taverns Limited by Nexus Planning to support a full planning application for The George & Dragon at Charlesworth in High Peak Borough.

Proposed Development

- 1.2 The proposed development is for the:

“Erection of 3 dwellings and works to the existing access and car parking”

- 1.3 The application site is located in the Built-Up Area Boundary of Charlesworth and within the Charlesworth Conservation Area. In preparing the application pre-application discussions have been undertaken with High Peak Borough Council (Ref: PAD/2017/0077). This advice has confirmed that support in principle should be forthcoming from the planning authority for the redevelopment of the site.
- 1.4 This application reflects the outcome of these discussions and takes into account comments provided on the draft proposals.

Application Documentation

- 1.5 This Planning Statement has been prepared as part of a suite of plans and documents that form the planning application submission:
- Application Form and Certificates;
 - Design and Access Statement (BTP Architects, February 2018);
 - Heritage Statement (BTP Architects, February 2018);
 - Elevations, Floor and Roof Plans (BTP Architects, February 2018);
 - Tree Survey (Access Ecology, February 2018);
 - Site Boundary Plan;

- Location Plan; and,
- Details of landscaping, car parking and turning areas.

Report Structure

1.6 The remainder of this Planning Statement is structured as follows:

- application site and description of proposals;
- pre-application discussions;
- planning policy considerations;
- planning appraisal; and,
- conclusions.

2.0 Application Site and Description of Proposals

The Application Site

- 2.1 The application site ("the site") is approximately 0.036 hectares in size and comprises the frontage to the existing George and Dragon Public House car park. The car park fronts directly on Glossop Road. The car park can currently accommodate in the order of 20 car parking spaces, but is underused. The Public House is located to the south of the site. The site is located in the ward of St. Johns in High Peak Borough in the heart of Charlesworth village.
- 2.2 Access to the existing public house car park is taken from the A626 Glossop Road. This will be retained as part of these proposals. A bus stop is located immediately adjacent to the site along Glossop Road, which is served by the 341, 394 and 842 bus routes providing frequent access into Glossop throughout the day.
- 2.3 The site is located within the Built-Up Area boundary of the village of Charlesworth, as defined by the High Peak Local Plan. The site is also located within the Charlesworth Conservation Area and is directly opposite a Grade II Listed War Memorial. The site is located within Flood Zone 1.
- 2.4 The site is located on Glossop Road. It is immediately adjacent to the junction of Long Lane, Town Lane, Marple Road and Glossop Road. The wider area is largely residential, however the immediate area being more mixed in character. Land to the rear of the site consists primarily of residential development around Haydn Fold, with the site being surrounded by a number of retail uses including a Post Office, 'The Grey Mare' public house and 'Village Greens' farm shop along Marple Road. The residential developments vary in type, age and scale however those to the north of the site running along Glossop Road comprise traditional terraced stone cottages.

Proposed Development

- 2.5 The development proposals provide for 3 no. two storey 3 bed dwellings located on the car park area fronting Glossop Road. Although this car park is currently much under-used, the proposals will ensure that sufficient parking is provided for residents and the public house. A total of 19 spaces, 14 for the public house and 5 for the houses will be retained.

- 2.6 The positioning of the dwellings responds to the 'back of pavement' frontage development character along Glossop Road and the surrounding area. The design of the proposed dwellings also reflects the existing fabric of Charlesworth and the conservation area in which it is located. The dwellings will face onto Glossop Road, this will provide natural surveillance through the use of active windows at the front of the dwellings.
- 2.7 In order to mirror the existing character of the conservation area and The George and Dragon public house, the proposed dwellings will be constructed from reconstituted stone and slate. The proposals provide for suitable private amenity space to the rear of the dwellings, with the proposals retaining all trees fronting Glossop Road. The development will therefore result in no net loss of potential habitat and complies with residential amenity standards.
- 2.8 The proposals will not alter the position of the entrance road into the car park, with the access route to the car park being a minimum of 3.7 metres in width. This will accommodate access and egress for house residents, public house customers and emergency vehicles to the rear.
- 2.9 The development will not affect the existing pavement aligning with Glossop Road and provides easy access to the back of the site in order to provide sufficient bin storage.

