

DELEGATED DECISION REPORT

HPK/2025/0476
Valid 05/02/2026

MCDONALDS
RESTAURANT LTD
STATION ROAD
BUXTON

INSTALLATION OF PARKING
CAMERA (AUTOMATIC
NUMBER PLATE
RECOGNITION (ANPR)) AND
ASSOCIATED SIGNAGE.

(FULL - MINOR)

MAIN ISSUES

- Principle
- Design
- Highways Impacts

DESCRIPTION OF SITE

The application site comprises the existing McDonald's restaurant on Station Road, Buxton. Formerly occupied by an Aldi supermarket, the site was redeveloped following the demolition of the previous building, with the McDonald's restaurant becoming operational on 10 September 2025. The eastern boundary of the site adjoins Charles Street and is situated immediately adjacent to the Buxton Hardwick Extension (Bridge Street and Ashwood Park) Conservation Area.

PROPOSAL

Planning permission is sought for the installation of Parking Camera (automatic number plate recognition (ANPR)) and associated signage.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
S7 – Buxton sub area strategy
EQ 6 Design and Place Making
CF 6 Accessibility and Transport
DS22 - Station Road and Spring Gardens Regeneration Area, Buxton

National Planning Policy Framework

Chapter 6 - Building a strong, competitive economy
Chapter 12: Achieving well-designed places

Supplementary Planning Documents

Buxton Design and Place Making Strategy SPD 2009
High Peak Design Guide 2018

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

- HPK/2025/0477 - Advertisement Consent for the installation of Parking Camera (automatic number plate recognition (ANPR)) and associated signage. – Decision Pending.
- HPK/2022/0300 - Demolition of existing supermarket and erection of freestanding restaurant with drive-thru facility, car parking, landscaping and associated works, including Customer Order Displays (COD) and play frame at ALDI, Station Road, Buxton. – Approved 2023

CONSULTATIONS

Publicity

Site Notice expiry date: 02-07-2026
Neighbour consultation period ends: 03-03-2026
Press Advert: N/A

Public Comments

No comment.

Archaeology

The proposals will have no archaeological impact.

Network Rail

Network Rail Ltd has no objections.

Severn Trent

Severn Trent offer no objection however have made recommendations for drainage conditions.

Cadent Gas

Offer no objection however suggest an informative which will be added upon approval.

Conservation Officer (summary)

The proposed camera and the majority of signage proposed will be located within the site, with little visibility from outside of the site. One sign, on a new pole, located near the site entrance may be visible from the surrounding street scene. The sign will be located on a 3m pole and be 600mm by 800mm. It is considered that this will not impact upon the nearby heritage assets due to the limited size of the proposed signage. On this basis there are no heritage objections to the proposed parking camera and associated signage.

Derbyshire County Council Highways

There appears to be no material impact on the public highway and therefore the Local Highway Authority (LHA) has no further comments to make.

OFFICER COMMENTS

Principle of Development

Policy S1 of the High Peak Local Plan requires development to make a positive contribution towards the sustainability of communities, support existing infrastructure and services, maintain a high standard of amenity and be appropriately designed.

Policy CF1 seeks to maintain and enhance the vitality and viability of town and local centres, as defined on the Policies Map, in accordance with their function, role and scale as set out in Policy S2 (Settlement Hierarchy), and to meet identified development needs.

Paragraph 85 of the National Planning Policy Framework requires planning decisions to help create conditions where businesses can invest, expand, and adapt.

The application seeks planning permission for the installation of an Automatic Number Plate Recognition (ANPR) parking camera and associated signage. The proposal represents a minor operational development intended to assist in the management and enforcement of parking arrangements at the site. As such the principle of development is acceptable, being related to an existing business.

Visual Amenity

The PPG advises: "Amenity" is not defined exhaustively in the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. It includes aural and visual amenity (regulation 2(1)) and factors relevant to amenity include the general characteristics of the locality, including the presence of any feature of historic, architectural, cultural or similar interest (regulation 3(2)(a)).

Section 12 Paragraph 135(c) of the NPPF states that development should be sympathetic to the character and history of the area, while not restricting change.

LP Policy EQ 6 states that all development should be well designed, of a high quality and respond to the areas character, history and scale.

The Council's Design Guide for Signs advises that advertisements should be sensitively designed and located so as to complement their surroundings and avoid visual clutter.

The proposal includes the installation of a single ANPR camera mounted on new pole measuring 3m in height adjacent to the vehicular access from Station Road. The camera would face the site entrance/exit to record vehicle movements associated with the operation of the private parking management system.

The entrance sign would measure 0.8m in height and 0.6m in width, on a pole 3m in height, positioned adjacent to the vehicular access from Station Road. The sign informs motorists upon entering the site that the car park is private land, reserved for McDonald's customers, subject to a 90-minute maximum stay, and monitored using ANPR technology. Four similar signs would be distributed throughout the car park and mounted on a combination of existing lighting columns and 2 new poles (3m). The signage would be non-illuminated and meet the standard expectations for parking signage regarding the style. Largely the proposals would leave the street scene unaltered. Although the conservation area lies immediately to the east of the site, for the above reasons it is considered that the signs would not have any adverse impact on the setting of the conservation area.

The proposed signage is limited to what would reasonably be required for the operation of the ANPR parking management system and to adequately and fairly inform customers. Consequently, the proposal is considered to comply with the general design principles contained within the Council's Design Guide for Signs, Policy EQ 6 of the High Peak Local Plan and the NPPF.

Amenity

Section 12 Paragraph 135(f) of the NPPF states that development should create places with a high standard of amenity for existing and future users.

LP Policy EQ 6 states that all development should achieve a satisfactory relationship to adjacent development and doesn't cause unacceptable effects by reason of vision intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The signs are not to be illuminated and as such would not give rise to any light pollution nor would the proposed signage give rise to any public safety impacts. Therefore given the scope of the proposed works, they are not deemed to give rise to any unacceptable impacts upon neighbouring amenity in accordance with Local Plan Policy EQ6 and national policy contained within the NPPF.

Highway Safety

LP Policy CF6 seeks to ensure that development can be safely accessed in a sustainable manner and that all new development is located where it can be satisfactorily accommodated within the existing highway network. The proposed Parking Camera and advertisement is considered acceptable in terms of highway safety. All proposals are contained within the site and would not interrupt the safe

flow of pedestrians or vehicles. Derbyshire County Council highways have confirmed they have no objections to the proposed works.

CONCLUSION / PLANNING BALANCE

The proposed installation of a parking camera and associated signage is considered acceptable in terms of design, amenity and highway safety. It is considered that the proposals accord with the relevant policies put forward in the Local Plan and the NPPF. Therefore this application is recommended for approval.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Agatha Dutton

Recommendation Date: 17/07/2026

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council