

**15. FULL APPLICATION –RENOVATIONS AND ALTERATIONS TO VEHICULAR ACCESS DRIVE AT PEAK DISTRICT NATIONAL PARK AUTHORITY, ALDERN HOUSE, BASLOW ROAD, BAKEWELL (NP/DDD/0718/0635 TM)**

**APPLICANT: PEAK DISTRICT NATIONAL PARK AUTHORITY**

**1. Site and Surroundings**

- 1.1. Aldern House is a Grade II listed building dating from c.1820, which was originally designed and occupied as a house and is now in a mixed use of commercial and local authority offices. The offices lie on northern edge of Bakewell, within Bakewell's development boundary but outside of the designated Bakewell Conservation Area.
- 1.2. The nearest neighbouring properties are Burre Cottage 32m south west and the Ambulance Station 30m south east from the entrance of Aldern House.

**2. Proposal**

- 2.1. The applicant seeks full planning permission for renovations and alterations to the existing vehicular access drive.
- 2.2. The existing vehicle access to the Aldern House car park is a sinuous 192m long drive from Baslow Road. The drive was laid over 20 years ago and is surfaced with Tegula blocks. 142 m length of the driveway is 3.2 m wide with a 5.1m wide passing area of 50m length at the top (north) end.
- 2.3. The existing vehicle access drive has become overrun and in need of repair. There is only one surfaced passing point at the top of the drive which has poor visibility. There are currently four speed bumps along the drive which are in need of repair since vehicles passing over these have caused sinking before and after each, which has increased the size of the humps. The existing linear drainage channels have reached their lifespan and require updating.
- 2.4. The proposed scheme would extend the existing passing bays at the top (north) of the drive to improve sightlines by grading back the banking on the east side.
- 2.5. The proposed scheme would create three formal passing bays along the drive. These bays will be constructed from Tegula blocks (with size and colour to match existing: 160x120/160/240mm/Burnt Ochre). These would replace the geogrid vehicle overrun areas.
- 2.6. The proposed scheme would remove three of the speed humps along the drive. These areas would be relayed flush (using matching Tegula blocks). For the sunken areas either side of the speed humps, it is proposed to lift the existing Tegula blocks, excavate and relay/ compact the sub base and then relay the Tegula blocks.
- 2.7. The speed hump at the top (north) of the drive (which controls vehicle speeds entering / leaving the car park) would be retained. The proposed scheme would replace this speed hump with a purpose made speed table using Tegula blocks.
- 2.8. Two additional signs are proposed to alert drivers to the maximum speeds and give way to vehicles. These signs would be of a similar size to the existing.

**3. RECOMMENDATION**

**To APPROVE the application subject to the following conditions:**

- 1. The development hereby permitted shall be begun within 3 years from the date of**

**this permission.**

**2. Carry out in accordance with specified plans.**

**3. All replacement and new Tegula blocks colour and size to match the existing Tegula blocks.**

**4. Key Issues**

4.1 The impact on the appearance of the host property, the character of the Conservation Area and the special qualities of the National Park

**5. Relevant Planning History**

5.1 NP/WED/1291/614: Creation of new access and drive. Granted unconditionally 1992

**6. Consultations**

6.1 Derbyshire County Council (Highways) – No objections

6.2 Derbyshire Dales District Council – No response to date

6.3 Bakewell Town Council – No response to date

6.4 Peak District National Park Authority (Landscape) – No objections

**7. Representations**

7.1 During the consultation period, the Authority has not received any representations regarding the proposals.

**8. Policies**

8.1. National Park designation is the highest level of landscape designation in the UK. The Environment Act 1995 sets out two statutory purposes for national parks in England and Wales:

- Conserve and enhance the natural beauty, wildlife and cultural heritage
- Promote opportunities for the understanding and enjoyment of the special qualities of national parks by the public

When national parks carry out these purposes they also have the duty to seek to foster the economic and social well-being of local communities within the national parks.

**National Planning Policy Framework**

8.2. The National Planning Policy Framework (NPPF) was published on 24 July 2018 and replaced a significant proportion of central government planning policy with immediate effect. The Government's intention is that the document should be considered as a material consideration and carry particular weight where a development plan is absent, silent or relevant policies are out of date. In the National Park the development plan comprises the Authority's Core Strategy 2011 and saved policies in the Peak District National Park Local Plan 2001. Policies in the Development Plan provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. It is considered that in this case there is no significant conflict between prevailing policies in the Development Plan and more recent Government guidance in the NPPF.

