

Staden Park Bungalow,
Staden Lane,
Buxton,
Derbyshire.
SK17 9RZ

16/05/2018

Application: HPK/2018/0152

DEMOLITION OF EXISTING WORKSHOP AND CONSTRUCTION OF 6
NEW B1/B8/WORKSHOP UNITS TO EXISTING COMMERCIAL SITE TO
THE REAR OF THE BUNGALOW, STADEN LANE

Dear Sir/Madam,

I am writing to strongly object to this planning application on the grounds that it is in very close proximity to my property, and would like the following points to be taken into consideration:

Staden Park Bungalow has existed as a residential property from approximately 1910, "The Bungalow" as it is also known can be viewed on Ordinance Survey maps in the public domain dated from the 1920s. The house was designed and built when a much larger plot of land (now incorporating the majority of the Industrial estate highlighted as the Primary Employment zone in the Local Adopted Plan 2016) belonged to the owner of the property; it is a square footprint that has large windows and panoramic views to all sides. The three entrances to the property lie on the north-west, north-east and south-west, there is no entrance on the south-east side adjacent to Staden Lane itself, therefore it is not front-facing as stated in the design and access statement that accompanies this planning application.

My family purchased the house and site on which this application is based in 1988; in 2005 the property was split into a commercial site and a residential site. Upon purchase of the property in 1988, Staden Lane and its current industrial site were Greenfield sites; the developments seen today and allocation of land in the High Peak Adopted Local Plan 2016 are extensions to a much smaller original industrial site that was proposed as "light industrial" in 1988. Prior to extensions of Primopost/Americk Packaging/Saica Flex (1994, 1995, 1998, 1999, 2000, 2001, 2002, 2003, 2007, 2008, 2011, 2012, 2013, and 2017), the residential property enjoyed uninterrupted panoramic views of Buxton and its surrounding countryside and a great deal of privacy. The emergence of an Industrial estate has resulted in this privacy being diminished significantly; building to the rear of the property would have an adverse impact on the quality of life of Staden Park Bungalow's residents.

From 1988 to 2018 only one method of written communication has formally been used by High Peak Borough Council to inform the owners of Staden Park Bungalow that a planning application has been filed and invite them to consultation – that of the above mentioned planning application. The received communication has been dated 27/04/2018 but was not received by post until 10/05/2018. Therefore this is the first formal comment and objection received from an owner, relative, or resident of Staden Park Bungalow in 30 years.

From 1988 to approximately 2008 the land to the rear of Staden Park Bungalow possessed a HGV operator's licence and supported the family haulage business. During this time all vehicles driving into and out of the site were strictly controlled by myself and Mr Keith Wood – signs were placed on-site to ensure the safety of children playing around the areas of the house, noise disturbances were kept to a minimum by ensuring that all HGV vehicles were loaded when leaving before 7am, gates were in place and our family dogs were resident to audibly warn of possible intruders and thus minimise the risk of crime and theft on the site. Working hours from 1988 to 2008 were limited to 5am to 5pm on weekdays and 5am to 2pm on Saturdays. Since 2008 the site has supported the family business by providing a workshop and storage for vehicle works; movement on the site, noise and all materials have been strictly controlled by the owners of Staden Park Bungalow. Working hours since 2008 have been limited to 6am to 5pm Mon-Fri and 8am to 2pm on Saturdays respectively. Positive relationships with owners of surrounding properties also ensured that the privacy, quality of life, wellbeing and living conditions of those resident at Staden Park Bungalow were suffice.

The documentation provided in this application implies that the owners of Staden Park Bungalow have been comfortable living next to an industrial development; I quote the design and access statement:

“designed to keep the dwelling as private as possible – bearing in mind it has sat next to an established commercial site for many decades”

As explained in the above paragraphs this is not the case – Staden Lane was not established as a commercial site to the extent as it is now, the owners of the property have not been given the opportunity to object to large-scale developments as no written communication was received from the High Peak Borough Council prior to approval and building works. Furthermore, the height of the units (5875mm or 19ft) when placed in such close proximity the house is imposing, will block out natural sunlight and sit at a height higher than the patio/decking area, thus further impacting on the privacy of residents.

“the proposed development will make this a much improved context between the two”

I ask the planners to consider whether building B1/B8 units directly next to a house that has been established for almost 100 years, is surrounded by countryside to its north-east and has a plethora of factories and small industrial units to all other directions can be considered an “improvement”.

