

**HIGH PEAK BOROUGH COUNCIL
DEVELOPMENT CONTROL COMMITTEE**

11th December 2023

Application No:	HPK/2023/0352	
Location	UNIT 11, DIAMOND HILL, HARPUR HILL BUSINESS PARK, HARPUR HILL, BUXTON, DERBYSHIRE, SK17 9US	
Proposal	ADDITION OF EXTERNAL ENTRANCE CANOPY TO EXISTING BUILDING TO PREVENT WATER AND WIND INGRESS DUE TO THE BUILDINGS ORIENTATION	
Applicant	Alliance Norse	
Agent	Enjoy Design Ltd	
Parish/ward	Burbage	Date registered 29/08/23
If you have a question about this report please contact: Pet Twigg tel: 07525705997 p.twigg@planningangel.co.uk		

REFERRAL

This application is brought before the Development Control Committee as the applicant is a Council owned company.

1. SUMMARY OF RECOMMENDATION

Approve with conditions

2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

2.1 The application site comprises an end industrial unit within an established business park. The industrial units are of a portal framed construction with walls finished in metal sheeted cladding. The site is one of 11no. units approved for use within the B1/B8 Use Class. Following changes to the Use Classes Order in September 2021, the lawful use of the building falls under Class E(g)(ii), (g)(iii), and B8.

2.2 The unit is accessed off Morland Way and there is ample parking within the site compound.

2.3 For the purposes of the Local Development Plan, the site lies within a Primary Employment Zone, as defined by Local Plan Policy E3, outside of the built-up area boundary in the rural area and is not constrained by any sensitive statutory designation.

3. DESCRIPTION OF THE PROPOSAL

3.1 Full planning permission is sought to construct a canopy that will sit below the existing signage and serve as a porch. The necessity is brought about by the elevated and exposed nature of the end unit on this site, which has led to water and wind ingress due to the building's orientation.

3.2 All works will be contained within the site boundary and no element will overhang the boundary.

3.3 The proposed palette of material finishes will be sympathetic to the existing unit and be Metal composite cladding and low level stone effect masonry to match.

3.4 The application, the details attached to it, including the plans and the responses of the consultees can be found on the Council's website at:

<http://planning.highpeak.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=263011>

4 RELEVANT PLANNING HISTORY

4.1 The application site has not been subject to recorded planning applications.

5 PLANNING POLICIES RELEVANT TO THE DECISION

5.1 High Peak Local Plan (Adopted 2016)

S1 Sustainable Development Principles
S1a Presumption in Favour of Sustainable Development
S2 Settlement Hierarchy
S4 Maintaining and Enhancing an Economic Base
S7 Buxton Sub-area Strategy
EQ3 Rural Development
EQ6 Design and Place Making
EQ10 Pollution and Land Stability
E1 New Employment Development
E3 Primary Employment Zones
E4 Change of Use of Existing Business Land and Premises
CF1 Town Centre and Retail
CF6 Accessibility and Transport

5.2 National Planning Policy Framework (2021)

Including sections –

2: Achieving Sustainable Development
6: Building a Strong Competitive Economy
9: Promoting Sustainable Transport
12: Achieving well-designed places

6 CONSULTATIONS CARRIED OUT

Public Consultation expiry date: 3rd October 2023

Site Notice expiry date: 21st October 2023

Parish Council N/A

Local Highway Authority No highway safety comments to make to the application

Public Comments None received

7. OFFICER COMMENT AND PLANNING BALANCE

Principle of Development

7.1 Local Plan policy S2 and S7 identifies the Buxton Sub Area where there is support in principle for a range of developments including housing and employment related proposals. Whilst there are no 'in principle' objections to the application, all other material planning considerations must be satisfied for the scheme to be supported. In this instance the considerations include design, visual impact, neighbour amenity, drainage, and parking provision.

7.2 Local Plan Policy E3 refers specifically to Primary Employment Zones and states that permission will be granted for employment developments including proposals within the B1, B2 and B8 use classes, and other economic development as appropriate.

7.3 Chapter 6 of the NPPF contains the relevant national planning policies designed to create a strong, competitive economy. Paragraph 81 states that policies and decisions should help create the conditions in which businesses can invest, expand and adapt, and that significant weight should be placed on the need to support economic growth, taking into account both local business needs and wider opportunities for development.

Design & Visual Impact

7.4 Local Plan Policy S1 sets out a number of sustainability principles which all new development proposals should incorporate in order to make a positive contribution towards the sustainability of communities and to protect, and where possible enhance the environment.

7.5 Local Plan Policy EQ3 refers to rural development proposals which lie outside of the defined built-up area boundaries and seeks to ensure that new development is strictly controlled in order to protect the landscape's intrinsic character and distinctiveness.

