

Head of Development Services  
High Peak Borough Council  
Town Hall, Market Place  
BUXTON  
Derbyshire  
SK17 6EL

Highway Officer: Jenny Rhodes  
Our ref: HPBC/2026/017619  
Your ref: HPK/2026/0200  
Date: 11 June 2026

Dear Alex Bonser

**TOWN AND COUNTRY PLANNING ACT 1990  
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015  
ARTICLE 18 CONSULTATION WITH HIGHWAY AUTHORITY**

**PROPOSAL:** External alterations to existing commercial premises and change of use of part of ground floor of Bargain Store to form uncover parking area

**LOCATION:** Buxton Discount Centre  
Otters Ole Market Street  
Buxton

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Derbyshire County Council, the Highway Authority acting in its role as Statutory Consultee has undertaken a full assessment of this planning application. Based on the appraisal of the development proposals the Highways Development Management Manager on behalf of the County Council, under Article 18 of the Town and Country Planning (Development Management Procedure) (England) Order, 2015 recommends that the application is **deferred** pending additional information.

The application proposes to change the use of part of the ground floor of an existing Bargain Store to an undercover parking area consisting of 8 parking spaces. The proposal is in association with a separate Planning Application (DET/2026/0012) to determine if prior approval is required to convert the building and a nearby office building to 14 apartments.

The proposed parking spaces meet the minimum recommended size advised by DCC parking guidance and have sufficient space for vehicles to manoeuvre into and out of them.

The red line extends to the public highway providing the undercover parking spaces with a legitimate access to a public highway (Hardwick Square South) across an existing car park and unadopted access road.

There is potential for vehicles using the undercover car park to use the unnamed adopted road that runs along the side of 27 Hardwick Square South to the external car park at the site. This road is constrained by its single car width and restricted visibility at its junction with Hardwick Square South. A form of vehicle barrier at the southern end of this road where it meets external car park is required to prevent additional vehicle movements along the adopted road. I would request that the applicant submits details of such a barrier to prevent the vehicular use of this road. On receipt of such details, further comments will be provided.

Yours sincerely,

Jenny Rhodes  
Transport Development Management

| <b>Date Received</b> | <b>Case Officer</b> | <b>Reviewer</b>      | <b>Date Issued</b>  |
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| <b>5 June 2026</b>   | <b>Jenny Rhodes</b> | <b>Adrian Martin</b> | <b>11 June 2026</b> |