

DELEGATED DECISION REPORT

HPK/2025/0479
Valid 26/01/2026

72 BUXTON CRICKET CLUB
PARK ROAD
BUXTON

CONSTRUCTION OF NEW
CHANGING FACILITIES FOR
BUXTON CRICKET CLUB

(FULL - MINOR)

MAIN ISSUES

- Principle of development.
- Character, Design & Amenity.
- Historic environment.
- Highway safety.
- Biodiversity Net Gain and Ecology.
- Arboriculture.
- Flooding / Drainage.
- Nutrient neutrality.
- Ground Conditions.

DESCRIPTION OF SITE

The application site is located within the built-up area of Buxton, within the designated 'The Park' Conservation Area, and to the north-west of the town centre.

The wider site is an existing sports ground comprising of cricket pitch, cricket training lanes, tennis courts, bowls green, and associated club house and car parking.

The wider site is enclosed by residential properties on all sides, with public views into the site achievable from the north-east across the car parking and tennis courts. That being said, the application site does form part of the setting of nearby Listed Buildings and other nearby Conservation Areas, such as 'Buxton Central'.

The site falls within the Nutrient Neutrality SSSI Catchment for the Buxton area.

PROPOSAL

The proposal relates to the construction of a new single storey detached building to the south of the existing club house, to provide changing facilities for home and away teams in addition to umpire and scorer facilities. Associated welfare/amenity facilities such as showers and toilets are also proposed within the building.

It is understood that the condition of these facilities within the existing club house have deteriorated and are no longer fit for purpose, and are no longer compliant with modern safeguarding, accessibility, privacy or gender equality standards.

**RELEVANT LOCAL AND NATIONAL PLANNING POLICIES
High Peak Borough Council Local Plan (2016):**

Policy S 1 Sustainable Development Principles.

Policy S 1a Presumption in Favour of Sustainable Development.

Policy S 2 Settlement Hierarchy.

Policy S 7 Buxton Sub-area Strategy.

Policy EQ 5 Biodiversity.

Policy EQ 6 Design and Place Making.

Policy EQ 7 Built and Historic Environment.

Policy EQ 10 Pollution Control and Unstable Land.

Policy CF 3 Local Infrastructure Provision.

Policy CF 4 Open Space, Sports and Recreation Facilities.

Policy CF 5 Provision and Retention of Local Community Services and Facilities.

Policy CF 6 Accessibility and Transport.

National Planning Policy Framework (December 2024):

Part 2 – Achieving Sustainable Development.

Part 4 – Decision-making.

Part 6 – Building a Strong, Competitive Economy.

Part 8 – Promoting Healthy and Safe Communities.

Part 9 – Promoting Sustainable Transport.

Part 12 – Achieving Well Designed Places.

Part 14 – Meeting the Challenge of Climate Change, Flooding and Coastal Change.

Part 15 – Conserving and Enhancing the Natural Environment.

Part 16 – Conserving and Enhancing the Historic Environment.

Supplementary Planning Documents (SPD):

High Peak Design Guide (2018).

Buxton area character appraisal (adopted April 2007).

Planning (Listed Buildings and Conservation Areas) Act 1990.

Biodiversity and geological conservation: circular 06/2005.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0003/3268 - Extension To Bowling Pavilion – Approved 24/02/1994.

HPK/0003/9467 - Viewing Terrace – Approved 24/08/2001.

HPK/2002/0932 - Floodlighting To 3 Courts – Approved 17/02/2003.

HPK/2012/0488 - Proposed Replacement Of Existing Concrete Block Bunker, Housing Electric Supply Units, With Gritstone Store Serving Same Purpose And Storage Of Equipment – Approved 04/10/2012.

HPK/2015/0574 - Proposed Development of a two lance cricket practice nets facility – Approved 22/12/2015.

HPK/2017/0516 - The proposal is to install floodlights on Buxton Tennis Cub's three courts – Approved 06/02/2018.

CONSULTATIONS

Publicity

Site Notice expiry date: 05/03/2026.

Neighbour consultation period ends: 17/02/2026.

Press Advert: 05/03/2025.

