

**Shop Fronts**

Name of organisation	Question responded to	Comment	Officer response	Outcome of comment and officer response
Naomi Doughty, Planning Specialist (derbyshire) Sustainable Places Team - Midlands east Area 01158462662/07880055307. naomi.doughty@environment-agency.gov.uk	none	We have no comments to make on the SPD.	noted	none required
Andrea Hambleton, Derbyshire Historic Buildings Trust, dhbt@clara.net, 01629 824904	none	it was decided not to make comment in this case. However, please continue to consult us on appropriate documents concerning the historic environment.	noted	none required
Bryan Thompson, Chairman, Chesterfield and District Civic Society. Bryan Thompson bryanthompson.planning@gmail.com	1. Do you feel that the structure and language used in the document helps individuals to make suitable applications for developments within the National Park?	The Society strongly endorses the Detailed Design Guidance Note. It is well written, well informed and well presented.	noted	none required
Bryan Thompson, Chairman, Chesterfield and District Civic Society. Bryan Thompson bryanthompson.planning@gmail.com	2. Do you think our approach to focussing predominantly on the challenges of older, historic buildings is appropriate or should the documents give a better balance to dealing with old and new buildings?	Yes. The guide retains a good balance between promoting good design and what to avoid.	noted	none required
Bryan Thompson, Chairman, Chesterfield and District Civic Society. Bryan Thompson <bryanthompson.planning@gmail.com>	3. Do you feel the document should be positively framed i.e. guiding what can be done or should it contain more on what to avoid when considering design?	It is pleasant to read in whole or part. Setting the design advice in a historical context is helpful.	noted	none required

<p>Bryan Thompson, Chairman, Chesterfield and District Civic Society. Bryan Thompson &lt;bryanthompson.planning@gmail.com&gt;</p>	<p>4. We want the document to be easy to read, understand and navigate through so you can find the section(s) relevant to your needs. What can we do to improve the layout or clarity of the document for the reader?</p>	<p>Para 1.1 There are no objections to the guide including non retail uses as shops but it ought to have more illustrations of such uses, for example an estate agents window and a betting shop. Generally: Larger shops and retail outlets ought to be covered in the text and illustration. The former present a problem because of the retailers desire to have shelf units backing upto windows. The latter along with farm shops would benefit from some guidance. There are good examples of large shops and how they treat blank areas of glass by photos and artwork. However retailers ought to be encouraged to have areas where people can see into the shop as that adds to the vitality of the settlement. Legal agreements can control this issue. There are also good examples of retail outlets/ancillary sales (eg Thornbridge Brewery) and farm shops (e.g. Chatsworth). The problem with these is the demand for advance signs and even illuminated signs which can harm the amenity of the area.(eg Eastmoor) Para 6.4 Perhaps there needs to be more recognition that some fascia signs will be plastic and will be installed without the need for NPA permission. They have the advantage over paint that they are low maintenance and can be made with a matt finish if needed. There are some good examples of plastic fascia signs.</p>	<p>noted</p>	<p>changes not felt necessary</p>
<p>Miss Carla Jackson, Consultation Service, Natural England, Tel: 0300 060 3900 Email: consultations@naturalengland.org.uk</p>		<p>response relates to requirement for SEA and HRA rather than answering the questions asked</p>	<p>noted</p>	<p>relevant steps taken</p>
<p>Graham Broome, Asset Manager, Highways Agency, The Cube, 199 Wharfside Street, Birmingham   B1 1RN, Tel: +44 (0) 121 6788419, http://www.highways.gov.uk</p>		<p>no comment</p>	<p>noted</p>	<p>none required</p>
<p>Sally Maguire BSc MRTPI, Lead Adviser, Land Use Crewe Operations Team, Natural England, 3rd Floor Bridgewater House, Whitworth Street, Manchester, M1 6LT. 0300 060 2110, Mobile:07881841367, www.naturalengland.org.uk</p>		<p>response relates to requirement for SEA and HRA rather than answering the questions asked</p>	<p>noted</p>	<p>relevant steps taken</p>
<p>Liz Boswell, Clerk to Holmesfield Parish Council, holmesfieldparish council@hotmail.co.uk, 01246 201825</p>	<p>1. Do you feel that the structure and language used in the document helps individuals to make suitable applications for developments within the National Park?</p>	<p>yes</p>	<p>noted</p>	<p>none required</p>

