

# High Peak Council Local Development Framework

Supplementary Planning Document

Old Glossop Conservation Area Character  
Appraisal

Consultation Statement  
January 2006

## **Old Glossop Conservation Area Character Appraisal SPD**

The aim of the SPD is to set out the key characteristics of the Conservation Area in relation to Policy BC5 (Conservation and their Settings) of the Adopted High Peak Local Plan, March 2005. It is intended to give certainty to residents, developers and planners that the intrinsic character will be protected in the event of development proposals.

### **Stakeholder Consultation Statement (Regulation 17b)**

Consultation was carried out on a draft copy of the Character Appraisal for the Old Glossop Conservation Area for a four-week period.

Copies of the draft document were placed at the following locations for public inspection and comment from 4 August to 7 September 2005: -

- Council Offices at Glossop, Chinley & Buxton
- The local libraries.
- On the Council's website

The draft document was submitted to key stakeholders for comment on 4 August 2005 for a 4-week period. The stakeholders were selected according to current and previous interest in Conservation matters. Letters were sent out with information about where to view the SPD (libraries, council offices and the website). Comments forms for responses were attached to each paper copy of the SPD and also as a web form on the website.

This particular Character Appraisal is also subject to a Townscape Heritage Initiative bid, which is being run in parallel to the SPD process. Workshops are being held throughout the Borough at the beginning of October to explain the THI process and the SPD. Verbal comments have been made from many local stakeholders that they prefer to make their responses at the workshops. This is considered to account for the low response rate detailed below.

**Table 1 – Key Stakeholder Consultees**

<b>Consulted</b>	<b>Responded</b>	<b>Support/Object</b>	<b>Category</b>
Glossop Town Centre Partnerships			Business
Carpenter PLC			Business
Glossop Indoor Market Traders			Business
Tesco Stores Ltd			Business
Volcrepe			Business
Derbyshire Business Link			Business
Civic Trust			Historic/Conservation

Derbyshire County Council			Local authority
Derbyshire Historic Buildings Trust			Historic/Conservation
Heritage Lottery Fund			Historic/Conservation
The Victorian Society			Historic/Conservation
Glossop Heritage Trust			Historic/Conservation
Friends of Howard Town	Yes	Support	Historic/Conservation
Severn Trent Water			Statutory
United Utilities	Yes	No view	Statutory
British Telecom			Statutory
National Grid Transco			Statutory
Glossopdale Community College			Education
St Philip Howard RC School			Education
Government Office East Midlands	Yes	Object	Statutory
Environment Agency	Yes	No View	Statutory
The Countryside Agency			Statutory
English Nature			Statutory
English Heritage			Statutory
East Midlands Development Agency			Statutory
Derwent & Hope Woodlands Parish Council			Parish Council
Chapel-en-le-Frith Parish Council			Parish Council
Chinley and Buxworth Parish Council			Parish Council
Green Fairfield Parish Council			Parish Council
Hartington and Upper Quarter Parish Council			Parish Council
Wormhill Parish Council			Parish Council
New Mills Town Council			Parish Council
Bamford with Thornhill Parish Council			Parish Council
Charlesworth Parish Council			Parish Council
Tintwistle Parish			Parish Council

Council			
Hayfield Parish Council			Parish Council
Peak Forest Parish Council			Parish Council
King Sterndale Parish Meeting			Parish Council
Whaley Bridge Town Council			Parish Council
Chisworth Parish Council			Parish Council
Thornhill Parish Meeting			Parish Council
Hartington Middle Quarter Parish Council			Parish Council
Chelmorton Parish Council			Parish Council
Blackwell in the Peak Parish Council			Parish Council
Taddington Parish Council			Parish Council
Tideswell Parish Council			Parish Council
Disley Parish Council			Parish Council
East Midlands Regional Assembly	Yes	Object	Statutory
Highways Agency			Statutory
Peak District National Park			Local Authority
Derbyshire County Council			Local Authority
Derbyshire Dales District Council			Local Authority
Tameside Metropolitan Borough Council			Local Authority
Stockport Metropolitan Borough Council			Local Authority
Cheshire County Council			Local Authority
Barnsley Metropolitan Borough Council			Local Authority
Staffordshire Moorlands District Council			Local Authority
Kirklees Metropolitan Council			Local Authority

Macclesfield Borough Council			Local Authority

There were only 5 responses, 3 of which made useful comment (shown in table 2 attached) and 2 who sent letters expressing no view.

**Table 2 - 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	National guidance on the preparation of conservation area character appraisals increasingly sees them as providing agreed frameworks for the management of the historic environment. Therefore there may be scope to include specific policies and pro-active proposals such as the introduction of grant schemes, planned environmental works etc in addition to specific development control policies.	SPD's in line with PPS12 should not introduce new policies but expand and explain those contained within the Local Plan. Conservation Character Appraisals in the future will follow the recently published guidance from English Heritage.	No change
Environment Agency	No comment	All document	No comment	No change	No change
Government Office for the East Midlands	Object	All document	SPD does not refer to relevant local plan policy as required by PPS12 para 2.43. If the document is to be considered as an SPD it must be amended to clearly cross-refer to the relevant local plan policies, and be re-advertised in	Amend document to refer to Local Plan policies. In introduction add, " This document has been	Amend text as shown.