Public Comments

3 written representations have been received from residents, 2 objecting to the proposal, and 1 neither objecting nor supporting. The submitted comment(s) raise the following points:

Objections:

- All those who use the pavilion building are not included in the consultation list, which is a significant gap in the formal consultation.
- An additional free-standing building does not enhance The Park Conservation Area.
- There are 2 old scoring boxes adjacent to the current pavilion, and the impact on the 2 score boxes has not been considered.
- No mention of drainage impacts, such as from the roof of the building.
- The proposal will make the existing changing facilities in the pavilion redundant.
- Alternative options to utilise the existing space or a small development to the existing pavilion would be better.
- Impact on the environment and the distinctive local character of the conservation area.
- Any plans to further develop the pavilion as a social and hospitality space is a significant concern. The current pavilion is extremely close to residential properties and has led to significant noise nuisance and antisocial behaviour.

- 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. Any increase in the level of events will place increasing pressure on local parking and traffic flow.
- Object to the use of materials - upvc windows and doors, and metal sheet roofing.

Neither Object nor Support:

- No objection in principle to improvement of sporting facility, concerns in relation to:
 - Development should be mindful of the character of the Conservation Area, and ensure minimal impact.
 - Laying of services and associated traffic will create disruptive noise. Building should be located nearer to the road to reduce disruption from access.
 - Standing water gathers on the cricket ground after periods of heavy rain. Proposed building may add to this.
 - Possible issues with demand for water, from showers and toilets.

Other Comments

High Peak Borough Council Conservation Officer:

Comments dated 19/02/2026:

- The Cricket ground historically occupied the entirety of the inner circle of Park Road, however, the outer edge of the cricket ground has gradually been turned over to residential developments.
- The scale of the building is considered to have a neutral impact upon the conservation area.
- Metal sheet roofing and reconstituted stone is not considered acceptable within the conservation area.
- The existing clubhouse demonstrates how the use of inappropriate materials can appear out of place when situated within the setting of the Park conservation area, which is characterised by natural stone buildings with slate roofs.
- Alternative materials should be considered in order to avoid harm to the character and appearance of the conservation area.

Comments dated 02/03/2026:

- The proposed building will be located on the existing raised/terraced embankment of 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 open space. While the historical form seen on historical maps 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. 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.
- 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.
- Conditions suggested.

High Peak Borough Council Tree Officer:

Comments dated 23/02/2026:

- No trees will be directly affected by the proposal.
- However, access to the site for materials, construction machinery and services may impact upon the root protection areas of retained and protected trees.
- A pre-commencement condition is suggested requiring the submission of an Arboricultural Impact Assessment, and tree protection measures to be erected prior to and maintained for the duration of the build process.

Comments dated 11/03/2026:

- A pre-commencement condition relating to tree protection measures is suggested. It would be helpful if the access route for materials and personnel and any mixing or storage areas and service routes could be defined.

Derbyshire County Council Highways:

- No objections.
- The application proposes no alterations to the site access(es), or to the on site parking provision.
- The new facilities are not expected to lead to any increase in vehicle movements generated by the club as a whole or to the parking provision required when the site is in use.
- It is considered that the proposal would not be an unacceptable impact on Highway Safety or a severe impact on congestion.

Sport England:

- No objections.
- Sport England have consulted with the England Cricket Board (ECB), who advise as follows:

- The siting of the proposed building is appropriate for cricket use. It is located in close proximity to both the boundary and the practice nets which is good practice. It is also located to the North West of the site which is recommended for cricket.
- The design meets ECB guidance.
- The club have indicated that they have a small amount of existing funds, and that they will be seeking ECB Grant/Loan funding.
- Buxton Cricket Club is a flagship club in Derbyshire for offering equitable playing opportunities and the ECB welcomes their plans to develop appropriate changing facilities to meet the needs of their current and future players.
- The siting of the pavilion would be located in an appropriate location to serve the existing cricket pitch that would not be adversely impacted by the siting of the building.
- Satisfied that the proposed development meets exception 2 of our Playing Fields Policy and Guidance document, in that: 'The proposed development is for ancillary facilities supporting the principal use of the site as a playing field, and does not affect the quality of playing pitches or otherwise adversely affect their use'.

Severn Trent Water:

- Condition and informatives advised.

Buxton Civic Association:

- No objection.
- Consider building design and area vernacular.

Derbyshire Wildlife Trust:

- No objections – conditions advised in relation to landscaping, lighting strategy, capping pipework, and bird boxes.
- A landscaping plan should be used to secure on-site gains in conjunction with the statutory BNG gain plan.
- Low protected species constraints. Low risk of hedgehog foraging the site at night.
- No impact on trees anticipated.

No other written representations received as part of the consultation process.

