



CAROLINE TAMWORTH PLANNING

Planning and Development

FULL PLANNING APPLICATION

**PROPOSED DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF 9 NO.
FOUR BEDROOMED DETACHED DWELLINGS WITH ASSOCIATED ACCESS,
LANDSCAPING AND DETACHED GARAGES**

RELIANCE GARAGE, TURNLEE ROAD, GLOSSOP, SK13 6PW

PLANNING STATEMENT

Prepared by Chorlton Planning Ltd

On Behalf Of

Caprice Construction Ltd

CT1179

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1.0 The Site

1.1 The application relates to land and buildings to the eastern side of Turnlee Road, within the Simmondley area of Glossop. The site currently contains a rectangular single storey flat roofed building behind which is a larger attached pitched roof workshop building. The buildings are used in connection with a car sales and car repair business; Reliance Garage (Glossop) Ltd. A large, surfaced car park and yard surround the building complex which is located approximately central to the site.



The application site

1.2 There are two vehicular access points from Turnlee Road and a section of brick wall to the front boundary.

1.3 To the north west of the site is the residential development of Earls Way, to the north is an area of vegetation and Long Clough Brook, to the south east is a pair of semi-detached dwellings - No's 1 and 1A Turnlee Road - with further dwellings to the south west across the highway.

1.4 The wider surrounding area is residential in character with pockets of open space and woodland interspersed.

2.0 Background

2.1 Planning permission for the redevelopment of a larger area of land, that included the application site, to provide 16 No. dwellings was approved by the Council in May 1998 (HPK/0003/037254). Part of the approved development was implemented to create the six dwellings on Earlway to the west. However, the remainder of the approved development has not yet been completed. The original permission remains extant.

2.2 The applicant intends to complete the development but is seeking approval for some design variances.

3.0 The Proposal

3.1 Permission is sought for the demolition of all buildings and structures on the site and the construction of 9 No. four bedroomed two and three storey dwellings.

3.2 House type A (plots 1, 2, 3, 8 and 9) will be two storey with an integral garage, living room, open plan kitchen/living/dining area, WC and utility room at ground floor level with four bedrooms and a bathroom to the first floor.

3.3 House Type B (plots 4, 5, 6 and 7) will be three storey with a living room, open plan kitchen/living/dining area, WC and utility room at ground floor level, two bedrooms and a bathroom to the first floor and two bedrooms, a shower room and an office to the second floor.

3.4 Each dwelling will be provided within two parking spaces and plots 4 – 7 inclusive will also have a single garage each located on land opposite the dwellings.

3.5 The dwellings will be faced in artificial stone with tile roofs. UPVC windows and doors will be installed.

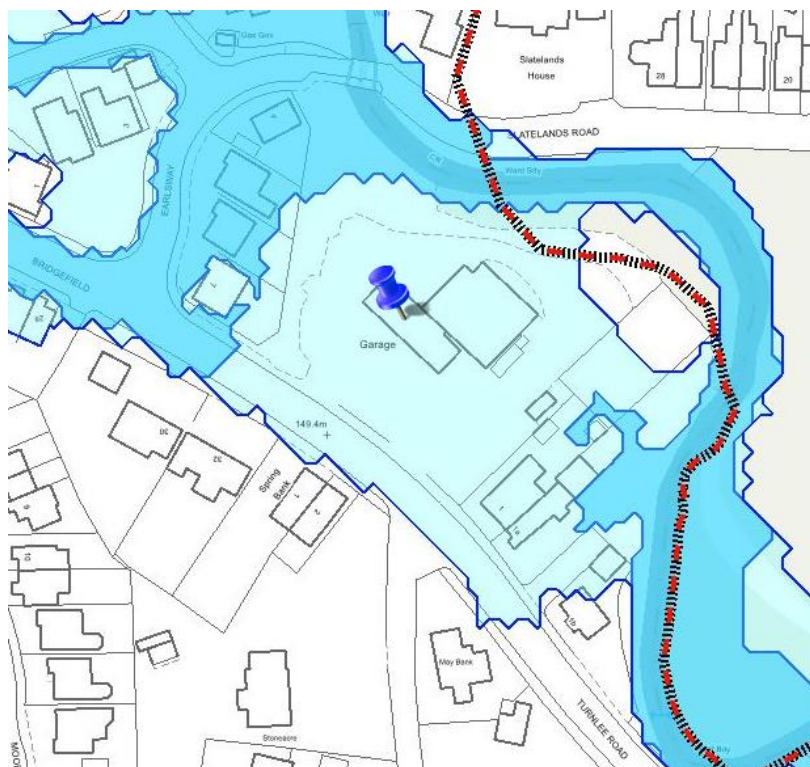
3.6 A landscaped pedestrian link to the green corridor will be created to connect the development with Slatelands Road. The majority of the trees and vegetation along the embankment of Long Clough Brook will be retained and appropriate tree protection measures implemented during the construction phase. Just one tree, T7, will be removed, and some canopy pruning will be carried out to the rear of plots 6 and 7.

