

DELEGATED DECISION REPORT

HPK/2025/0430
Valid 30/10/2025

**BLYTHE HOUSE , ECCLES
FOLD , CHAPEL-EN-LE-
FRITH , DERBYSHIRE ,
SK23 9TJ**

**INSTALLATION OF ROOF
MOUNTED 31.85KW SOLAR
PV SYSTEM COMPRISING OF
70 X CANADIAN SOLAR 455W
MODULES**

(FULL - MINOR)

MAIN ISSUES

- Impact on the character and appearance of the existing building and surrounding area
- Impact on neighbouring amenity

DESCRIPTION OF SITE

This application relates to Blythe House; a hospice located within Chapel en le Frith. The hospice is located on Eccles Fold and is surrounded by sheltered housing for elderly people and a residential care facility to the east. A car park is located to the front of the building with level hard landscaped access to the front. To the south is an area of landscaping sloping down to the main road which runs through Chapel. The building is constructed from a variety of stone (smooth faced and rough) with render at upper floors. Hard surfacing is varied with concrete flags, and varying types of brick pavements.

The site is not Listed nor does it lie within the green belt or Conservation Area.

PROPOSAL

This application seeks full consent for Installation of roof mounted 31.85kW solar PV system comprising of 70 x Canadian Solar 455w modules. This type of installation would usually come under Permitted Development (Town and Country Planning 2015, Part 14 Renewable Energy, Class J), however as the solar panels would be located within 1m of the external edge of the roof, this requires planning permission.

The solar panels will be located on three positions on the existing pitched roof of the hospice roof, and the location of the panels has been chosen to maximise optimum sunlight and best proximity to the private electricity supply to which it will be connected into.

The proposed 31.85kWpk solar PV array will reduce the hospice's carbon footprint by approximately 7.3 tonnes of CO2 per annum, reducing the environmental impact of the property.

It is important to note that paragraph 168 of the NPPF states that when determining planning applications for renewable and low carbon development, local planning authorities should:

(a) not require applicants to demonstrate the overall need for renewable or low carbon energy, and recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions.

The solar panels will enable the hospice to reduce its running costs and also potentially generate an income, as electricity that the solar PV system generates, but is not utilised by the hospice, will be exported back to the grid.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan (Adopted 2016)

S1 Sustainable Development Principles

S1a Presumption in Favour of Sustainable Development

S 6 Central sub area Strategy

EQ1 Climate change

EQ 6 Design and Place Making

CF5 Provision of and retention of local community facilities and services

CF 6 Accessibility and Transport

Supplementary Planning Document

1. High Peak Design Guide Adopted 2018

2. Residential Design SPD2 Adopted 2005

Chapel-en-le-Frith Neighbourhood Plan

TM3: Development for Community Use

National Planning Policy Framework (2024)

Including sections -

12: Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

No relevant history

CONSULTATIONS

Publicity

Site Notice expiry date: 14/12/2025

Neighbour consultation period ends: 24/11/2025

Public Comments

None received

Town / Parish Comments

No objection as they will not be noticeably visible

Highways Authority

No material impact on the public highway

Environmental Health

No observations to make

OFFICER COMMENTS**Principle of Development**

The determination of a planning application is to be made pursuant to section 38(6) of the Planning and Compulsory Purchase Act 2004, which is to be read in conjunction with section 70(2) of the Town and Country Planning Act 1990. Section 38(6) requires the local planning authority to determine planning applications in accordance with the development plan, unless there are material circumstances which 'indicate otherwise'. Section 70(2) provides that in determining applications the local planning authority "shall have regard to the provisions of the Development Plan, so far as material to the application and to any other material considerations. The Development Plan consists of the Chapel-en-le-Frith Neighbourhood Plan 2013 2028 and the adopted High Peak Local Plan 2016.

Policy EQ1 of the Local Plan supports the provision of renewable energy sources, particular where it involves the retro fitting of existing buildings. 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.

Policy TM3 of the neighbourhood plan provides support for community facilities within development boundaries. High peak local plan policy CF5 seeks to maintain and improve the provision of local community services and facilities. The proposal will reduce running costs and thereby ensure the continuation of service delivery on offer for patients within the community. The proposals are therefore acceptable in principle. Matters relating to design, parking and amenity are considered below.

Design & Impact on the Area

Section 12 of the NPPF places great importance of good design and states that good design is a key aspect of sustainable development. Local Plan Policy EQ6 requires that all development should be well designed and of a high quality, responding to its environment whilst also contributing to local distinctiveness and sense of place.

The proposed addition of solar panels to the building that will not detract from the character or appearance of the main building or wider area. The proposed design and finish of the panels is typical of what is seen elsewhere and will be in keeping with the relatively modern and functional appearance of the building. The proposal

therefore complies with the requirements of local plan policy EQ6 and section 12 of the NPPF.

Amenity

High Peak Local Plan Policy EQ6 seeks to secure development that does not result in unacceptable effects on the amenity of the area by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The proposed solar panels are raised slightly above the roof plane and is distanced away from the windows of neighbouring properties habitable rooms and causes no adverse harm to amenity or privacy.

It is for these reasons the proposed extension will comply with policy EQ6 of the Local Plan.

CONCLUSION / PLANNING BALANCE

The proposal is considered to be sustainable development under the terms of the NPPF, and complies with the relevant policies of the High Peak Local Plan and Neighbourhood Plan. It therefore benefits from the presumption in favour of sustainable development and accordingly is recommended for approval.

OFFICER RECOMMENDATION: APPROVE

Case Officer: P. Twigg

Recommendation Date: 16.12.2025

X 

Signed by: Jane Colley Signature

On behalf of High Peak District Council