

## DELEGATED DECISION REPORT

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**HPK/2024/0451**  
**Valid 04/11/2024**

**HIGH EDGE RACEWAY**  
**DALE HEAD ROAD**  
**BRANDSIDE**  
**BUXTON**

**RETROSPECTIVE**  
**APPLICATION FOR THE**  
**RETENTION OF BUILDING**  
**(USE CLASS SUI GENERIS) TO**  
**BE USED IN CONNECTION**  
**WITH BUXTON RACEWAY**

**(FULL - MINOR)**

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### MAIN ISSUES

- Principle of the Development
- Design, Character and Appearance
- Impact upon residential amenity

### DESCRIPTION OF SITE

The application site refers to a wider facility which is in use as a motor racing circuit. The site has an established use as raceway and has planning permission for this use dating from the 1980s. It has on site car parking and a larger grandstand building on the western side of the race track as well as the building that is subject application building. The site itself is located off Dale Head Road and outside any defined settlement boundaries within the countryside. The site is located approximately 4km to the south of Buxton Town centre.

Furthermore, the site is within the White Peak Regional Character Area, and is part of the Derbyshire Special Landscape Area and is in proximity to the boundary of the Peak District National Park, which is defined by the line of Dale Head Road. It is in a relatively flat part of the landscape with higher ground to the west, east and south. The race circuit itself lies some 150 metres to the north of Dale Head Road, a narrow winding road mainly serving a few farmsteads.

### PROPOSAL

The application seeks the retention of a building to be used in connection with Buxton Raceway. The building functions as hospitality/bar and is used only on race days. It is situated on the southern bend of the race track, with the main car parking area behind it.

The building is of modular construction comprising a number of shipping containers and prefabricated structures which have been overclad with light grey profile metal cladding. The building is irregular shaped but the footprint is approximately 18.3m wide

12.1m deep plus access ramps to three sides. It has two floors and balcony area overlooks the track. The building is about 8m high to highest point as it partly built into an embankment.

## **RELEVANT LOCAL AND NATIONAL PLANNING POLICIES**

### **High Peak Local Plan 2016**

S 1 Sustainable Development Principles  
S 1a Presumption in Favour of Sustainable Development  
EQ2 Landscape Character  
EQ3 Rural Development  
EQ6 Design and Place Making  
EQ10 Pollution and Unstable Land  
CF4 Open Space, Sports and Recreation Facilities  
CF6 Accessibility and Transport

### **National Planning Policy Framework**

|                                                  |            |
|--------------------------------------------------|------------|
| Achieving Sustainable Development                | Chapter 2  |
| Promoting Healthy and Sustainable Communities    | Chapter 8  |
| Promoting Sustainable Transport                  | Chapter 9  |
| Achieving Well Designed Places                   | Chapter 12 |
| Conserving and Enhancing the Natural Environment | Chapter 15 |

## **SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS**

The site has been subject to a number of planning applications since the 1980s relating to its use as raceway.

HPK/0001/5153: Circuit car racing and covered area for spectators – Approved

HPK/0002/4854: Renewal Of Consent For Circuit Car Racing And Covered Area For Spectators – Approved 12.12.1986

HPK/0002/8001: Construction Of Two-storey Building Comprising Ground Floor - Sponsors Lounge, Toilets & Foyer 1st Floor - Scorers Room, office & Commentary Box – Approved 1989

HPK/0002/8002: Renewal consent for continued use of circuit racing track (with an increase in number of days used – from 20-40 Occasions per year) – Approved 14.09.1989

HPK/0003/2518: Construction Of Building Comprising (a) Ground Floor Bar Lounge And Cafe And (b) Cellar – Approved 09.06.1993

HPK/2013/0611: Application For A Certificate Of Lawful Development On A Breach Of Condition In Relation To HPK/0002/8002 – Refused 09.05.2014 & Appeal Dismissed 04.03.2016

## **CONSULTATIONS**

### **Publicity**

Site Notice expiry date: 27/12/2024

Neighbour consultation period ends: 09/12/2024

Press Advert: N/A

### **Public Comments**

5 comments have been received from neighbours with regards to this application, 5 objections, one neutral comment and one in support. These are summarised as below:

#### Objections

- Detrimental impact upon the surrounding countryside and setting of the National Park
- Intrusive lights and light pollution
- Waste onsite
- Existing advertising signage onsite without consent
- Limited employment benefits
- Highway Safety, increase in congestion and impact on Infrastructure

#### Neutral

- Impact upon the setting of the National Park
- Impact upon Climate Change
- Local environment and biodiversity
- Increase in travel demands

#### Support

- Source of local employment
- Provides a local activity
- Provides greater facilities and upgrades to the existing site including disabled access.

