

**HIGH PEAK BOROUGH COUNCIL
DEVELOPMENT CONTROL COMMITTEE**

Date 11th November 2024

Application No:	HPK/2024/0344	
Location	Co-op Fields - Rear of Mount Pleasant, Spring Bank, New Mills, Derbyshire, SK22 4AS	
Proposal	Application for removal or variation of a condition in relation to HPK/2022/0573 condition 1	
Applicant	Ms Carolyn Bannister	
Agent		
Parish/ward	New Mills West	Date registered 16.08.24
If you have a question about this report please contact: Rosie Dinnen rosie.dinnen@highpeak.gov.uk		

REFERRAL

This application has been brought before the Development Control Committee for consistency as it involves variation to development which was previously considered and approved by Committee.

1. SUMMARY OF RECOMMENDATION

Approve, subject to conditions

2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

2.1 The application site relates to a field to the rear of Mount Pleasant chapel, known as Co-op fields, which is accessed off Aldergate. It is a grassed area of land with hedging to the Aldergate boundary and there are a number of trees with the site. The land is located to the rear of the former Pleasant Methodist Chapel which is currently being developed.

2.2 The former chapel was constructed in 1892, replacing an earlier Methodist chapel, and is a non-designated heritage asset. The site is currently derelict following a fire in 1993. However, the external walls remain. There is a graveyard to the front, which is overgrown with vegetation, including mature trees. The frontage is fenced off from access on Spring Bank, where it is bounded by a stone wall and access through a gateway is blocked

2.3 The land is adjacent to the New Mills Town Council and library buildings, with the Town Hall car park (HPBC). These buildings, along

with the Chapel are all located with the New Mills Conservation Area. The application site is located just outside the conservation area, adjacent to the boundary.

3. DESCRIPTION OF THE PROPOSAL

3.1 The temporary access is required to provide an access to the adjacent construction site which is currently being developed. Planning permission HPK/2022/0335 approved a scheme comprising the preservation and stabilisation of the former chapel structure, construction of a new dwelling, conversion of former Sunday school to Class E (cafe), landscaping and associated works.

3.2 Temporary Planning Permission has been granted twice previously for an access track off Aldergate to be used for construction purposes during the redevelopment of Mount Pleasant Chapel (HPK/2022/0573 & HPK/2020/0459). The temporary access works involve the removal of a section of hedging and erection of security gates. These works have been implemented but this application has been made to authorise the access for an extended period to allow the redevelopment works to be completed and allow additional time for the access to be removed.

3.3 The original planning permission (HPK/2020/0459) was granted for a temporary period of 18 months which expired 4th February 2023. Planning permission HPK/2022/0573 amended condition 1 to allow for the implementation of the access road for a further 18 months which was granted on 3rd March 2023, which expired on 2nd September 2024.

3.4 The applicant is seeking to amend condition 1 attached to planning permission HPK/2022/0573 to extend the temporary access until 30th September 2025 to facilitate the adjacent construction works. No other changes to the detail of that permission are proposed.

4. RELEVANT PLANNING HISTORY

4.1 The following is a summary of the relevant planning applications relating to the site.

Coop fields site

HPK/2022/0573 Application for Removal or Variation of a Condition in relation to HPK/2020/0459 Condition 1
Temporary permission for 18 months – Approved
03.03.23

HPK/2020/0459 Construction of temporary compacted gravel access road via Aldersgate across land owned by New Mills

Town Council know as Co-op Fields rear of Mount Pleasant Chapel, Spring Bank. Construction of compacted gravel level area for site office, welfare facilities and storage of equipment for duration of the build. Removal of 4m section of beech hedging adjacent to road. Erect security gates across to prevent unauthorised vehicle access. Erect security fencing and gates to secure site compound. Temporary permission for 18 months 04.08.21

Former Mount Pleasant Chapel Planning Applications

HPK/0003/9685 Demolition Of Buildings To Rear Of Chapel. Refused 22/03/01 and APPEAL ALLOWED