Planning History

- 2.10 A search of relevant planning history for the site indicates a previous application (ref: HPK/0001/7869) for 'proposed demolition of rear buildings' which was granted approval, although no date is supplied for this decision.
- 2.11 Land to the rear of 2 Marple Lane, within the Conservation Area, was granted permission in September 2004 for the erection of 2 semi-detached houses and car parking (ref: HPK/2004/0457), equally an application at 4 Marple Road, also within the Conservation Area, was granted permission in May 2005 for the creation of one house from an existing shop with flat over (ref: HPK/2005/0289). This shows that the principle of residential development has been established within the area, including conversion of non-residential space to dwellings.
- 2.12 There are no other planning applications or appeals that are considered to be a material consideration in the determination of this application.

3.0 Pre-Application Advice

Pre-Application Discussions

- 3.1 The application proposals have been informed by pre-application discussions with planning officers at High Peak Borough Council (Ref: PAD/2017/0077).
- 3.2 Written feedback was provided on 17th November 2017 in relation to the principle of development, the character, form and design of development, highways, amenity and flooding. The key points raised in the feedback letter, as well as an assessment of how the proposals respond where necessary, can be summarised as follows.

Principle of Development

- 3.3 The written response confirms Charlesworth's status as a larger village in the Settlement Hierarchy. Development of a moderate scale may be acceptable providing it meets local rural needs, maintains and enhances the settlement or the distinctive character or appearance of it while maintaining existing facilities and services.
- 3.4 Officers confirmed that the site is in a sustainable and suitable location for residential development, well served by local amenities and public transport services. This is subject to other matters such as character, form and design, amenity and highway safety demonstrating compliance with the High Peak Local Plan.

Character, Form and Design

- 3.5 The response confirms that the site is located within the Charlesworth Conservation Area, and that careful consideration should be given to the overall scale and appearance of the final scheme.
- 3.6 The proposals should reflect the traditional terraced cottages found along Glossop Road and should be two storey in scale, sitting no higher than those bounding the site to the north and be demonstrated on a street scene elevation plan. External building materials should reflect those of the local character area which is dominated by local gritstone. Detailing such as stone headers, jambs, cills and chimneys should be incorporated within the scheme.

- 3.7 The proposed buildings should respect the established building line on this side of Glossop Road, with the front boundary served by a stone wall to further reflect the prevailing character of Glossop Road.
- 3.8 The submitted plans demonstrate that the proposals have been sensitively designed to reflect the character of existing buildings within the conservation area. They also continue the building line found on Glossop Road. The proposed materials for the dwellings will also reflect those found in the surrounding buildings.

Highways

- 3.9 Bin storage should not obstruct private drive access, parking or turning provision. Additionally a bin dwell area should be provided clear of the public highway, private access, parking and turning for use on refuse collection days.
- 3.10 The response confirms guidance on the level of parking for development use types. Appendix 1 of the adopted Local Plan states that 1.5 spaces should be provided per 2 bed dwelling and 2 no. spaces should be provided per 3 bed dwelling. In terms of Public Houses, 1 no. space should be provided per 2m² of public drinking space, + 1 space per 10m² of beer gardens. 1no. secure cycle parking stand for every 10 car parking spaces subject to a minimum of 2 no. cycle parking spaces. The figures provide guidance and consideration will be given to the location of the site and its proximity to local services and amenities as necessary.
- 3.11 The submitted proposals provides for an area to the rear of the dwellings as a location for bin storage. The access route to the car park will be sufficiently wide (3.7 metres) to accommodate access and egress for residents, public house customers and emergency vehicles to the rear. The proposals provide 14 car parking spaces for the pub and 5 spaces for the proposed residents. The parking provision for residents is 83% of the standard required by the adopted Local Plan. This is considered to be appropriate given the site's sustainable location within Charlesworth, a larger village.

Amenity

- 3.12 The response provided detailed comments on the draft indicative layout in terms of amenity and relationship with surrounding uses. Policy EQ6 requires development to achieve a satisfactory relationship to adjacent development and avoids causing unacceptable effects on local character and amenity.