### **Hartington Upper Quarter Parish Comments (No Objection)**

At a recent meeting of the Council, representatives of both the Applicant and Brandside residents were present. Local concerns were raised regarding visual impact of the proposal, lighting and advertising which were addressed by the meeting. It was acknowledged that individual comments have been submitted by residents. As a result, the Council does not object to the application but has verbally agreed with the applicant that a tree screen would be appropriate

### **Environmental Health (No objection subject to condition)**

The Environmental Health Department has no objection to the proposed development subject to the conditions set out below being applied to any permission granted.

1. There shall be no amplified music (or other amplified sound) played through external speakers after 23:00 on any day.
2. All windows and external doors shall be kept closed after 22:00, except for the immediate access and egress of persons.

### **Derbyshire County Council Highways (No objection)**

There would appear to be no material impact on the public highway and therefore the Local Highway Authority has no comments to make.

### **Peak District National Park Authority (Neutral)**

The site is on the boundary of the Peak District National Park. The appearance of the wider site detracts from the visual amenity of the area. The proposed three-storey building appears visually prominent due to the relatively flat topography of the land which permits views from the wider landscape. It is acknowledged that it will be seen in the context of the grandstand and the wider site but the retention of the building would contribute to further harm to the setting of the National Park. There is no proposed mitigation to the visual impact of the three-storey building or the site in general.

If you are mindful to approve the application, it is recommended that you condition a suitable landscaping plan mitigate the impact of the proposed development on the setting of the National Park.

The PDNPA requests that High Peak Borough Council considers the impact to the setting of the Peak District National Park in determination of the application.

## **OFFICER COMMENTS**

### **Principle of Development**

The application seeks consent for a new bar / hospitality building associated with the wider motor racing circuit use. The raceway is an established use in the countryside and the proposals relate to the retention of a hospitality building which is deemed to facilitate its wider use.

LP Policy EQ3 applies to any development proposal that is located in the open countryside. The policy seeks to ensure that new development is strictly controlled in order to protect the landscape's intrinsic character and distinctiveness and supports

equestrian development where it does not have an adverse impact upon the character and appearance of the area.

Policy EQ3 states that it will facilitate sustainable rural development “*Supporting rural employment in the form of home working, commercial enterprises and live-work units where a rural location can be justified.*” The existing motor racing site is a long running commercial enterprise located within a rural location. The development would provide additional community benefit in the form of 2 additional employment opportunities and well as providing additional facilities to support the established commercial enterprise. As a result, the building is judged to be in accordance with local plan policy EQ3 with the building deemed to form part of the commercial enterprise and is associated with the extant use of the site.

A number of comments have referred to the wider operation of the site itself. This application is to assess the retrospective retention of the bar / hospitality building only and does not seek to give permission to any other development, including increasing race days or advertisements. The lawful use of the site was concluded in 2016, when the enforcement notice was upheld (40 days a year) and a lawful development certificate dismissed.

The developments is therefore assessed to be acceptable in principle and accords with local plan policies S1a, EQ3 and national policy contained within the NPPF.

## **Design**

LP Policy EQ2 seeks to protect, enhance and restore the landscape character of the Plan Area by requiring development to have particular regard to maintaining the aesthetic and biodiversity qualities of natural and man-made features within the landscape, and that are sympathetic to and are informed by the distinctive landscape character areas as identified in the Landscape Character Supplementary Planning Document.

LP Policy EQ3 refers to rural development proposals which lie outside of the defined built-up area boundaries and seeks to ensure that new development is strictly controlled in order to protect the landscape’s intrinsic character and distinctiveness and protect the setting of the National Park.

LP Policy EQ6 states that all development should be well designed to respect and contribute positively to the character, identity and context of High Peak’s townscapes, having regard to matters of scale, height, density, layout, appearance and materials.

The application in this instance looks to obtain permission for the retention of a building for bar / hospitality purposes. The building itself comprises a sheet metal facing materials and is of a modular shipping container construction.

It is acknowledged that the building does comprise materials which would usually be considered to be inappropriate in such a rural and countryside setting, however it is noted that the building comprises facing materials to match those of the stand directly adjacent to the building. Given the context of the site and the presence of

already built structures which comprise the same and/or similar materials the use of sheet metal cladding is deemed to be acceptable given the extant use of the site and that the building would remain in keeping with the site.

The building is located within the White Peak Regional Character Area and approximately 250m from the Peak District National Park. The National Park authority and a number of the public comments which have been received do raise concerns with regards to the developments impact upon the setting of the national park. The building does appear to be substantial in its size and would have a degree of prominence within the immediate surrounding area. Nonetheless the building is also sited amongst other structures of a similar appearance and materiality on site such as the spectator stand directly adjacent to the building. The building is located within the heart of the High Edge Raceway site and is judged to be well related to the site. The Peak District National Park authority have requested that should the local planning authority be minded to approve the application a landscaping condition be applied to any permission granted. As a result given the sensitive location of the site any permission hereby approved shall be condition to require a detailed landscaping plan and Tree Screen to help mitigate any impact upon the surrounding and wider landscape.

