
14. FULL APPLICATION – ERECTION OF A NEW STANAGE POLE AT GRID REFERENCE 424664, 384413 (NP/DDD/0116/0005)

APPLICANT: PEAK DISTRICT NATIONAL PARK AUTHORITY

Site and Surroundings

The site is located beside a public bridleway approximately 600m to the east of Stanage Edge and approximately 1.2km to the south-west of Redmires Reservoir. It lies on top of a hill in open moorland where public rights of way converge at a cluster of boulders where the previous timber pole was sited before it was removed in 2015 for safety reasons.

Stanage Pole is considered to be a local landmark and a focal point for walkers in the area. Earliest records show that a pole has been in place at this location as far back as 1723. It lies at a point where a significant west-east route crosses an ancient boundary line coinciding with the County, Manor and Parish boundaries. It is therefore regarded as a non-designated heritage asset and an important part of the valued characteristics of the area.

Between the site and Redmires reservoirs and approximately 300m from the site there is an area of woodland known as the Broadshaw Plantation.

The site is within open access land, SSSI, SAC, SPA, and also within the Natural Zone.

Proposal

A replacement Stanage Pole which would be the same height as the previous pole and in the same location in the boulders. It would be formed from a locally sourced larch tree trunk and would be approximately 6.7m tall. It would be located in a steel socket and secured between the boulders with concrete, over which would be a cast iron cap which will include inscriptions to mark the location and the date.

RECOMMENDATION:

That the application be APPROVED subject to the following conditions and subject to the receipt of no further representations before the expiry of the consultation period that are substantially contrary to the recommendation, with any that are received being considered by the Director of Conservation and Planning in consultation with the Chair and Vice Chair of Planning Committee.

- 1. Standard time limit.**
- 2. Development in complete accordance with the submitted plans ‘Proposed Pole 2016’, ‘Diagram 2’ and specifications.**

Key Issues

- Does the proposal meet the exceptional circumstances in which development is permissible in the Natural Zone as set out in LC1 and L1?
- Is the replacement pole designed to a high standard as required by GSP3 and LC4?
- Will it conserve the National Parks landscape and valued characteristics and the significance of the non-designated heritage asset?
- Does the proposal raise any issues related to the SSSI, SPA or SAC designations?

History

2015 – In response to a formal planning enquiry officers advised that a replacement Stanage Pole would require planning permission. Further advice was given on the planning policy constraints particularly in relation to the sites location within Natural Zone and from the Authority's ecologists with regard to the SPA, SAC and SSSI designations.

Consultations

Highway Authority – No objection.

Derbyshire Dales District Council – No response at the time the report was drafted.

Hathersage Parish Council – No response at the time the report was drafted.

Sheffield City Council – No response at the time the report was drafted.

Natural England – No response at the time the report was drafted.

PDNPA – Ecology – No response at the time the report was drafted.

PDNPA – Built Environment – No response at the time the report was drafted.

Representations

To date no representations have been received.

Main Policies

Relevant Core Strategy policies: GSP1, GSP2, GSP3, GSP4, L1, L2, L3.

Relevant Local Plan policies: LC1, LC4, LC17.

National Planning Policy Framework – Sections 7, 11, 12, and paragraphs 17, 115.

Assessment

Principle of erecting a replacement Stanage Pole in relation to it being located in the Natural Zone

The most relevant policies relating to the principle of development in the natural zone are Core Strategy (CS) Policy L1 which only permits development in exceptional circumstances and Local Plan Policy LC1.

The policies state that the exceptional circumstances in which development is permissible in the Natural Zone are those in which a suitable, more acceptable location cannot be found elsewhere and it is essential in the national interest; or for the management of the natural zone; or for the conservation or enhancement of the National Park's valued characteristics. Where development is permitted, amongst other things, detrimental effects must also be minimised.