- 3.13 It confirms that 21 metres between habitable room windows of adjacent dwellings will provide an acceptable level of amenity. In cases where existing windows would face a blank gable wall within a new development, the Council generally considers a distance of between 10 and 12 metres to be appropriate.
- 3.14 The response noted that, with the indicative details provided, an acceptable standard of amenity for the proposed development can be achieved.
- 3.15 The proposals ensure a sufficient level of amenity for both current and proposed residents. A 21 metre distance is achieved between habitable room windows facing adjacent dwellings.

Flooding

- 3.16 The written response confirms that the site is not located within a flood zone and consequently will not give rise to concerns about the potential for flood related issues.

Summary

- 3.17 Pre-application discussions have been undertaken with officers at High Peak Borough Council regarding the proposals and the submitted scheme reflects the principles agreed as part of the pre-application process.

4.0 Planning Policy Context

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires all planning applications to be determined in accordance with the development plan unless there are material considerations which indicate otherwise. One such material consideration is the **National Planning Policy Framework** (NPPF). Paragraph 14 of the NPPF, the presumption in favour of sustainable development, asks decision-makers to approve development proposals that accord with the development plan without delay.
- 4.2 For this application the development plan comprises the **High Peak Local Plan** (adopted April 2016). Other material considerations relevant to the determination of the application are:
- The National Planning Policy Framework;
 - Other relevant evidence base and Supplementary Planning Documents.

Local Development Plan

High Peak Local Plan (April 2016)

- 4.3 The current adopted development plan for High Peak is the **High Peak Local Plan** (adopted April 2016). The following policies are considered relevant to the application proposals.
- 4.4 The site is located within the Charlesworth Built-up Area Boundary and the Charlesworth Conservation Area on the **High Peak Local Plan Policy Map**.
- 4.5 **Policy S1** 'Sustainable Development Principles' outlines the Council's expectations that all new development should make a positive contribution towards the sustainability of communities and to protect, and where possible, enhance, the environment and mitigate the process of climate change within the Borough. This will be achieved by meeting development needs within existing communities and making efficient and effective use of land. **Policy S1a** 'Presumption in Favour of Sustainable Development' describes the positive approach the Council will take in considering development proposals, reflecting the presumption in favour of sustainable development contained in the NPPF. The Council will "*work pro-actively with applicants jointly to find solutions which mean that proposals can be approved wherever possible*" where proposals accord with Local Plan policies.

- 4.6 **Policy S2** 'Settlement Hierarchy' identifies Charlesworth as a 'larger village' where a moderate scale of development may be acceptable, consistent with meeting local rural needs and maintaining or enhancing their role, distinctive character or appearance whilst also maintaining existing facilities and services. Development will be directed towards the most sustainable locations in the Borough.
- 4.7 **Policy S5** 'Glossopdale Sub-area Strategy' covers Charlesworth and states that the Council will promote sustainable growth in this area to meet the housing needs of the local community. The Council will support the development of new housing on sustainable sites within the built-up area boundary.
- 4.8 **Policy H1** 'Location of Housing Development' states that the Council will ensure provision is made for housing taking into account policies in the Local Plan. This will be achieved by promoting the effective reuse of land by encouraging redevelopment, infill and change of use of existing buildings to housing on all sites suitable for residential. Housing development on unallocated sites within defined built-up area boundaries of larger villages, such as Charlesworth, will be supported.
- 4.9 **Policy H3** 'New Housing Development' requires all new residential development to address the housing needs of local people by meeting the requirements for affordable housing, providing a range of market and affordable housing types and sizes and providing a mix of housing that contributes positively to the promotion of a sustainable and inclusive community taking into account the characteristics of the existing housing stock in the surrounding locality. **Policy H4** 'Affordable Housing' outlines the Council's requirements for affordable housing delivery and establishes a requirement of 20% affordable housing on sites of 5-24 units, or 0.16 ha and above.
- 4.10 **Policy EQ2** 'Landscape Character' states that the Council will seek to protect, enhance and restore the landscape character of the Plan Area, requiring development proposals to protect or enhance the character, appearance and local distinctiveness of the landscape.
- 4.11 **Policy EQ5** 'Biodiversity' states that within the Plan Area biodiversity will be conserved, and where possible enhanced, by ensuring that development proposals will not result in significant harm to biodiversity interests.
- 4.12 **Policy EQ6** 'Design and Place Making' explains that all development should be well designed and of a high quality responding positively to both its environment and the challenge of climate change, and also contributing to local distinctiveness and sense of place.

