

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
Date: 30 January 2023 16:48:36

Application Reference No. : DET/2022/0021

Site Address: PROPOSED TELECOMMUNICATIONS INSTALLATION Old Hall Square Hadfield Glossop Derbyshire

Comments by: Anne RobinsonCPRE PDSY

From:

Victoria Hall
37 Stafford Road
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Submission: Neither

Comments: The application is for a 15m monopole telecommunications mast and cabinet standing in Old Hall Square in Hadfield. The location lies within Hadfield Conservation Area and, according to Glossop and District Heritage Trust, within the setting of 3 listed buildings.

Changes to the permitted development rights for electronic communications infrastructure made in March 2022 enable the deployment of new ground-based masts by permitting taller new masts, up to specified limits, on all land subject to prior approval, with greater permitted heights on land outside of Article 2(3) land. As the site is a Conservation Area, and therefore Article 2(3) land, masts up to 25m are permitted. However, the applicant appears unaware that the location lies within a Conservation Area or adjacent to 3 listed buildings and has failed to provide the additional information required for such permitted development. Alternative locations have been rejected because of their visibility from residential properties and/or the need for tree pruning but no assessment has been made of the proposed site.

This application does not meet the requirements of HPBC Local Plan adopted 2016 Policy CF 3 Local Infrastructure Provision which only supports improvements to telecommunications and high-speed broadband infrastructure that does not have an inappropriate impact on the landscape or townscape. Nor does it meet Policy EQ 7 Built and Historic Environment which conserves heritage assets particularly listed buildings and conservation areas in a manner appropriate to their significance.

Policy EQ 7 requires proposed developments that affect a heritage asset and/or its setting, to demonstrate how the proposal has taken account of design, form, scale, mass, use of traditional materials and detailing, siting and views away from and towards the heritage asset in order to ensure that the design is sympathetic and minimises harm to the asset.

Development proposals in Conservation Areas should demonstrate how the proposal has taken account of the distinctive character and setting of individual Conservation Areas including open spaces and natural features and how this has been reflected in the layout, design, form, scale, mass, use of traditional materials and detailing, in accordance with Character Appraisals where available. There does not appear to have been a character appraisal for Hadfield Conservation Area.

The applicant has failed to supply the necessary information for permitted development that impacts on listed buildings and a Conservation Area, in accordance with the requirements of the Local Plan. The decision on the application should be postponed until the relevant assessment has been made. We would be grateful to be informed so we can make a full response.

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