

## DELEGATED DECISION REPORT

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HPK/2021/0135  
Valid 06/04/2021

THE CO-OPERATIVE FOOD  
2 ECCLES ROAD  
CHAPEL-EN-LE-FRITH

INSTALLATION OF AN  
AMAZON LOCKER.

(FULL - MINOR)

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### MAIN ISSUES

- Principle of Development
- Design
- Heritage
- Amenity

### DESCRIPTION OF SITE

The application site is the Co-operative food store on Eccles Road in Chapel-en-le-Frith town centre. The site is bounded by residences to the west and is otherwise surrounded by commercial buildings. The site is within the Chapel-en-le-Frith Conservation Area and the built-up area boundary. There is vehicle access and customer parking at the rear, off Station Road.

At the time of the site visit a yellow Amazon pickup locker had been installed without planning permission at the front of the building adjacent to the pavement.

### PROPOSAL

The application is for permanent installation of a grey Amazon locker at the rear of the building adjacent to the car park. The unit would be placed against a stone wall surrounding steps up to the rear entrance and an elevated walkway, on a space between the wall and a parking space.

The description of the proposed development was originally registered and publicised as being for retrospective retention of the installed locker in its current location. The application description has been amended accordingly. As the publicised plans clearly indicate the proposed installation of a unit at the rear of the store it was not considered necessary to undertake repeat publicity.

The application notes in places that the existing locker will be relocated but also that the application is for installation of a grey unit. The applicant's agent has since clarified that the proposal is for installation of a grey unit.

### RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

#### High Peak Local Plan 2016

S1 Sustainable Development Principles

S1a Presumption in Favour of Sustainable Development  
S6 Central Sub-area Strategy  
EQ 6 Design and Place Making  
EQ 7 Built and Historic Environment

### **Supplementary Planning Documents**

High Peak Design Guide

### **Chapel-en-le-Frith Neighbourhood Plan 2013-2028**

TC5 High Quality Town Centre Design

### **National Planning Policy Framework**

Paragraph 11 The Presumption in Favour of Sustainable Development  
Section 4 Decision-making  
Section 12 Achieving well-designed places  
Section 16 Conserving and enhancing the historic environment

### **SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS**

None relevant

### **CONSULTATIONS**

#### **Publicity**

Site Notice expiry date: 11.06.2021  
Neighbour consultation period ends: 20.05.2021

#### **Public Comments**

27 Elmfield, Chapel - *I support this application and I am very pleased that High Peak Council have taken enforcement action in respect of the existing yellow Amazon lockers on the front of the shop on Eccles Road. Although they are a useful asset for the town, they present a prominent eyesore in the Conservation Area. This giant company is being made to keep to the same important rules as residents and other businesses in this area. Please can you ensure that (a) the new ones at the rear are grey, as stated in the application; and (b) the yellow ones at the front are removed when the replacements are put into operation.*

## **Town / Parish Comments**

Chapel-en-le-Firth Parish Council - *No objection however, the area should be well lit with CCTV and Derbyshire Police consulted.*

## **HPBC Conservation Officer**

*Amazon lockers have been (or were about to be) installed on the Eccles Road frontage which was contentious. This application now looks to install them in the rear car park. No objection*

## **OFFICER COMMENTS**

### **Principle of Development**

The application site located within the built up area boundary for Chapel, where new development will be directed in accordance with Policy S2. Accordingly the general principle of development is considered to be acceptable, subject to design, heritage and amenity policies.

### **Design**

Local Plan Policy EQ6 requires that all development should be well designed and of a high quality, responding to its environment and challenge of climate change – whilst also contributing to local distinctiveness and sense of place.

NDP policy TC5 notes that development will be supported in respect of proposals covered by Policies TC1, TC2, TC3 and TC4 provided that it is of high quality design and is sympathetic in use, siting, scale and character to its immediate and wider surroundings.

Paragraph 127 states amongst other matters that new developments should add to the overall quality of the area, be visually attractive as a result of good architecture and sympathetic to the surrounding built environment.

The proposed unit would mainly be seen in the context of the store car park and the service area and rear elevation of the building, which have a generally functional, utilitarian appearance. The locker bank would not be incongruous to the character of this area and owing to its scale would have a limited visual impact within and from outside the site. The proposal is therefore considered to accord with policies EQ6 and TC5.

The public comment is noted. The applicant's agent has confirmed that the installed unit would be grey in colour, and as this matter is specified in the application then approval would be subject to this detail. As the existing unit is subject to potential enforcement action, its removal does not need to be addressed as part of the current application.

The points raised by the Parish Council are noted. The supporting text of policies S2 and EQ6 notes that new development should follow the principles of 'designing out

crime'. It is noted that the rear of the store is already served by security lighting and CCTV and as such it is not considered necessary to require additional security measures to address any potential increase in crime arising from the installation, or to seek advice from Derbyshire Policy on this matter.

## **Heritage**

Paragraph 193 of the NPPF notes that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

Local policy EQ7 notes that the Council will conserve heritage assets in a manner appropriate to their significance and that this will take into account the desirability of sustaining and enhancing their significance and will ensure that development proposals contribute positively to the character of the built and historic environment in accordance with sub area strategies S5, S6 and S7.

NDP policy TC5 notes that:

*In the case of developments within the Town Centre Conservation Areas:*

*- All such developments should comply with High Peak Local Plan conservation and heritage policies. Wherever possible, construction materials and finishes should reflect the surrounding area and the character and heritage of the immediate environment. Where approved, modern replacement/new build materials should visually reflect the immediate environment.*

*- Commercial property alterations and frontages should also reflect the heritage of the immediate environment with suitable wall-mounted signage.*

*- Any enhancement of the street furniture, signage and street lighting should have a heritage appearance but also have regard for energy conservation and public safety.*

The installation site lies within the Chapel-en-le-Firth Conservation Area. The heritage officer has raised no objection to the proposed installation. Whilst the proposal would be contemporary and functional in character, it would be installed in the setting of a relatively contemporary premises within the Conservation Area. As such, it is considered that the proposal would sustain the significance of the Conservation Area and would accord with policy EQ 7.

Given the nature of the proposed installation and its context as noted above, it is considered that the proposal is acceptable in terms of the requirements of policy TC5.

## **Amenity**

Local Plan Policy EQ6 requires development to achieve a satisfactory relationship to adjacent development and to not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other

adverse impacts on local character and amenity. Part 9 of the High Peak Residential Design SPD sets out the parameters against which residential extensions will be assessed.

Owing to the scale, location and nature of the proposed installation, it will not give rise to any amenity effects on neighbouring buildings and would therefore comply with EQ6.

## **CONCLUSION / PLANNING BALANCE**

The proposed scheme is considered acceptable in principle and in terms of design and with no adverse impacts on visual amenity, residential amenity, or the significance of the surrounding Conservation Area, the application is considered to be in accordance with the relevant policies of the Local Plan and paragraphs of the NPPF and is recommended for conditional approval.

## **OFFICER RECOMMENDATION : Approval**

**Case Officer: Tom Hiles**

**Recommendation Date: 18.06.2021**

X *B.S. Haywood*

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Signed by: Ben Haywood

**On behalf of High Peak Borough Council**