

DELEGATED DECISION REPORT

HPK/2026/0214
Valid 17/06/2026

GLOSSOP COMMUNITY
SPORTS HUB CEMETERY
ROAD
GLOSSOP

INSTALLATION OF EXTERNAL
STORAGE CONTAINER FOR
GRASS PITCH MAINTENANCE
EQUIPMENT.
INSTALLATION OF
SPECTATOR WEATHER
PROTECTION CANOPY.
INSTALLATION OF 2NO.
PITCH-SIDE DUG-OUT
SHELTERS

(FULL - MINOR)

MAIN ISSUES

- Principle
- Design
- Highways

DESCRIPTION OF SITE

The site consists of a number of football pitches, a small single storey clubhouse building and an area of hard standing used for car parking, operated by Glossop North End Juniors Association Football Club (AFC).

The site is located on Green Belt land and lies within the countryside. The site currently benefits from an existing access to Cemetery Road in the north eastern corner of the site.

PROPOSAL

Planning permission is sought for the installation of external storage container for grass pitch maintenance equipment. Installation of spectator weather protection canopy. Installation of 2no. pitch-side dug-out shelters.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

- S1 Sustainable Development Principles
- S1a Presumption in Favour of Sustainable Development

E1 New Employment Development
EQ2 Landscape Character
EQ3 Rural Development
EQ4 Green Belt Development
EQ10 Pollution Control and Unstable Land

National Planning Policy Framework

Achieving Sustainable Development	Section 4
Achieving Well Designed Places	Section 14
Protecting Green Belt Land	Section 13
Conserving and Enhancing the Natural Environment	Section 19

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2019/0273 - Redevelopment of existing sports facilities including new changing facilities/clubhouse and associated car parking, full-size artificial pitch, 2no. grass pitches and relocation of vehicular access. Approved in 2019

HPK/2020/0316 - Variation of condition 2 of application HPK/2019/0273. Approved in 2020

HPK/2020/0531 - Variation of condition 2 following grant of planning permission in relation to HPK/2020/0316. Approved in 2021

DOC/2021/0052 - Discharge of conditions 3,4,6,7,12,13 and 15 relating to HPK/2020/0531. Discharged in 2021.

HPK/2023/0045 - Variation of Condition 14 in relation to HPK/2020/0531 to be amended in order to allow operations to take place on site away from the approved new access point. – Approved in 2023

HPK/2023/0347 - 2no. permanent, non-illuminated entrance signs to be located either side of the vehicular access road. 2000x800 signage boards mounted on 2no. 76mm grey highways grade steel posts. Signage boards fitted to steel posts with standard highways grade stainle. Approved in 2023

NMA/2023/0030- Non material amendment relating to HPK/2019/0273 - Inclusion of pedestrian footpath adjacent to the new access road. Realignment of car parking spaces to suit site arrangement. Inclusion of external storage container (HPK/2023/0329). Approved in 2024

HPK/2025/0206 - Variation of condition 8 in relation to planning application HPK/2023/0045 – Approved 2025

CONSULTATIONS

Publicity

Site Notice expiry date: 31-07-2026
Neighbour consultation period ends: 16-07-2026
Press Advert: 30-07-2026

Public Comments

By the end of the consultation period, one comment of support was received.
“My home overlooks the facilities but I am in full support of this application. It's hugely positive to continue investing in leisure facilities for young people and it serves the wider area. This latest application will allow the club to continue growing and enhance the experience for those that use it; so it has my backing!”

Derbyshire Wildlife Trust

We have reviewed the information submitted including the biodiversity net gain exemption agreement and agree that the application is subject to the de minimis exemption. No impacts on designated sites or protected species are anticipated. As such we have no comments to make on the application.

Environmental Health

I can confirm that High Peak Borough Council, Environmental Health have no observations to make concerning this application.

