
From: planningcomments@highpeak.gov.uk
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To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : HPK/2023/0005 Site Address: Buxton Press Ltd Palace Road Buxton Derbyshire SK17 6AE Buxton Comments by: Chris Payne
From:

Palace Road
Corbar Ward
Buxton
England
SK17 6AF

Phone:

Email:

Submission: Objection

Comments: Comments on planning application HPK/2023/0005

This application is to change the existing parking from 40 to 27.

My first comment is that this variance should be heard by the planning committee rather than decided by a planning officer.

One of the reasons for this application appears to be that a piece of plant has been built on and at point C that was previously allocated as parking. This plant appears to have been constructed without asking for planning permission to vary at the time. So rather than the drive to reduce parking being a bi-product of less people working at the plant this is in fact the cause of the loss of 5 spaces in that area

The other reason appears to be that the area marked as A on the site plant is being increasingly used for storage and the arrival of larger delivery trucks relative to the situation that existed when HPK/0003/7709 was granted. Whilst the claim that there is a safety need for forklift trucks to manoeuvre might be true it would not explain the storage of materials that also prevent the trucks from fully reversing into the bay and overhanging the road.

It is likely that some form of permission will be granted as otherwise the plant may be impacted operationally as the loading bay is now not big enough for the type of trucks delivering relative to the size of those in the previous application. It is also unlikely that the plant in area C will be moved although the council should question when and why this happened without permission.

I also question the assertion that the reduction parking from 40 to 27 spaces is sufficient for people working and visiting the plant as cars and vans are regularly parked on double yellow lines and pavements for people both working at and visiting the plant. The parking wardens do not visit regularly enough to stop this behaviour although tickets were issued to 3 vehicles parked opposite the plant in the W/C Mon 12th March.

In being considered by the planning committee a number of factors should be considered and work commenced to make adjustments for the residents of Palace Road. This may require officers to be instructed to work with DCC and Buxton Press to enable these

1. Removal of 1 parking space in Palace Road to allow delivery vehicles to exist the loading bay without mounting the pavement. Currently they swing onto the pavement to miss the last car in the public parking area. This has resulted in a step on the telegraph pole to be damaged where a vehicle hit it. This as well as retaining walls being compromised due to the weight of the vehicles and vibration when they drop back of the pavement.
2. Creating a no loading/no waiting zone outside 1 & 3 palace road to enable those properties some quiet enjoyment without having to continually challenge drivers.
3. Work with Buxton Press on a solution to the number of large vehicles using Palace Road as a waiting area, which often obscures sight lines and creates hazards, particularly during school drop off times. The Lorry Park at Sylvan Park could be used as a bunker with vehicles called to site when needed
4. Require Buxton Press to stop using Zone A as a storage area which would allow 2 smaller rear loading vehicles to be in the loading bay at any one time
5. Change single yellow to double yellow line outside the Cairn, Palace Road and add no waiting/loading.
6. Increase the number of traffic wardens visiting Palace Road
7. Buxton Press to advise drivers to move on from Palace Road after deliveries are concluded. All too often they move from the loading bay and then park up for a break. Again on double yellow lines and pavements.
8. Work with DCC to repaint the existing lines and reinstate the 'keep clear' marking at the junction of Palace Road and Station Road.

8. In the longer term the council regeneration department should consider the options for redevelopment of the site to include the railway land at the rear, the telephone exchange (which will be closed in the next 5 years) and the Sorting Office based on the intentions of all those land owners and their businesses. As an example the eventual closure of the telephone exchange might enable a vehicle bunkering area for the press.

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