

## THE EXECUTIVE

**AGENDA ITEM 11**  
**14 February 2006**

### **ADOPTION OF SUPPLEMENTARY PLANNING DOCUMENTS GLOSSOP CONSERVATION AREA CHARACTER APPRAISAL (SPD 3); OLD GLOSSOP CONSERVATION AREA CHARACTER APPRAISAL (SPD4); AND LANDSCAPE CHARACTER (SPD5).**

**Report of Hilary Senior, Senior Forward Planning Officer**  
**Executive Member: Cllr Alan Wells**

#### **1. PURPOSE**

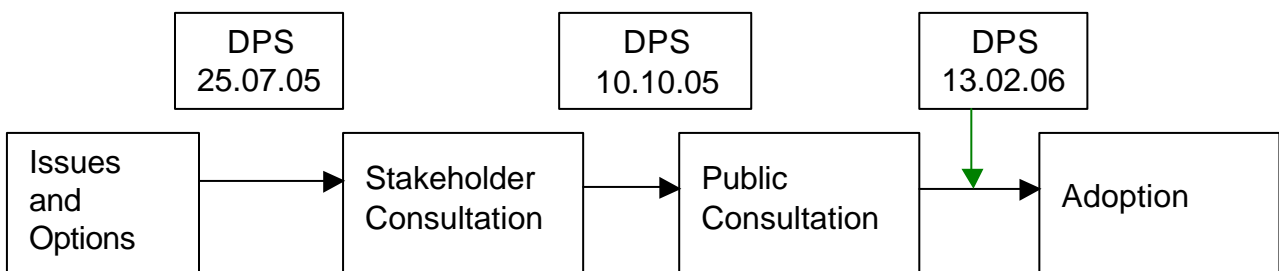
- 1.1 To consider the public consultation responses to the Glossop Conservation Area Character Appraisal, Old Glossop Conservation Area Character Appraisal and the Landscape Character Supplementary Planning Documents and Sustainability Appraisals prior to their adoption.

#### **2. RECOMMENDATIONS**

- 2.1 That the Glossop Conservation Area Character Appraisal, Old Glossop Conservation Area Character Appraisal and the Landscape Character Supplementary Planning Documents and Sustainability Appraisals be amended as in the attached schedules and be approved.

#### **3. BACKGROUND**

##### **Document Path**



- 3.1 Members will recall that, at the Development Plan Select Committee on 10 October 2005 the draft Supplementary Planning Documents on the Glossop Conservation Area Character Appraisal, Old Glossop Conservation Area Character Appraisal and Landscape Character along with the associated Sustainability Appraisals were approved for public consultation.

- 3.2 The Glossop Conservation Area Character Appraisal SPD was the subject of public consultation between 6 October 2005 and 17 November 2005. 8 comments were received and these can be found in Appendix 1. None of the comments raised any significant issues and no changes have been made to the document.
- 3.3 The Old Glossop Conservation Area Character Appraisal SPD was the subject of public consultation between 10 November and 22 December 2005. 6 comments were received and these can be found in Appendix 2. None of the comments raised any significant issues and no changes have been made to the document.
- 3.4 The public consultation on the Landscape Character SPD was carried out between 27 October and 7 December 2005. 22 comments were received and these have been recorded and appraised. The attached appendix 3 lists the objections and the changes proposed to the documents as a result of them. This also includes changes made to the Sustainability Appraisal.
- 3.5 There were 18 expressions of support for the document, 3 objections and 1 comment. The objections were however only minor objections to a definition and to include a reference to protected species. It is suggested that these changes should be incorporated into the final document. A further objection was received from Government Office on the Sustainability Appraisal that has been passed to the consultants who produced the documents. This objection was relatively simple to overcome and appropriate amendments can be made to the Sustainability Appraisal.

#### **4. IMPLICATIONS**

a) Resources

Costs of consultation will need to be met from the Forward Planning budget.

b) Legal

These issues are addressed within the report.

c) Human Rights Act

These issues are addressed within the report.

d) Equalities

These issues are addressed within the report.

e) Environmental Issues

These issues are addressed within the report.

- f) Community Safety

These issues are addressed within the report.

- g) Risk Assessment

These issues are addressed within the report..