- 4.13 **Policy EQ7** 'Built and Historic Environment' states that the Council will conserve heritage assets in a manner appropriate to their significance. The desirability of sustaining and enhancing their significance will be taken into account and to ensure that development proposals contribute positively to the character of the built and historic environment. Particular protection will be given to Conservation Areas. Development proposals effecting buildings within a Conservation Area will be required to demonstrate that the proposal represents a sustainable and viable use, involving the least change to the fabric, interior and setting of the building. Proposals will also need to demonstrate that the distinctive character and setting of the Conservation Area have been taken into account, and that this has been reflected in the layout, design, form, scale, mass, use of traditional materials and detailing.
- 4.14 **Policy EQ9** 'Trees, Woodland and Hedgerows' outlines the measures the Council will take to protect existing trees and hedgerows through requiring development to retain and integrate existing trees and hedgerows unless the need for, and benefits of, development outweigh their loss. Where appropriate, new developments will be required to provide tree planting and soft landscaping, and where possible removed trees should be replaced at a ratio of 2:1.
- 4.15 **Policy CF6** 'Accessibility and Transport' states that the Council will ensure development can be accessed in a sustainable manner and that proposals should minimise the need to travel, particularly by unsustainable modes of transport. This will be ensured by directing development to larger villages where possible.

Other Relevant Material Considerations

National Planning Policy Framework

- 4.16 The NPPF sets out the Government's planning policies and how these are expected to be applied. It identifies at paragraph 6 that the purpose of the planning system is to contribute to the achievement of sustainable development. It identifies at paragraph 7 that there are three dimensions to sustainable development: economic, social and environmental and that the planning system must therefore perform a number of roles:
- **An economic role** – contributing to building a strong, responsive and competitive economy;
 - **A social role** – supporting strong, vibrant and healthy communities;

- **An environmental role** – contributing to protecting and enhancing our natural, built and historic environment.

4.17 Paragraph 14 of the NPPF sets out that at the heart of the Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan making and decision taking. For decision taking this means:

- Approving development proposals that accord with the development plan without delay; and,
- Where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
 - i. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
 - ii. Specific policies in this Framework indicate development should be restricted.

4.18 The following chapters within the NPPF are considered relevant to the application proposals:

4.19 **Section 1 Building a strong, competitive economy** – sets out the Government’s aims to encourage sustainable economic growth through the planning system.

4.20 **Section 3 Supporting a prosperous rural economy** – establishes the Government’s approach towards supporting economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development.

4.21 **Section 4 Promoting sustainable transport** – sets out the Governments aims and principles towards delivering sustainable modes of transport and the focus to encourage reductions in greenhouse gas emissions and congestion. The Government is looking to ensure that development which will generate significant movement will be minimised and the use of sustainable transport modes can be maximised.

4.22 **Section 6 Delivering a wide choice of high quality homes** – seeks to emphasise the need to significantly boost housing growth, and that applications for residential development should be considered in the context of the presumption in favour of sustainable development.

- 4.23 **Section 7 Requiring good design** – states that good design is a key aspect in achieving sustainable development, is indivisible from good planning and should contribute positively to making places better for people.
- 4.24 **Section 8 Promoting healthy communities** – sets out the government’s aims to achieve healthy mixed communities. This section sets out how the planning system can be used to as an important role in facilitating social interaction and creating healthy, inclusive communities.
- 4.25 **Section 11 Conserving and Enhancing the Natural Environment** – requests that Local authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats.

Other Relevant Material Considerations

High Peak Residential Design Supplementary Planning Document (2005)

- 4.26 This document seeks to provide more detailed and practical design advice for residential development and promote high quality design across the Borough.

