

12. FULL APPLICATION - RELOCATION OF THE TOILET BLOCK AND EXTENDED CAR PARK - CAR PARK, COLDWELL END, YOULGRAVE – (NP/DDD/1118/1064, MN)

APPLICANT: MR LOVELL

Site and Surroundings

Coldwell End car park is a public car park situated at the western end of the village of Youlgrave, on the northern side of the main road. To the north of the car park is a playground and allotments. To the east and south are residential properties and to the west, open countryside. The site lies just outside the western boundary of the Youlgrave Conservation Area.

Until recently a building used for storage purposes by the Parish Council and which also housed a male and female toilet was in the centre of the car park. That has been demolished following the grant of planning permission for a replacement toilet and storage building and car park extension in 2017.

To the west of the main car park there is an area of land that was until recently surfaced with grass, which has now been replaced with hard surfacing to extend the car park following the grant of the aforementioned planning permission in 2017.

There is a vehicular access into the car park off Coldwell End to the immediate south.

Proposal

Following commencement of development relating to the 2017 permission to extend the car park and replace the toilet block, it was found that the ground conditions below the car park were bedrock and that the difficulty and cost of excavating this to provide the required drainage precluded the development progressing. The Parish Council sought the advice of the Development Management Service, and it was agreed that a proposal to relocate the building to the eastern end of the car park would be an acceptable alternative.

As a result, the current application proposes locating the toilet block at the eastern end of the site where connections to existing drains can be made, requiring much less excavation of bedrock.

Amended plans have been received during the course of the application responding to concerns raised by those making representations. This moves the proposed toilet block approximately 15 metres north from the initially proposed position in this application and alters the internal arrangement and openings so that the cubicle doors are now on the west elevation of the building, facing in to the car park rather than towards the boundary with the neighbouring dwellings.

The application also includes the extension of the car park at its western end, although this work has largely been completed under the provisions of the 2017 permission.

RECOMMENDATION

That the application be APPROVED subject to the following conditions:

- **3 year time limit**
- **Development to be carried out in accordance with the amended plans**
- **Doors to be of timber construction**

Key Issues

- Whether the development accords with planning policy in principle
- Whether the appearance of the development would conserve the appearance of the built environment and landscape of the area

- Whether the development would conserve the amenity of nearby properties
- Whether the development raises any highway safety or amenity implications

Relevant Planning History

2017 – Planning permission granted for car park extension and replacement toilet and storage building

Consultations

Derbyshire County Council - Highways – No objections

Derbyshire Dales District Council – No response at time of writing.

Youlgrave Parish Council – No response at time of writing. It is noted however that the application has been made on behalf of the Parish Council.

Representations

27 letters of representation were received in relation to the application as originally proposed, 26 objecting to it and one supporting it.

Since the proposal was amended 11 of the objections have been removed, with those parties now either raising no objections to the application or supporting it.

The remaining grounds for objection which are material planning considerations are:

- Impacts on neighbours including harm their amenity due to overshadowing, loss of privacy, and potential odours and disturbance arising from the use of the building.
- No need for the development as the village already has enough toilet facilities

These objections were raised in relation to the proposal prior to revision; it is not possible to establish if those making them have the same view on the revised proposals. No additional objections were received following advertising of the amended plans.

Those removing their initial objections based on the revised plans and advising that they now support the proposals have not given reasons for their support, but the single letter of support received prior to the revisions supports the application on the grounds that the toilets are free to use and are important for bringing visitors in to the settlement.

Policies

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

The National Planning Policy Framework (NPPF) was published on 27 March 2012 and replaced a significant proportion of central government planning policy with immediate effect. It was revised and republished in July 2018. 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.

Para 172 of the NPPF states that *'great weight should be given to conserving 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 landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks and the Broads.'*

Development Plan policies

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). GPS1 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.

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.

Policy DS1 outlines the Authority's development strategy, detailing the policy principles that have been adopted to promote a sustainable distribution and level of growth and to support the effective conservation and enhancement of the National Park. These include provision for recreational and tourism development and development of community facilities within settlements named in policy DS1, in principle. Youlgrave is a named settlement in policy DS1

Policy L1 identifies that development must conserve and enhance valued landscape character and valued characteristics, and other than in exceptional circumstances, proposals in the Natural Zone will not be permitted.