- h) Consultation

The documents have been prepared following consultation with stakeholders and the public

## **6. BACKGROUND PAPERS**

File FP/L3/10, Municipal Buildings, Glossop.

## **7. LIST OF APPENDICES**

**APPENDIX 1** Schedule of representations on the Glossop Conservation Area Character Appraisal SPD and SA

**APPENDIX 2** Schedule of representations on the Old Glossop Conservation Area Character Appraisal SPD and SA

**APPENDIX 3** Schedule of representations on the Landscape Character SPD and SA

## APPENDIX 1 Glossop Conservation Area Character Appraisal Public Consultation Responses

Organization	Support or Object	Chapter / Paragraph	Comment	HPBC Response	Recommendation
The Garden History Society	No comment	All document	No comment	Comments noted	No change
The Theatres Trust	Support	All document	Pleased to see the Partington Theatre has been identified in the document. No other comments	Comments noted	No change
English Heritage	Comment	All document	Conservation Area Character Appraisals are a material consideration but should not be classified as an SPD	These points are acknowledged and the Local Development Scheme has been amended to exclude any further Conservation Area Character Appraisals being classed as SPD. However both this Character Appraisal and the one for Old Glossop Conservation Area had progressed too far to make it practicable to stop it being adopted as an SPD.	No change
Environment Agency	No comment	All document	No comment	Comments noted	No change
Government Office for the	Support	All document	Note the SPD is now linked to the saved Policy BC5 of the Local Plan	Comments noted	No change

East Midlands			and have no further comment to make		
Countryside Agency	Object	All document	<p>It is considered that implementation of the SPD will have an overall positive benefits on the sustainability of Glossop. The approach adopted by the Council for the Character Statement is in line with the planning principles promoted by the Countryside Agency.</p> <p>In addition, it is noted that the SPD would benefit from references to the following documents;</p> <ul style="list-style-type: none"> <li>- "Towards a New Vernacular" (outlines the key sustainable development principles for the development of new buildings in the countryside).</li> <li>- The Countryside Character Initiative (particularly Character Areas 54: Manchester Pennine Fringe and 51: Dark Peak.</li> <li>- "The Green Infrastructure Guide" (developed on behalf of Milton Keynes and South Midlands growth areas, but relevant to the East</li> </ul>	The SPD provides a detailed character appraisal of the Glossop Conservation Area and it is not considered appropriate to refer to the documents specified. There is a separate SPD which deals with Landscape Character and countryside character issues.	No change.

			Midlands region as a whole). - "The countryside in and around towns"		
Derbyshire County Council	Support	All document	DCC considers that the appraisal documents accord with the aims of Environment Policy 9; Conservation Areas, Environment Policy 10; Historic Buildings, and Environment Policy 17; Design Quality of the Adopted Derby and Derbyshire Joint Structure Plan 2001.	Comments noted	No change
Derbyshire Dales District Council	No comment	All document	No comment	Comment noted	No change

**APPENDIX 2 Old Glossop Conservation Area Character Appraisal Public Consultation Responses.**

<b>Organization</b>	<b>Support or Object</b>	<b>Chapter / Paragraph</b>	<b>Comment</b>	<b>HPBC Response</b>	<b>Recommendation</b>
East Midlands Regional Assembly	Object	All document	<p>English Heritage draft guidance issued in August recommends the establishment of measurable benchmarks so future progress can be more accurately monitored and measured. A simple way this may be partially achieved is simply by counting the total number of grade 1, 2*, 2 and locally important buildings and expressing each as a percentage of the total number of buildings in the Conservation Area. Additional information, for example on age, condition and use (ie. English Heritage's Buildings at Risk survey) could then be incorporated and expressed as a total number / percentage of all buildings and of all listed buildings.</p> <p>Such an approach may help satisfy the benchmarking and monitoring needs noted in the sustainability appraisal.</p>	The comments are noted. All the listed buildings in the Conservation Area are grade 2. The document provides a detailed appraisal of the buildings in the Conservation Area and monitoring is carried out through the annual monitoring report.	No change
English Heritage	No comment	All document	English Heritage are unable to comment due to the current heavy workload. It is however noted that this does not inhibit	Comments noted	No change

