

TIBSHELF NEIGHBOURHOOD PLAN

Design Guidance and Development
Options for Tibshelf Village Centre



Supporting Evidence Document **TNP08**
February 2020

Front cover pictures:



Upper High Street



Infants School from Brooke Street



High Street central area



Old Co-Op store



Old school site looking south



Old school entrance gates



The Tibshelf Design Code is funded by grant aid from **Locality**.

The Tibshelf Design Code is facilitated by Tibshelf Parish Council.

Planning Consultants: Andrew Towler Associates.

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All information correct at time of publication (February 2020).



Introduction and Background

The purpose of this document is to provide a set of design guidelines and development options for the regeneration of Tibshelf Village Centre, which will protect and enhance its character, role and attractiveness.

It has been prepared to support the vision and policies of the emerging Tibshelf Neighbourhood Plan. The regeneration of Tibshelf Village Centre is a high priority of the Plan.

It doesn't set new policy, but provides more detail and context on policies, especially those relating to Tibshelf Village Centre, contained in the emerging Tibshelf Neighbourhood Plan.

It spans the whole range of planning and land use issues for the Village Centre, including transport, which is needed in response to development pressure.

Developers, Bolsover District Council and other stakeholders must have regard to it when developing proposals or making planning decisions affecting Tibshelf Village Centre.



Tibshelf Village Centre in 2020



Soon to be regenerated - social housing in the village centre



A brief introduction to Tibshelf Village centre

Tibshelf Village Centre follows a broadly linear pattern on either side of the High Street (B6014). The High Street is the Parish's main thoroughfare and historically its main shopping destination.

It provides a mix of retail, social and community uses serving the community and also people passing through the area.

Much of the parish's shopping provision can be found within it. This includes a small convenience store, petrol filling station, a few local independent shops and several hot-food takeaways. The majority of these shops can be found on the western side of the High Street.

In recent years, several shops within it have been converted into non-retail uses, including residential and a foot clinic.

Many of the Tibshelf's key community facilities are to be found in or close to it. These include the Parish Council offices, Village Hall, the Church and Tibshelf Infant and Nursery School. These complement its shopping function and add to its value as a focus for community life and interaction.

While the village centre continues to be well used and provides an important and much-valued role, it faces challenges.

A recurring theme of the consultation was that its attractiveness as a shopping destination is declining and its long term viability and function is in doubt. It is a tipping point and unless swift and coordinated action is taken, its traditional role as the village centre may be lost is a real prospect.

Its enhancement is a top priority for the Neighbourhood Plan.

The boundary for the Village Centre is shown on page 5.

Strategic Planning Context

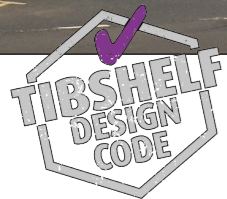
There are no site-specific policies for Tibshelf Village Centre in the approved Local Plan For Bolsover District (approved 2020). However, it does identify and designate Tibshelf Village Centre as one of a small number of 'Local Centres' within Bolsover District, which serves the basic day to day convenience and service needs of the Parish, as well as that of nearby small settlements and supports proposals which will maintain or enhance its vitality and viability.

Tibshelf Village Centre Appraisal

Based on the site analysis, the findings from community consultation and work that has been done to date, it is possible to establish a set of key design and development principles for the revitalisation of Tibshelf Village Centre.

The following figures provide the context for these design and development options by mapping and detailing constraints and opportunities in the Village Centre.

Tibshelf Filling Station with Convenience Store/Off Licence, Car Wash and Launderette.



