

HPK/0316/2019 – Application for “Redevelopment of the Shire Hill Hospital site for residential development including retention and conversion of the former Administration Building” which could deliver up to 52 units comprising a mix of detached, semi-detached and terraced housing and a two-storey apartment block.

LOCATION

The site is not included in the High Peak Borough Council Local Plan and is outside the defined ‘built up area’ boundary of Glossop.

Any proposed development would need to preserve the character and style of buildings in the adjacent Old Glossop Conservation Area. It would need to be sympathetic to the area, reflecting the identity of local surroundings and materials whilst reinforcing local distinctiveness. Any development would also be clearly visible from the Peak District National Park and should be in keeping with other developments bordering the park.

AFFORDABLE HOUSING

While we welcome the proposal to retain and convert the former Administration Building (originally the workhouse), we are disappointed that it comes at the cost of providing affordable housing and Section 106 contributions for secondary education, open space and travel plan monitoring.

RETENTION AND CONVERSION OF THE FORMER ADMINISTRATION BUILDING

The High-level Conservation and Design Parameters document states the following in the overarching design and conservation principles:

“Significance of the site lies primarily in the external envelope of the historic workhouse structure, for being illustrative of its historic use and its local connection to Glossop. This significance should be preserved as far as possible within a viable scheme.”

It also states:

“Whilst there is an objective to retain a degree of the significance embodied in the site, the reuse of Shire Hill Hospital should ultimately be demand-led, economically sustainable and tested through a robust feasibility study.”

The heritage significance of the original footprint of the 1832-4 Workhouse and barn (now the Administration Building) is assessed as of high significance. The document states:

“As a structure of the highest significance on the site, the Former Workhouse should be retained if viable to do so.” Given that the outline application includes the retention and conversion of the former workhouse, the footprint should remain and historic features protected from removal. Consultation with statutory advisors, key stakeholders and the local community are proposed should outline permission be

granted. Such input would be vital to retain and enhance the heritage of the former workhouse and to preserve the historic character of the site. Consultations should include relevant local bodies and experts, such as Glossop and District Heritage Trust and Old Glossop Residents Association. No decisions on reserved matters regarding the retention and conversion of the former administration building should be taken without such consultation.

ARCHAEOLOGY

The High-Level Conservation and Design Parameters document makes reference to the potential recording of the following:

- The remains of building foundations and deposits associated with the Glossop Union Workhouse
- Remains of infrastructure and deposits associated with the extraction industry, in particular at Charles Lane Quarry
- Evidence for farming practices from the Medieval period.

Simply recording them is insufficient. Consultation should take place with the relevant local bodies and experts on what should be preserved and how this would be done.

FLOOD RISK

Drainage from the site is a major concern. The applicant states: “The topography of this site rises steeply from south to the north, away from the site entrance.”

Developing the site for up to 52 units would result in more hardstanding areas and would increase the run-off of water. There is insufficient detail about how drainage would be dealt with. Adjacent properties on Kilmory Fold and Bute Street could be at risk from flooding. A far more detailed Strategic Urban Drainage Systems (SUDS) report should address this and also take into account global warming.

ACCESS AND EGRESS

The applicant seeks detailed approval regarding site access as part of the outline application. Access to the site is from Bute Street, which is a narrow road accessed via the steep and narrow one-way system of Thorpe Street. Bute Street can also be accessed and can only be exited by way of Blackshaw Road, which is also steep.

We object to the removal of the stone pillar at the front of the site. It is a distinguishing and historic feature and we are sure that an alternative solution to providing continuation of the footpath can be found in the space available. Removing the stone pillar would increase the road width which could encourage vehicles leaving the site to exit at speed, compromising road safety.

A secondary gated vehicular access is provided to the east of the site on Blackshaw Clough. Further detail is needed on what this access would be used for.

The additional traffic generated by any development would have a detrimental effect on the health of local residents as well as cyclists and pedestrians accessing the Peak District National Park via Bute Street. The impact on the adjacent Old Glossop area would also be severe.

The location of Shire Hill development is 20 minutes' walk uphill from the amenities of Glossop and many of the roads are narrow; some with no or very narrow pavements. It is likely that future occupants of any development would be somewhat reliant on the use of private vehicles. The proposal to use walking and cycling as the preferred methods of commuting does not take this into account.

While there is a bus service running within five minutes' walk of the Shire Hill site, the service is frequently diverted from Old Glossop if blocked by traffic, street parking and bad weather.

SUSTAINABLE DEVELOPMENT

Derbyshire County Council Clean Air policy aims to promote a sustainable development through its lifetime by minimising resource use and maximising energy efficiency. For a development to be truly sustainable it must address social, economic and environmental issues.

Motor vehicle exhaust fumes account for 25% of all carbon emissions and are a key contributor to climate change. Manmade sources of outdoor air pollutants include transport – and with an estimated 402 extra deaths in Derbyshire caused by such pollutants, it is clear that the health of residents is adversely affected, particularly those who reside nearer the sources of the higher levels of pollution. Such poor air quality is clearly found on transport routes – and Old Glossop residents living along the access and egress route proposed for the Shire Hill development would experience an estimated increase of 25% in vehicle use and therefore the equivalent in air pollution.

Given that the National Climate and Carbon Reduction Manifesto adopted by DCC promotes the use of electric cars, it would be supportive of this stance if the proposed residential development of Shire Hill Hospital took the innovative step to integrate electric car charge points for every dwelling. Doing this would also fulfil the NPFF requirement to create sustainable developments.

DESIGN

This has been addressed by the applicant.

ARBORICULTURAL

The High-Level Conservation and Design Parameters document states that elements could be retained to maintain the character of the setting, including:

- a substantial proportion of the green open space, including the trees, to the south of the Infirmary and Workhouse and to the north of the site
- the heavily treed area over the former quarry to the north-east of the site.

We refer the committee to the following from the Arboricultural assessment undertaken by Monica Gillespie, Arboricultural Officer, dated 29/10/2019:

“The development of the site needs to provide a layout that allows for the sustainable landscaping including the retention of the protected trees and, where appropriate, other established trees as trees.”

We would also ask the committee to impose the conditions as detailed in the assessment.

ECOLOGY AND BIODIVERSITY

This has been addressed by the applicant.

SEWERAGE

The current sewer system, which is Victorian, would be unable to cope. There would need to be plans to upgrade/replace the sewer system to cope with any such large-scale housing development.

INFRASTRUCTURE

The amount of traffic coming through Old Glossop is already a concern. Church Street is being used as a cut through/rat run by motorists avoiding Glossop town centre traffic lights. There is already outline permission for 30 properties to be built at the Hawkshead Mill site. The extra traffic generated will only exacerbate the current traffic problems. Granting outline permission for housing (potentially up to 52 units) will compound this. Given the narrow streets, the number of parked cars on the roads and the lack of pavements, pedestrian safety would be compromised.

The traffic entering and leaving Glossop is already an issue and there is a petition calling for no new major developments in Glossopdale until the Mottram Bypass & Glossop Spur is built.