			English Heritage's obligation to comment on and object to any development proposal that arises from consultation document or any subsequent document.		
English Nature	No comment	All document	No comment	Comments noted	No change
Environment Agency	No comment	All document	No comment	Comments noted	No change
Government Office for the East Midlands	Support	All document	<p>GOEM note that the document is now clearly linked to Policy BC5 of the 2005 Adopted Local Plan and have no further comment to make.</p> <p>In the preparation of future Conservation Area appraisals GOEM would encourage you to take into account the advice in the draft English Heritage Guidance on Management of Conservation Areas and Conservation Area Appraisals, published in August 2005.</p>	Comments noted	No change
Highways Agency	No comment	All document	<p>Nothing in the document will result in any addition traffic generation, or have any impact on the trunk road network.</p> <p>Therefore the Highways Agency have no comment to make.</p>	Comments noted	No change

### APPENDIX 3 Landscape Character SPD Public Consultation responses

Respondent	S/O/C	Section Ref	Response	Council response	Recommendation
English Nature	S	Additional Information	Comprehensive section which covers the key issues.	Expression of support welcomed	No change
English Nature	O	Additional Information	Definition of semi-natural woodland is misleading, as it is not necessarily species rich.	English Nature suggest an alternative definition which is acceptable. Amend definition of semi natural woodland to read Woodland of any age which has grown up naturally (rather than being planted).	Amend definition of semi natural woodland to read Woodland of any age which has grown up naturally (rather than being planted).
English Nature	O	Additional Information	Reference needed to species of principal importance for biodiversity. Species included on the list should include bats, barn owls and great crested newts.	Include reference to protected species including bats, barn owls and great crested newts.	Add section of text to include reference to bats, barn owls and great crested newts.
Chapel	S	All document	The document is thorough and reflects	Industrial and	Ass reference to the

<b>Respondent</b>	<b>S/O/C</b>	<b>Section Ref</b>	<b>Response</b>	<b>Council response</b>	<b>Recommendation</b>
Regeneration Partnership			<p>the consultees' views as a resident and employee in the High Peak.</p> <p>However, whilst guidance for agricultural buildings, including pre-fabricated structures is included, there is no mention of how industrial or office development should sit within the landscape. The guidance for agricultural buildings is not appropriate for consideration during the development of industrial / office structures.</p> <p>Such guidance is needed in order to prevent the development of sites like Sheffield Road in Chapel-en-le-Frith where a combination of a lack of planting, inappropriate colour scheme and the gradient of the land has resulted in a development that is prominent across the town and is not sympathetic the character of the surrounding landscape.</p>	<p>office buildings are included in the large scale development sections of the guidance.</p> <p>Development within the built up area cannot be covered by this SPD as it refers to the countryside polices.</p>	Council's Urban Design SPD
Central Networks	S	All document	No comment	No comment	No change
East Midlands Regional Assembly	S	All document	The document has strong references to RSS8 and is in accordance with the Regional Core Objectives set out in	Expression of support welcomed	No change

Respondent	S/O/C	Section Ref	Response	Council response	Recommendation
			Policies 1, 4, 27, 28, 30 and 31 of the RSS.		
English heritage	C	All document	English Heritage are unable to comment fully due to a heavy workload. One suggestion however is that reference could be made to Conservation Area Character Appraisals prepared for settlements within the countryside. Further guidance on CA Character Appraisals is available on <a href="http://www.helm.org.uk">www.helm.org.uk</a>	The settlements within the countryside do not have conservation areas and will not therefore have a Character Appraisal	No change
Environment Agency	S	All document	No comment	No comment	No change
Government Office East Midlands	S	All document	No comment	No comment	No change
United Utilities	S	All document	No comment	No comment	No change
Derbyshire County Council	S	All document	DCC consider that the document accords with Environment Policies 1; Landscape Character and 17: Design Quality of the Adopted Derby and Derbyshire Joint Structure plan 2001, and is therefore supported.	Expression of support welcomed	No change
English Nature	S	Enclosed Moorland	Support Support the inclusion of planting and biodiversity guidance. Support the inclusion of habitat types	Expression of support welcomed. Title of section	Title of section can be amended to read Habitat creation and enhancement