Design principles and Development Options

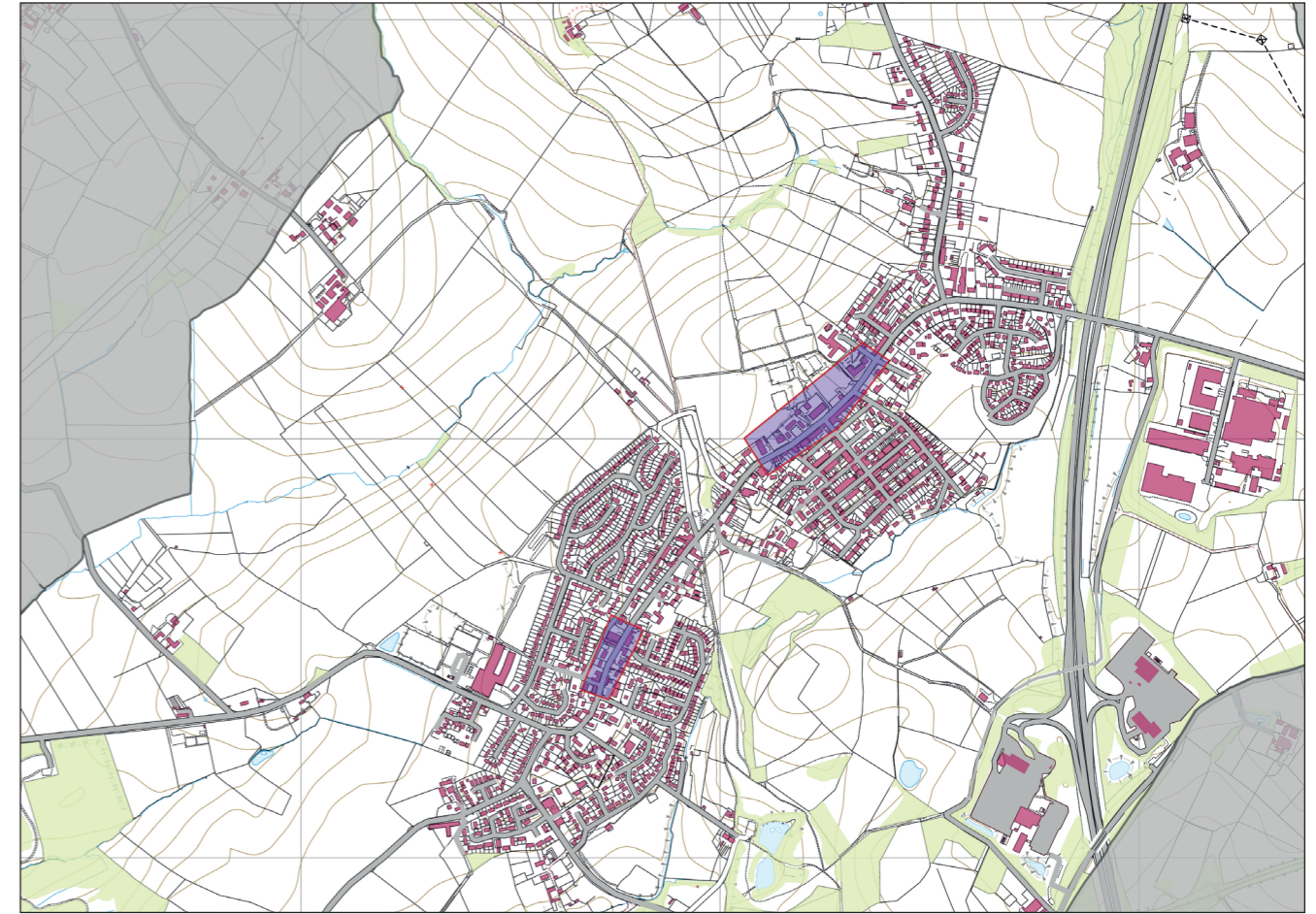
Overarching design principle and development options have been developed in response to the constraints to generally improve the attractiveness of Tibshelf Village Centre and its environs. These can be summarised as follows:

- Opportunity for provision of additional street furniture, including bins and seating with consistent design and colour, trees and landscaping to create a more attractive and pleasant environment.
- Introduce landscape, seating and other features to provide places where people can sit and spend time.
- Existing central green space could be enhanced to provide a more High Street focused space with additional provisions for seating and street furniture.
- Reduce the width of the carriageway and widen the footpath to improve walking conditions and pedestrian flow, where it is possible to do so, without disproportionately impacting on traffic flows.
- Introduce traffic-calming interventions to reduce the traffic speed at the key pedestrian crossing points and generally along the High Street.
- Encourage improvements in shop front design including through specific design guidance.

These opportunities will be actively pursued by the Parish Council in conjunction with developers, Derbyshire County Council, Bolsover District Council and other partners.

