

[REDACTED]

From: planningcomments@highpeak.gov.uk
Sent: 25 June 2026 16:27
To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

[REDACTED]

Application Reference No. : HPK/2026/0228 Site Address: Spring Shopping Centre & Land South of Station Road
Buxton Derbyshire Comments by: Stephen
From:

Burlow Road
Harpur Hill
Buxton
Derbyshire

Phone:

Email: [REDACTED]

Submission: Objection

Comments: I am given to understand that you intend on using the land along the side of Buxton Rail Station (II) for the extra 200 parking.

The planning application for this aspect has not appeared but is intended to be part of this application and is considered necessary aspect to be completed before works start.

There are lawful access issues preventing this, even though L G is adamant that, Act Town and Country Planning Act 1990 sec:- 198, 201, 203 does not apply. There are 22 TPO separate orders in place at the front on the land along the side at Palace Road. HPTPO 124 (203 & Penalties for unauthorised works) Confirmed 27 march 1996. HPBC cannot revoke a TPO simply because a landowner wants to develop the site even for yourselves, including their own schemes.

HPBC are required to act as a public authority not the land owner. The land forms the boundary of a Conservation Area Description: Pre- 1974 confirmed I.Nov.1968

A further Conservation Area Description: Confirmed 11 Sept 1989 which both cut through parts of were Block 1 would be but also were the Windsor building and 7 units into down into the existing building (4 on one side 3 on the other) . Within the springs Gardens shopping buildings there is a S106 Agreements order covering all shops, stores and a car park ref: HPK/0001/7342 dated 30 March 1984 Act:- Section 52 of the Town and Country Planning act 1972 date registered 30 March 1984

Engineering works, road widening, new access points, removal of boundary walls listed as (11) lighting columns, signage, and surfacing changes will harm the area.

Under the Nation planning Framework (NPPF), a car park is classed as:

Inappropriate development, to approve it, HPBC needs to demonstrate (VSC)

This is considered as being highly unlikely since Car Parking convenience never meets it.

All of which is available within HPBC.

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