High Peak Borough Council Strategic Housing Market Assessment (SHMA) (April 2014)

- 4.27 The adopted 2016 High Peak Local Plan was informed by the 2014 SHMA which established the Borough’s objectively assessed housing need to be between 420-470 dwellings per annum. The 2015 High Peak Housing Needs Study 2012-based SNHP Update was prepared to take account of the 2012-based household projections and recommended a new range of 310-350 new dwellings per year over the plan period. The adopted 2016 Local Plan sets a housing requirement of 350 dwellings per annum.

Conclusions

- 4.28 National planning policy is supportive of sustainable development, particularly when considering proposals for residential development, to significantly boost housing growth. The High Peak Local Plan confirms that the site is within the settlement boundary of Charlesworth, which is identified as a larger village. Within larger villages, a moderate scale of development is considered acceptable.

5.0 Planning Appraisal

5.1 This section considers the application proposals against the provision of the development plan and other considerations and covers the following:

- Basis for decision taking;
- Principle of development;
- Conservation and heritage;
- Other material considerations:
 - Trees
 - Access

Basis for Decision Taking

5.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires all planning applications to be determined in accordance with the development plan unless there are material considerations which indicate otherwise. Paragraph 14 of the Framework, the presumption in favour of sustainable development, asks decision-makers to approve development proposals that accord with the development plan without delay.

5.3 The currently adopted plan for the application site comprises the **High Peak Local Plan** (adopted April 2016). The starting point for decision making in this case is therefore the statutory Development Plan. It is also important to consider other key material considerations, namely the Framework.

5.4 The Framework is an important material consideration in determining the application, running through the Framework is a presumption in favour of sustainable development and the call for planning authorities to 'boost significantly the supply of housing' and meet the full objectively assessed housing needs for their area. Paragraph 14 requires local planning authorities to approve development proposals that accord with the development plan without delay.

Principle of Development

- 5.5 The application site is located within the defined Built-Up Area Boundary of Charlesworth, which is defined in the High Peak Local Plan (adopted April 2016) as a larger village where some development is considered to be acceptable. The site is located within Charlesworth Conservation Area and consequently the proposals have been designed in such a way to be respectful to the site's setting.
- 5.6 The area surrounding the site is predominantly residential, with some commercial properties located in the vicinity. The pre-application response confirms that the principle of residential development on the site is considered to be wholly acceptable in principle and consistent with the objectives of the Local Plan and National Planning Policy Framework.

Conservation and heritage

- 5.7 The site is located within the Charlesworth Conservation Area and is adjacent to a Grade II Listed War Memorial. The submitted Heritage Impact Assessment confirms that the proposals have been influenced by the need to retain original features, such as the main elevation of The George and Dragon, and to mirror the ribbon pattern of the historic terrace along Glossop Road.
- 5.8 The assessment confirms that the development proposals are considered to have a neutral impact on heritage assets and the Conservation Area. It also confirms that where slight harm may occur this will only affect the rear elevation. The reallocation of car parking spaces away from the Glossop Road frontage represents an enhancement in heritage terms, and that the use of this area of the car park for 3 new dwellings will have a neutral impact on significance. The assessment confirms that these must be of a style replicating the existing context of the Charlesworth Conservation Area.
- 5.9 The assessment confirms that the proposals therefore conform with **Policy EQ7** which states that proposals will conserve heritage assets and that the enhancement of their significance will be taken into account to ensure that development proposals contribute positively to the character of the built and historic environment. It also states that Proposals will also need to demonstrate that the distinctive character and setting of the Conservation Area have been taken into account.

Other Material Considerations

Trees

- 5.10 Access Ecology have produced a Tree Survey and confirms that the proposed development will not require the removal of any trees. The root protection areas (RPA) of trees T1 to T4 are closest to the proposed location of the new houses, meaning the foundations of these buildings may extend slightly into their RPAs. However, this is considered to be a minor incursion, reduced further as the area in question is already hardstanding.
- 5.11 Due to its poor growth form and negative impact on the adjacent cherry tree, the self-seeded ash (T2) should be considered for removal. The cherry (T1) appears to be a poor quality specimen and could also be considered for removal and replacement with a more suitable tree.
- 5.12 The report states that the majority of the RPAs within the site are already covered by tarmac meaning there will be no impact on the root systems during the construction or operational phases. It is recommended that the majority of the young ash trees and saplings along the north eastern edge are removed, as they are growing closely to each other and are likely to develop problems as they mature.
- 5.13 As the trees are to be retained and the majority of the site is already hardstanding, mitigation requirements are limited. It is recommended that the edges of the car park where the trees are located are temporarily fenced off during the construction phase to prevent damage to the trees and any sections of RPA not already covered by tarmac. There must be no storage of materials or spoil/waste within this fenced area.