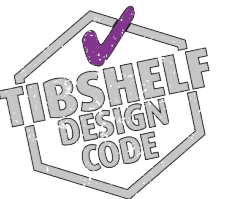
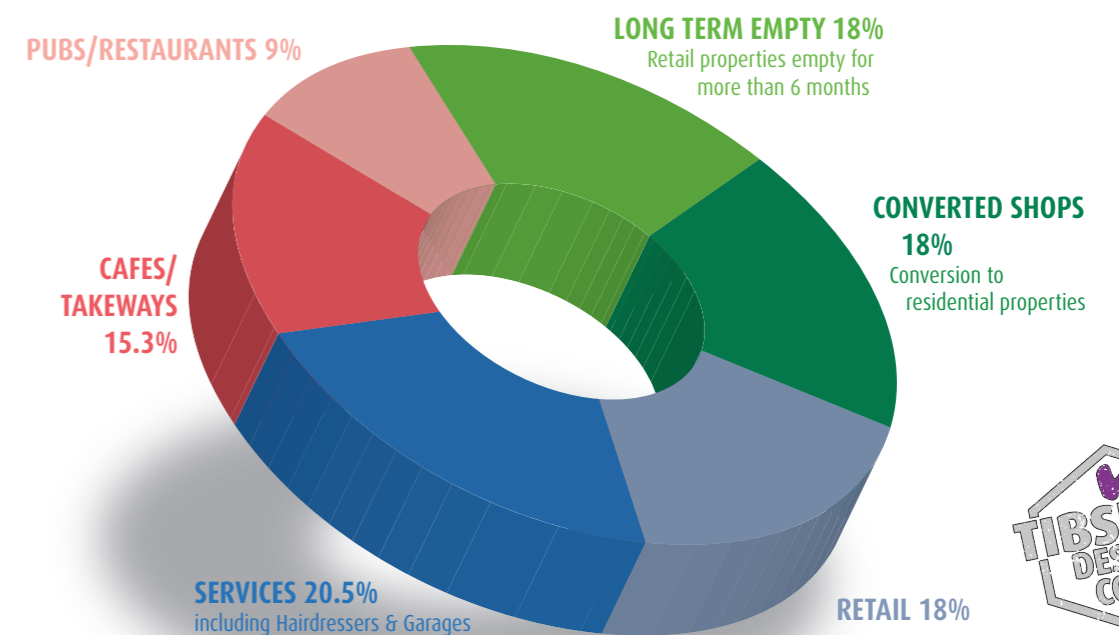
Tibshelf Village Centre

The two main retail areas are shown shaded in purple:



TIBSHELF RETAIL AREA USE

There are 39 possible retail/service outlets available in the main shopping areas and they can be broken down into the following categories:
(Based on data for 2019)



Upper High Street Retail Area

Upper High Street Retail Area

Possible site entrance to development

PROBLEM AREA

Social Housing C3a - due for demolition

Edward VII Hotel ex- *Sui Generis* currently being converted to dwellings C3a

Post Office and Convenience Store F2(a)

Private Housing converted from shop C3a

Coffee Shop E(b)

Private Housing converted from shop C3a Paulard Foot Clinic E(c)(ii)

Private Housing converted from shop C3a

Private Housing converted from shop C3a

Barbers Shop E(c)(ii)

Private Housing C3a

HARDWICK STREET

BROOKE STREET

HIGH STREET

HIGH STREET

Possible site entrance to development

VICAR LANE

BROOKE STREET



Private Housing C3a



Private Housing C3a



Taste of Bombay Indian Takeaway *Sui Generis*



Tibshelf Fish Bar *Sui Generis*



Ashdale Flooring E(c)(ii)



New Crystal House Chinese Takeaway. *Sui Generis*



The Old CoOp is a long term empty building (built 1907). ex-*Sui Generis*



Tibshelf Pizzas and Kebabs *Sui Generis*



Zebra Crossing



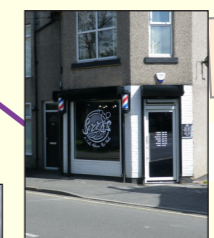
Private Housing C3a



Village Hall F2(b)



Private Housing C3a

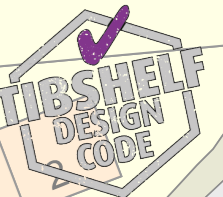
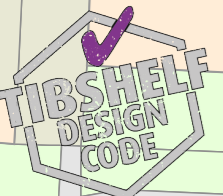


Private Housing converted from shops C3a



Tibshelf Infants School, soon to be redundant, is a Heritage Asset. This building could form a fantastic village centre hub with facilities for all ages. F1(a)

POTENTIAL



Lower High Street Retail Area



The Co-Op Supermarket **Sui Generis**



Wesleyan Chapel Long Term Empty ex-**F1(f)**



The Twisted Oak Pub/Restaurant **Sui Generis**



The Crown Hotel Pub/Restaurant **Sui Generis**



Elite Lubricants **B3**



Phil Cotterill Plumbing **E(c)(ii)**



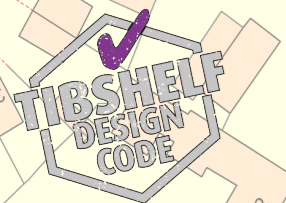
Hers & Sirs Hairdressers **E(c)(ii)**



Long Term Empty ex-**Sui Generis**



Style House Hair & Beauty **E(c)(ii)**



Current Use Classes

The current Use Classes were last updated on 1 September 2020. Generally for any applications, the Use Classes in effect when the application was submitted will be used to determine it. There are other specific areas of legislation that will allow use of Use Classes as they were at a specific point in time. However, it is advised that you confirm the specifics of any of these potential situations with the relevant Local Planning Authority.

