

DELEGATED DECISION REPORT

DET/2024/0014
Valid 16/04/2024

HOSTIDGES' BRIDGE
DOVE HOLES

REPAIRS ARE NECESSARY
TO THE BRIDGE TO ENSURE
ITS LONGEVITY.
ALSO, THE EXISTING BRIDGE
PARAPET REQUIRES
INCREASING IN HEIGHT AS IT
IS NON-COMPLIANT WITH
CURRENT NETWORK RAIL
STANDARDS.

(ALL OTHERS)

MAIN ISSUES

- Compliance with Part 18 Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015

DESCRIPTION OF SITE

Hostidges Bridge is located north of Dove holes, forming access to a number of dwellings at Higher Hallsteads. The bridge crosses the Buxton and Edgeley Junction Branch BEJ line.

PROPOSAL

This Prior Notification application submitted under Schedule 2, Part 18, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (herein referred to as the GPDO) to conduct repairs to the Hostidges Bridge.

CONSULTATIONS

Publicity

Site Notice expiry date: N/A
Neighbour consultation period ends: N/A
Press Advert: 23/05/2024

Public Comments

None received

Peak and North Foot Path Society

No objection – with request for further information

OFFICER COMMENTS

Class A – development under local or private Acts or Order Permitted development

A. Development authorised by—

- (a) a local or private Act of Parliament,**
- (b) an order approved by both Houses of Parliament, or**
- (c) an order under section 14 or 16 of the Harbours Act 1964 (orders for securing harbour efficiency etc, and orders conferring powers for improvement, construction etc of harbours)194 ,**

which designates specifically the nature of the development authorised and the land upon which it may be carried out.

The prior notification application is being made under (a). This is being made under The Stockport, Disley and Whaley Bridge Railway Extension Act 1857 “The Buxton Extension”. The Railway Clauses Consolidation Act 1845 is incorporated with and forms part of this Act.

Conditions A.1

Development is not permitted by Class A if it consists of or includes—

- (a) the erection, construction, alteration or extension of any building, bridge, aqueduct, pier or dam; or**
 - (b) the formation, laying out or alteration of a means of access to any highway used by vehicular traffic,**
- unless the prior approval of the appropriate authority to the detailed plans and specifications is first obtained.**

The application relates to an alteration of a bridge, as such prior approval is being sought.

A.2 The prior approval referred to in paragraph A.1 is not to be refused by the appropriate authority nor are conditions to be imposed unless they are satisfied that—

- (a) the development (other than the provision of or works carried out to a dam) ought to be and could reasonably be carried out elsewhere on the land; or**

As the works proposed are to repair and increase the longevity of the bridges lifespan, the LPA is satisfied that they could not be reasonably carried out elsewhere.

- (b) the design or external appearance of any building, bridge, aqueduct, pier or dam would injure the amenity of the neighbourhood and is reasonably capable of modification to avoid such injury.**

The works proposed will reuse existing stone where viable, or utilised reclaimed stone to retain the visual appearance of the existing bridge.

The hand rail proposed to replace the existing stone wall will have a painted black finish. This is of an appearance considered appropriate for a rail bridge.

Hostidges bridge is located along a rural lane, within the open countryside. The proposed works are considered appropriate for a traditional rail bridge and are considered visually appropriate for its rural location.

Other Matters

Request has been made by the Peak and Northern Footpath Society for additional details regarding the arrangements being made for access while the works are underway.

167330-WDC-DRG-CIV-020 Proposed Temporary Access Route provides details of an alternative access route via an existing farm track linking Higher Hallstead with Meadow Lane. The provision of the GPDO does not allow for such matters to constitute a reason to refuse the application, as no objection has been made. The applicant is expected to make residents and road users aware of any road closures and diversions, such arrangements should comply with relevant section of the Highway Act 1980.

CONCLUSION / PLANNING BALANCE

The proposal meets the criteria of Class A (a) Part 18 of the GPDO. The submitted details of the proposed works are considered satisfactory and no further details are required. Therefore a recommendation of prior approval is granted.

OFFICER RECOMMENDATION : Prior Approval Granted

Case Officer: Rosie Dinnen C.O Rachel Robinson

Recommendation Date: 6th June 2024

X 

Signed by: Ben Haywood

On behalf of High Peak Borough Council