Access

- 5.14 The site is currently accessed from Glossop Road. This access will be retained as part of these proposals. The access route to the car park will be 3.7 metres wide. This will be sufficient to accommodate access and egress for resident, public house customers and emergency vehicles to the rear.
- 5.15 The proposals also provide for 14 car parking spaces for the Public House and 5 spaces for the proposed residents. Although this parking provision represents 83% of the total indicated by standards outlined in the adopted Local Plan, it is considered to be appropriate given the site's sustainable location within Charlesworth and access to public transport.

- 5.16 The submitted Transport Scope prepared by DTPC considered the level of parking necessary for The George and Dragon public house. This work was undertaken to ascertain if the 35 car parking spaces are fully used. The results found that there is an indicative parking demand of around 10 spaces. This report confirms that the proposed provision of 14 car parking spaces for the public house would be sufficient to serve the proven level of need.
- 5.17 The pre-application response noted that the proposals will likely require the relocation of a bus stop, but did not provide any further detail of this. Conformation of the acceptability of the continued use of this access, the level of car parking proposed and the future location of the bus stop will be welcomed.

Summary

- 5.18 The proposed development is considered to be consistent with the Local Plan and the character of Charlesworth and the Conservation Area. The application is supported by reports and technical drawings demonstrating that the proposed scheme is acceptable and appropriately address relevant issues highlighted in the pre-application response, including heritage, impacts to the Conservation Area and access and transport.

6.0 Conclusions

- 6.1 This Planning Statement has been prepared on behalf of Inglenook Inns & Taverns Limited in support of a full application for:

"Erection of 3 dwellings and works to the existing access"

- 6.2 The application proposals have been informed by pre-application feedback received from officers at High Peak Borough Council, the content of which has been reflected in this statement. The proposed use is considered to be appropriate for the site's location within a Conservation Area and will deliver housing in a suitable and sustainable location. The proposals are acceptable from an amenity and design perspective and would not give rise to any adverse impacts as a result of other technical considerations.
- 6.3 The Statement is accompanied by technical documents which demonstrate that the site is suitable and deliverable for the proposed scheme. As such, and in accordance with High Peak Local Plan Policy S1a and the Framework, the application should be considered favourably by the Council and approved without delay.

Appendix A: Pre-application Response



High Peak Borough Council

working for our community

Ref: PAD/2017/0077

17th November 2017

Euan Connolly
Eastgate, 2 Castle Street
Castlefield
Manchester
M3 4LZ

Dear Mr Connolly,

RE: Proposed construction of 3 terraced housing units on a section of car park fronting Glossop Road, conversion of a former cottage currently forming part of the public house into a dwelling and the retention of the remainder of the Public House and associated car parking at George and Dragon, 1 Glossop Road, Charlesworth, Glossop, SK13 5EZ

I refer to your pre-application enquiry concerning the above proposed development. I apologise for delay in response, however I have now made an assessment of the proposal based on the relevant local and national planning policies and guidance.

Site Context

The George and Dragon is positioned in a prominent location at the junction between Long Lane, Town Lane, Marple Road and Glossop Road. The site falls within the heart of the village centre with the immediate locality comprising a varied mix of local amenities and services. To wider area is predominantly residential in character. Properties vary in type, age and scale. However those to the north of the application site comprise of traditional terraced cottages.

The public house occupies the southern corner of the site with the remainder of the site serving as a customer car park. Access to the car park is taken from Glossop Road. It is noted that there are bus stops within easy walking distance of the site which is served by the 341, 394 and 842 bus routes.

The site falls within the Built-up Area Boundary as outlined by the High Peak Adopted Local Plan. The site is also located within the Charlesworth Conservation Area and opposite a Grade II Listed War Memorial.

