

Pre-application Report



Enquiry description: Replacement Sports Pavilion, Garage and Toilets

Address: Sports Pavilion, Playing Field, Alport Lane, Youlgrave, Bakewell, DE45 1WN

Enquiry reference:
PE\2026\ENQ\54266

P File Number:
P. 2667, 6778 and 9251

Planning Officer:
GG

Signature:

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Authorised By: JS

Signature:

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Date of Authorisation: 13/08/2026

Site and surroundings

The site is Alport Playing Field which is on the southern side of the eastern approach along Alport Lane into the village of Youlgrave. It is bounded by residential development to the west/southwest and east and on the opposite side of Alport Lane. There are far reaching views to the south/south east of the open countryside. The site is not within the Youlgrave Conservation Area.

Proposal

Pre-application advise is sought for the replacement of the sports pavilion, garage and toilets.

Key Issues

The impact on the character and appearance of the landscape/villagescape and matters of highway safety and amenity.

Relevant planning history

NP/DDD/0226/0226 -
Siting of temporary portacabin and widening of existing entrance to car park - Granted

Statutory framework

National Park designation is the highest level of landscape designation in the UK. The Environment Act 1995 sets out two statutory purposes for national parks in England and Wales:

- a) Conserve and enhance the natural beauty, wildlife and cultural heritage

- b) Promote opportunities for the understanding and enjoyment of the special qualities of national parks by the public

When national parks carry out these purposes, they also have the duty to seek to foster the economic and social well-being of local communities within the national parks.

In the Peak District National Park, the development plan comprises the Core Strategy (adopted 2011) and the Development Management policies (adopted 2019) and an adopted neighbourhood development plan (where relevant).

Core Strategy policies: GSP2, GSP3, CC1, HC4, RT1, L1, L2 & T7

Development Management policies: DM1, DMC1, DMC3, DMC4, DMC11, DMC13, DMC14 & DMT7

Supplementary Planning Documents:

Climate Change and Sustainable Building (2013)
Design Guide (2007)
Building Design Guide (1987)

National Planning Policy Framework

The National Planning Policy Framework (NPPF) is a material consideration. Development plan policies relevant to this application are up-to-date and in accordance with the NPPF and therefore should be given full weight in the determination of this application.

Paragraph 189 of the NPPF states: Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.

Assessment

Principle

Policy HC4 (Provision and retention of community services and facilities) of the Core Strategy seeks to protect and enhance community facilities within settlements listed in core policy DS1. Policy RT1 (Recreation, environmental education and interpretation) of the Core Strategy advises that facilities which enable recreation will be supported subject to assessing the impact of such development in its surroundings. To this end, the principle of introducing enhanced facilities is supported. However, regard has to be given to the impact that the proposals will have on the character and appearance of the area and matters such as ecology, climate change, amenity, parking and sustainable travel.

Impact on the character and appearance of the area

The proposed building is relatively large by comparison to the existing building. Nevertheless, it is considered that it will be acceptable in its context given the extent of the accommodation/spaces that are sought to be provided. There is some concern with regard

to the design of the building, with a continuous roofslope across such a wide span. The gable detail to the front elevation seeks to break this up but this does not appear to achieve this aim; it should be noted that this detail is not shown on the end elevations on the drawings.

One means by which this could be addressed, to some extent, is that the gable detail could project above the height of the ridgeline of the building; this would create at least a break in the monotony of the roofscape to some extent and accentuate the main entrance to the building. This could also be achieved without necessitating a gable on the rear. There would also be a preference for the gable to project forward slightly off the front elevation to give increased definition to this element.

With regard to the garage, this would appear acceptable in the proposed location, albeit the Authority does not appear to have any elevation details on which to comment. Nevertheless, it is considered that the garage should best reflect the materials and detailing of the sports pavilion, to seek to harmonise the overall development on the playing fields. With regard to the toilets, these appear to be integral to the sports pavilion. To this end, the proposals should seek to meet the aims of policies GSP3, RT1 and L1 of the Core Strategy and policies DMC3 and DMC4 of the Development Management Policies.

Trees

It is appreciated that the pavilion would be set on 'piles'. However, given the extent of further development, the proposals may have an impact on the root protection areas (RPAs) for trees to the rear of the proposed building. A tree survey and assessment should be submitted with any planning application to seek to meet the aims of policies GSP3, and L1 and L2 of the Core Strategy and policy DMC11 and DMC13 of the Development Management Policies.

