

DELEGATED DECISION REPORT

HPK/2009/0689
02/02/2010

184 TAXAL EDGE
MACCLESFIELD ROAD
TAXAL EDGE
WHALEY BRIDGE

CONVERSION OF SINGLE
DWELLING HOUSE TO
PROVIDE SEVEN
APARTMENTS AND
CONVERSION OF
CLASSROOM BLOCK AND
DISUSED GARAGE INTO TWO
DETACHED HOUSES

(FULL - MINOR)

MAIN ISSUES

- Highway Safety
- Conversion of Buildings in the Country
- Amenity
- Trees and Landscaping

RELEVANT POLICIES

Adopted High Peak Local Plan (Saved Policies) 2008

GD4 - Character Form and Design
H15 - Sub-Division of Existing dwellings
OC1 - Countryside Development
OC3 - Special Landscape Area Development
OC4 - Landscape Character and Design
OC6 - Agricultural Development
OC10 - Trees and Woodlands
TR5 - Access, parking and design

RELEVANT PREVIOUS APPLICATIONS

HPK/2008/0069 – CoU to a single family dwelling - approved

CONSULTATIONS

Publicity

Site Notice expiry date: 9th March 2010
Neighbour consultation period ends: 3rd March 2010
Press Advert: 11th March 2010

County Highways

No objection subject to the imposition of conditions relating to access visibility.

Police Crime Prevention

Noted that the design and Access Statement does not take into account the attributes of safe sustainable places.



Neighbours

One objection relating to highway safety, believes the development will set an undesirable precedent for development in the area.

Whaley Bridge Town Council

Expressed concerns regarding the access and protection of Trees on Site.

DCC Tree officer

The County Council has no objection to the proposals in principle providing adequate protection is provided for all trees identified for retention in the accompanying tree report, many of which are protected by County TPO 175.

OFFICER COMMENTS

Taxal Edge is a substantial late Victorian institutional building set in generous landscaped grounds within Countyside above Whaley Bridge. The property has formerly been in the ownership of Stockport Metropolitan Council and has been used as a childrens home. To this effect a modern classroom building was erected in the grounds some time in the 1960's under permitted development rights. An traditionally built stone garage sits within the curtailage. The property is heavily covered in trees and is subject to a DCC TPO. Parking exists on site for approximately 30 vehicles.

This application seeks consent for conversion of the main building into 7 self contained flats with the associated installation of fire escapes and one additional window in the north elevation. Consent is also sought for the conversion of the external garage to an individual dwelling and conversion of the classroom to a new dwelling.

Trees

The County Council has no objection to the proposals in principle providing adequate protection is provided for all trees identified for retention in the accompanying tree report, many of which are protected by County TPO 175.

The Tree Officer has commented :

"The tree report submitted with the application is a thorough appraisal of trees on the site and provides some useful advice / recommendations in terms limiting damage during the development and this now be incorporated into the construction details of the development. This needs to be set out in an arboricultural method statement as recommended in BS5837:2005 and should detail what mitigation measures will be put in place for all construction activities that have potential to damage trees.

The current report recommends "no-dig" surfaces where necessary. This is particularly important for the conversion of the existing pathway from the main building to the old school block on the edge of the woodland. This path may need to be removed and the width widened for vehicular access. This work will be very close to a larger specimen beech tree (T23) and a holly (T25) on the site, within each trees' root protection area. It will therefore be necessary for a precautionary approach when working around these trees. A "no-dig" driveway as referred to in the tree report is possibly the best solution. The specification of the new driveway should be included in the arboricultural method statement and works supervised at critical stages by a suitably qualified arboriculturalist.

High Peak Borough Council



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The location of service runs to the properties also needs to be finalised and included in the arboricultural method statement. Ideally, routes can be identified to minimise excavations near to trees and by using existing runs, but if this is not possible, the method statement will need to detail what precautions will be taken to minimise the impact on retained trees.

The method statement should also include a scaled tree protection plan to ensure protective fencing is positioned correctly and all areas where precautions need to be taken are identified and easily reference by site personnel. The tree protection plan in the current tree report shows approximate positions for protective fencing which looks fine, it just needs to be on a scale plan where accurate stand-off distances can be determined.

Ideally the arboricultural method statement should be prepared and agreed prior to planning approval in order to attach meaningful and enforceable conditions to planning consent. If the Borough Council decide to approve the application without this, I recommend that the production, approval and adherence to an arboricultural method statement be conditioned.

The presence of bats is also an issue that needs investigating if this hasn't already been done. The work to the buildings and tree work both have potential to destroy bats and their roosts. In order for the Borough Council to discharge its statutory duty under Regulation 3(4) of the Conservation Regulations (1994) it may be necessary for an ecologist to assess the whole site for its potential to support bats and produce a mitigation plan if necessary. In terms of the trees, all trees identified for removal or remedial pruning should be assessed for bats.

The Design and Access Statement briefly mentions trees in the landscaping section. It states that "the conversion of buildings will generate revenue for the maintenance of the grounds and woodland". A landscaping scheme should be a condition of planning permission and should include tree planting to maintain tree cover and enhance the long term amenity and ecological value of the site. A site maintenance scheme for a period of five years may also be appropriate which would include routine maintenance of new trees to ensure good establishment. "

Highways

The County Highways Officer has no objection but has commented that a number of conditions need to be imposed in relation to access. The site has sufficient existing parking. Subject to the imposition of this condition I consider the scheme to be appropriate in highways terms.

Residential Amenity

The site is self-contained and as such is unlikely to give rise to a loss of amenity by way of overlooking. Whilst I note the neighbours comments in regard to disturbance from traffic I do not consider that the additional vehicles would be materially worse than the previous institutional use.

Countryside

The development site sits within open countryside and as such is covered by policy OC3. The works will involve minimal physical changes as conversion is possible without material physical alteration including existing parking and landscaping. In this regard the works can be considered to be an appropriate form of development as I will enable a reuse of the building without impact on the wider landscape.

Notwithstanding this, whilst the conversion of the classroom building is possible without alteration, and exterior changes are not proposed by this scheme, the property may benefit from physical improvement. The garage



building requires the insertion of roof and side windows although I consider these to be appropriate.

The imposition of a curtailage for both properties has the potential to be physically intrusive. I therefore consider that this could be dealt with by condition.

A further condition relating to the style of window openings should also be imposed.

RECOMMENDATION : APPROVE

CASE OFFICER Anne Jordan DATE 26/03/2010

DEVELOPMENT CONTROL MANAGER

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 26.03.10

| Monitoring Summary | Sustainability |
|--------------------|--------------------------------|
| Application type | Renewable Energy Assessment No |
| Category | Sustainable Drainage No |
| Existing Use | Transport/Travel Plan No |
| Proposed Use | Flood Risk Assessment No |
| Site type | Retail Impact Assessment No |

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