OFFICER COMMENTS

Principle of Development:

HPBC Local Plan Policy S 1 seeks to ensure the delivery of sustainable development, by ensuring, amongst other things, the effective use of land to meet community needs, protecting and enhancing the boroughs natural and historic environments, and securing high quality design and amenity standards. Policy S 1 seeks to locate new development in line with the boroughs Settlement Hierarchy.

HPBC Local Plan Policy S 2 sets out the settlement hierarchy for the borough. The application site falls within Buxton, which is identified as a 'Market Town', which is an area which will be the main focus for development and growth.

Policy CF 3 seeks to support improvements to infrastructure, services, and community facilities, including the provision of sport related infrastructure in accordance with Policy CF 4.

Policy CF 4 sets out that the Council will seek to protect, maintain and where possible enhance existing open spaces, sport and recreational buildings and land including playing fields in order to ensure their continued contribution to the health and well being of local communities. This will be achieved by, amongst other things:

- a) Resisting any development that involves the loss of a sport, recreation, play facility or amenity green-space except where it can be demonstrated that the loss is associated with an alternative sports provision that would deliver benefits that would clearly outweigh the loss.
- b) Encouraging improvements to existing recreation, play and sports facilities within communities.

The erection of a new building on the site would result in the loss of a grassed area currently associated with the use of the wider site for sports. However, the building would facilitate an enhanced service provision on site to deliver benefits to existing and future sports clubs, through delivering improvements to on-site sporting facilities. The proposal would also not result in the loss of any designated area of 'local green space'.

Therefore the principle of development is considered to be acceptable, subject to all other material planning considerations being found to be acceptable.

Character, Design & Amenity:

The original submission proposed a building with mono-pitched roof, which would have had a maximum height of 3.75m. Concerns were raised with the agent in relation to the originally proposed materials (metal sheet roofing and reconstituted stone), which were considered to represent an inappropriate use of materials which would have been out of place within, and harmful to the character and appearance of, The Park conservation area. The material choice had influenced the building design, such as roof pitch etc.

Consequently revised plans were submitted, resulting in changes to the design of the roof and the materials. It is now proposed to construct the building from natural stone for the walls and natural slate for the roof. The angle of the roof needed to increase to accommodate the slate, which resulted in the roof type changing from a mono-pitch to a dual-pitch. The revised building will reach a maximum height of approximately 3.77m.

HPBC Policy EQ 6 identifies that all development should be well designed and of a high quality that responds positively to its environment, whilst also contributing to

local distinctiveness and sense of place. This will be achieved by, amongst other things, requiring that development contributes positively to an area's character, history and identity in terms of scale, height, density, layout, appearance, materials, and the relationship to adjacent buildings and landscape features.

Policy EQ 6 also requires 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. Development should also take account of national design guidance and Supplementary Planning Documents.

The proposed materials now complement the dominant building material within the vicinity of the site.

The building will be located approximately 30m+ to the south of the nearest residential properties and will be located at a lower land level relative to the rear garden space and dwellings themselves. In this respect, it is considered that the proposed development would not have any adverse effects on the amenity of any nearby property, in respect of impacts from overbearing, overshadowing or overlooking.

Whilst some noise is likely to be generated through the use of the building as a changing facility, this would only be during the use of the cricket ground and in any event would not result in a material change in real terms given that changing facilities already exist on site, albeit no longer fit for purpose. The new building is also located further away from nearby residents than the existing changing building. However to ensure that any disruption to local residents is kept to a minimum it is recommended that a condition be imposed which restricts the working times during the construction phase.

Overall it is considered that the scale, design and siting of the proposed building would not cause any detrimental harm to the character and appearance of the area, nor detract from the character of the street scene. The development is considered to preserve the character and appearance of the conservation area in visual terms, and would not cause harm to the amenity of nearby residents.

Historic Environment:

The Planning (Listed Buildings and Conservation Areas) Act 1990 requires a Local Planning Authority to have special regard to the desirability of preserving the setting of Listed Buildings, and pay special attention to the desirability of preserving or enhancing the character and appearance of a Conservation Area (Sections 66 and 72 respectively).

Paragraph 212 of the NPPF (December 2024) identifies that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Paragraph 215 expands on this, stating that where a development proposal will lead to less than

substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

The application site is located within 'The Park' Conservation Area, which was designated as a Conservation Area in 1980. The Conservation Area Character Appraisal (2007) identifies the planned layout of The Park as being a strong characteristic, with the inner oval of the park having been laid out to be a cricket ground, almost from its inception. The site affords wide panoramic views out over Buxton and to the hills beyond.