Relevant Planning History

There is no planning site history relevant to the determination of this application.

Relevant Planning Policies

The determination of a planning application is to be made pursuant to section 38(6) of the Planning and Compulsory Purchase Act 2004, which is to be read in conjunction with section 70(2) of the Town and Country Planning Act 1990.

Section 38(6) requires the Local Planning Authority to determine planning applications in accordance with the development plan, unless there are material considerations which 'indicate otherwise'. Section 70(2) provides that in determining applications the Local Planning Authority "shall have regard to the provisions of the Development Plan, so far as material to the application and to any other material considerations." The Development Plan consists of the High Peak Local Plan Policies Adopted April 2016.

National Planning Policy Framework (NPPF)

Achieving Sustainable Development

- | | |
|------------|--|
| Section 1 | Building a strong, competitive economy |
| Section 3 | Supporting a prosperous rural economy |
| Section 4 | Promoting sustainable transport |
| Section 6 | Delivering a wide choice of high quality homes |
| Section 7 | Requiring good design |
| Section 8 | Promoting healthy communities. |
| Section 11 | Conserving and Enhancing the Natural Environment |

High Peak Local Plan 2016

- | | |
|------------|--|
| Policy S1 | Sustainable Development principles |
| Policy S1a | Presumption in favour of sustainable development |
| Policy S6 | Central Sub Area Strategy |
| Policy H1 | Location of Housing Development |
| Policy H3 | New Housing Development |
| Policy EQ2 | Landscape Character |
| Policy EQ5 | Biodiversity |
| Policy EQ6 | Design and Place Making |
| Policy EQ9 | Trees, Woodland and Hedgerows |
| Policy CF6 | Accessibility and Transport |

Supplementary Planning Guidance

- Residential Design
- Sustainable Development

Officer Comment

Principle of Development

Paragraph 14 of the National Planning Policy Framework (NPPF) explains that at the heart of 'The Framework' is the presumption in favour of sustainable development. Development proposals which accord with the

development plan should be approved without delay; unless material considerations indicate otherwise.

Local Plan policy S1a establishes a presumption in favour of sustainable development, as outlined within the NPPF.

The Core Principles of the NPPF are set out at paragraph 17 which, amongst other things, seek to proactively drive and support sustainable economic development to deliver homes, businesses, industrial units, infrastructure and thriving local places that the country needs. High quality design should be sought and a good standard of amenity shall be expected for all existing and future occupants of land and buildings. Section 6 of the NPPF relates to the delivery of a wide choice of high quality homes.

The Settlement Hierarchy set out at policy S2 defines Charlesworth as a larger village where development of a moderate scale may be acceptable providing it meets local rural needs, maintains and enhances the settlement or the distinctive character or appearance of it while maintaining existing facilities and services.

Policy H1 of the Local Plan specifies that housing developments on unallocated sites will be encouraged within the defined built-up area boundaries of the towns and larger villages. The effective reuse of land is also promoted by encouraging housing development including redevelopment, infill, conversion of existing dwellings and the change of use of existing buildings to housing, on all sites suitable for that purpose.

In accordance with policy H3, the Council will require all new residential development to address the housing needs of the local people by meeting the requirements of affordable house as set out in policy H4. As the pre-application site falls below the trigger for affordable housing as set out at policy H4, this policy is not applicable to this scheme.

The site is located within a sustainable location that is well served by local amenities and public transport services. It is therefore advised that the proposed development is acceptable in principle. This is subject to other matters such as character, form and design, amenity and highway safety.

Character, Form and Design

Section 7 of the NPPF outlines the importance of design of the built environment, and states that good design is a key aspect of sustainable development and is indivisible from good planning. Development should function well and add to the overall quality of the area, establishing a strong sense of place reflecting the identity of the local surroundings. Although Paragraph 60 advises that decisions should not attempt to impose, architectural styles or particular tastes, it highlights that there should be substantiated requirements to conform to certain development and styles and that it is proper to seek to promote or reinforce local distinctiveness.

Paragraph 64 states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. Local Plan policy EQ6 requires development to be well designed to respect the character, identity and context of the townscape and landscape and contributes positively to an areas character in terms of its scale, height, density, layout, appearance and materials.