Liz Boswell, Clerk to Holmesfield Parish Council, holmesfieldparish council@hotmail.co.uk, 01246 201825	2. Do you think our approach to focussing predominantly on the challenges of older, historic buildings is appropriate or should the documents give a better balance to dealing with old and new buildings?	the document is framed appropriately	noted	none required
Liz Boswell, Clerk to Holmesfield Parish Council, holmesfieldparish council@hotmail.co.uk, 01246 201825	3. Do you feel the document should be positively framed i.e. guiding what can be done or should it contain more on what to avoid when considering design?	the document is clearly laid out	noted	none required
Liz Boswell, Clerk to Holmesfield Parish Council, holmesfieldparish council@hotmail.co.uk, 01246 201825	4. We want the document to be easy to read, understand and navigate through so you can find the section(s) relevant to your needs. What can we do to improve the layout or clarity of the document for the reader?	the document is appropriate	noted	none required
John Buddle BSc (Hons) MA MRTPI, Principal Planning Officer, Planning Policy Group, Investment and Regeneration, Kirklees Council, Tel: 01484 221590, Email: john.buddle@kirklees.gov.uk Website: www.kirklees.gov.uk		We do not wish to provide any comments on these documents at this time.	noted	none required
Claire Searson, Historic Environment Planning Adviser, English Heritage East Midlands, 44 Derngate, Northampton, NN1 1UH, Direct Line: 01777 860072 (Mon, Weds-Fri) 01604 735447 (Tues Only) Mobile phone: 07917 596058 www.english-heritage.org.uk	1. Do you feel that the structure and language used in the document helps individuals to make suitable applications for developments within the National Park?	We welcome and support its general emphasis and contents. It appears to present thorough design advice and guidance and should be a useful aid for assessing planning applications.	noted	none required
Claire Searson, Historic Environment Planning Adviser, English Heritage East Midlands, 44 Derngate, Northampton, NN1 1UH, Direct Line: 01777 860072 (Mon, Weds-Fri) 01604 735447 (Tues Only) Mobile phone: 07917 596058 www.english-heritage.org.uk	2. Do you think our approach to focussing predominantly on the challenges of older, historic buildings is appropriate or should the documents give a better balance to dealing with old and new buildings?	Overall we consider that the document is positively framed. It can be helpful to also make suggestions on what is not acceptable, to provide clarity and certainty to future users of the document	noted	choice made not to highlight unacceptable examples
Claire Searson, Historic Environment Planning Adviser, English Heritage East Midlands, 44 Derngate, Northampton, NN1 1UH, Direct Line: 01777 860072 (Mon, Weds-Fri) 01604 735447 (Tues Only) Mobile phone: 07917 596058 www.english-heritage.org.uk	3. Do you feel the document should be positively framed i.e. guiding what can be done or should it contain more on what to avoid when considering design?	As minor point, we consider that the diagram under 3.1 could be made more user friendly by annotating this. At present, it makes the assumption that users will know what consoles, stall risers are	useful comment	changes made