The application site is considered to form part of the setting of the 'Buxton Central' Conservation Area, located to the south-east. However it is considered that the design and scale of the proposed building, relative to its prominence and proximity, would have a neutral impact upon the significance of the 'Buxton Central' Conservation Area through development within its setting.

Although the 'The Park – Extension' Conservation Area is located to the north of the site, due to extremely limited intervisibility due to existing built form and established planting, it is considered that the application site would not form part of the setting of 'The Park – Extension' Conservation Area.

There are numerous Listed Buildings within the vicinity of the site, with those closest/being most visible including but not being limited to:

- a) 9-11 Manchester Road (to north-east).
- b) 50 Park Road (to south-west).
- c) St John The Baptist Church spire (to south-east).
- d) Devonshire Spa, Devonshire Dome (University of Derby Campus / Buxton & Leek Collage) (to south-east).

It is considered that the development would not result in harm to the significance of any nearby Listed Building through development within their setting, as the form and function of the cricket ground, and indeed the wider sports provision within the oval within The Park, will remain and be easily understood. It is also for this reason that the proposal will preserve the character and appearance of the aforementioned Conservation Area(s).

The proposal is considered to result in a development which will help the site remain in a use consistent with its conservation, retaining a community sporting function, as advocated by Paragraph 210 of the NPPF (December 2024).

The consultation response from the Council's Conservation Officer confirms that the marginal encroachment upon the inner oval of The Park through the siting of the development, would lead to less than substantial harm to the overall historic interest of the Conservation Area. Paragraph 215 of the NPPF (December 2024) identifies that, in circumstances where a development would lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed

against the public benefits of the proposal. The proposal seeks to deliver improvement to facilities for Buxton Cricket ground, a local sport facility, for use by the wider community. This is considered to be a public benefit of the scheme, which in the planning balance, is considered to outweigh the limited harm caused by the marginal encroachment of the building into the inner oval.

An Article 4 (2) Direction is in place covering 'The Park' area of Buxton. In summary, this relates to the removal of Permitted Development Rights for works falling within Schedule 2, Part 1 (Development within the curtilage of a dwellinghouse), Classes A, C, D, E, F, H, and Schedule 2, Part 2, Class A (erection or demolition of means of enclosure), and Class C (exterior painting). It is considered that the Article 4 Direction, given its scope, is not relevant at this time in relation to the consideration of the proposed development.

Highway Safety:

The proposal will be accessed via Park Road, to the east. There is an existing hard-surfaced car parking area off Park Road, and then an existing hard-surfaced access track from the car park to the proposed building.

It is acknowledged that some impact could possibly be experienced during any construction works, but this impact would be in the short term and is unlikely to detrimentally harm highway safety.

The Council's adopted parking standards sets out the required level of off-street parking relative to the use of a site. In this scenario, applicable standards for outdoor sports grounds, racquet clubs, and bowls (assembly and leisure uses) relate to a set number of spaces per pitch, per court, and per green respectively. The number of pitches, courts and greens remain unaffected by this proposal. In this respect, the off-street parking requirement in policy terms would not change as a result of the proposed building. Accordingly, it is considered that the new building will not impact the overall operation of the existing access and/or parking arrangements.

Comments from the Highway Authority raise no objections to the development, and they consider that the new facilities are not expected to lead to any increase in vehicle movements generated by the club as a whole or to the parking provision required when the site is in use.

Overall, it is considered that the proposal would not have a detrimental impact upon the safety and/or capacity of the local highway network.

Biodiversity Net Gain and Ecology:

Biodiversity Net Gain

Biodiversity Net Gain (BNG) is a mandatory requirement of Schedule 7A of the Town and Country Planning Act 1990, as inserted by Schedule 14 of the Environment Act 2021. All planning permissions granted in England will have to deliver at least a 10% gain in biodiversity relative to pre and post development values. BNG must be

measured using Defra's biodiversity metric and all on-site and off-site habitats will need to be secured for at least 30 years via the use of Biodiversity Net Gain Management Plan.

A BNG Metric has been submitted along with a 'Biodiversity Net Gain Report' (Dated January 2026). The submission identifies that the development will result in the loss of an area of managed species-poor modified grassland. The BNG report identifies the grassland as being a common and low value habitat. To compensate for the loss in grassland, 4x native trees are to be planted to the west of the new building. This would result in a +0.01 gain in habitat units (15.13%).