7.6 There are no design objections to the proposal. Policy EQ6 refers to design and states that all development should be well designed and be of a high quality that responds positively to both its environment and the challenge of climate change, whilst contributing to local distinctiveness and sense of place. New development

should be well designed to respect the character, identity and context of the High Peak's townscapes and landscapes. Development is expected to contribute positively to an area's character, history, and identity in terms of scale, height, density, layout, appearance, materials and the relationship to adjacent buildings and landscape features.

7.7 The NPPF requires the design of a development to add to the overall quality of an area, by being sympathetic to local character and by being visually attractive as a result of good architecture.

7.8 The proposed modest canopy extension to the front elevation of an industrial unit is of modest scale and will appear subservient to the existing unit. The design and materials of the proposed extension will complement the existing and will not appear visually prominent.

7.9 Whilst it is acknowledged that there would be a material change to the appearance of the front elevation of the end Unit, these changes would not be out of keeping with the existing commercial and industrial character of the building or wider site, and therefore it is considered that the proposed development would not result in any adverse harm to the rural landscape character in accordance with LP Policies S1, EQ3 and EQ6, and paragraph 130 of the NPPF.

Amenity

7.10 The site is located within the confines of the Harpur Hill Business Park. There are no residential properties nearby. Given the nature of the existing lawful use, and that the proposed alteration would not have any bearing on intensifying the use on site, and when accounting for the existing commercial context which the site is situated, it is not considered that the proposed use would give rise to any harm to public or residential amenity, in accordance with LP Policies EQ6 and EQ10 and relevant paragraphs under Chapters 12 and 15 of the NPPF.

Highway Safety

7.11 The site lies within a Primary Employment Zone that is served directly by an adopted road. The proposal has no bearing on the capacity of the road network.

7.12 Policies EQ6 and CF6 seek to ensure that all new development is served by a safe and satisfactory access, incorporating well-integrated car parking.

7.13 The parking and driveway remain unchanged. Status quo remains, it is considered that there will be no detrimental effect on highway safety and the proposal will comply with policy CF6 of the Local Plan.

8 PLANNING BALANCE

8.1 An assessment of the application has found that the proposed use would not result in any significant change to the character and appearance of the area or indeed the wider rural landscape character, would not impact on public or residential amenity, or highway safety.

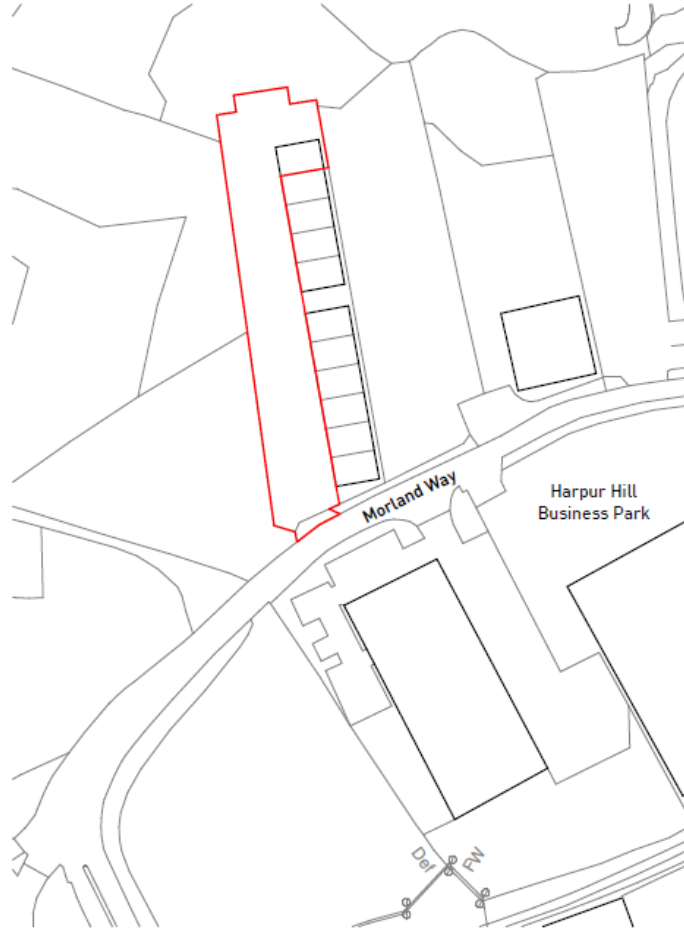
8.2 As such, the application is considered to constitute a sustainable form of development and in line with LP Policy S1a and paragraph 11 of the NPPF, the application is recommended for approval subject to appropriate conditions.

9 RECOMMENDATION

A. That planning permission is GRANTED subject to the following conditions:

- 1. In accordance with approved plans**
- 2. The development shall be begun before the expiration of three years from the date of this permission.**
- 3. Shall be constructed of those materials as outlined within the application form and approved plans**

B. In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/ informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Development Services has delegated authority to do so in consultation with the Chairman of the Development Control Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.



Site Location Plan
1 : 1250