Derbyshire County Council Highways (summary)

Based on the analysis of the information submitted and a review of Local and National policy the Highway Authority concludes that there would not be an unacceptable impact on Highway Safety or a severe impact on congestion. There are no justifiable grounds on which an objection could be maintained. No objection.

OFFICER COMMENTS

Principle of Development

Policy HC4 (NPPF 2026): Proposals for new and improved community facilities, public service infrastructure and development providing public health benefits

1. Substantial weight should be given to the benefits where:

A) New or improved public service infrastructure or community facilities would be provided.

Policy GB7 (NPPF 2026): The following categories of development are not inappropriate in the Green Belt, and therefore should not be regarded as harmful to the Green Belt or be required to demonstrate very special circumstances:

iv) The provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments.

Policy CF4 (High Peak Local Plan 2016) : Open Space, Sports and Recreation

Facilities, which seeks to protect, maintain, enhance and provide sports and recreation facilities and supports improvements to existing provision.

Planning permission is sought for development which is intended to support the use and maintenance of the existing football pitches. High Peak Local Plan and the NPPF are supportive of development of this nature.

Design

Policy EQ6 states All development should be well designed and of a high quality that responds positively to both its environment and the challenge of climate change, whilst also contributing to local distinctiveness and sense of place. Requiring that development achieves a satisfactory relationship to adjacent development and does 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.

Planning permission is sought for the provision of a steel storage container, spectator canopy and two pitch-side dug-out shelters. The proposed storage container would be located adjacent to the existing car parking area and would provide secure storage for pitch maintenance equipment. The container would be sited on a concrete base within the existing parking area and would measure 6m in length, 2.4m in width and 2.5m in height.

The spectator steel canopy would be installed within the existing spectator area adjoining the artificial grass pitch. The canopy would provide weather protection for spectators and would be fixed to localised concrete pad foundations. The canopy would have a maximum height of 2.3m.

The proposal also includes the installation of two pitch-side dug-out shelters serving the existing grass football pitch. The shelters would comprise a steel frame with polycarbonate roof and rear panels and clear acrylic side panels. Each shelter would measure 4m wide, 1.5m deep.

The proposed additions are ancillary to the established use of the site. Given their modest scale when considering the scale of the site overall and the positioning contained within the site they would not be prominent in wider public views. As such, the proposals are considered acceptable in design terms and would not result in harm to the character and appearance of the surrounding countryside or the openness of the Green Belt.

Amenity

LP Policy EQ6 requires all new development to have a satisfactory relationship with existing land and buildings and protects the amenity of the area, which includes residential amenity of neighbouring properties. Aspects of residential amenity include impacts such as a loss of sunlight, overshadowing and overbearing impacts, loss of outlook, and loss of privacy.

The proposed development would be contained within the existing sports ground and would be situated a sufficient distance from surrounding residential properties to avoid any adverse impacts on neighbouring amenity. Accordingly, the development is not considered to result in overlooking, loss of privacy, overshadowing, overbearing effects, noise disturbance, or any other material harm to nearby occupiers.

Highway Safety

LP Policy CF6 seeks to ensure that development can be safely accessed in a sustainable manner and that all new development is located where it can be satisfactorily accommodated within the existing highway network. Suitable off-street parking provision in accordance with guidelines set out under Appendix 1 of the Local Plan should be provided.

The Highway Authority raises no objection to the proposal, noting that the storage container, spectator canopy and dug-out shelters would not materially reduce parking provision, materially effect existing parking provision or generate a significant increase in visitor numbers. Consequently, no adverse impacts on highway safety or parking availability are anticipated.

CONCLUSION / PLANNING BALANCE

The proposed development is considered to comply with the relevant policies of the High Peak Local Plan and the applicable sections of the National Planning Policy Framework (NPPF 2026). Accordingly, the application is recommended for approval, subject to the conditions set out below.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Agatha Dutton

Recommendation Date: 27/08/2026

X 

Signed by: Ben Haywood

On behalf of High Peak Borough Council