Ecology

An 'Ecological Appraisal' (Dated January 2026) has been submitted with the application, which involved a site walk over. As identified above, the area where the building is proposed comprises managed species-poor modified grassland. Part 4 (Discussion and Recommendations) of the submitted Appraisal identifies that the planting of native trees to create new habitat would be sufficient mitigation for the loss of grassland, and suggests tree species such as rowan, yew, wild cherry and apple. This is reflected in the above BNG proposal.

The consultation response received from Derbyshire Wildlife Trust (DWT) highlight that a landscaping plan should be submitted in conjunction with the statutory BNG Gain Plan to secure the delivery of on-site habitats. This is proposed to be conditioned accordingly.

Protected Species

Circular 06/2005 (Biodiversity and Geological Conservation) identifies the presence of a protected species as a material consideration when a planning authority is considering a development proposal that, if carried out, would be likely to result in harm to a protected species or its habitat (Paragraph 98).

Paragraph 99 of the aforementioned Circular goes on to identify that it is essential that the presence of protected species, and the extent that they may be affected by the proposed development, is established before planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision. Where there is a reasonable likelihood of a protected species being present and affected by the development, survey(s) should be completed and any necessary measures to protect the species should be in place before any permission is granted.

The submitted Ecological Appraisal identifies that two trees located outside of, but adjacent to, the application boundary of site were considered to provide potential bat roost features. Both trees are located adjacent to the hard surfaced access track.

One tree included a knot hole on the southern aspect, approximately 4m from the ground and a small cavity on a branch on the eastern aspect, approximately 3m from

the ground. However the survey was undertaken from ground level so it is unclear whether these features offer suitable roosting. The submitted report concludes that the proposal would have no direct or indirect impact on the trees, considering that no further surveys are necessary.

Having considered the position, the Council is satisfied with this conclusion. The trees do not require any works associated with the proposed development and are located approximately 60metres away from the proposed building.

The consultation response received from DWT acknowledges that no impacts on the trees are anticipated, but suggests that where any tree felling/branch removal becomes necessary, an aerial survey should be undertaken on tree T1 for roosting bats. As above, it is considered that the tree in question is unlikely to be impacted by the proposed development. Conditions are already proposed in relation to tree protection measures and avoidance of storage under trees, and as such it is considered that this would be sufficient in this instance. However given the likely presence of bats in the vicinity/using the site for foraging/commuting etc, DWT suggested condition in relation to lighting is considered to be reasonable.

DWT also suggest best practice working methods to protect hedgehogs. Their suggested condition in relation to reasonable avoidance measures is considered not to meet the 'six tests' for conditions, especially from an enforceability perspective, and as such is better placed as an informative.

As such, it is considered that the proposed development would not cause harm to any protected species.

Arboriculture:

No trees are located on the application site itself, however trees are present along the north side of the existing access track.

Consultation responses have been received from the Council's Tree Officer, who considers that the use of the access track for movements associated with materials, construction machinery, and installation of services, could impact the root protection areas of the retained trees. Accordingly, the Council's Tree Officer suggests a pre-commencement condition be applied to any favourable consent which requires a Tree Protection Plan to be submitted and approved. The tree protection details should also include details in relation to avoiding storing machinery/materials under tree canopies, and personnel access routes.

The agent has provided their agreement to the use of such a pre-commencement condition.

Flooding / Drainage:

It is proposed to discharge any surface water from the development via soakaway/infiltration, which includes the use of permeable surfacing for pathways

around the building. Foul drainage is proposed to connect into the existing main sewer, as existing.

A point raised within a resident comment is in relation to standing water appearing on the cricket pitch after periods of heavy rain. This would be in an area to the south of the application site, at a lower land level.

The application site is located within Flood Zone 1. Whilst an infiltration based system is proposed for the drainage of surface water, there is no evidence to suggest that the proposal will directly exacerbate any potential existing drainage issues in the local area.

That said, a condition is proposed which requires details to be submitted and approved in relation to surface water and foul drainage.

Nutrient Neutrality:

The application site is located within the catchment of the Wye Valley, which features the River Wye which is a designated Site of Special Scientific Interest (SSSI) and which forms part of the Peak District Dales Special Area of Conservation (SAC). SACs are amongst the most important and sensitive nature conservation sites and are afforded the highest levels of protection under the Habitat Regulations (Conservation of Habitats and Species Regulations 2017 (as amended)).

