

Substantive response of the Local Highway Authority (LHA) to a planning application consultation received from the Local Planning Authority (LPA).



Local Planning Authority: Head of Development Services
High Peak Borough Council
Town Hall, Market Place
BUXTON
Derbyshire
SK17 6EL

Application Details

Application Ref : HPK/2022/0376

Proposal : This proposal is to bring this empty hotel building back to life with the creation of 20 apartments. The existing frontage is retained unaltered and there are two small extensions to the rear elevation

Site : GROVE HOTEL
GROVE PARADE
TERRACE ROAD
BUXTON
SK17 6AJ

General Details

Planning Case Officer : Rachel Simpkin
Applicant : AH2 Buxton Limited

Substantive response provided in accordance with article 22(5) of the Town and Country Planning (Development Management Procedure) (England) Order 2015:

Advice to LPA

The proposal seeks the conversion of an existing hotel to form 9no one-bedroom flats and 11no two-bedroom flats.

The proposal doesn't include any off-street parking provision to serve the proposed flats which is not ideal, however, Grove Hotel doesn't benefit from off-street parking and there is insufficient space within the site to provide off-street parking provision.

The site is located in Buxton town centre in the vicinity associated facilities with availability of public transport on the A515 and Station Road etc, and the site is in

walking distance from Buxton Train Station, therefore, it is not considered that residents of the proposed flats would be reliant on the use of motor vehicles.

There are instances of on-street parking on the surrounding highway network that could accommodate some parking for residents and there is a number of public car parks located around Buxton.

It is considered that the provision of cycle storage would be beneficial to the proposed development, which the applicant may want to consider.

Accordingly, the Highway Authority does not consider the proposal to be detrimental to highways safety. In view of the extant use of the site the lack of off-street parking provision would not be a sustainable reason for a highway objection, therefore, the Highway Authority has no objections to the proposal.

LHA Details

Date Received	Case Officer	Reviewer	Date Issued
6 October 2022	Jamie Bradbury	Jamie Bradbury	18 October 2022