

DELEGATED DECISION REPORT

HPK/2022/0389
Valid 15/09/2022

VICTORIA WORKS HYDE
BANK ROAD
NEW MILLS

VARIATION OF CONDITION 2
RELATING TO HPK/2021/0695

(FULL - MINOR)

MAIN ISSUES

- Principle of development
- Impact on visual amenity/design
- Highways

DESCRIPTION OF SITE

The application site comprises a commercial building at the Victoria Works site on the junction of Hyde Bank Road and Church Lane. Church Lane slopes steeply upwards to the south and east of the building and provides first-floor rear access to the building whilst ground floor access is achieved from Hyde Bank Road to the west. The building forms one end of a terrace of units along Hyde Bank Road, the rest of which are terraced dwelling houses. Rear access off Church Lane also serves the dwelling houses, and the car repair workshop to the rear. The application building is of traditional stone construction, with comparatively high levels of glazing on the front elevation (largely obscured glazed) and double door entrance points along the ground floor. Windows are set with stone head and cills with windows at first floor being tucked under the eaves. A cobbled front lies between the front of the building and highway with a sloped grassed banking up to a dry stone wall to the south of the building. Palisade fencing runs along the rear (east) of the building within the existing industrial yard.

The site lies within the New Mills built-up area boundary. The site is located adjacent to, and less than 20m from New Mills Conservation Area which lies to the north and east. The site forms part of a Primary Employment Zone, St George's Mill. Opposite the site, across Hyde Bank Road, is the River Sett, with the north western corner of the site falling within flood zone 2.

Consent was granted in 2021 to convert the first floor of the premises into 3 dwellings. Ref HPK/2021/0695.

PROPOSAL

The application seeks to vary condition 2 of planning consent HPK/2021/0695 which relates to the details approved pursuant to the consent.

The proposed alteration is for a narrow two kerb wide dropped kerb to be inserted, to allow for deliveries and loading to be wheeled into/out of the commercial building

below the approved apartments, from a vehicle parked along Hyde Bank Road to ensure safety and ease for loading and unloading.

This is shown on the proposed revised plan D5481-1PD-001 REV C Proposed Alterations Site Frontage.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
S 2 Settlement Hierarchy
S4 Maintaining and enhancing an economic base
S 6 Central Sub Area Strategy
H1 Location of Housing Development
H3 New Housing Development
EQ 6 Design and Place Making
EQ 11 Flood Risk Management
CF 6 Accessibility and Transport
E3 – Primary employment zone
E4 Change of Use of Existing Business Land and Premises
CF 6 Accessibility and Transport

High Peak Design Guide 2018 National Design Guide 2019 Residential Design Guide SPD 2005

National Planning Policy Framework

Paragraphs – 1-14 Sections 5, 9, 12, 15

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2021/0695- Proposed conversion of upper floor of existing commercial building to form 3 no dwellings and associated works.- Approved with conditions

CONSULTATIONS

Publicity

Site Notice expiry date: 18.10.2022
Neighbour consultation period ends:18.10.2022
Press Advert: N/A

Public Comments

None received within consultation period.

Town / Parish Comments

No comments received within consultation period

DCC Flood Team

No comment

Environmental Health

No observations to make.

Derbyshire County Council Highways

No objection.

OFFICER COMMENTS

Principle of Development

The application proposes to vary condition 2 of the approved application HPK/2021/0695. The principle of the development has been established under this consent. As such the principle of the development is acceptable subject to the developments impact on visual amenity and highway safety/amenity.

Impact on visual amenity

The proposed variation relates to alterations to the layout to the front of the site. These details are minor when compared to the consented details. As such it is not considered that the granting of the variation of condition 2 will result in any additionally impacts upon the character or visual amenities of the area over and above that of the approved.

Highway Safety

The highway authority has been consulted on the application and have raised no highway safety concerns with the application to alter the lay out of the footway and substitute the approved drawing number. It is recognised from a previously refused application that parking along this frontage would not be acceptable and that a full size dropped kerb across the frontage would not be appropriate. The proposed alternative arrangement would ensure that vehicles are unable to park on the pavement, but that the operations of the business are not compromised in terms of delivery access. Regrettably an existing weighbridge will be lost as part of these proposals, however this would not harm the setting of the adjacent conservation area.

The applicant will be required to submit the approved drawing in any application for the S278 works to provide the footway. As such the amendment is considered to have an acceptable impact on highway safety.

CONCLUSION / PLANNING BALANCE

As such and for the above reasons, having regard to all material considerations and matters raised, that the application is recommended for approval.

OFFICER RECOMMENDATION :

Approval with conditions

Case Officer: Rebecca Bowers

Recommendation Date: 16.01.2023

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council

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