HPK/2020/0515 Redevelopment of the existing ruined chapel into Class E Business use on the ground floor and two dwellings on the ground and first floor. Demolition includes: Unsafe elements of structure including the remains of the existing roof, rear chimney and the top of the walls to the rear Sunday school building. Rear wall of the chapel building, to enable construction access. Clearing of the interior of the buildings of scrub and detrius from the fire down to good ground. Approved 05.07.21

HPK/2022/0335 Preservation and stabilisation of former chapel structure, construction of a new dwelling, conversion of former Sunday school to Class E (cafe), landscaping and associated works. Approved 03.03.23

5. PLANNING POLICIES RELEVANT TO THE DECISION

High Peak Local Plan (Adopted 2016)

- S1 Sustainable Development Principles
- S1a Presumption in Favour of Sustainable Development
- S6 Central Sub-area Strategy
- EQ5 Biodiversity
- EQ6 Design and Place Making
- EQ7 Built and Historic Environment
- EQ9 Trees, Woodlands and hedgerows
- CF6 Accessibility and Transport

Supplementary Planning Guidance/Documents

- Residential Design (2005)
- High Peak Design Guide (2018)

New Mills Character Appraisal (2008)

National Planning Policy Framework

Section 12: Achieving Well-designed Places

Section 14: Meeting the challenge of climate change, flooding and coastal change

Section 16: Conserving and enhancing the Historic Environment

6. CONSULTATIONS CARRIED OUT

Site notice	Expiry date for comments: 03.10.2023
Neighbour letters	Expiry date for comments: 03.10.2023

Public Comments:

None received.

Consultee	Comment
New Mills Town Council	Support
DCC Highway Authority	No objections.

7. POLICY AND MATERIAL CONSIDERATIONS AND PLANNING BALANCE

Planning Policies

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 currently consists of the High Peak Local Plan 2016. Other material considerations include the

National Planning Policy Framework (2021) and relevant Supplementary Planning Documents.

7.3 Paragraph 11 of the National Planning Policy Framework (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; or 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.

7.4 Local Plan policy S1a establishes a presumption in favour of sustainable development as contained within the NPPF.

7.5 The site lies within the built up area boundary for New Mills as defined by Policy S2 of the adopted Local Plan.

Principle of Development and background

7.6 Temporary permission has been granted for the proposed access twice previously. It was permitted on a temporary basis to facilitate the construction works on the adjacent site, which is still not completed.

7.7 The temporary access works involve the removal of a section of hedging and erection of security gates. The original permission was subject to two pre-commencement conditions requiring a detail design for the access and a Construction and Environmental Method Statement. These details were submitted and approved by the Local Planning Authority (DOC/2021/0091). The approved access is a temporary surface which preserves the root protection areas of trees as required by policy EQ9 relating to trees, woodland and hedgerows.

7.8 Design and residential amenity were considered when the original permission was determined. The approved Construction and Environmental Method Statement also ensured that disturbance to residential amenity was minimised by restricting hours of working. Therefore, the policy requirements of EQ6 have previously been considered and found acceptable.

7.9 LP Policy CF6 'Accessibility and Transport' seeks to ensure that new development can be safely accessed in a sustainable manner and minimise the need to travel, particularly by unsustainable modes. The Highways Authority confirms that they have no objection to the variation of condition 1 to allow an extension of the temporary permission. As previously determined, the development would be acceptable from a highway safety perspective.

8. PLANNING BALANCE AND CONCLUSIONS

8.1 The application to vary the temporary permission for the temporary access road is considered to be acceptable to facilitate the redevelopment of the chapel site. It would be necessary, as an application under s.73, to reimpose any conditions which remain relevant.

8.2 Accordingly, the proposals are considered to comprise sustainable development which comply with the Policies of the High Peak Local Plan 2016. In accordance with the NPPF it therefore benefits from the presumption in favour and accordingly is recommended for approval.

9. RECOMMENDATIONS

A. That planning permission is GRANTED subject to the following conditions:

- 1. Temporary consent – until 30 September 2025**
- 2. Approved Plans**
- 3. Construction Detail in accordance with DOC/2021/0091**
- 4. Construction and Environmental Method Statement in accordance with DOC/2021/0091**

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/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of 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.

Site Plan