3.7 The dwellings will be served by a new shared access road leading from Turnlee Road.

3.8 Detailed plans have been prepared by Creative Forge Ltd.

4.0 Planning Policy Context & Compliance

4.1 The application site is unallocated for any primary purpose on the High Peak Borough Council Local Plan Proposals Map. However, it is located within an identified flood risk area and the boundary of the St James, Glossop Conservation Areas crosses part of the site to the north east.



Extract from the High Peak Local Plan Proposals Map

4.2 The following Local Plan Document policies are relevant to the proposed development:

- Policy S1 - Sustainable Development Principles
- Policy S1a - Presumption in Favour of Sustainable Development
- Policy EQ1 - Climate Change
- Policy EQ5 - Biodiversity
- Policy EQ6 - Design & Place Making
- Policy EQ7 - Built and Historic Environment
- Policy EQ9 - Trees, Woodlands and Hedgerows
- Policy EQ10 - Pollution Control and Unstable Land
- Policy EQ12 - Flood Risk Management
- Policy E4 - Change of Use of Existing Business Land and Premises
- Policy H1 - Location of Housing Development
- Policy H3 - New Housing Development
- Policy H4 - Affordable Housing

- Policy CF4 - Open Space, Sports and Recreation Facilities
- Policy CF6 - Accessibility and Transport

4.3 Guidance contained within High Peak Borough Council's Supplementary Planning Documents (SPDs) 'High Peak Design Guide', 'Glossop Design & Place Making Strategy', the 'Glossop Conservation Area Character Appraisal' and the Peak District Biodiversity Action Plan is relevant along with advice from central government contained within the National Planning Policy Framework (NPPF).

Policies S1 & S1a

4.4 Policy S1 states that the Council will expect that:-

"all new development makes a positive contribution towards the sustainability of communities and to protecting, and where possible enhancing, the environment; and mitigating the process of climate change, within the Plan Area."

4.5 Policy S1 seeks to ensure that development makes efficient use of land, is of a high-quality design and takes place in sustainable and accessible locations within or adjacent to existing communities.

4.6 At the heart of the NPPF is a presumption in favour of sustainable development. The NPPF sets out three overarching objectives:-

- a) ***an economic objective*** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth, innovation and improve productivity; and by identifying and co-ordinating the provision of infrastructure.
- b) ***a social objective*** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being
- c) ***an environmental objective*** – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

4.7 The proposed development will make efficient use of a large previously developed site that is shortly to become vacant. The site is within a sustainable location and is well located in terms of access to public transport links. There is a frequent bus service in operation along the surrounding highways and Glossop railway station is also accessible on foot, cycle or by bus.

4.8 Residential development of the site is ideal due to the established surrounding land uses and sustainable location and the principle of the redevelopment of the site for residential purposes has been established in the granting of planning permission.

