

DELEGATED DECISION REPORT

HPK/2025/0458
Valid 01/12/2025

6 HIGH STREET WEST
GLOSSOP

THE INSTALLATION OF AN
AUTOMATED TELLER
MACHINE

(FULL - MINOR)

MAIN ISSUES

- Impact upon the Designated Heritage Asset (Norfolk Square Conservation Area)
- Highways

DESCRIPTION OF SITE

The application site is a retail unit located on a corner plot on High Street West, Glossop. The site is located within the built-up area boundary and within the Norfolk Square Conservation Area. The site is occupied by Fonex, a mobile phone repair business in Class E use.

PROPOSAL

Planning permission is sought for the installation of a new Automated Teller Machine (ATM). This application is assessed in tandem with HPK/2025/0459 which covers the advertisement consent for the signage associated with the ATM.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
EQ 6 Design and Place Making
EQ 7 Historic Environment
CF 6 Accessibility and Transport
CF1 Retails and Town Centre

National Planning Policy Framework

Chapter 2 - Achieving Sustainable Development
Chapter 12 - Achieving Well Designed and Beautiful Places
Chapter 16 - Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None relevant

CONSULTATIONS

Publicity

Site Notice expiry date: 01/01/2026
Neighbour consultation period ends: 23/12/2025
Press Advert: 01/01/2026

Public Comments

No comment

Town / Parish Comments

N/A

Conservation Officer

In summary, the proposed ATM will appear dominant within the existing shopfront and out of keeping with the traditional design of shopfronts which form the established character of the commercial core of Glossop. As outlined above this is considered to result in a minor degree of harm to the character and appearance of the Norfolk Square conservation area. In terms of planning policy this is less than substantial harm (NPPF 215). However, as per the submitted heritage statement some public benefit may be derived from the proposed installation of an automated teller machine (ATM). Therefore, it is recommended that the planning judgment should take the weight of any potential public benefits into account in accordance with NPPF para 215.

Derbyshire County Council Highways

There appears to be no material impact on the public highway and therefore the Local Highway Authority (LHA) has no further comments to make.

OFFICER COMMENTS

Principle of Development

LP 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. The site lies within the town centre, whereby policy CF1 supports proposals which maintain and enhance the viability of the town centre.

The principle of installing an ATM within an existing commercial frontage in Glossop is acceptable, provided that it would sustain and enhance the conservation area.

Design and Conservation

LP Policy EQ 7 states that the council will conserve heritage assets in a manner appropriate to their significance.

The High Peak Design Guide (2018) states in paragraph 6.2 that both traditional or modern shop fronts can be appropriate. However, they should:

- Reflect the character and architectural style of the upper floors and the area generally;
- Maintain the rhythm of the individual buildings in the street
- Be constructed in appropriate materials and have appropriate finishes; and
- Be well proportioned and well detailed.

Paragraph 215 of the NPPF states where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

No. 6 High Street West is a commercial premises located within the commercial core of Glossop. The site has a shopfront of non-traditional material, which appears to be of an aluminium frame with contemporary signage in contrast to the other buildings within this commercial core that are high quality vernacular buildings of stone buildings with timber shopfronts.

Planning permission is sought for the installation of an ATM machine within the frontage of the property, together with associated signage. The proposal involves positioning the ATM centrally within the existing shopfront window, which would require the removal and replacement of the current glazing. The new machine would provide 24/7 access to cash.

Following assessment by the Council's Conservation Officer, it is considered that the ATM would appear visually dominant within the street scene and would result in a degree of harm to the character and appearance of the Conservation Area. However, given the site's location within a busy retail environment, the presence of an ATM is not unexpected and is consistent with the commercial nature of the area. In accordance with the National Planning Policy Framework (NPPF), where a development proposal results in less than substantial harm to a designated heritage asset, this harm must be weighed against the public benefits of the proposal.

The provision of an ATM would offer convenient access to cash for both residents and visitors. While alternative ATMs are available nearby, such as the 24-hour facility at Lloyds Bank and another at the ASDA Express petrol station, these are approximately a 2 - 5 minute walk from the application site. Given the high footfall and concentration of businesses in the immediate area, an additional cash-access point would provide public convenience.

On balance, it is considered that the public benefits arising from improved access to financial services would outweigh the identified less than substantial harm to the conservation area.

Amenity

LP Policy EQ 6 states that all development should achieve a satisfactory relationship to adjacent development and doesn't cause unacceptable effects by reason of vision intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The site is located within the commercial core of Glossop where there are no neighbouring dwellings at ground floor level within close proximity to the site.

Highway Safety

Local Plan policy CF6 relates to transportation and highway safety. The proposal would not give rise to any public or highway safety concerns. It is noted that the Highway Authority raise no objection to the sign. As such the proposed ATM and associated signage is considered acceptable in terms of public and highway safety.

CONCLUSION / PLANNING BALANCE

In conclusion, the proposed ATM with its associated signage is considered to result in a less than substantial degree of harm to the character and appearance of the conservation area. However as a genuine public benefit has been established through improving access to cash, the proposals are considered to be acceptable.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Agatha Dutton

Recommendation Date: 23/02/2026

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council