Respondent	S/O/C	Section Ref	Response	Council response	Recommendation
			for creation and enhancement. Suggest that the title "Habitat Creation" should read "Habitat Creation and Enhancement" as you cannot create rivers or veteran trees.	can be amended to read Habitat creation and enhancement	
English Nature	S	Limestone Dales	Support Support the inclusion of planting and biodiversity guidance. Support the inclusion of habitat types for creation and enhancement. Suggest that the title "Habitat Creation" should read "Habitat Creation and Enhancement" as you cannot create rivers or veteran trees.	Expression of support welcomed. Title of section can be amended to read Habitat creation and enhancement	Title of section can be amended to read Habitat creation and enhancement
English Nature	S	Limestone Moorlands	Support Support the inclusion of planting and biodiversity guidance. Support the inclusion of habitat types for creation and enhancement. Suggest that the title "Habitat Creation" should read "Habitat Creation and Enhancement" as you cannot create rivers or veteran trees.	Expression of support welcomed. Title of section can be amended to read Habitat creation and enhancement	Title of section can be amended to read Habitat creation and enhancement
English Nature	S	Moorland Fringe	Support Support the inclusion of planting and biodiversity guidance.	Expression of support welcomed.	Title of section can be amended to read Habitat creation and

<b>Respondent</b>	<b>S/O/C</b>	<b>Section Ref</b>	<b>Response</b>	<b>Council response</b>	<b>Recommendation</b>
			Support the inclusion of habitat types for creation and enhancement. Suggest that the title "Habitat Creation" should read "Habitat Creation and Enhancement" as you cannot create rivers or veteran trees.	Title of section can be amended to read Habitat creation and enhancement	enhancement
English Nature	S	Open Moors	Support Support the inclusion of planting and biodiversity guidance. Support the inclusion of habitat types for creation and enhancement. Suggest that the title "Habitat Creation" should read "Habitat Creation and Enhancement" as you cannot create rivers or veteran trees.	Expression of support welcomed. Title of section can be amended to read Habitat creation and enhancement	Title of section can be amended to read Habitat creation and enhancement
English Nature	S	Plateau Pastures	Support Support the inclusion of planting and biodiversity guidance. Support the inclusion of habitat types for creation and enhancement. Suggest that the title "Habitat Creation" should read "Habitat Creation and Enhancement" as you cannot create rivers or veteran trees.	Expression of support welcomed. Title of section can be amended to read Habitat creation and enhancement	Title of section can be amended to read Habitat creation and enhancement
English Nature	S	Riverside Meadows	Support Support the inclusion of planting and	Expression of support	Title of section can be amended to read

Respondent	S/O/C	Section Ref	Response	Council response	Recommendation
			biodiversity guidance. Support the inclusion of habitat types for creation and enhancement. Suggest that the title "Habitat Creation" should read "Habitat Creation and Enhancement" as you cannot create rivers or veteran trees.	welcomed. Title of section can be amended to read Habitat creation and enhancement	Habitat creation and enhancement
English Nature	S	Settled Valley Pasture	Support Support the inclusion of planting and biodiversity guidance. Support the inclusion of habitat types for creation and enhancement. Suggest that the title "Habitat Creation" should read "Habitat Creation and Enhancement" as you cannot create rivers or veteran trees.	Expression of support welcomed. Title of section can be amended to read Habitat creation and enhancement	Title of section can be amended to read Habitat creation and enhancement
East Midlands Regional Assembly	S	Sustainability Appraisal	The document has strong references to RSS8 and is in accordance with the Regional Core Objectives set out in Policies 1, 4, 27, 28, 30 and 31 of the RSS.	Expression of support welcomed	No change
Government Office East Midlands	O	Sustainability Appraisal	The SA report refers to policy OC3 (Special Landscape Area Development) on page 5, while the SPD has not been linked to this policy. Clarification regarding the relevance of	The suggested amendments are appropriate to the sustainability appraisal report	Amend sustainability report to meet this objection

Respondent	S/O/C	Section Ref	Response	Council response	Recommendation
			<p>Policy OC3 to the SPD is required. The Council should ensure that the SA and SPD are fully compliant with the recently published "Sustainability Appraisal of RSS's and LDF's" document, and consider signposting this information within the document. The Council should also consider including more information to explain how the options were identified and provide a comparison of the social, economic and environmental effects of the options, and show how these effects were considered in choosing the preferred option.</p>		
Derbyshire County Council	S	Sustainability Appraisal	No objection	Expression of support welcomed	No change