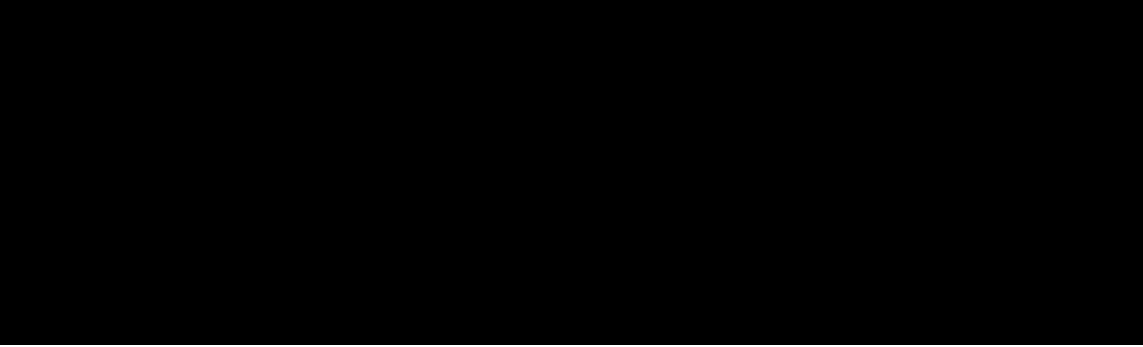


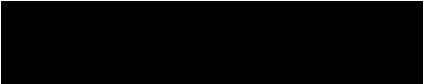


Application Reference No. : HPK/2026/0228 Site Address: Spring Shopping Centre & Land South of Station Road
Buxton Derbyshire Comments by: Kay Williams

From:

20 Green Lane

Buxton
Derbyshire
SK17 9DP



Submission: Objection

Comments: I object to the planning application for the following reasons:

1. The submitted plans and elevations differ substantially from those shown at the public consultations, primarily with hugely increased residential accommodation, much poorer materials and design of the elevations and roof structures.
2. HPBC should not determine this application because they are an interested party. It should be determined by an independent body.
3. The parking is wholly inadequate. One space will be required to each residential unit plus replacement of the existing parking for the town centre and Waitrose so at least 700 parking spaces are required.
4. Waitrose's position must be protected. Waitrose are of prime importance to the town centre and the shopping centre and they need to be consulted particularly with regard to parking and operation during the construction. We lost M&S because of parking. That can't happen to Waitrose.
5. The requirement for that number of residential units is not proven or validated.
6. The elevations are too high and will impact excessively on the historic Buxton scenscape.
7. The materials proposed in the planning application bear no similarity to those demonstrated at the public consultations and which still remain in the promotional literature. Absolute clarity should be provided.
8. The external elevations should reflect the historic materials used in Buxton ie stone.

I am surprised at Historic England's support of the scheme and would suggest that they may not have fully taken on board what is proposed in the application.

I would be happier to support a revised scheme which is far more in keeping with the vernacular architecture of Buxton, provides adequate car parking and protects the interests of Waitrose.

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