<p>Claire Searson, Historic Environment Planning Adviser,  English Heritage East Midlands, 44 Derngate,  Northampton, NN1 1UH, Direct Line: 01777 860072  (Mon, Weds-Fri) 01604 735447 (Tues Only) Mobile  phone: 07917 596058  www.english-heritage.org.uk</p>	<p>4. We want the document to be easy to read, understand and navigate through so you can find the section(s) relevant to your needs. What can we do to improve the layout or clarity of the document for the reader?</p>	<p>Paragraph 4.11 is rather peculiar. It is headed 'sustainability' but the content of this relates to issues of energy efficiency, which is just one branch of sustainable development. No guidance is given in terms of suitable alterations. As written it is also suggestive that any such proposals will be acceptable, however, there may be a balance between these issues and impacts upon historic significance, particularly in terms of listed buildings and conservation areas – this should be better reflected here. We also consider that further guidance for on information requirements for applications is required – for example, the level of detail expected for such developments (i.e. joinery details/cross sections/luminosity levels etc), heritage statements etc. You may also wish to give consideration to sources of information applicants could refer to when designing shopfronts – for example the HER, local history groups, etc.</p>	<p>noted</p>	<p>no change considered necessary</p>
<p>Dave Sherratt, Local Development Framework Assessor,  Developer Services and Planning, Business Operations,  United Utilities, T: 01925 731311 (internal 31311)  unitedutilities.com</p>	<p>1. Do you feel that the structure and language used in the document helps individuals to make suitable applications for developments within the National Park?</p>	<p>yes</p>	<p>noted</p>	<p>none required</p>
<p>Dave Sherratt, Local Development Framework Assessor,  Developer Services and Planning, Business Operations,  United Utilities, T: 01925 731311 (internal 31311)  unitedutilities.com</p>	<p>2. Do you think our approach to focussing predominantly on the challenges of older, historic buildings is appropriate or should the documents give a better balance to dealing with old and new buildings?</p>	<p>no comment</p>	<p>noted</p>	<p>none required</p>
<p>Dave Sherratt, Local Development Framework Assessor,  Developer Services and Planning, Business Operations,  United Utilities, T: 01925 731311 (internal 31311)  unitedutilities.com</p>	<p>3. Do you feel the document should be positively framed i.e. guiding what can be done or should it contain more on what to avoid when considering design?</p>	<p>yes</p>	<p>noted</p>	<p>none required</p>
<p>Dave Sherratt, Local Development Framework Assessor,  Developer Services and Planning, Business Operations,  United Utilities, T: 01925 731311 (internal 31311)  unitedutilities.com</p>	<p>4. We want the document to be easy to read, understand and navigate through so you can find the section(s) relevant to your needs. What can we do to improve the layout or clarity of the document for the reader?</p>	<p>no comment</p>	<p>noted</p>	<p>none required</p>

<p>Dave Sherratt, Local Development Framework Assessor, Developer Services and Planning, Business Operations, United Utilities, T: 01925 731311 (internal 31311) unitedutilities.com</p>	<p>5.How else do you think we can improve the document? Please refer to paragraph numbers where appropriate.</p>	<p>Your Detailed Design Guidance Note should include text to cover the identification and protection of underground utilities infrastructure assets. The design, type and/or location of any property extension; [its hardstandings; landscaping; boundary walls etc.] should have consideration for their impact on underground utilities infrastructure assets; their on-going protection; operation and future maintenance. This should not be limited to the service they provide to the existing property, but also the service they provide to the surrounding community and environment. Checks should be undertaken to identify the location of any underground utility infrastructure assets; as a diversion may be required at the developer's expense; these can be expensive and could result in the extension becoming unviable. The building over and/or construction activities near/adjacent to water mains or critical sewers will not be permitted and therefore may result in an abortive project. We would like to be notified of the Authority's decision on whether to accept our comments and the future progress of the Detailed Design Guidance Note for Alterations and Extensions.</p>	<p>agree relevant for alterations and extensions but not shop fronts</p>	<p>none required</p>
<p>Allyson Jones, Clerk to Hathersage Parish Council, HathersageParishClerk@hotmail.co.uk, Tel. 0114 289 1854, Mob. 07443 508357 Address: The Old Surgery, 39, Valley Road, Barlow, N. E. Derbyshire S18 7SL</p>	<p>1. Do you feel that the structure and language used in the document helps individuals to make suitable applications for developments within the National Park?</p>	<p>The council feels the documents are generally helpful in indicating what is considered good or bad by the PDNPA, particularly the photographs. However, some of the technical language may not be fully understood by lay persons trying to interpret the advice.</p>	<p>noted</p>	<p>annotated drawing included</p>
<p>Bernard Fryer, Bakewell Partnership.</p>	<p>Paragraph 6.9</p>	<p>language may be unrealistically tough compared to language in the A board leaflet and I dont think County Councils would act on it.</p>	<p>agreed</p>	<p>language changed</p>
<p>Bernard Fryer, Bakewell Partnership.</p>	<p>whole document</p>	<p>The Town Council discussed the SPDs at a recent meeting where it was resolved to welcome the document which is felt to be both readable and accessible. Especially welcome are paragraphs 6.8 and 6.9 in the Shop Fronts guidance. If adopted it is felt that adequate publicity to the guides, possibly as part of a welcome pack for new businesses, should be considered. The Town Council would be pleased to help highlight the guidance to businesses in Bakewell.</p>	<p>noted</p>	<p>none required</p>





