
From: planningcomments@highpeak.gov.uk
Sent: 30 May 2023 14:29
To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : HPK/2023/0023

Site Address: 23 The Willows Day Nursery Park Road Buxton Derbyshire SK17 6SG Buxton

Comments by: Madeline Hall HPBC Councillor, Corbar

From:

39

Park Road

Corbar

Buxton

Derbyshire

SK17 6SQ

Phone:

Email:

Submission: Objection

Comments: Other neighbours have raised concerns about the proposed plans for creation of six living units in a modestly sized building set within a small plot of land. I do not repeat them here, but support the objections, particularly those relating to over-development. I write to present objections around potential Airbnb use of any, or all, of the new apartments.

The application for change of use and conversion of The Willows - formerly a private day nursery - to apartments does not specify whether any or all of the proposed apartments are intended for long-term residents or short-term lets, including Airbnb lettings. I believe that the applicants must be asked to specify the intended use.

Some of the proposed apartments are very small. Those proposed for the basement are mean and light-starved: good enough perhaps for a holiday let where tenants are out and about, not conducive to a reasonable domestic life in the longer-term.

The Department for Levelling Up etc is currently consulting on introduction of a requirement that Airbnb hosts will have to obtain planning permission to turn their properties into short-term lets under plans to crack down on nuisance holiday rentals. (A problem that has pushed local people out of 'cherished' towns and villages, says the Levelling Up Secretary, Michael Gove.)

Local authorities will be able to opt out of using such controls, but councils in tourist hot spots are expected to take full advantage to stop residents being squeezed out of holiday towns. HPBC has exercised its right to require planning permission for change of use for HMOs to Airbnb, or similar, provision. An extension of that right is likely to be adopted when and if available.

The changes would not apply retrospectively, meaning only hosts looking to enter the holiday let market would be affected. In the case of The Willows, broad planning permission for apartments now would afford immediate, and permanent, permission for offering the properties as short-lets.

I believe that this application should be considered for rejection on grounds that it represents significant over-development. Fewer flats, of a size that people might occupy full-time, would meet the needs of Buxton better and still provide an opportunity for the current owners to profit from the development.

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