

**6. FULL APPLICATION – INSTALLATION OF EV CHARGING POINTS – ALDERN HOUSE, BASLOW ROAD, BAKEWELL (NP/DDD/0120/0081, MN)**

**APPLICANT: PEAK DISTRICT NATIONAL PARK AUTHORITY**

**Summary**

1. The proposal is to install a number of electric vehicle charging points at the Peak District National Park Authority offices for use by staff to charge both authority-owned and private electric vehicles.
2. The proposed development is welcomed in principle, supporting the aims of planning policy to move towards cleaner energy provision and reduced reliance on non-renewable energy sources.
3. The scheme would also result in the conservation of the adjacent listed building.
4. There are no other policy or material considerations that would indicate that planning permission should be refused.
5. Accordingly, the application is recommended for approval subject to conditions.

**Site and surroundings**

6. 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 use principally as Peak District National Park Authority offices. The offices lie on northern edge of Bakewell, within Bakewell's development boundary but outside of the designated Bakewell Conservation Area.
7. The nearest neighbouring properties are Burre Cottage 32m south west and the Ambulance Station 30m south east from the entrance of Aldern House.

**Proposal**

8. To install three wall mounted electric vehicle charging points and three electric vehicle charging pillars to allow charging of electric vehicles within the site's car park.

**RECOMMENDATION:**

**That the application be APPROVED subject to the following conditions:**

1. 3 year time limit
2. In accordance with submitted plans

**Key Issues**

- Whether the principle of conversion accords with the planning policies of the Development Plan
- Whether the development would have acceptable impacts on the character and appearance of the landscape and built environment
- Whether the development would have acceptable impacts on the significance of the listed buildings

## **History**

9. Various planning applications have been determined at the site over many years, but none with relevance to the current application.

## **Consultations**

Highway Authority – No objection

Town Council – No objection

District Council – No response at time of writing

PDNPA – Conservation – The charging points are not close to the listed building and are not visible from it. They will not harm the significance of the listed building, and therefore there is no objection to the application.

## **Representations**

10. One letter of representation has been received, stating that they consider that the charging points should be made available to the general public.

## **Main policies**

11. Relevant Core Strategy policies: GSP1, GSP2, GSP3, DS1, L3, CC2
12. Relevant Development Management Plan policies: DMC3, DMC5, DMC7

## **National planning policy framework**

13. The National Planning Policy Framework (NPPF) was first published on 27 March 2012 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 the Development Management Policies document 2019. 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.
14. Paragraph 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.'
15. Part 16 of the National Planning Policy Framework deals with conserving and enhancing the historic environment.
16. Amongst other things, paragraph 193 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. It notes that the more important the asset, the greater the weight should be. It also advises that significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting

and that as heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

17. Paragraph 196 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

#### Development plan

18. Core Strategy policies GSP1, GSP2 and GSP3 together say that all development in the National Park must be consistent with the National Park's legal purposes and duty and that the Sandford Principle will be applied where there is conflict. Opportunities for enhancing the valued characteristics of the National Park will be identified and acted upon and development which would enhance the valued characteristics of the National Park will be permitted. Particular attention will be paid to impact on the character and setting of buildings, siting, landscaping and building materials, design in accordance with the Design Guide and the impact upon living conditions of local communities. Core Strategy policy GSP4 highlights that the National Park Authority will consider using planning conditions or obligations to secure the achievement of its spatial outcomes.
19. Core Strategy policy DS1 outlines the Authority's Development Strategy, and states that the majority of new development will be directed into Bakewell and named settlements, with the remainder occurring in other settlements and the rest of the countryside.
20. Policy L3 requires that development must conserve and where appropriate enhance heritage assets.
21. Policy CC2 addresses low carbon and renewable energy development. This states that:
  - A. Proposals for low carbon and renewable energy development will be encouraged provided they can be accommodated without adversely affecting landscape character, cultural heritage assets, other valued characteristics, or other established uses of the area;
  - B. Cumulative impacts of low carbon and renewable energy development within the National Park and visible beyond its boundary must be taken into account;
  - C. Where proposals do not compromise the valued characteristics of the National Park the Authority will also take into account the economic, social and wider environmental benefits of renewable and low carbon development.
22. Development Management Policy DMC3 requires development to be of a high standard that respects, protects, and where possible enhances the natural beauty, quality and visual amenity of the landscape, including the wildlife and cultural heritage that contribute to the distinctive sense of place. It also provides further detailed criteria to assess design and landscaping, as well as requiring development to conserve the amenity of other properties.
23. Development Management Policy DMC5 provides detailed advice relating to proposals affecting heritage assets and their settings, requiring new development to demonstrate how valued features will be conserved, as well as detailing the types and levels of information required to support such proposals. It also requires development to avoid harm to the significance, character, and appearance of heritage assets and details the exceptional circumstances in which development resulting in such harm may be supported.

24. Development Management Policy DMC7 addresses development affecting listed building, advising that applications for such development should be determined in accordance with policy DMC5 and address how their significance will be preserved. It goes on to detail specific aspects of development that will not be supported when dealing with applications affecting listed buildings. It advises that the only exceptions to this are where any resulting harm is less than substantial in terms of impact on the character and significance of the Listed Building and its setting; and where it is also off-set by the public benefit from making the changes, including enabling optimum viable use, and net enhancement to the Listed Building and its setting.

## **Assessment**

### **Principle of development**

25. Policy CC2 encourages the provision of renewable energy developments where they can be accommodated without resulting in harmful planning impacts.
26. The development is therefore acceptable in principle.

### **Landscape and built environment impacts**

27. The proposed charging points are modest in scale and design, and would have a very limited impact in views from within the site. They would not be visible from any public vantage points..
28. Overall the development would conserve the landscape character and built environment of the area as required by planning policy.

### **Impact on significance of listed buildings**

29. The charging points are not fixed to the listed part of Aldern House, and as a result listed building consent is not required for their installation.
30. They are positioned within the setting of the listed building, but their position away from the listed part of the property and their modest size mean that they do not have any significant impact upon its setting.

### **Other matters**

31. The letter of representation received considers that the charging points should be made available for public use, due to the Authority's duty to foster the economic and social well-being of the local communities.
32. This is not currently proposed as part of the application, but it is not considered that providing public access to the points would make a significant contribution to fostering economic and social wellbeing – the most that they would be likely to achieve would be a slight improvement in convenience for tourists visiting the area with electric vehicles, as local people with electric vehicles would be much more likely to charge their vehicles at home for reasons of convenience.
33. Further, the location is within a private car park and the provision of general public access potentially raises both practical and security issues at the premises.

## **Conclusion**

34. The principle of the proposed development is welcomed, supporting the aims of planning policy to increase greener energy provision. The scheme would also result in the

conservation of the significance, character and appearance of the listed building. It would also conserve the built environment and landscape of the locality.

35. There are no other policy or material considerations that would indicate that planning permission should be refused.

36. Accordingly, the application is recommended for approval subject to conditions.

### **Human Rights**

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

### **List of Background Papers** (not previously published)

38. Nil

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