
From: planningcomments@highpeak.gov.uk
Sent: 17 April 2023 11:35
To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : HPK/2023/0046 Site Address: GARAGE AND LAND TO REAR OF 1 NEW COTTAGES
Grinlow Road Harpur Hill Buxton Derbyshire Comments by: Rory Shafto

From:
02
Grinlow Road
Ladmanlow
Buxton

Phone:

Email:

Submission: Objection

Comments: My name is Rory Shafto and I live at Number 2 New Cottages.

I am listed as one of the consultants for application HPK/2023/0046

I have opted to object at this stage as I am not confident that all implications of the application have been considered.

I would ask that you take the time to read my comments, Where I will do my best to be objective, and those times I consider myself or my comments to possibly be subjective, I will do my best to highlight these.

The topics I would like to cover are listed as follows:

1. Business growth
2. Size of business
3. Total amount of intended business(es) to be run from the proposed site
4. Operating hours
5. Local council incentives
6. Previously denied applications
7. Waste disposal

8. Wear and tear of shared access for business use

9. House price considerations

10. None consulted residents

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First and foremost, I would like to highlight that I am not against a small business owner attempting to expand their business and create jobs as well as opportunities for others. In fact, I wish Dave (Firefly) all the best in that regard.

In this instance, I would endeavour to ask and highlight the diligence required to establish if this is, in fact, the best location for that business.

I will also highlight that neither the applicant (Mrs. Alison Heathcote) nor the owner of the business that this location will utilise (Dave of Firefly), reside at or near the application location.

1. Business growth: Dave has made it clear that his business has grown in the last few years. From one single van and a few employees, with seemingly infrequent deliveries. To a threefold increase in employees, number of working vans, deliveries, and employee personal vehicles that now, even daily, use the area and shared access that residents use.

I could not find records on companies house for the actual number of past or current employees or the business turnover for the last few years to account for if this location could support the same growth in the future, or any more expansion of the business for the time after this application is processed.

2. Size of business: I would ask that someone who's more educated in the council's employ for this specific field, account for if the size of the business, its employees, waste, vehicles, deliveries, and traffic use are in fact suitable for this residential area.

3. Total amount of intended business(es): Dave has shown interest in running multiple businesses from the location. This would potentially include a caravan or camper cleaning and possibly maintenance or conversion services. These would possibly be run from the garage located on site. I'm unclear if, then, more storage would need to be added to the location to free up space within the garage, which is sometimes used to store materials for the current business.

I would ask that someone who's more educated in the council's employ for this specific field account for if the application supports this multiple use of business and again, its implications to sections (1), (2), (3), (4), (5), (7), (8), and (9) as highlighted in this document.

4. Operating hours: Personally, I have been woken up on a number of occasions by the sound of vehicles, workers, and the operational readiness a business like this would need to start the day (moving and stacking of equipment into and out of vans, morning discussions, etc.).. This can happen before 8am in the morning, regularly.

5. Local Council Incentives: I would ask that someone who's more educated in the council employ, someone for this specific field. If there are any incentives for the applicant to allow them to expand and support their business in an established part of Buxton, that would better be able to cater for any expansion and growth that the business may have. For example, Harper Hill is only a few minutes away and would seem an ideal candidate.

6. Previously denied applications: There have been applications to build houses in the location adjoining the proposed site of this application. These failed for a number of reasons, including and not just limited to the complete disapproval of the residents of Grinlow Road, but also major concerns from bodies such as Nestle and the Highway Agency, amongst others.

I would ask that someone who's more educated in the field of employment by the council investigate if there is any possibility that the approval of the business use application of this site would in the future allow for the easier passing of a home application. If this is the case, I would suggest that this be conveyed to the residents for their consideration when deciding to support this application.

7. Waste disposal: I am aware that there have been issues raised about the disposal of waste from the business (Firefely) at this location. Such as the burning of dangerous materials as well as the improper disposal of the materials at the location. I understand this matter was closed to the satisfaction of the council. But I would highlight that there has been evidence to confirm that this has not been maintained. Which does raise a cause for concern going forward. I have attached evidence of this.

I would ask that someone who's more educated in the field the council employs investigate to see if the intended site supports a business of this size, or potentially larger, and if the retention and disposal of materials from that business are in fact acceptable for a residential area.

8. Wear and tear of shared access for business use: With the points highlighted in sections (1), (2), and (3), I would ask that someone who's more educated in the council's employ investigate if the increased traffic from the business, its vehicles, its employee vehicles, and deliveries is accounted for in the upkeep of the shared access road. Which the residents are responsible for. Businesses using this shared lane and the access in front of the houses for business use, benefiting and profiting from it at the expense of the residents, is something we have to actively manage at our own expense. I will also highlight and provide evidence at the bottom of this document that large delivery vehicles will back down the lane in order to deliver and gain access to the site. This is something that was highlighted by the highway agency when planning permission was sought in Section (6).

9. House price considerations: I would ask that someone more educated in the council's employ for this specific field investigate if the points highlighted in (1), (2), (3), (4), (6), (7), & (8) would potentially have a negative effect on the house prices for residents, especially considering the intended rural nature of the location.

10. None consulted residents: I am aware that there are residents that have voiced their concerns over this application. They do not appear to be represented on the application in any format. I am aware that these communications were actively delivered to the council and would ask where these concerns are and why they are not represented.

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My final concern is speculation that backing this application would make it more difficult for those homes in Section (6) mentioned earlier to be built. This could have been something indicated to residents to effectively 'sweeten the pot'.

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