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High Peak Borough Council

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Mr Marsden
72 Park Road
Buxton
Derbyshire
SK17 6SN

Application no: HPK/2025/0479

Determined on: 16/04/2026

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

FULL PERMISSION FOR DEVELOPMENT

This permission does not carry any approval or consent which may be required under any enactment, bylaw, order or regulation (e.g. in relation to Building Regulations or the Diversion of Footpaths etc) other than Section 57 of the Town and Country Planning Act, 1990 (as amended).

Location of Development:

72 BUXTON CRICKET CLUB Park Road Buxton Derbyshire SK17 6SN

Description of Development:

Construction of new changing facilities for Buxton Cricket Club

In pursuance of their power under the above mentioned Act, High Peak Borough Council Planning Authority, **HEREBY GRANTS PLANNING PERMISSION** for the development described above subject to the following condition(s):

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason:- To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

- a) Site Location Plan, Dated 26/01/2026.
- b) Proposed Site Layout Plan, Drawing No.02.02 Rev.A.
- c) Proposed Elevations and Floor Plan, Drawing No.03.01 Rev.F.

Reason:- For the avoidance of doubt and in the interests of proper planning, in accordance with the National Planning Policy Framework.

3. No development shall commence until a Biodiversity Gain Plan has been submitted to the planning authority and approved in writing. Development shall be carried out and subsequently maintained in accordance with the approved plan.

Reason:- To comply with paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990





4. 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. The 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.

5. 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 thereafter 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.

6. No development shall take place until a Tree Protection Plan in accordance with BS 5837: 2012, which safeguards trees adjacent to the application site access, has been submitted to and approved in writing by the Local Planning Authority. The approved tree protection measures shall be installed prior to the commencement of development and retained in accordance with the approved details throughout the development phase.

Reason:- To ensure safe tree retention during development.

7. There shall be no storage of any items or materials, or the parking of any vehicles or machinery, within the tree protection zone the subject of condition 6, during the construction period.

Reason:- To ensure safe tree retention during development.

8. No development shall take place until drainage details and plans for the disposal of surface water and foul sewage have been submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be implemented in accordance with the approved details before the development is first brought into use.

Reason:- To ensure that the development provides a satisfactory means of drainage, in order to reduce the risk of creating; or exacerbating a flooding problem, and to minimise the risk of pollution.

9. Prior to the hereby approved development being brought into use, a hard and soft landscaping plan comprising of a planting and management schedule, shall be submitted to and approved in writing by the Local Planning Authority. The soft landscaping scheme shall align with the proposals presented within the submitted Biodiversity Gain Plan and the BNG Report (FPCR, January 2026). All planting, seeding or turfing indicated on the approved landscaping scheme shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.





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Reason:- To ensure the satisfactory overall appearance of the completed development to help it assimilate into its surroundings, and to provide enhancements to biodiversity.

10. Prior to the installation of any lighting fixtures, a detailed lighting strategy shall be submitted to and approved in writing by the Local Planning Authority, to safeguard bats and other nocturnal wildlife. This strategy should provide details of the chosen luminaires, their locations and any mitigating features such as dimmers, PIR sensors and timers. Dependent on the scale of proposed lighting, a lux contour plan may be required to demonstrate acceptable levels of lightspill to any sensitive ecological zones/features. The Strategy should refer to Guidance Note 08/23 - Bats and Artificial Lighting at Night (BCT and ILP, 2023) and explain how proposals have been designed in compliance with this document. The approved lighting scheme shall thereafter be implemented in accordance with the approved details and maintained as such in perpetuity.

Reason:- In the interest of safeguarding nocturnal wildlife, and to protect the amenity of the area.

11. Prior to the hereby approved development being brought into use, details shall be submitted to and approved in writing by the Local Planning Authority in relation to bird boxes to be installed on the building. The bird boxes shall comprise 1No. general purpose bird box to be installed on the northern elevation, and 1No. general purpose bird box to be installed on the eastern elevation. The boxes shall thereafter be installed in accordance with the approved details prior to the hereby approved development being brought into use, and be maintained in perpetuity.

Reason:- To provide enhancements for biodiversity.

12. No construction works shall take place, nor any deliveries taken at or despatched from the site, outside 07:30 hours to 18:00 hours Mondays to Fridays, 08:00 hours to 13:00 hours on Saturdays, and at no time on Sundays or Bank Holidays.

Reason:- To ensure that the residential amenities that occupiers can reasonably expect to enjoy are adequately protected in accordance with Policy EQ6 of the High Peak Local Plan 2016 and paragraph 17 of the National Planning Policy Framework.

