

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
Date: 02 January 2023 11:14:03

Application Reference No. : HPK/2022/0521 Site Address: 32 Portland Hotel St Johns Road Buxton Derbyshire SK17 6XQ Buxton Comments by: madeline hallhpbccouncillor

From:

39
Park Road
Corbar
Buxton
Derbyshire
SK17 6SQ

Phone:

Email:

Submission: Neither

Comments: Invited consultees include councillors for Central ward. The Portland Hotel is in Corbar ward. I comment as councillor for the ward and as a near neighbour of the property.

The application is for change of use from the current C1 hotel to C3 use as holiday lets. Whilst the business decision behind this change request is for the property owners, I note that recent conversion of a nearby HMO into holiday lets may make further provision superfluous or unprofitable.

The detailed application claims that the ten proposed living units comprise affordable housing as defined in the updated NPPF definition:

¿Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers);

¿Affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government¿s rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).¿

I question whether the proposed change of use complies with the claim to contribute to Buxton¿s stock of affordable housing.

With regard to the planned internal reconfigurations:

- a) the two basement units have limited natural light - might be acceptable for short stays but not for longer lets;
- b) some bedrooms are below kitchens - floor and wall insulation against noise transfer will need review.

I would welcome confirmation that planning approval for such a conversion and change of use is conditional on observance of building control measures.

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