The Council has been notified that action must be taken to address exceedances of phosphorus in the River. As such, the Council cannot grant consent for development unless it can rule out “likely significant effects” on the SAC. A Habitats Regulations Assessment (HRA) will be required when the plan or project creates a source of water pollution or has an impact on water quality and when it is within the catchment of the SAC. Initially, a screening assessment will be required to consider if “likely significant effects” (alone or in-combination) on the SAC can be ruled out. If not, this will be followed by an “Appropriate Assessment” where the impact of the plan or project is considered in detail.

There are two principal anthropogenic sources of phosphorus in the River Wye: effluent discharges from sewage treatment works, and diffuse phosphorus pollution, mainly in runoff from agricultural land.

Screening Assessment

The proposal is not directly connected with or necessary for the conservation management of a European site. Where all surface water from a proposed development is discharging to an infiltration system (e.g. soakaway or alternative SuDS scheme with 100% infiltration components (that is designed in line with the CIRIA SuDS Manual)), Natural England consider that an insignificant amount of phosphorous, and other pollutants, is likely to reach the River Wye. This is due to the likelihood of pollutants being attenuated within the soil. Therefore the proposal will not risk having a significant negative effect on the SAC either on its own or in

combination with other proposals, and therefore it is not necessary to carry out an Appropriate Assessment.

Ground Conditions:

A technical report has been submitted in relation to ground conditions at the site. This included the excavation of a single trial pit to a maximum depth of 3.35m bgl, in a location to the east of where the new building is proposed. Made ground was encountered to a maximum depth of 0.45m bgl, and comprised of grass over dark brown sandy gravelly topsoil.

It is considered that, given the sites historic established use, and the findings of the report, that this would not pose a constraint to the development of the site. A precautionary approach is however recommended during any development works.

Response to Resident Comments:

The above commentary addresses many of the points raised in comments which have been received from the public. The following is intended to address those points which remain outstanding.

1. It is recognised that there may be some disruption caused during the construction phase of the development as a result of additional vehicle movements, however this would be for a temporary period only and would be unlikely to be significant given the scale of the development proposed.

Any works associated with the construction of the development should follow good practice advice and legislation in relation to reasonable working hours, dust control etc. Should problems of this nature arise these should be reported through the appropriate channels for investigation, such as via the Council's Environment Health team. However it is recommended that a condition be imposed restricting working times to ensure any impact on neighbouring properties is minimised.

2. There is nothing to suggest that the proposal will directly cause issues for existing residents in relation to water supply and/or water pressure. If however matters of this nature arise now or at any time in the future, this would be a matter that residents would need to raise directly with the relevant service provider outside of the planning process.
3. The Council can only assess the application as it has been submitted. Weight cannot be given in this decision making process to speculative developments at the wider cricket site, or how existing spaces may or could be used in the future.
4. Where any issues of noise nuisance or antisocial behaviour are experienced at the site, these should be reported to the appropriate authorities outside of

the planning process, such as via the Council's Environmental Health team, the Community Safety Team, or the police. This application is for a changing rooms facility and the floor plans do not show a social/function room, therefore the scope to use the facility for social events, unlikely a pavilion, is considered to be limited.

There is no evidence to suggest that the proposed development would be responsible for causing issues in relation to noise and/or antisocial behaviour at the site, or exacerbate any issues of this nature if/when they may be experienced at present.

CONCLUSION / PLANNING BALANCE

It is considered that the scale, design and siting of the proposed building would not cause any detrimental harm to the character and appearance of the area, nor detract from the character of the street scene, and would not cause harm to the amenity of nearby residents.

The proposal seeks to deliver improvement to facilities for Buxton Cricket ground, a local sport facility, for use by the wider community. This is considered to be a public benefit of the scheme, which is considered to outweigh the limited harm caused to the Conservation Area by the marginal encroachment of the building into the inner oval.

Comments from the Highway Authority raise no objections to the development, and they consider that the new facilities are not expected to lead to any increase in vehicle movements generated by the club as a whole or to the parking provision required when the site is in use.

Having reviewed all the submitted information, and assessing this against all relevant policies and material planning considerations, within the planning balance, conditional approval is recommended for this application.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Alex Bonser

Recommendation Date: 13/03/2026

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council