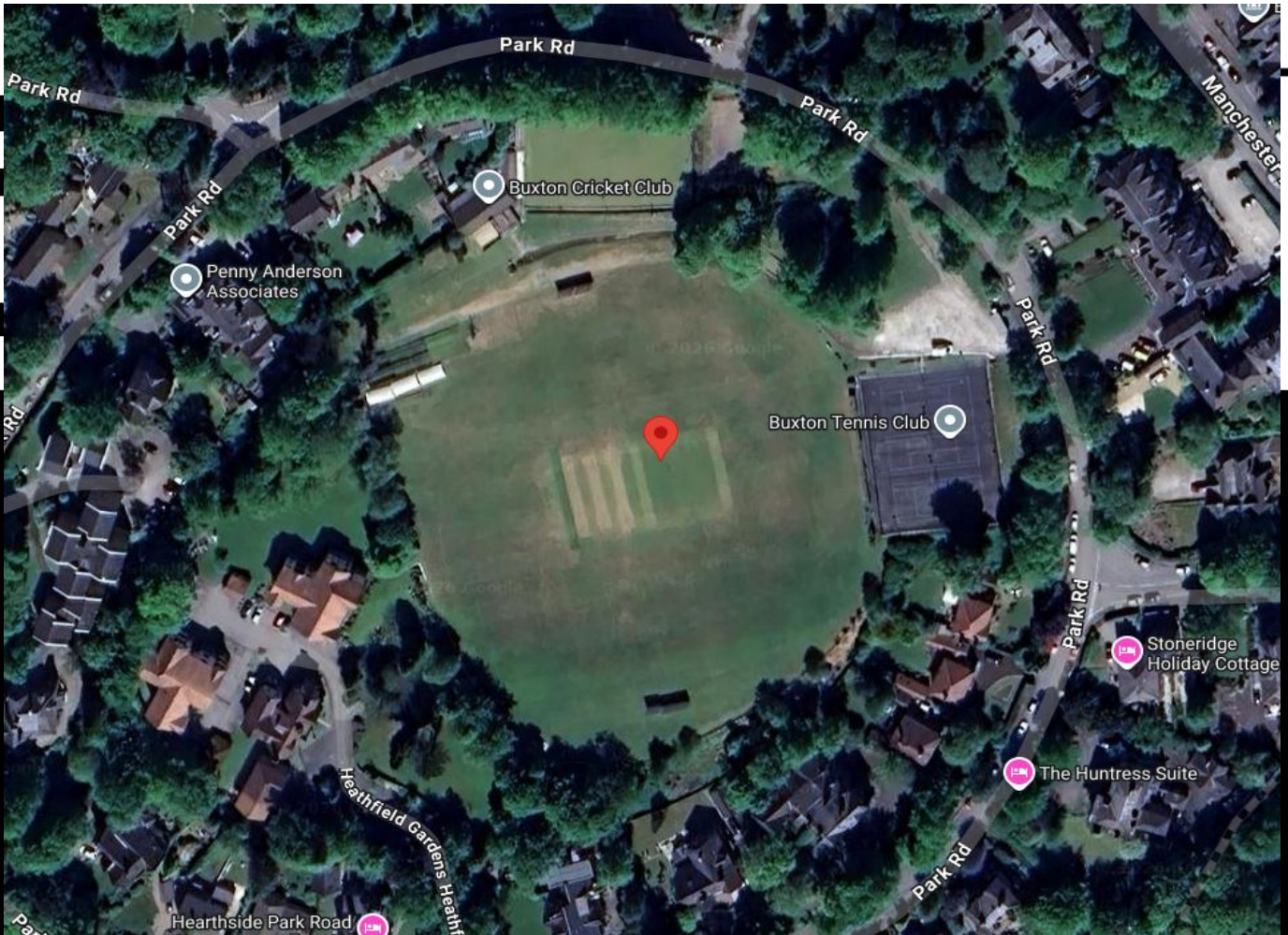




Sent: 27 February 2026 15:03

Subject: RE: HPK/2025/0479 - Buxton Cricket Club, Park Road

Hi Alex,

Thank for sending these through. Please see updated comments as follows:

Principle in terms of heritage impact

The proposed building will be located on the existing raised/terraced embankment with the proposed section showing minimal level changes required to accommodate the footprint. This embankment can be clearly seen on aerial views of the site. Aerial views (attached) show a almost perfect circle of open space which forms the cricket grounds. To the edge the tennis courts, parking, bowling green and existing ancillary cricket building have been place encroaching into the historically planed cricket ground.

The proposed application site remains entirely outside of the remaining inner circle of opening space. While the historical form seen on historical maps (see original comments) will be marginally encroached

upon the modern 'circle' will be maintained. On this basis there may be a small degree of harm to the overall historic interest of the conservation area. In terms of planning policy this would be less than substantial harm (NPPF 215). Para 215 requires this harm to be weighed against the public benefits of the proposal. As the proposal is to increase and/or improve facilities for the Buxton Cricket ground, a local sports facility, this is likely to be considered as public benefit.

National PPG Guidance on public benefit

Para 020 of the NPPG offers guidance on assessing public benefits in regards to NPPF para 215.

Where harm is identified it para 008 of the NPPG states that this harm must first be minimised before public benefits can be properly weighed.

Harmful development may sometimes be justified in the interests of realising the optimum viable use of an asset, notwithstanding the loss of significance caused, and provided the harm is minimised.

Revised plans

The revised plans address previous concerns regarding the inappropriate use of materials, and creates a more appropriate dual pitched built form. The use of natural stone and slate is supported as this is in keeping with the character and appearance of the conservation area. However, a suitable materials and windows condition should be applied to ensure the choice of stone and slate is appropriate.

Conclusions

The revisions provided have minimised the minor degree of harm caused by the siting of the proposed building in accordance with NPPG para 008. While the siting of the building will result in minor degree of harm to the historical interest of the Buxton Park Conservation Area, this is considered to be less than substantial harm in terms of planning policy (NPPF para 215). However, due to the use and function of the proposed structure public benefit may be derived from the proposal. Therefore, it is recommended that the planning judgement should take the weight of any potential public benefits into account in accordance with NPPF para 215.

Recommended Conditions (if minded to approve)

No development above damp proof course shall take place until manufacturer's details (and samples upon request) of the external facing materials (including colour/finish) have been submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be carried out in accordance with the approved details.

Reason: In order to preserve or enhance the character and appearance of the Conservation Area.

Prior to the installation of the windows and doors hereby approved, details of their material, design, specification, method of opening, trickle vent details, method of fixing and finish, in the form of drawings and sections of no less than 1:20 scale, shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out only in accordance with the agreed details.

Reason: In order to preserve or enhance the character and appearance of the Conservation Area.

Kind regards,

Rachel Robinson Conservation Officer

(She/Her)

Development Management

High Peak Borough Council and Staffordshire Moorlands District Council

www.highpeak.gov.uk | Follow HPBC on [X \(Formerly Twitter\)](#) | [Facebook](#)

www.staffsmoorlands.gov.uk | Follow SMDC on [X \(Formerly Twitter\)](#) | [Facebook](#)



You will appreciate that the above is an informal opinion of an officer based on the information provided and does not constitute a formal determination under the Planning Acts.

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>