CLASS B

B2 General industrial Use for industrial process other than one falling within class E(g) (previously class B1) (excluding incineration purposes, chemical treatment, landfill or hazardous waste)

B8 Storage or distribution This class includes open air storage.

CLASS C

C1 Hotels Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels)

C2 Residential institutions Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres

C2A Secure Residential Institution Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks

C3 Dwellinghouses This class is formed of three parts

C3(a) covers use by a single person or a family (a couple whether married or not, a person related to one another with members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child

C3(b) covers up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems

C3(c) allows for groups of people (up to six) living together as a single household. This allows for those groupings that do not fall within the C4 HMO definition, but which fell within the previous C3 use class, to be provided for i.e. a small religious community may fall into this section as could a homeowner who is living with a lodger

C4 Houses in multiple occupation Small shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.

CLASS E Commercial, Business and Service

In 11 parts, Class E more broadly covers uses previously defined in the revoked Classes A1/2/3, B1, D1(a-b) and indoor sport from D2(e):

E(a) Display or retail sale of goods, other than hot food

E(b) Sale of food and drink for consumption (mostly) on the premises

E(c) Provision of:

E(c)(i) Financial services

E(c)(ii) Professional services (other than health or medical services)

E(c)(iii) Other appropriate services in a commercial, business or service locality

E(d) Indoor sport, recreation or fitness (not involving motorised vehicles or firearms or use as a swimming pool or skating rink)

E(e) Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)

E(f) Creche, day nursery or day centre (not including a residential use)

E(g) Uses which can be carried out in a residential area without detriment to its amenity:

E(g)(i) Offices to carry out any operational or administrative functions

E(g)(ii) Research and development of products or processes

E(g)(iii) Industrial processes

CLASS F Local Community and Learning

In two main parts, Class F covers uses previously defined in the revoked classes D1, outdoor sport, swimming pools and skating rinks from D2(e), as well as newly defined local community uses.

F1 Learning and non-residential institutions. Use (not including residential use) defined in 7 parts:

F1(a) Provision of education

F1(b) Display of works of art (otherwise than for sale or hire)

F1(c) Museums

F1(d) Public libraries or public reading rooms

F1(e) Public halls or exhibition halls

F1(f) Public worship or religious instruction (or in connection with such use)

F1(g) Law courts

F2 Local community. Use as defined in 4 parts:

F2(a) Shops (mostly) selling essential goods, including food, where the shop's premises do not exceed 280 square metres and there is no other such facility within 1000 metres

F2(b) Halls or meeting places for the principal use of the local community

F2(c) Areas or places for outdoor sport or recreation (not involving motorised vehicles or firearms)

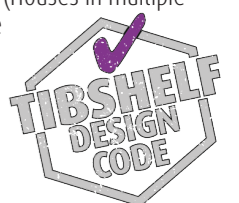
F2(d) Indoor or outdoor swimming pools or skating rinks

SUI GENERIS

Sui generis is a Latin term that, in this context, means in a class of its own. Certain uses are specifically defined and excluded from classification by legislation, and therefore become sui generis. These are: theatres | amusement arcades/centres or funfairs | launderettes | fuel stations | hiring, selling and/or displaying motor vehicles | taxi businesses | scrap yards, or a yard for the storage/distribution of minerals and/or the breaking of motor vehicles | Alkali work (any work registerable under the Alkali, etc. Works Regulation Act 1906 (as amended)) | hostels (providing no significant element of care) | waste disposal installations for the incineration, chemical treatment or landfill of hazardous waste | retail warehouse | clubs | nightclubs | casinos | betting offices/shops | pay day loan shops | public houses, wine bars, or drinking establishments - from 1 September 2020, previously Class A4 | drinking establishments with expanded food provision - from 1 September 2020, previously Class A4 | hot food takeaways (for the sale of hot food where consumption of that food is mostly undertaken off the premises) - from 1 September 2020, previously Class A5 | venues for live music performance - newly defined as Sui Generis use from 1 September 2020 | cinemas - from 1 September 2020, previously Class D2(a) | concert halls - from 1 September 2020, previously Class D2(b) | bingo halls - from 1 September 2020, previously Class D2(c) | dance halls - from 1 September 2020, previously Class D2(d).

Other uses become sui generis where they fall outside the defined limits of any other use class. For example, C4 (Houses in multiple occupation) is limited to houses with no more than six residents. Therefore, houses in multiple occupation with more than six residents become a sui generis use.

Source: Planning Portal December 2021





Tibshelf High Street

**TIBSHELF VILLAGE CENTRE
DESIGN GUIDANCE AND DEVELOPMENT OPTIONS**