Policy RT1 addresses recreation, environmental education and interpretation, supporting facilities which enable recreation, environmental education and interpretation, which encourage understanding and enjoyment of the National Park, and are appropriate to the National Park's valued characteristics.

Policy HC4 addresses the provision and retention of community services and facilities. The car park and toilet block will predominantly serve visitors to the settlement rather than local people, but in doing so it supports the services and vitality of the village and in this regard does represent a community facility. Further, the toilet block also includes storage facilities for the Parish Council. HC4 states that the provision or improvement of community facilities and services will be encouraged within settlements listed in core policy DS1, or on their edges if no suitable site is available within. It notes that proposals must demonstrate evidence of community need, and that preference will be given to the change of use of existing traditional buildings - but that replacement buildings may be acceptable if enhancement can be achieved.

Policy LC4 of the Local Plan states that where development is acceptable in principle it will be permitted provided that its detailed treatment is of a high standard that respects, conserves and where possible enhances the landscape, built environment and other valued characteristics of the area.

Policy LT11 requires that the design and number of parking spaces associated with a development respects the valued characteristics of the area.

Policy LT18 states that the provision of safe access arrangements will be a pre-requisite of any development, and that where the provision of safe access would damage the valued characteristics of the area the Authority will consider refusing planning permission.

The Authority's adopted design guidance documents 'Design Guide' and 'Building Design Guide' are further material considerations.

Relevant Core Strategy (CS) policies: GSP1, GSP2, GSP3, DS1, L1, RT1, HC4

Relevant Local Plan (LP) policies: LC4, LT11, LT18

Assessment

Principle of the development

The proposal would deliver development providing both tourism and community facilities, both of which are supported in this location in principle by planning policy.

Design and appearance

New toilet block

The proposed location of the toilet block is a considerable improvement over that of the former building, which was isolated in the centre of the car park. It relates better to the built edge of the settlement and boundaries of the site, and due to its modest size would not appear out of keeping or otherwise detract from the appearance of the landscape or built environment in this location.

In terms of its appearance, the building would take a simple rectangular plan form with a pitched roof above. Materials proposed are limestone walls under a blue slate roof, as is traditional to the area, and doors would be constructed of boarded timber. This would all ensure that the building reflects the local building vernacular and relates appropriately to its setting.

Overall it is concluded that the development would conserve the character and appearance of the landscape and built environment, as required by planning policy.

Car park extension

As noted previously, extension of the car park in the proposed location was approved under the permission granted in 2017 and is largely complete.

This part of the proposal is unchanged from what was previously approved. There was no objection to the car park extension by the Authority in 2017 and planning policy is unchanged in so far as it relates to the current proposal. There have been no other material changes at the site since that time either.

It therefore continues to be the case that these works have acceptable impacts, and they give rise to no concerns in respect of design and appearance.

Amenity

The amended plans push the building back behind the building line of the neighbouring property to the east, and re-positions the openings to the toilet cubicles to the west, facing away from the neighbour.

Given the size of the proposed building, the proposed use, and the distance and juxtaposition between the building and neighbouring house, it is not considered that it would result in any loss of light, disturbance, or odour that may affect their amenity.

Due to their distance from the site there are no other neighbours that would be affected by the development.

The development therefore conserves the amenity of nearby properties as required by planning policy.

Highway Considerations

The highway authority raise no objections to the proposal.

The overall level of parking provision within the car park is increased by the car park extension, turning remains available within the site, and the access to the car park remains unchanged.

It is therefore concluded that the development would not result in any adverse highway safety or amenity issues.

Conclusion

The principle of the proposed uses is acceptable, according with policies DS1, RT1, and HC4.

It is also concluded that the proposed development would not harm the character or appearance of the landscape or built environment, and would conserve residential amenity, complying with policies L1 and LC4.

The development also complies with adopted planning policy in all other regards, and there are considered to be no further material considerations that would indicate that the application should be refused.

Accordingly, the application is recommended for conditional approval.

Human Rights

None arising.

List of Background Papers (not previously published)

None

Report Author and Job Title

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