Application form: Observations of the application form dated 01/03/2018 raise the following issues:

- The use of a B1 workshop unit must be carried out *“without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit”*.

The above cannot be guaranteed as in section 22 of the application it is stated that the six B1 and B8 workshop units are intended for sale or rental, furthermore the companies and intended use are not known at this stage.

- Waste storage and collection is to be provided by three commercial euro bins

The location of the bins on the block plan is on the border with the my property; if the companies who will be purchasing or renting properties cannot yet be ascertained, the nature of the waste storage and collection – which may include hazardous materials – may not be suitable, particularly when being placed directly next to a residential property. I suggest that an alternative location is sought for the waste storage and collection.

- Vehicle parking for a total of 6 Vans and 12 cars

The parking allocations have been based on an estimate of 6 full-time and 6 part-time employees to the entire site. Observations of traffic trends and parking on Staden Lane suggest that commercial units of this site often exceed this number of employees; there is no consideration of where additional vehicles will park. If visitors and employees intend on parking on Staden Lane, the space for vehicles to proceed further up the lane towards the other existing residential properties will not be sufficient, as the lane becomes noticeably narrower. Furthermore, the applicant has stated that Articulated HGV's will be instructed to reverse onto the site using a 'hammerhead' or 'stub' arrangement. Although practical for the site-plan this will involve reversing from what is now a much more public highway, thus raising concerns for public safety. In addition, the use of reverse alarms will create excess noise on my property, particularly if HGV's are attempting this manoeuvre during unsociable hours.

- Foul Sewage

The application form indicates that foul sewage will be disposed of using the mains sewer system. As far as I am aware, this site is not connected to a mains sewer but to an external septic tank located off-site. This factor also bears an impact on the assessment of the development's flood risk.

- Trees and hedges

The application form states that there are no trees or hedges on the site, therefore a tree survey is not required. Upon purchasing the property in 2015, Balfe Building and Construction Ltd instructed the removal of numerous Leylandii trees that ran along the border of the site and Primpost (now Saica

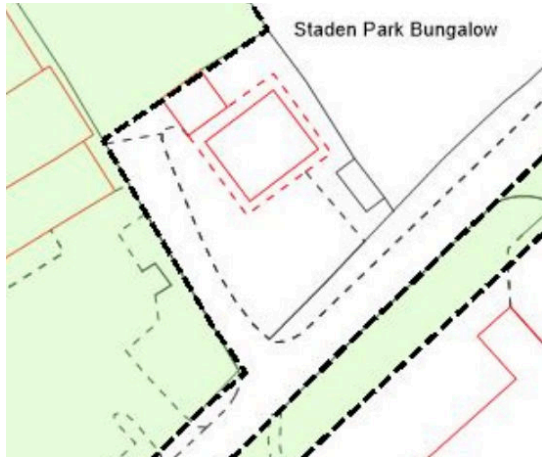


Figure 1: Protected Trees area (sourced from the High Peak Interactive Planning Map).

Flex); these trees had been planted in 1990 to provide privacy and reduce the carbon footprint of the site, their height exceeded 20ft and subsequent stem diameters were greater than 7.5cm. The location of the trees was within a local protected tree area (see Figure 1).

No consultation with the owner of Staden Park Bungalow was sought on this matter prior to felling trees, the recommended permissions and 6 weeks notice were not sought from High Peak Borough Council. There are currently two further trees on the

site that provide privacy to Staden Park Bungalow from the commercial yard. Photographic evidence of the trees prior to this incident can be obtained from by request.

- Trade Effluent

The application indicates that there is no requirement for the disposal of trade effluents or waste, yet the usage of the units has not yet been defined. If the need does become apparent, this may negatively impact upon the living conditions and health of residents at Staden Park Bungalow.

- Hours of opening

Hours of opening have not been made clear, this may have an impact on my family as vehicles could be using the driveway that runs alongside the residential property during unsociable hours, thus creating noise disturbances. It must be observed that similar units on Staden Lane are now being used by the public and have unsociable hours (PT Corner for example). In addition, many of the 20+ units on the land to the side of the Railway bridge are of a similar nature to those in this application and are being used by the public during unsociable hours, visits to the yard owned by D.G. Bradshaw during most evenings would confirm this. Incidentally, there are a lot of units in this yard that are unused, which begs me to question the real need for this development.

