

Barber, Teresa

From: Planning (HPBC)
Subject: FW: 2016/0450 and 0451 10 and 12 Market Place Chapel en le Frith

From: Mark Strawbridge
Sent: 13 October 2016 17:09
To: Williamson, John
Cc: 'stella walters'; 'Nigel Webb'
Subject: 2016/0450 and 0451 10 and 12 Market Place Chapel en le Frith

Dear John

I apologies for chasing you over this application but the applicant is very concerned about the level of objection to what is a wholly sustainable and desirable development proposal. I await your further consideration and a call.

In the interim, I have had another chance to look at the representations relating to the proposed micro-pub and would make the following points, in no particular order:

1. The majority of the objectors do not live in the area and will not be affected by this or any other development in the Market Place.
2. Market Place is a town centre location with a town centre environment, night time economy etc.
3. Vitality is part of the character of the Conservation Area the proposed use seeks to maintain and enhance this. An estate agency is not a use that is associated with vitality; in other circumstances the LPA have sought to control such uses precisely because of the impact on shopping areas and town centre viability and vitality.
4. The character and appearance of the Conservation Area is in part dependent on drinking/eating establishments and other non-residential uses with residential interspersed.
5. The café next door is licensed and has, as far as can be ascertained, no constraints on its opening hours. The micro pub will be no different in impact.
6. Blaming past anti-social behavior on a use that has yet to commence is illogical to the point of absurdity. Anti-social behavior related to drinking is a product of ineffective management, in general terms.
7. The rear door of the property serves the flat upstairs at present and will continue to do so.
8. There is no trade waste associated with the micro pub. Bottles will be kept inside for washing and recycling. The waste management will be no different in effect than the previous use as an office.
9. Your council's website proudly trumpets that HPB is 'open for business' and that entrepreneurs will be given every opportunity to establish, flourish and hopefully succeed. Please view this application in the light of that promise.

Regards

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