Policy EQ1

4.9 All new developments must achieve the maximum possible reduction in demand for energy through building design.

4.10 Where possible development should be provided using a 'fabric first' approach to embed energy saving measures within the fabric of the building. The secondary method is the incorporation of other clean energy solutions followed by the use of renewable energy technologies, where practical.

4.11 The approach for the development is to embed sustainability into the heart of the development through a range of design measures based on the 'Be Lean (minimise energy demand through passive and active measures), Be Clean (select the most energy-efficient heating and cooling infrastructure), Be Green' (show intelligent use of renewable energy and technologies) design hierarchy.

4.12 The construction of new-build dwellings provides an excellent opportunity to maximise energy efficiency by taking the fabric first approach. In addition, photovoltaic panels will be installed on all dwellings to meet current building regulation standards.

Policy EQ5

4.13 A Preliminary Ecological Appraisal has been carried out by Elton Ecology and a Biodiversity Net Gain document prepared.

4.14 The submitted information demonstrates that, with appropriate management, the proposed development can be carried out without detriment to the biodiversity of the site.

Policy EQ6

4.15 Policy EQ6 states that:-

“All development should be well designed and of a high quality that responds positively to both its environment and the challenge of climate change, whilst also contributing to local distinctiveness and sense of place.

This will be achieved by:

- *Requiring development to be well designed to respect the character, identity and context of High Peak's townscapes and landscapes*
- *Requiring that development on the edge of settlement is of high quality design that protects, enhances and / or restores landscape character, particularly in relation to the setting and character of the Peak District National Park*
- *Requiring that development contributes positively to an area's character, history and identity in terms of scale, height, density, layout, appearance, materials, and the relationship to adjacent buildings and landscape features*
- *Requiring that development achieves a satisfactory relationship to adjacent development and does not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity*
- *Requiring that public and private spaces are well-designed, safe, attractive, complement the built form and provide for the retention of significant landscape features such as mature trees*
- *Requiring that developments are easy to move through and around, incorporating well integrated car parking, pedestrian routes and, where appropriate, cycle routes and facilities*
- *Requiring that developments are designed to minimise opportunities for anti-social or criminal behaviour and promote safe living environments*
- *Requiring the inclusive design of development, including buildings and the surrounding spaces, to ensure development can be accessed and used by everyone, including disabled people*
- *Requiring new homes in residential developments meet environmental performance standards in accordance with Local Plan Policy EQ1;*
- *Requiring that commercial developments, meet environmental performance standards in accordance with Local Plan Policy EQ1*
- *Ensuring that development takes account of national design guidance and Supplementary Planning Documents”.*

4.16 The NPPF and the Council’s design SPDs also demands a high-quality design in all developments and proposals must respect the local context.

4.17 The proposed development is of a high-quality design and will have a positive visual impact on the street scene and the development as a whole will be fully compliant with the provisions of policy EQ6 and guidance contained within the Council’s SPDs relating to design.

4.18 Further detail on design is provided within the Design & Access Statement prepared by Creative Forge Ltd.

Policy EQ7

4.19 Policy EQ7 seeks to protect, conserve and enhance heritage assets and their settings within the High Peak.

4.20 Part of the site is located within the southern area of the St James, Glossop Conservation Area. As such, an assessment of the potential impact of the proposed development on the heritage asset has been undertaken and is provided within a separate Heritage Statement.

Policy EQ9

4.21 This policy seeks to protect existing trees, woodlands and hedgerows, in particular, ancient woodland, veteran trees and ancient or species-rich hedgerows from loss or deterioration.

4.22 The majority of the trees and vegetation along the embankment of Long Clough Brook will be retained and appropriate tree protection measures implemented during the construction phase. Just one tree, T7, will be removed, and some canopy pruning will be carried out to the rear of plots 6 and 7. A tree survey, Arboricultural Impact Assessment and Arboricultural Method Statement have been prepared by JCA Ltd to fully address the provisions of policy EQ9.

Policy EQ10

4.23 In order to address Policy EQ10 a Ground Investigation report and subsequent Phase II geo-environmental, risk assessment and remediation strategy have been prepared by the LK Group. A separate asbestos report has been prepared in readiness for the demolition works on site.