- Industrial or Commercial Processes and Machinery

The six units will be used for sale or rental; the applicant cannot confirm the activities and processes carried out on the site. Nor can the applicant confirm or deny that this will have an effect on the living conditions of local people (residents of Staden Park Bungalow or Staden Lane in general).

The next section of this objection highlights potential risks and impacts to the residents of Staden Park Bungalow should this application proceed:

- **Living conditions and loss of privacy:**



Figure 2: Access drive and house

The wellbeing and living conditions of the residents will be affected by increased use of the driveway that runs alongside Staden Park Bungalow, the house has large windows as it was designed to maximise the views of the area before it was commercially developed – any passing traffic or pedestrians will have direct visual sight of the house's lounge and four bedrooms that are on two sides of the property. In addition, the patio

area to the rear of the property will be in full view of those working on the development, the lawn area to the front is also used for play by my grandchildren; both areas would be affected by this development. As mentioned in the opening section of this objection, the site in its current state has been used for the family business; employees on the site have been long-term employees whom the family know and trust, the predominant factor in this application is that this relationship will be absent with the proposed development – my family would not welcome strangers who are able to view the property, its gardens and thus have an insight to their home and daily lives.

Images of the driveway and its proximity to the house can be seen in Figures 2, 3 and 4.

As can be clearly seen, a great deal of privacy will be lost from the house; the erection of a tall fence to create a new boundary will not only block out natural sunlight but would also lose the only remaining panoramic view from the house.



Figure 3: View of the house from the drive

Further images can be found in Figures 4 through 9 to ensure that the planning committee fully understand the invasive nature of the proposed development.



Figure 4: view of lawn area from drive



Figure 5: view of the house from planned C8 (car parking space)



Figure 6: view of the house from planned V1 (van parking space)



Figure 7: View of the site from the house's decked patio area



Figure 8: view of the development site from the fence



Figure 9: View of the development from the Veranda (proposed car parking)

- **Noise, smell and air pollution:**

Already impacted by the pollution of surrounding industry (Saica Flex in particular), the residents have made numerous complaints to the council (to no avail) regarding the smell of solvents, pollutants and chemicals that are apparent both inside and outside of the property; as this application does not specify a use for the units it can not be assured that in the future risks to health will not be increased through industry on the site through the use of hazardous materials.

- **Light pollution:**

Although not mentioned in planning, it can be assumed that some form of street and security lighting will be added to the development; this again will have an impact on my property. There is already an excess of street and flood lights in use on Staden Lane, including floodlights attached to the rear of Saica Flex's property that dazzle Staden Park Bungalow, more lighting from the rear of the property would become a nuisance and thus negatively impact the wellbeing and living conditions of my family.

- **Traffic Issues:**

Increased traffic to the development will have to pass directly in front of the residential property as previously noted. Despite being a developed area, Staden Lane has a 40mph speed limit that is relatively excessive; a greater potential for noise, pollution and a health and safety risks is therefore posed. As noted in earlier paragraphs, the impacts on the living conditions and privacy may also be linked to an increase in traffic alongside the residential property. The planners must also be aware that there have been structural issues with the small railway bridge on Staden Lane; traffic is directed one vehicle at a time through the centre of the bridge, a visit to Staden Lane during working hours will confirm that this traffic instruction is not always adhered to.

- **Crime and theft:**

Crime and theft have increased statistically higher on Staden Lane than many other areas of Buxton since the expansion of the Industrial estate. Notable thefts are that of Capella Manufacturing (19/11/2013) during which a family were held at knife-point and instructed to escort the burglars to their premises on Staden Lane, where burglars stole a significant amount of precious metal. Thefts on Staden Lane are not limited to large-scale manufacturers; in 2015 a private storage unit belonging to a local band was burgled, thousands of pounds worth of musical instruments and a car were stolen.

A search on www.police.uk reveals a high number of burglaries (4), thefts (3), incidents of violent behaviour (2) and antisocial behaviour (2) on the industrial estate of Staden Lane since January 2017. It could be argued that building storage units next to a residential property will expose my family to an increase in theft and burglary close our property; not to mention the potential for armed burglars to assume that we have keys and access to the units in question. I would not want my 18 year-old daughter or visiting grandchildren to be put in such danger.

I thank you for your time and hope you will give my objection some serious thought,

Miss Susan Goodwin.
(Owner of Staden Park Bungalow)