Consequently with regard to the above it is deemed that subject to condition the building would not exacerbate any impact upon the setting of the National Park and would not have any greater harm upon the character of the wider landscape and surrounding area than the arrangement prior to the erection of the bar / hospitality building.

The building is thus compliant with local plan policies EQ2, EQ3 and EQ6 further to national policy detailed in the NPPF.

## **Amenity**

LP Policy EQ6 requires all new development to have a satisfactory relationship with existing land and buildings and protects the amenity of the area, which includes residential amenity of neighbouring properties. Aspects of residential amenity include impacts such as a loss of sunlight, overshadowing and overbearing impacts, loss of outlook, and loss of privacy.

LP Policy EQ10 seeks to ensure that people and the environment are protected from adverse impacts relating to issues including air pollution, noise, light pollution or any other nuisance or harm to amenity, by securing appropriate mitigation by way of planning conditions and obligations.

The application site is located in an isolated rural location, where there are no neighbouring properties in close proximity to the site with the nearest isolated farmstead located 640m to the north of the site. Therefore the building is not judged to have any detrimental impacts with regard to being overbearing in its nature, would not lead to overshadowing or the loss of light and would not have any adverse impacts with regards to overlooking or a loss of privacy.

Nonetheless developments of this nature in the open countryside can have the potential to result in harm to the amenity of neighbouring residential properties and the general public as a result of external lighting.

Neighbour comments have been raised with regards to the inappropriate use of spotlights and lighting onsite. Therefore to ensure that the proposals would not have any detrimental impacts upon amenity with regards to lighting, a condition shall be placed on any permission hereby approved to remove the use of lighting unless agreed in writing by the Local Planning Authority.

As a consequence the development is therefore judged to not have any unacceptable impacts upon residential amenity subject to condition in compliance with local plan policy EQ6 and national policy detailed within the NPPF.

### **Highway Safety**

LP Policy CF6 seeks to ensure that development can be safely accessed in a sustainable manner and that all new development is located where it can be satisfactorily accommodated within the existing highway network and provides suitable off-street parking provision in accordance with guidelines set out under Appendix 1 of the Local Plan.

Public comments have raised concerns with regards to the impact upon highway safety and the strain upon the highway and wider transport infrastructure network.

Derbyshire County Council Highways have raised no objections to the proposal, deeming the building to have no material impact upon the highway. Although concerns have been raised about the impact on the wider road network, it is considered that any additional traffic movements will not have an adverse cumulative impact on the road network to such a degree to warrant refusing this application. Therefore it is judged that the building would not give rise to any unacceptable highway safety impacts. The site as existing comprises a large area of hard standing for vehicle parking and the site would therefore continue to comply with Appendix 1 of the High Peak local plan with regard to parking standards.

The development complies with local plan policy CF6 and the NPPF.

### **Nutrient Neutrality**

The site lies within the catchment of the River Wye which forms the Peak District Dales Special Area of Conservation (SAC). The Council has been notified that action must be taken to address exceedances of phosphorus in the River. As such, the Council cannot grant consent for development unless it can rule out “likely significant effects” on the SAC. A Habitats Regulations Assessment (HRA) will be required when the plan or project creates a source of water pollution or has an impact on water quality and when it is within the catchment of the SAC. Initially, a screening assessment will be required to consider if “likely significant effects” (alone or in combination) on the SAC can be ruled out. If not, this will be followed by an

“Appropriate Assessment” where the impact of the plan or project is considered in detail. Screening Assessment.

The proposal is not directly connected with or necessary for the conservation management of a European site. The proposal will not increase overnight stays or surface water run-off from the site, as the building is positioned on existing area of hard surfacing. Therefore, it will not risk having a significant negative effect on the SAC either on its own or in combination with other proposals and therefore it is not necessary to carry out an Appropriate Assessment. Neighbour concerns have been raised with regards to drainage. The building connects the existing pipework, drainage and sewage network as per the other onsite structures. The building is not judged to exacerbate any issues with regards to drainage or lead to waterlogging.

In respect of concerns regarding the impact on biodiversity, the site already supports an extensive area of hard surfacing which the development has been positioned on. It is not considered that there would any impact on biodiversity interests. In terms of Councils declared climate emergency, the development provides additional facilities to support the existing commercial enterprise, this application does not permit any additional race days.

## **CONCLUSION / PLANNING BALANCE**

The proposed development is considered acceptable principle, would not result in any adverse impacts upon visual or residential amenity. Although the design of the building is not a form of development which would ordinarily be permitted in a countryside location, close to the boundary with the national Park, conditions will be imposed to secure landscaping to mitigate its visual impact. The proposals are in accordance with the relevant policies of the High Peak Local Plan, Supplementary Planning Documents and the National Planning Policy Framework.

Therefore the application is recommended for approval subject to conditions.

**OFFICER RECOMMENDATION :     Approve**

**Case Officer: Stuart Talbot**

**Recommendation Date: 29/09/2025**

X *J Colley*

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Signed by: Jane Colley Signature

**On behalf of High Peak Borough Council**