			<p>accordance with the Town and Country Planning (Local Development) (England) Regulations 2004.</p> <p>Take account of two recent consultive documents published by English Heritage entitled "Guidance on the management of conservation areas" and "Guidance on conservation area appraisals". Consideration should also be given to the information in the "definition" section attached to Best Value Performance Indicator 219b - preserving the special character of conservation areas.</p>	<p>prepared with reference to policy BC5- Conservation Areas and their Settings, of the Adopted High Peak Local Plan March 2005. It will give certainty to developers, planners and the general public that development proposals will respect the characteristic features of the Conservation Area, therefore protecting its character."</p>	
United Utilities	No comment	All document	No comment	No change	No change
Friends of Howard Town	Support	Chapter 5 Character Appraisal	We agree that the trees and gardens of Old Glossop make a significant contribution to the	The proposed developments relating to the Liveability project	No change

			character of the area. However more emphasis should be placed on the importance of the river bank areas throughout Glossop.	emphasis the importance of the river through Glossop	
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## **Public Participation Consultation Statement (Regulation 18(4) b)**

Public consultation was then carried out on the draft document for a six-week period from 10 November to 22 December 2005. The document included the draft SPD and the Sustainability Appraisal.

The document including the SPD matters was available for public inspection at the following locations

- Council Offices at Glossop, Chinley & Buxton
- The local libraries.

The document including the SDP matters were placed on the Council's website, with a statement explaining where and when paper copies were available for inspection.

An advert was placed in the local newspapers the Glossop Chronicle and the Buxton Advertiser on 10 November 2005 with details of the document, where and when it could be inspected and who to send comments to.

The bodies detailed in the table below were consulted and sent copies of

- The draft SPD
- The Sustainability Appraisal Report
- The Stakeholder Consultation Statement.
- The SPD matters and details of where & when the SPD documents could be inspected

**Table 3 - List of Consultees**

<b>Consulted</b>	<b>Responded</b>	<b>Support/Object</b>	<b>Category</b>
Home Builders Federation			Business
Innes England			Business
Development Planning Partnership			Business
Bovis Homes			Business
Philip Whitfield			Business
Roymere Ltd			Business
Wm Morrison Supermarkets			Business
Sam Longson			Business
Tesco Stores Ltd			Business

The Development Planning Partnership			Business
Walton & Co			Business
JMW Planning			Business
The Planning Bureau Ltd			Business
CB Richard Ellis Ltd			Business
Barton Willmore Planning			Business
Harris Lamb Chartered Surveyors			Business
Smith Stuart Reynolds Chartered Planners			Business
Jones Day			Business
Roger Tym & Partners			Business
Matthews & Goodman			Business
MVM Planning			Business
Michael Courcier & Partners			Business
Drivers Jonas			Business
Sanderson Weatherall			Business
Higham & Co			Business
B & R Developments			Business
Modus			Business
David Allcock & Partners			Business
Bulldog Sparkstar			Business
Radleigh Homes			Business
Derwent & Hope Woodlands Parish Council			Parish Council
Chapel-en-le-Frith Parish Council			Parish Council
Chinley and Buxworth Parish Council			Parish Council
Green Fairfield Parish Council			Parish Council

Hartington and Upper Quarter Parish Council			Parish Council
Wormhill Parish Council			Parish Council
New Mills Town Council			Parish Council
Bamford with Thornhill Parish Council			Parish Council
Charlesworth Parish Council			Parish Council
Tintwistle Parish Council			Parish Council
Hayfield Parish Council			Parish Council
Peak Forest Parish Council			Parish Council
King Sterndale Parish Meeting			Parish Council
Whaley Bridge Town Council			Parish Council
Chisworth Parish Council			Parish Council
Thornhill Parish Meeting			Parish Council
Hartington Middle Quarter Parish Council			Parish Council
Chelmorton Parish Council			Parish Council
Blackwell in the Peak Parish Council			Parish Council
Taddington Parish Council			Parish Council
Tideswell Parish Council			Parish Council
Disley Parish Council			Parish Council
Government Office East Midlands	Yes	No objections	Statutory
Environment Agency	Yes	No comments	Statutory
The Countryside Agency			Statutory
English Nature	Yes	No comments	Statutory
English Heritage	Yes	No comments	Statutory
East Midlands Regional Assembly	Yes	Suggested minor changes	Statutory

Highways Agency	Yes	No objections	Statutory
Peak District National Park			Statutory
Derbyshire County Council			Statutory
Derbyshire Dales District Council			Statutory
Tameside Metropolitan Borough Council			Statutory
Stockport Metropolitan Borough Council			Statutory
Cheshire County Council			Statutory
Barnsley Metropolitan Borough Council			Statutory
Staffordshire Moorlands District Council			Statutory
Kirklees Metropolitan Council			Statutory
Macclesfield Borough Council			Statutory

There were six responses in total of which five had no comments or objections. The comments that were received suggested minor changes that would improve the benchmarking and monitoring needs highlighted in the sustainability appraisal. The comments received are detailed below.

**Table 4 - 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	No	All document	English Heritage are unable to	Comments noted	No change

Heritage	comment		comment due to the current heavy workload. It is however noted that this does not inhibit 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	OEM note that the document is now clearly linked to Policy BC5 of the 2005 Adopted Local Plan and have no further comment to make.  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.	Comments noted	No change
Highways Agency	No comment	All document	Nothing in the document will result in any addition traffic generation, or have any impact on the trunk road network. Therefore the Highways Agency have no comment to make.	Comments noted	No change