Stanage Pole has been a local landmark for generations, and considered to be an un-designated Heritage Asset and part of the valued characteristics of the area. The pole is an important landscape feature, a waymarker and boundary post. There has been a pole in this location for hundreds of years, the date of the first is unknown, although earliest records show a pole here by 1723. The most recent of the poles was taken down in 2015 for safety reasons and for these reasons it is considered that this is the only location that a replacement Stanage Pole should be

erected. There is no more suitable location outside the Natural Zone and a replacement is essential in the interests of maintaining one of the valued characteristics of the area. Consequently it is considered that the principle of a replacement pole is acceptable as it passes the exceptional circumstances test set out in policies L1 and LC1 provided the detailed design and landscape impact is acceptable.

Design, impact on the National Park's landscape, impact on the significance of a non-designated heritage asset.

The Authority's design policies LPP LC4 and CS GSP3 require a high standard of design that respects, conserves and where possible enhances the landscape, built environment and other valued characteristics of the area. Development would not be permitted by CS policy L3 if it harmed the significance of a heritage asset, it must conserve and where possible enhance or reveal the significance of historic assets. The National Planning Policy Framework at paragraph 115 explains that National Parks have the highest status of protection in relation to landscape and scenic beauty and the conservation and wildlife and cultural heritage are important considerations and should be given great weight.

The design of the pole and its supporting structure closely reflect that of the structure it will replace. It would be in the same location and of the same height but does however incorporate some improvements to the method of holding the pole in place as described below.

The site will now have a steel tube set into the concrete in the same location between the boulders as the original pole. This will enable future poles to be replaced without removing the concrete. Above this socket a cast iron cap will be placed over the concrete which will be inscribed with significant National Park and location related information. Finally the pole will have a cast iron cage around the pole designed to minimise vandalism, add stature and reflect the cast iron fastenings of the previous pole.

The pole itself will be a larch tree trunk and although this differs from the pole it will replace, which had the appearance of a telegraph pole, it appears that a tree trunk has been used in the past. This will be sourced from an Authority property less than a mile away from the site. The height will be the same at 6.7m.

Officers consider that the proposal accords with policy GSP2 which requires the Authority to take opportunities for enhancement, and that the proposal offers a high standard of design as required by policies GSP3 and LC4, and that the significance of the heritage asset is conserved by restoring a pole of the proposed design to the site, so accords with policy L3. Furthermore it will conserve one of the valued characteristics of the National Parks landscape.

Does the proposal raise any issues related to the SSSI, SPA or SAC designations?

The site has SSSI, SPA and SAC designations, however, the pole is essentially a like for like replacement, and will be cemented into the existing hole left by the previous pole. There are no associated operations such as drainage and vehicular access and storage of materials would be restricted to the Long Causeway Track so there would be no significant ecological impact.

Officers also note that there is potential for the pole to provide a perch for predators, however this is not likely to have a significant impact given that it is replacement of a recently existing and long standing feature. Furthermore the pole would provide just a single perch point and is insignificant compared to the proximity of the large block of conifers plantation to the east.

Officers therefore consider that the proposal would be compliant with the policies of the development plan that deal with sites of biodiversity or geo diversity importance including CS L2 and LPP LC17. Which amongst other things requires adequate information to be provided about a developments likely impact on the special interests of a site and for the development to

conserve and enhance any sites, features or species of biodiversity or geodiversity importance.

Conclusion

The proposed development takes the opportunity for enhancement and will restore a landmark feature into the National Parks landscape. The proposal is of a high standard of design and will conserve the significance of the non-designated heritage asset. It is an allowable exception to the presumptions against development in the Natural Zone on the basis that it is essential in this location in the conservation and enhancement interests of the National Parks valued characteristics. Furthermore the proposal will not adversely affect the special interests associated with the SSSI, SAC and SPA designations. The proposal is therefore in accordance with the policies of the development plan and the NPPF and is recommended for approval.

Human Rights

Any human rights issues have been considered and addressed in the preparation of this report.

List of Background Papers (not previously published)

Nil