An indicative site layout plan has been submitted which illustrates a terraced row of 3 no. dwellings that are positioned to front Glossop Road. Each dwelling is to be served by an enclosed garden to the rear. Resident parking is to be located to the rear of the terraced row with the remainder of the car park being retained for the George and Dragon PH. Elevation details have not been provided, however I can advise that as the site is located within the Charlesworth Conservation Area and opposite a Grade II Listed War Memorial careful consideration needs to be given to overall the scale and appearance of the final scheme.

The proposed dwellings should reflect the traditional terraced cottages already present along Glossop Road. The dwellings should to be two storey in scale and should sit no higher than those that bound the site to the north. This should be demonstrated on a streetscene elevation plan. External building materials should reflect those of the local vernacular which is of local gritstone. Detailing such as stone headers, jambs, cills and chimneys should be incorporated within the scheme.

It is noted the row has been positioned to respect the established building line on this side of Glossop Road. The front boundary should be served by a stone wall to further reflect the prevailing character of Glossop Road.

In finalising the scheme, regard should be had to the Charlesworth Conservation Area Appraisal.

Highways

The NPPF promotes sustainable transport and recommends that local planning authorities should seek to encourage and facilitate where possible sustainable patterns of transport using practical alternatives to private motor vehicles so that people have a real choice about how they travel.

Policy CF6 of the adopted Local Plan seeks to ensure that new development can be accessed in a sustainable manner; ensuring development does not lead to an increase in on street parking.

Appendix 1 of the adopted Local Plan provides guidance on the level of parking for development use types. The guidance states that for 1.5 spaces should be provided per 2 bed dwelling and 2 no. spaces should be provided per 3 bed dwelling.

In terms of Public Houses, 1 no. space should be provided per 2m² of public drinking space, + 1 space per 10m² of beer gardens. 1no. secure cycle parking stand for every 10 car parking spaces subject to a minimum of 2 no. cycle parking spaces.

The figures provided are for guidance purposes only. Consideration will be given to the location of the site and its proximity to local services and amenities.

The proposal would require the relocation of a bus stop. I am awaiting specific comments from Derbyshire Council Highways in respect of this and will forward the comments received under separate correspondence.

The applicant would need to consult with the relevant refuse collection department to ascertain details of what will be acceptable to them in terms of number and location of bins. Bin storage should not obstruct the private drive access, parking or turning provision. Additionally a bin dwell area should be provided clear of the public highway, private access, parking and turning for use on refuse collection days.

Amenity

Paragraph 17 of the NPPF seeks to secure a good standard of amenity for existing and future occupants of land and buildings. Local Plan policy EQ6 requires that development achieves a satisfactory relationship to adjacent development and does not cause unacceptable effects by reason of visual intrusion, overlooking, overbearing impact or other adverse impacts on local character and amenity.

An indicative layout plan has been submitted, however elevational details have not been provided as such only limited advice can be given in this respect. 21m between habitable room windows of adjacent dwellings will provide an acceptable level of amenity. In cases where existing windows would face a blank gable wall within the new development the Council generally considers a distance of 10/12 metres to be appropriate. Taking account of the details provided I am satisfied that the proposed development would achieve an acceptable standard of amenity.

Flooding

The site is not located within a flood zone and so will not give rise to concerns about the potential for flood related issues.

In response to your general enquiry an assessment has been given relating to the principle of development at the site.

The comments in this letter represent my professional opinion based on the information you have supplied. When determining an application submitted to it, the Council will take into account the provisions of the development plan and all other material considerations.

Further to the above whilst the principle of your proposal is unfortunately considered unacceptable should you wish to pursue the development of the site any formal application will require the following information:

- **Completed application form;**
- **Location Plan at 1:1250 and Site Plan at 1:500;**
- **Elevations, floor plans and roof plans,**
- **Details of landscaping, car parking and turnings areas,**
- **Ownership certificates and agricultural holdings certificate;**
- **Planning Statement,**
- **Heritage Statement,**
- **The appropriate fee (£385 per dwelling)**

I trust this is of information, if I can be of further assistance, please contact me.

Yours sincerely,

Lisa Howard
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