

[REDACTED]

From: planningcomments@highpeak.gov.uk
Sent: 15 February 2026 19:29
To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

[REDACTED] [REDACTED]

Application Reference No. : HPK/2025/0479 Site Address: 72 BUXTON CRICKET CLUB Park Road Buxton Derbyshire SK17 6SN BUXTON Comments by: Dr and Mrs Hodge

From:

64
Park Road
The Park
Buxton
Derbyshire
SK176SN

[REDACTED]

Submission: Objection

Comments: Dear High Peak Planning,

Thank you for your notification of this planned development. Despite engagement with Mr Marsden prior to submission of the application, we regrettably don't feel we have any alternative to object to the planning proposal in its current form.

Our objections are outlined below:

While developing the club's changing facilities is a laudable objective the proposal submitted clearly goes way beyond this. As noted in the accompanying design access and heritage statement this proposal is part of a wider development of the club's facilities and will make the existing changing facilities in the pavilion redundant. The application does not make a convincing argument for why the existing space could not be better utilized or why a small development to the existing pavilion would not meet the needs of the club while having a smaller impact on the environment and the distinctive local character of the conservation area. It is our expectation that the planning committee/delegate will consider this in line with the borough's Adopted Local Plan.

The plans to further develop the pavilion as a social and hospitality space, that this proposal facilitates, is a significant concern given the issues local residents have experienced with external speakers playing loud music during club events. The current pavilion is extremely close to residential properties and is poorly sound insulated making it ill-suited for larger social and hospitality events - use of the current space without consideration of local residents has led to significant noise nuisance and antisocial behaviour including a vehicle becoming stuck in the boggy ground to the west of the proposed development. Recovery of this vehicle and the resulting environmental damage resulted in the need for considerable restoration work by the club. In addition, the proposal of a semi-permanent gazebo seems to suggest that there is an expectation that social events will 'spill out' - meaning doors will be left open and the noise from anything inside will be audible to local residents, potentially late into the evenings. If larger social and hospitality events are planned this will also place increasing pressure on local parking and traffic flow. During match days there is already considerable parking on Park Road resulting in the road from #68 to #17 seeing parking on both sides of the road, effectively reducing the road to a single carriageway. Given that this proposal is presented as part of this wider development we believe these considerations should be considered at this stage as failing to do so has the potential to leave the existing pavilion as a 'white elephant' should future applications be declined with the resulting nett negative environmental impact both in terms of carbon emissions and destruction of habitat.

Regarding the construction of the proposed building, we object to the planned materials. The new building will be wholly within the Park Conservation area. We note the extensive use of uPVC windows and doors and the use of metal sheet roofing. Having had recent experience of a planning application nearby we are aware that local planning officers place a high standard on materials used within the conservation area. Black metal roofing and doors are not present in the local vernacular and are not in keeping with local character (even beyond that of the original 1850s design). Despite the statements to the contrary, we do not believe the current Design Access and Heritage statement reflects a genuine effort to balance the need for development against the impact of the development on the local environment and distinctive local character. While the proposed development's location is at some distance from the nearest public highway the development will be clearly visible from the tennis courts and park road entrance as well as from all of the properties whose rear gardens face onto the cricket ground.

Lastly, we note that in line with the requirement under the adopted local plan, the club have sought to demonstrate a net positive gain in Biodiversity as a result of this development. The proposed mitigation of planting four small trees is of environmental value. However, the area proposed for this planting is the same as the area of very boggy ground that has been left as a wildflower meadow in recent years. Conditions would be worthwhile to ensure that any planting in this area is sustainable (given that sapling failure rates often exceed 80% at 5 years and the ground may not be well suited) and does not detract from the existing habitat that the area provides. Consideration should also be given to ensure that the planting does not cause shading to neighbouring properties at their maximum mature height and does not impede the club meeting their obligations to maintain shared boundary hedges and fencing.

We trust the local planning authority will interrogate these plans fully and uphold the values as set out in the Adopted Local Plan.

Yours Sincerely

Paul and Helen Hodge

Do you really need to print out this Email? Be green - keep it on the screen.

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://www.highpeak.gov.uk/YourData>
