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**From:** planningcomments@highpeak.gov.uk  
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**To:** Planning Comments (HPBC)  
**Subject:** Comment Received from Public Access

**Categories:**

Application Reference No. : HPK/2025/0080 Site Address: Buxton Railway Station Station Road Buxton Derbyshire SK17 6AQ Buxton Comments by: Kate DicksonCreative Heritage Consultants Ltd

From:

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Hardwick Mount  
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Phone:

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Submission: Objection

Comments: I provide these comments as a local resident, regular user of Buxton Station, and a heritage consultant (IHBC) working in the town.

The application concerns the siting of a converted shipping container within the curtilage of a listed structure (station wall) and is just - within Buxton Central Conservation Area. The grey box has garish signage and the appended detritus of a hot food takeaway, including cabling, external gas cylinders and refuse receptacles.

In my professional opinion, this unsightly development causes harm to the setting of the listed structure, and the station as a locally important historic building (non-designated asset). The takeaway signage is not in accordance with High Peak Borough Council's shopfront guidance. The container obscures the historic connection between the station and the listed Palace Hotel, as those arriving by train and exiting the station cannot see the hotel, which was originally built for railway passengers. (Indeed, it obscures the route to the pedestrian crossing and access into the town, visually and physically, currently compounded by the heras fencing associated with protecting the public from the deteriorating condition of the listed wall.)

In my view, the proposal does not preserve or enhance the character of the Conservation Area and causes harm to the significance and setting of designated and non-designated heritage assets. Retrospective consent should not be granted.

Of course, local sentiment is supportive of the business, and the need for refreshment facilities at the station. The Council owns property in the vicinity of the station, such as the black & white timber building on the opposite side of the pedestrian crossing, that could be put to a temporary food takeaway use, prior to redevelopment of the area by Capital and Centric, if it so wished. The rail authorities which control the site and buildings also have it within their powers to rehouse the facility within the station itself, if it is regarded as valuable, subject to planning approval of an appropriate design.

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