- 8.3. Paragraph 172 of the NPPF states that *‘Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads.’*

#### Development Plan policies

- 8.4. Policy GSP1 sets out the broad strategy for achieving the National Park’s objectives having regard to the Sandford Principle, (that is, where there are conflicting desired outcomes in achieving national park purposes, greater priority must be given to the conservation of the natural beauty, wildlife and cultural heritage of the area, even at the cost of socio-economic benefits). GSP1 also sets out the need for sustainable development and to avoid major development unless it is essential, and the need to mitigate localised harm where essential major development is allowed.
- 8.5. Policy GSP3 sets out development management principles and states that all development must respect, conserve and enhance all valued characteristics of the site and buildings, paying particular attention to, amongst other elements, impact on the character and setting of buildings, scale of the development appropriate to the character and appearance of the National Park, design in accordance with the National Park Authority Design Guide and impact on living conditions of communities.
- 8.6. Policy L1 identifies that development must conserve and enhance valued landscape character as identified in the Landscape Strategy and Action Plan and other valued characteristics, and other than in exceptional circumstances, proposals in the Natural Zone..

#### Local Plan

- 8.7. Local Plan Policy LC4 requires that the detailed treatments of development is of a high standard that respects, conserves and where possible enhances the landscape, built environment and other valued characteristics of the area.
- 8.8. Local Plan Policy LH4 states that development is permitted provided that they do not detract from the appearance or amenity of the original building, its setting or neighbouring buildings.
- 8.9. Local Plan Policy LC5 states that applications for development in a Conservation Area, or for development that affects it’s setting or important views into or out of the area, should assess and clearly demonstrate how the existing character and appearance of the Conservation Area will be preserved and, where possible, enhanced.
- 8.10. Local Plan Policy LC6 requires that developments that affect the setting of a Listed Building preserve and where possible enhance the Listed Building.

Relevant Core Strategy (CS) policies:           **GSP1, GSP2, GSP3, GSP4, L1**

Relevant Local Plan (LP) policies:           **LC4, LH4, LC5**

## **9. Assessment**

- 9.1. The key issues are whether the proposal would conserve the character and appearance of the Grade II listed building, the character of the Conservation Area and the special qualities of the National Park or would harm the amenities of nearby neighbouring properties.
- 9.2. In this case, the submitted application is supported by a design and access statement which demonstrates that the proposed renovations and alterations to the vehicle access drive

would not harm the significance of the Grade II listed host building, its setting or wider area.

- 9.3. The existing access drive is not wide enough for two vehicles to pass and has resulted in damage/overrun to both sides of the drive. The scheme proposes to create three new formal passing places, this would replace the geogrid vehicle overrun areas. This would improve the sightline of the access drive, as well as the overall condition of the vehicle access drive.
- 9.4. The vehicle access drive is screened both sides by mature trees. There are no proposals to removal any of these trees, although some selective crown lifting of trees is proposed to improve the sightlines along the drive. The landscaping included in the scheme incorporates the planting of three new trees (Hornbeam or Field Maple).
- 9.5. It is considered that the proposal would not adversely affect the setting of the Grade II listed host property or the streetscene, character of the Conservation Area. The proposals are therefore considered to be in line with the requirements of GSP1 and GSP3, LC4, LH4 and LC5.

#### Amenity Impacts

- 9.6. The nearest neighbouring properties are Burre Cottage 32m south west from the entrance of Aldern House and Ambulance Station 30m south east of the entrance. It is considered that the scale of the works proposed and the separation distances between the site and neighbouring properties would not result in any negative impact to the amenity of occupiers and users of any nearby property. The proposal is considered to accord with policy LC4 in this respect.

#### Signage Impacts

- 9.7. The scheme includes two new signs advising of speed limit and requirement to give way. Advertisements are subject to control under the Town & Country Planning Act 1990 (the 1990 Act), and the Town & Country Planning (Control of Advertisements) Regulations 2007. Some forms of outdoor advertising benefit from deemed consent and are excluded from control of the planning authority provided certain conditions are fulfilled, express Advertisement Consent is required for signage which does not fall within the categories and conditions specified in the Regulations. Class 2 refers to 'miscellaneous' advertisements. Class 2(A) refers to advertisements displayed as a means of identification, direction or warning, they must not exceed 0.3 of a square metre in area. The new signs proposed as part of this scheme are within the limitations of Class and therefore do not require express consent.

### **10. Conclusion**

- 10.1 The proposed renovations and alterations to vehicular access drive would not have an adverse impact on the significance of the Grade II listed host building, its setting or the character and visual amenity of the wider area.
- 10.2 The proposals are therefore considered to be in line with the requirements of GSP1 and GSP3, LC4, LH4 and LC5; nor will they have an unacceptable impact on the amenities of the locality and the nearest neighbouring properties, therefore there would be no effect on the amenities of neighbouring properties.
- 10.3 The proposal is in accordance with the relevant policies and guidance, therefore the current application is recommended for approval subject to conditions securing compliance with the plans and design details.

### **11. Human Rights**

None

**12. List of Background Papers** (not previously published)

None

**Report Author and Job Title**

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