Informative

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in Paragraph 39 of the National Planning Policy Framework (December 2024). The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. Revised/additional details were submitted after concerns were raised with the initial submission in relation to materials/design. The Council therefore worked proactively with the applicant/agent as advocated within the National Planning Policy Framework (December 2024) Paragraph 39.

2. The statutory Biodiversity Net Gain objective of 10% applies to this planning permission, as set out in Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. Condition 3 requires details for the 30-year management of on-site habitats to be





submitted (via a 'Discharge of Conditions' planning application) to the Local Planning Authority and approved in writing.

3. Planning Practice Guidance and section H of the Building Regulations 2010 detail surface water disposal hierarchy. The disposal of surface water by means of soakaways should be considered as the primary method. If this is not practical and there is no watercourse available as an alternative, other sustainable methods should also be explored. If these are found unsuitable satisfactory evidence will need to be submitted before a discharge to the public sewerage system is considered. No surface water to enter the foul or combined water systems by any means.

4. Before undertaking any work on site, all applicants must determine if Severn Trent has any assets in the vicinity of the proposed works. This can be done by accessing their records at www.digdat.co.uk

5. Severn Trent Water advise that even if their statutory records do not show any public sewers within the area you have specified, there may be sewers that have been recently adopted under The Transfer of Sewer Regulations 2011.

6. Public sewers and Water mains have statutory protection and may not be built close to, or diverted without consent, consequently you must contact Severn Trent to discuss your proposals. Severn Trent will seek to assist you obtaining a solution which protects both the public sewer and the proposed building.

7. If the development site includes a Vehicle Wash / Petrol Station / Swimming Pool / Industrial Processes, or anything else that may discharge waste other than foul sewage or surface water into the public network, we would strongly recommend the applicant speaks to the Trade Effluent Support Team before requesting a discharge of any drainage related condition. The team can be contacted by email: trade.effluent@severntrent.co.uk

8. Please note for the use or reuse of sewer connections either direct or indirect to the public sewerage system the applicant will be required to make a formal application to Severn Trent Water under Section 106 of the Water Industry Act 1991. You may obtain copies of their current guidance notes and application form from either their website (www.stwater.co.uk) or by contacting their Developer Services Team (Tel: 0800 707 6600).

9. Information in relation to sensitive lighting, based on current 'Institution of Lighting Professionals' guidelines can be found here: <https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/> Designing a lighting strategy in accordance with these guidelines can help ensure there is no harmful light spill from external lighting to avoid negatively affecting bats or any other nocturnal wildlife.

10. All excavations shall be covered overnight or else have an escape ramp installed to prevent entrapment of hedgehogs and other wildlife. All pipework with a diameter greater than 150 mm shall be blanked/capped off at the end of the day and any chemicals shall be stored securely.



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X *J. Colley*

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council





NOTES

1. Approval under the Building Regulations may also be required. Advice in this respect can be obtained by contacting DBCP Limited, Web: dbcp.co.uk; Email: info@dbcp.co.uk ; Tel: [0333 880 2000](tel:03338802000).
2. Where a vehicle is often driven across a grass verge or kerbed footway to and from premises adjoining a highway, the occupier of the premises may, be required to pay the cost of construction of a crossing, and/or may be required to comply with conditions, imposed by the Authority. You should contact the Highway Authority at Derbyshire County Council.
3. This consent is granted subject to conditions and it is the owner(s) and the person(s) responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond. **A fee is payable to us for the discharge of condition. Please refer to our web site : www.highpeak.gov.uk for details.** If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a "condition precedent". The following should be noted with regards to conditions precedent:
 - (a) If a condition precedent is not complied with, the whole of the development will be unauthorised and you may be liable to enforcement action.
 - (b) Where a condition precedent is breached and the development is unauthorised, the only way to rectify the development is the submission of a new application.
4. Other conditions on this permission must also be complied with. Failure to comply with any condition may render the owner(s) and the person(s) responsible for the implementation of the development liable to enforcement action.
5. The permission is granted in strict accordance with the approved plans. It should be noted however that:
 - (a) Any variation from the approved plans following commencement of the development irrespective of the degree of variation will constitute unauthorised development and may be liable to enforcement action.
 - (b) Variation to the approved plans will require the submission of a new planning application.
6. 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.
7. If the decision to refuse planning permission is for a householder application, and





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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. All other types of development have a 6 month deadline for submission of appeals. Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at <https://www.gov.uk/appeal-planning-inspectorate#other-ways-to-apply>. The Secretary of State can allow a longer period for giving notice of an appeal, but he 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 him 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. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

8. 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.

