

DELEGATED DECISION REPORT

HPK/2025/0442
Valid 06/11/2025

CONCEPT LIFE SCIENCES
FRITH KNOLL ROAD
CHAPEL-EN-LE-FRITH

**APPLICATION FOR THE
VARIATION OF CONDITIONS 2
AND 3 IN RELATION TO
HPK/2025/0097 - CHANGE THE
WORDING OF CONDITIONS.
'THE MATERIALS TO BE USED
IN THE CONSTRUCTION OF
THE EXTERNAL SURFACES
OF THE DEVELOPMENT
HEREBY PERMITTED SHALL
MATCH THOSE USED IN THE
EXISTING BUILDING, AS
LISTED ON APPROVED
DRAWING OPP1339053-PTK-
A1-ZZ-D-A-2001 (P02) -
ELEVATIONS'**

(FULL - MINOR)

MAIN ISSUES

- Design, Character and Appearance
- Impact upon Neighbouring Amenity

DESCRIPTION OF SITE

The application site refers to an office building in use by Peak Dale Molecular Ltd, an established and rapidly expanding business operating within the Borough with their premises occupying a site within the Chapel en le Frith Neighbourhood Development Plan Allocated Employment site of Frith Knoll Road (ES4). The business premises wrap around the boundary of the site, looking inward onto the central car parking area and accessed via Frith Knoll Road.

The site is not within a conservation area and is within the Built-up area of Chapel en - le-Frith and within a designated Primary Employment Zone for the purposes of the Adopted High Peak Local Plan.

PROPOSAL

The application seeks to vary Conditions 2 & 3 of previously approved application reference HPK/2025/0097 via Section 73 of the Town and Country Planning Act 1990 to alter the previously approved stone facing material.

Therefore it is proposed to amend the wording of Condition 2 to the following:

The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing Ref: OPP1339053-PTK-A1-ZZ-D-A-1001 (P03) - GA Plans Drawing Ref:
OPP1339053-PTK-A1-00-D-A-1801 (P02) - Location Plan Drawing Ref:
OPP1339053-PTK-A1-00-D-A-1802 (P02) - Existing Site Plan Drawing Ref:
OPP1339053-PTK-A1-00-D-A-1803 (P05) - Proposed Site Plan Drawing Ref:
OPP1339053-PTK-A1-ZZ-D-A-2001 (P04) – Elevations
OPP1339053-PTK-A1-00-SK-A-001 (P01) Equitone Sample Photographs

Additionally, it is proposed to amend the wording of Condition 3 to the following:

“The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those, as listed on approved drawing OPP1339053-PTK-A1-ZZ-D-A-2001 (P04) - Elevations.”

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
S2 Settlement Hierarchy
S6 Central Sub-area Strategy
EQ2 Landscape Character
EQ5 Biodiversity
EQ6 Design and Place Making
E1 New Employment Development
E3 Primary Employment Zones
CF6 Accessibility and Transport

Chapel-en-le-Frith Neighbourhood Development Plan 2013-2028

EP1 – Design of employment sites
EP2 – Existing employment sites
EP3 – New employment Development Sites
EP4 – Employment Land Allocation
EP5 – Site Specific Requirements for Allocated Employment Land
TR1 – Sustainable transport and Movement

Supplementary Planning Guidance/Documents

High Peak Design Guide (2018)

National Planning Policy Framework

Section 6 - Building a strong competitive economy

Section 12 - Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2025/0097: Construction of two storey office extension to the front of the building with additional parking spaces and reconfiguration of areas of soft landscaping – Approved 2/10/2025

CONSULTATIONS

Publicity

Site Notice expiry date: 18/12/2025
Neighbour consultation period ends: 02/12/2025
Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

No comments received.

Derbyshire County Council Highways (No Objection)

The Local Highway Authority (LHA) have no objection to the variation of conditions 2 and 3.

OFFICER COMMENTS

Principle of Development

The application proposes a Section 73 material amendment application pursuant to extant planning permission reference HPK/2025/0097. Therefore the principle of the development has already been established and agreed via this consent and therefore this application does not provide the opportunities to review or re-assess the principle of development. The extant permission has already been deemed to be acceptable in principle.

The main considerations in this application relate to whether the design is appropriate and whether any amenity issues would arise as a result of the proposed changes.

Design

Policy S1 states that new development will be expected to make a positive contribution towards the sustainability of communities and where possible enhancing the environment which would be achieved by, inter alia, securing high quality and locally distinctive design.

Policy EQ6 states that all development should be well designed and of a high quality and that this will be achieved by requiring development to be well designed to respect the character of the townscape, and requiring development to contribute positively to an areas character, identity and history in terms of scale, height, density, layout, appearance, materials and relationship with adjacent buildings.

The application proposes to vary conditions 2 & 3 of the extant permission to alter the previously approved facing materials as it has been identified that the approved stone slip product is no longer available. Therefore this application seeks to determine whether an alternative stone facing material – Equitone Tectiva colour TE10 would be a suitable alternative.

The applicant has previously sought advice from the case officer regarding the initial application to suggest an alternative stone facing material and the stone alternative submitted via this application was identified as the most preferable option.

Having reviewed the submitted photographs and supporting evidence it is judged that the proposed facing stone type would not have any adverse impact upon the character of the existing office unit and would continue to uphold the visual appearance of the site and as such would not have any detrimental impact upon the character of the street scene.

The proposed development is therefore not considered to have any unacceptable impacts with regards to visual amenity or impact upon the wider surrounding character of the area in accordance with Local Plan Policy EQ6, Chapel-en-le-Frith Neighbourhood Plan, the Design Guide SPD, further to national policy detailed within the NPPF.

Amenity

Policy EQ6 requires development achieve a satisfactory relationship to adjacent development and 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.

The proposed changes would relate solely to the stone facing materials of the proposed development. Consequently, the proposals are not judged to have any detrimental impacts upon residential amenity in accordance with Policy EQ 6 of the High Peak Local Plan, Chapel-en-le-Frith Neighbourhood Plan, SPDs and the NPPF.

CONCLUSION / PLANNING BALANCE

In conclusion the proposed variation of Conditions 2 & 3 (Approved Plans & Materials) is considered to be acceptable with regards to design and amenity. Therefore the proposal is considered to comply with relevant local and national planning policy and is recommended for approval.

OFFICER RECOMMENDATION : Approve

Case Officer: Stuart Talbot

Recommendation Date: 13/01/2025

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council