

**HIGH PEAK BOROUGH COUNCIL  
DEVELOPMENT CONTROL COMMITTEE**

**Date 9<sup>th</sup> May 2022**

<b>Application No:</b>	HPK/2022/0028	
<b>Location</b>	Glossop Fire Station, Whitfield Park, Glossop, SK13 8LG	
<b>Proposal</b>	Temporary works and temporary change of use in association with the proposed redevelopment of the Fire Station in Glossop. Work to include a temporary structure to house the two fire appliances and fire kit and the use of 4 no former Fire Crew houses for welfare and administration during the construction period of the new fire station	
<b>Applicant</b>	Derbyshire Fire and Rescue Service	
<b>Agent</b>	Graham Normington, James Totty Partnership	
<b>Parish/ward</b>	Whitfield	<b>Date registered</b> 2 <sup>nd</sup> February 2022
<b>If you have a question about this report please contact:</b> James Stannard, Tel. 01298 28400 extension 4298, james.stannard@highpeak.gov.uk		

**1. SUMMARY OF RECOMMENDATION**

**Approve with Conditions**

**1. REASON FOR COMMITTEE DETERMINATION**

- 1.1 This application has been brought before the Development Control Committee because the application relates to a Major application being considered by the Committee for the redevelopment of the Fire Station under HPK/2021/0663.

**2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS**

- 2.1 The application relates to four properties associated with Glossop Fire Station, located at the south-eastern fringes of Glossop in the Whitfield area, immediately adjacent to the A624 on its eastern side.
- 2.2 Glossop Fire Station dates from the early 1970's and is nearing the end of its operational and functional life, being spatially inefficient and not being fit for purpose to meet modern operational needs and a modern diverse workforce. A separate application is currently being considered for the redevelopment of the Fire Station under HPK/2021/0663.

- 2.3 The four properties in question form a row of terraces that are orientated with their principal elevations facing north-westwards, with the Fire Station sitting to the south-west.
- 2.4 The properties are within the ownership of the Fire Service (not occupied by private or tenanted residents) but have not recently accommodated staff due to the changing nature of operations.

### **3. DESCRIPTION OF THE PROPOSAL**

- 3.1 The application seeks planning permission for the temporary change of use of the 4no. properties from ancillary residential accommodation to general administration and welfare space for staff, during the construction period of the new Fire Station.
- 3.2 In addition, planning permission is also sought for a temporary Engine Shed to the rear of the site, for 2no. fire engines, which measures 10m x 15m. This temporary building is shown to have a dual pitched roof with an eaves height of 6m, and an overall ridge height of 8m.
- 3.3 The current access road would continue to allow access to the rear yard area and this temporary Engine Shed.

### **4. RELEVANT PLANNING HISTORY**

- 4.1 The site has been subject to the following planning history:

HPK/2005/0016 Residential Development (Withdrawn)

- 4.2 The following applications are pending a decision and are directly related to this application:

HPK/2021/0663 Demolition of existing Fire Station and Outbuildings and construction of new Fire Station, Smoke House and Tower with associated outbuildings and external works

### **5. PLANNING LEGISLATION RELEVANT TO THE DECISION**

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

- S1 Sustainable Development Principles
- S1a Presumption in Favour of Sustainable Development
- S2 Settlement Hierarchy
- S5 Glossopdale Sub-area Strategy
- EQ6 Design and Place Making
- CF3 Local Infrastructure Provision
- CF6 Accessibility and Transport

## National Planning Policy Framework 2021

Achieving Sustainable Development	Chapter 2
Promoting Healthy and Safe Communities	Chapter 8
Promoting Sustainable Transport	Chapter 9
Making Effective Use of Land	Chapter 11
Achieving Well Designed Places	Chapter 12

### 6. CONSULTATIONS CARRIED OUT

<b>Site notice</b>	Expiry date for comments: 22 <sup>nd</sup> March 2022
<b>Neighbour letters</b>	Expiry date for comments: 2 <sup>nd</sup> March 2022
<b>Press Notice</b>	Expiry date for comments: N/A

- 6.1 No comments from neighbouring properties or the general public have been received
- 6.2 The following table shows the comments received from relevant statutory consultees in connection with the application.

<b>Consultee</b>	<b>Comments</b>
<b>DCC Highways</b>	No highway safety comments to make.

### 7. OFFICER ASSESSMENT

- 7.1 The determination of a planning application is to be made pursuant to section 38(6) of the Planning and Compulsory Purchase Act 2004, which is to be read in conjunction with section 70(2) of the Town and Country Planning Act 1990.
- 7.2 Section 38(6) requires the local planning authority to determine planning applications in accordance with the development plan, unless there are material circumstances which 'indicate otherwise'. Section 70(2) provides that in determining applications the local planning authority "shall have regard to the provisions of the Development Plan, so far as material to the application and to any other material considerations." The Development Plan consists of the High Peak Local Plan Policies Adopted April 2016.
- 7.3 Other material considerations include the National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG). Paragraph 11 of the NPPF explains that at the heart of the Framework is the presumption in favour of sustainable development. For decision makers this means that when considering development proposals

which accord with the development plan, they should be approved without delay, but where the development plan is absent, silent or relevant policies are out of date, grant planning permission unless any adverse impacts would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF taken as a whole.

