



High Peak Borough Council

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Mr Rammo
Apartment 6 Sheldon Court Sheldon
Road
Buxton
Derbyshire
SK17 7TY
Application no: HPK/2025/0080

Determined on: 17/06/2025

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015

REFUSAL OF PLANNING PERMISSION

Location of Development:

Buxton Railway Station Station Road Buxton Derbyshire SK17 6AQ

Description of Development:

Retention of steel shipping container which has been converted into a food retail outlet.

High Peak Borough Council in pursuance of powers under the above mentioned Act hereby **REFUSE** to permit the development described above in accordance with Plans: Location Plan; Site Plan; Parking Provision Plan; Front Elevation; Rear Elevation; Left Elevation; Right Elevation; for the reason(s) specified below:-

1. The steel shipping container, by virtue of its degree of permanence and its unsympathetic appearance, and its highly sensitive and prominent 'gateway' location within the setting of the Buxton Central Conservation Area and the Grade II Listed Buxton Railway Station, results in adverse harm to the setting of the historic environment. The harm identified is "less than substantial", however there are not considered to be sufficient public benefits to outweigh this identified harm in the overall planning balance, in conflict with Local Plan Policies S1, S7, EQ6 and EQ7, relevant Supplementary Planning Guidance, and restrictive national planning policies contained within Chapter 16 of the NPPF, underpinned by Sections 66 (1) and 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.

Informative

1. The Local Planning Authority has where possible worked in a positive and proactive manner with the applicant to address the outstanding planning issues. However, as the application was retrospective, there were no amendments that could be





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incorporated that would achieve an acceptable solution, which has subsequently led to the application being refused.

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council





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NOTES

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
1. If the decision to refuse planning permission is for a householder application, and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
2. If this is a decision to refuse planning permission for a minor commercial application, and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
3. If this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
4. If you want to appeal against your local planning authority's decision for any other type of development, including listed building consents then you must do so within 6 months of the date of this notice Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://acp.planninginspectorate.gov.uk>
5. The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
6. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