Ecology and biodiversity

The Authority has a duty to consider the impact upon European Protected Species under the Conservation of Habitats and Species Regulations 2017 (as amended) for all applications it deals with. Such is the nature of the redevelopment proposals, that there may be impact on protected species and this will need to be assessed with any planning application.

Given the relatively modest nature of the proposals, being development of less than 0.2 hectares of land, there would be no requirement for biodiversity enhancement, although any such proposals would be welcomed, such as planting and habitat creation, such as swift boxes, bat boxes, etc., being incorporated into the proposals. To this end, the proposals should seek to meet the aims of policies GSP3 and L2 of the Core Strategy and policies DMC11 and DMC13 of the Development Management Policies.

Climate change/sustainable building

Policy CC1 (Climate change mitigation and adaptation) of the Core Strategy requires that new development makes the most efficient and sustainable use of land, building and natural resources and achieves the highest possible standards of carbon reductions and water efficiency. Developments will be required to comply with Building Regulations at the construction stage. However, planning applications should consider how to reduce the need for energy, to conserve water wherever possible, and to increase the capacity for energy generation where it does not compromise the valued characteristics of the National Park.

Amenity

The proposed replacement sports pavilion will seek to provide for enhanced changing room facilities to cater for both cricket and football teams and have the potential to have a greater use of the playing fields for formal sports activities. Whilst this may lead to a degree of additional usage and potential disturbance to local residents, this is a long-established community facility and any harm caused locally to amenity is considered to be outweighed by the benefit that facility may bring for facilitating improvements to permanent facilities in the future for existing and future users of the playing fields.

One area of concern is the proximity of the building to neighbouring residential property. The expansion of the facilities may lead to a longer use of the building in the day, particularly if a premises licence was sought. It may be that the ability to provide such is constrained but, nevertheless, this is a matter which would need to be given consideration with any planning application, as may the opening times of the pavilion given the potential for greater usage and the potential to host a range of further activities. To this end, the proposals should seek to meet the aims of policy GSP3 of the Core Strategy and policies DMC3 and DMC14 of the Development Management Policies.

Highway matters

The Local Highway Authority has recently considered the proposals for the widened access and advise that this would be a betterment. However, given the extent of increased facilities, there is a potential to impact on the availability of car parking at the site and this may have an impact on the road network if parking is displaced onto the roads. It may be that the Local Highway Authority would wish to see a transport plan and/or travel plan in order to promote sustainable means of travel for persons going to the site. For example, facilities for bicycle parking may be sought. To this end, the proposals should seek to meet the aims of policies RT1 and T7 of the Core Strategy and policy DMT7 of the Development Management Policies.

Given the above, you may wish to discuss your proposals with the Local Highway Authority at Derbyshire County Council. They offer a paid for pre-application service which can be accessed via the following link:

<https://www.derbyshire.gov.uk/transport-roads/roads-traffic/development-management/pre-planning-enquiry/how-to-make-a-pre-planning-enquiry.aspx>

Conclusion

Given the above, the proposals appear acceptable in principle but further consideration should be given to the design detail of the sports pavilion and to the other matters highlighted. However, I must advise that these comments are made without prejudice to any decision the Local Planning Authority makes in determining any planning application you may choose to submit.

Information required to support a planning application

The fee for the planning application is based on the gross floor space to be created by the development which amounts to £610 for each 75 square metres (or part thereof). The gross floor space is not offset by building(s) to be removed.

The following information is required with the planning application:

National Requirements

Code	Description
N1	Completed application form
N2	Location Plan
N3	Ownership certificates, notices and declaration
N4	Application fee
N5	Design and access statement

Local Requirements

Code	Description
L1.1	Site/block plans
L1.2	Elevation drawings (existing and proposed)
L1.3	Detailed elevation drawings (existing and proposed)
L1.4	Floor plans (existing and proposed)
L1.5	Roof plans (existing and proposed)
L1.6	Cross-sections and ground levels (existing and proposed)
L2.1	Planning statement
L2.2	Climate change statement
L6	Tree survey and assessment
L7.1	Protected species form
L7.2	Ecological survey and assessment
L8.1	Landscape and visual impact assessment
L8.2	Landscape visual appraisal
L9	Landscaping scheme
L10	Lighting assessment
L12	Transport assessment / statement
L12.3	Travel plan

There is guidance on how to apply on our website:

[How to apply: Peak District National Park](#)

Disclaimer

The advice provided here is based on the information provided. This advice constitutes the view of the Peak District National Park Authority. Additional matters may come to light during the processing of a planning application which may alter the advice provided in this pre-application response.

Please note that if you wish to submit further information relating to a scheme at this property it will be treated as a new enquiry and be charged on that basis.