4.24 All recommendations contained within the reports will be carried out in order to avoid contamination or pollution.

Policy EQ12

4.25 Policy EQ12 seeks to ensure that new developments will not be at unacceptable risk of flooding themselves or that development will lead to an increased risk of flooding elsewhere.

4.26 Section 14 of the NPPF provides policy guidance on 'Meeting the challenge of climate change, flooding and coastal change'.

4.27 Paragraph 152 states:-

“The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.”

4.28 The site is located within a flood risk area. A Flood Risk Assessment and Drainage Strategy has been prepared by Cora IHT, the conclusion of which finds that the site is considered to be at low risk from all sources of flooding and that flood risks will not be increased due to the implementation of the proposed scheme.

Policy E4

4.29 Policy E4 sets out the Council’s approach to the change of use of existing business land and premises.

4.30 The existing business is due to close and the extant planning permission for the wider site agreed the principle of the loss of the employment site. Due to the location of the site in relation to public transport links and local shops and services, and the established residential development around the site, the site is more suited to residential development than an employment generating use. The potential noise and disturbance and traffic generation, including large commercial vehicles, of a new commercial or industrial use within this predominantly residential area could be harmful to the amenity of existing residents and lead to congestion on the highway. The economic, social and environmental benefits that the provision of the 9 new dwellings will bring far outweighs any perceived harm resulting from the loss of the employment site.

Policies H1 and H3

4.31 The NPPF, along with Local Plan policies H1 and H3, emphasise the drive to boost the supply of the right size, type and tenure of homes to cater for the needs of different communities. Policy H3 states that the Council will require all new residential development to address the housing needs of local people. Advice within the NPPF seeks the promotion of healthy and safe communities which are easily accessible by sustainable transport. The requirement for high quality design and the efficient use of land are key.

4.32 The site is within an accessible location within Glossop being within walking distance of a range of shops and services as well as public transport links. The suitability of the site for residential development has already been established following the granting of previous

planning applications and is the most appropriate use given the surrounding land uses and adjoining residential property. The proposed dwellings will provide a high-quality living environment for future occupants with pleasant living areas and bedrooms which will be served by adequate levels of natural light. Ample private amenity space will be available within the enclosed garden areas.

4.33 The proposed development will provide 9 family homes to the High Peak housing stock and is fully in accordance with the provisions of local and national planning policy.

Policy H4

4.34 This policy seeks to secure affordable housing provision of 20% on sites where between 5 and 24 residential units are proposed.

4.35 As this application relates to the provision of 9 No. family dwellings on a site with extant planning permission in place for 9 No. family dwellings as part of a wider scheme it is not reasonable for the Council to insist upon affordable housing provision in this instance.

Policy CF4

4.36 As with the affordable housing policy, a developer contribution towards the provision of new or enhanced public open space and recreation should not be sought in relation to this application.

Policy CF6

4.37 This policy seeks to guide development towards accessible locations and encourage the use of public transport, walking and cycling. It states:

“The Council will seek to ensure that development can be safely accessed in a sustainable manner. Proposals should minimise the need to travel, particularly by unsustainable modes of transport and help deliver the priorities of the Derbyshire Local Transport Plan.”

4.38 In line with this policy and guidance within the NPPF, the site is in a highly sustainable and accessible location with a bus route in operation and a railway station in nearby Glossop. Reliance upon the car will not be necessary for the occupants of the proposed dwellings.

5.0 Conclusion

5.1 The proposed development will make excellent use of a previously developed site within the urban area and provide 9 No. much-needed family homes within an accessible part of the borough.

5.2 The scheme is of a high-quality sustainable design and seeks to safeguard the residential amenity of existing and future occupants and will make a positive contribution to the visual amenity of the area.

5.3 The application is supported by specialist consultant reports the findings of which demonstrate that the proposed development is fully compliant with local and national planning policy and guidance and should be approved.

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