

[REDACTED]

From: planningcomments@highpeak.gov.uk
Sent: 22 July 2026 22:17
To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

Categories: [REDACTED]

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

From:
22 ORIEL COURT

DERBY

DE1 2FW

Phone: [REDACTED]

Email: [REDACTED]

Submission: Objection

Comments: Parking Provision

I object because adequate replacement parking has not been demonstrated.

The proposals remove approximately 422 centrally located parking spaces and replace them with substantially fewer spaces, many of which are dependent upon separate planning applications and future infrastructure.

Buxton serves a large rural catchment area and attracts significant visitor numbers throughout the year. Many residents, visitors, older people and those with mobility impairments rely upon convenient town-centre parking.

Permission should not be granted until replacement parking is fully approved, deliverable and available.

Highway and Engineering Concerns

I also have concerns regarding the highway and engineering implications associated with the proposed replacement parking arrangements.

These include:

- access arrangements across existing parking areas;
- alterations to the Palace Road and Station Road junction;
- excavation adjacent to a steep embankment;
- potential impacts on protected trees; and
- the creation of a new vehicular route where pedestrian access currently exists.

The cumulative effects of these works have not, in my view, been adequately demonstrated and should be subject to detailed scrutiny by the Highway Authority before any decision is made.

Wider Public Interest

These applications should also be considered in the wider context of recent changes affecting Buxton town centre.

The proposed disposal of Buxton Museum and Art Gallery and the proposed sale of Buxton Town Hall have generated considerable public concern. Many residents regard these buildings as important elements of Buxton's civic identity and heritage.

The prospect of disposing of significant civic assets while relocating public functions into a predominantly private redevelopment raises legitimate questions about stewardship, transparency and public confidence.

Although these matters may not, in themselves, determine the planning applications, they form an important part of the wider context in which the proposals should be assessed.

Conclusion

For the reasons set out above, I respectfully request that the Council refuses planning permission unless it is satisfied that the proposals comply with the statutory duties imposed by sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework and the High Peak Local Plan, and that the development would

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