

[REDACTED]

From: planningcomments@highpeak.gov.uk
Sent: 18 June 2026 16:05
To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

[REDACTED]

Application Reference No. : HPK/2026/0200 Site Address: Buxton Discount Centre Otters Ole Market Street Buxton Derbyshire SK17 6LA Buxton Comments by: A Montague

From:
15
Otter Court
High Peak
buxton
Derby
SK17 6ZD

Phone:

Email: [REDACTED]

Submission: Objection

Comments: I wish to object to application HPK/2026/0200.

There are legal and practical issues on the land seemingly designated to provide access and services both during any development and afterwards. The council is aware of historic breaches of planning by the proposed developer which are pertinent to access for this site, therefore I cannot see that any planning can be granted until these are resolved.

Notwithstanding this, and whilst the building may previously have operated as a discount retail store, its significance should not be judged solely on its most recent use. The premises occupy a location and possess characteristics that make them well suited to a range of community, cultural, social and voluntary-sector uses that could benefit the residents of Buxton. Indeed the buildings under this application are probably better suited than many of the current applications for change of use from commercial to residential.

Buxton has experienced a continuing loss of community spaces and non-residential premises through conversion and redevelopment for housing. Whilst additional housing has an important role to play, there is also a need to protect opportunities for community activity, local services and social infrastructure. A thriving town requires more than homes alone; it depends upon the availability of places where people can meet, learn, participate in activities, access services and build community connections.

The application would remove a building that has the potential to accommodate a variety of community-focused uses, including charitable, educational, cultural, recreational or social enterprises. Once converted to residential use, this opportunity is likely to be lost permanently. The loss therefore extends beyond the former retail function and represents the loss of a flexible and potentially valuable community resource.

I am concerned that insufficient consideration has been given to alternative uses for the building. There should be clear evidence that opportunities for community, social enterprise or other beneficial town-centre uses have been properly explored before residential conversion is accepted. In the absence of such evidence, it is difficult to conclude that the loss of the premises serves the long-term interests of the town.

The cumulative impact of converting commercial and community-capable buildings to residential use is gradually reducing the diversity, vitality and resilience of Buxton. Each individual proposal may appear modest in isolation, but together they contribute to the erosion of the facilities and spaces that support community life and help maintain a vibrant town centre.

For these reasons, I believe the proposal represents the unnecessary loss of a building with significant potential community value and is contrary to the objective of creating sustainable, balanced communities. I respectfully request that the application be refused or that further evidence be required to demonstrate why community-oriented uses are not viable before residential conversion is permitted.

Yours faithfully,

Alison Montague, 15 Otter Court

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