

9 Bond Court
Leeds
LS1 2JZ

High Peak Borough Council
Buxton Town Hall
Market Place
Buxton
Derbyshire
SK17 6EL

Your ref:
Our ref: J0097252

planningportal@highpeak.gov.uk

10th April 2026

Dear Sir/Madam

PLANNING APPLICATION FOR THE REPLACEMENT OF EXISTING TENNIS COURT SURFACING AND PERIMETER FENCING ON LAND OFF FAUVEL ROAD, GLOSSOP

On behalf of our client, Derbyshire County Council ("the Applicant"), we are pleased to submit a full planning application for the replacement and upgrade of existing sport and recreation facilities located on Fauvel Road, Glossop.

The application seeks permission for the following:

Proposed removal of existing all-weather court and fencing and the installation of a replacement all-purpose hard surface sports court with fencing and all associated engineering operations and ancillary works.

The proposals are detailed on the submitted Site Plan, Location Plan and Perimeter Fencing Elevations (Drawing Ref: 00-101) prepared by Enjoy Design Ltd.

Background

The application site forms part of the wider outdoor recreation facilities at Fauvel Road, with the wider site comprising the following:

- A grass field
- A redgra surfaced field
- A redgra surfaced court

The redgra surfaced court is surrounded by a mesh fence approximately 3m high, all of which are in poor condition and in need of replacement and refurbishment. The facilities appear to be under-utilised, seemingly either caused by or leading to the current poor state of repair.

The existing court forms part of the wider recreational provision at Fauvel Road; however, the surfacing has reached the end of its functional and usable lifespan and now requires renewal to ensure the space remains safe, accessible, usable, and fit-for-purpose.

The fencing around the court has also deteriorated and requires replacement to restore secure and appropriate site boundaries and support active use of the court.

Proposed Works

The proposed works are limited in scope and include:

- The removal of the court's existing surfacing
- The installation of a replacement all-purpose hard surface
- The removal and replacement of the surrounding 3.0m high chain-link mesh fencing, including associated steel posts and gated access points

No new lighting, structures or changes of use are proposed. The works will not materially alter the function, operation, or appearance of the site beyond necessary renewal.

Overall, the proposals are considered to represent necessary maintenance and general improvement works, which are intended to bring the facilities up to a usable standard and which would safeguard the long-term usability and public benefit of the facilities.

Planning Policy Considerations

National Policy

The National Planning Policy Framework (NPPF) (2024) supports the maintenance and enhancement of existing community and recreational facilities, provided works are proportionate and do not result in adverse environmental or amenity impacts. Ensuring ongoing usability of sports facilities aligns with national objectives to promote healthy and active communities.

Paragraph 96 advises that planning “*should aim to achieve healthy, inclusive and safe places which:*

c) enable and support healthy lives, through both promoting good health and preventing ill-health, especially where this would address identified local health and well-being needs and reduce health inequalities between the most and least deprived communities – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.”

Paragraph 98 advises that planning should provide the social, recreational and cultural facilities and services the community needs:

d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community

Paragraph 103 states:

Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities, and can deliver wider benefits for nature and support efforts to address climate change.

Paragraph 104 states that existing open space, sports and recreational buildings and land, should not be built on unless it meets one of the listed criteria, which includes:

b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or

c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

Paragraph 215 of the NPPF directs that:

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.

Local Policy – High Peak Local Plan (Adopted 2016)

The High Peak Local Plan (2016) forms the statutory development plan for the area. The Local Plan sets out the strategic and development management policies to which planning applications must adhere.

Policy EQ7 (Built and Historic Environment) aims to conserve heritage assets in a manner appropriate to their significance.

Policy CF4 (Open Space, Sports and Recreational Facilities) aims to protect, maintain and enhance existing open spaces, sports and recreation facilities, to ensure their continued contribution to the health and wellbeing of local communities. It also encourages improvements to existing recreation, play and sports facilities.

Policy CF5 (Provision and Retention of Local Community Services and Facilities) seeks to maintain and improve local community services and facilities by supporting proposals that protect, enhance or provide new facilities in accessible locations, and by safeguarding land needed to meet current and future community needs.

Assessment

The proposed works comprise essential maintenance and renewal of an existing sports and recreation facility. Refurbishing the disused court will ensure its continued safe, effective, and long-term use as part of the established recreational provision on the site.

The proposal involves the like-for-like replacement of the perimeter fencing and renewal of the court surface using a new all-purpose hardstanding. As such, the overall appearance, scale, and form of the facility will remain largely unchanged. The development therefore preserves the existing character of the site and its surroundings, aligning with Local Plan design principles and safeguarding local amenity. No material change will arise in the use, character, or visual appearance of the site.

The court forms part of the wider public recreational provision at Fauvel Road. Renewal of the surfacing and boundary fencing will restore a safe, functional and accessible facility for community use, supporting Local Plan objectives to protect and enhance local sports and leisure infrastructure.

The proposed works are confined to the existing footprint of the courts and associated fencing. There will be no change of use or alterations to existing access arrangements, and no new lighting or additional structures. It is considered that the proposals will have very limited visual impact, being effectively a like-for-like replacement and therefore no harm to residential amenity or the character and appearance of the surrounding area, including the conservation area.

Undertaking renewal of existing infrastructure rather than introducing new or more intensive development represents a proportionate and sustainable intervention. The works will improve accessibility, safety, and usability while also extending the lifespan of the facility and avoiding the need for more significant construction. This helps to minimise environmental and amenity impacts.

The proposed development is considered to support and comply with national and local planning policies relating to the protection and enhancement of existing sports and recreational facilities.

Conclusion

This full planning application seeks permission for essential renewal and improvement works to established recreational facilities at Fauvel Road, Glossop. The proposals are modest, proportionate and sympathetic to the existing setting, representing a direct replacement of existing facilities while ensuring the continued safe use of the court.

We trust the enclosed information is sufficient to enable validation and determination of the application. However, if you require any further information or clarification, please do not hesitate to contact me.

Yours faithfully



Richard Holliday MRTPI
Associate Partner