### **Principle of Development**

- 7.4 The site lies within the built-up area boundary of Glossop; one of the larger Market Towns that sit at the top of the settlement hierarchy under Local Plan (LP) Policy S2. Policy S2 identifies Glossop as a settlement which will be the focus for new development.
- 7.5 The proposal is connected to a Major application currently under consideration for the redevelopment of Glossop Fire Station. The temporary use of the adjacent housing for office and welfare facilities along with a new building to house fire appliances would be required for a temporary period whilst works are undertaken to build the new fire station and associated buildings. Policy CF3 supports the provision of new facilities which support the health and wellbeing of local communities, ensuring the delivery of adequate infrastructure and services to serve the development needs of the plan area.
- 7.6 In light of the above the principle of development is fully supported subject to all relevant material considerations.

### **Planning Considerations**

#### **Design, Character and Appearance**

- 7.7 LP Policy S1 sets out a number of sustainability principles which all new development proposals should incorporate in order to make a positive contribution towards the sustainability of communities and to protect, and where possible enhance the environment.
- 7.8 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.
- 7.9 Paragraph 130 of the National Planning Policy Framework (NPPF) states amongst other matters that new development should add to the overall quality of the area, be visually attractive as a result of good architecture and sympathetic to the surrounding built environment.
- 7.10 The sole aspect of the application required to be assessed with regards to its design, character and appearance is the temporary Engine Shed to the rear of the site. This has a functional appearance that is required

to be of a certain height in order to accommodate the Fire Engine vehicles.

- 7.11 The proposed building is temporary, has a modest scale when considering its function and purpose, and with very limited views from public vantage points. In addition, the sensitivity of the immediate character of the area would be reduced due to the ongoing construction of the new Fire Station.
- 7.12 For the reasons set out above, it is considered that the proposed temporary Engine Shed would not result in any adverse harm to the character and appearance of the site or its surroundings, in accordance with Local Plan Policies S1 and EQ6, and relevant paragraphs under Chapter 12 of the NPPF.

### **Public and Residential Amenity**

- 7.13 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.
- 7.14 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.
- 7.15 Paragraph 130 of the NPPF states that planning should create places with a high standard of amenity for existing and future users.
- 7.16 Paragraph 185 of the NPPF states that policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects of pollution and health, living conditions and the natural environment, and that development should (amongst other things) mitigate and reduce potential adverse impacts resulting from noise from new development and limit the impact of light pollution on local amenity.
- 7.17 The proposed temporary change of use of the existing former residential staff accommodation to be used for welfare and administrative purposes would not result in any adverse harm to neighbouring residential amenity. These buildings are located over 30m from the closest residential properties and therefore would be sufficiently sited to ensure that no adverse harm would occur to these neighbouring properties.

- 7.18 With regards to the temporary garage building, again this would be located more than 100m from the closest neighbours. This distance is more than sufficient to protect neighbouring properties from noise and disturbance. The existing vehicular access would be utilised to serve the office/welfare facilities and temporary garage building, which would not alter the existing relationship to neighbouring properties. The associated application being considered under HPK/2021/0663 has been supported by relevant technical surveys and is recommended for approval subject to a number of conditions, which includes those which ensure that no adverse impact to amenity with regards to noise or land contamination will arise during building works.
- 7.19 The development therefore meets the requirements of Local Plan Policy EQ6 and EQ10 and relevant paragraphs under Chapters 12 and 15 of the NPPF.

### **Highway Safety**

- 7.20 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. Off-street parking provision should be provided in accordance with guidelines set out under Appendix 1 of the Local Plan.
- 7.21 Paragraph 110 of the NPPF states that in assessing applications for development, it should be ensured that safe and suitable access to the site can be achieved for all users. Paragraph 111 goes on to state that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 7.22 The temporary building to the rear of the site would be served by an existing access that runs alongside the current Engine Shed. The temporary use of the residential properties for welfare and administration functions would be served by existing off-street parking provision.
- 7.23 The Highways Authority have raised no objection to this application and therefore in light of these comments and the above, it is considered that no highway safety impacts will arise, in accordance with Local Plan Policy CF6 and paragraph 110 of the NPPF.

### **Planning Balance and Conclusions**

- 7.24 LP Policy S1a reflects the presumption in favour of sustainable development set out within the National Planning Policy Framework (NPPF). It states that planning applications that accord with relevant policies in the Local Plan will be approved without delay.

- 7.25 Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development. For decision taking, this means approving development proposals that accord with an up-to-date development plan without delay; or, where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission, unless:
- the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
  - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
- 7.26 The application seeks the temporary change of use of 4no. residential properties owned by Glossop Fire and Rescue Service that have provided accommodation for staff, together with a new temporary Engine Shed to the rear of the site.
- 7.27 The development is necessary to allow the ongoing function of the Fire Station whilst the site is being redeveloped, subject to Members supporting Officer's recommendation to approve the re-development scheme under HPK/2021/0663.
- 7.28 An assessment of the application has concluded that due to its temporary nature and limited views of the Engine Shed from public vantage points, and in light of the associated application containing a number of conditions that deal appropriately with issues with residential amenity, there are no adverse impacts arising from the proposed development.
- 7.29 As such, the application is considered to constitute a sustainable form of development and in line with Local Plan Policy S1a and paragraph 11 of the NPPF, the application is recommended for approval subject to conditions.

## **8. RECOMMENDATIONS**

### **A. Approve subject to Conditions**

1. 3-year temporary time limit
2. Removal of temporary garage building prior to the first use of the fire station approved under HPK/2021/0663.

**B. In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informative/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Operations Manager – Development Services has delegated authority to do so in**

**consultation with the Chairman of the Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.**

This recommendation is made following careful consideration of all the issues raised through the application process and thorough discussion with the applicants. In accordance with Paragraph 187 of the NPPF the Case Officer has sought solutions where possible to secure a development that improves the economic, social and environmental conditions of the area.

## Site plan

