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

Categories:

Application Reference No. : HPK/2023/0189 Site Address: High Peak Halls Bridge Street Buxton Derbyshire SK17 6BB
Buxton Comments by: H Whaley
From:

Macclesfield Road
Buxton
Buxton

Phone:

Email:

Submission: Objection

Comments: The proposed development would be contrary to the council's own local plan which says no development should be permitted that either directly or indirectly negatively affects tourism.

There has been huge public investment in the Crescent Hotel via DCC & HPBC and by the heritage lottery fund so any new proposal in the town must ensure that this investment does not suffer from a downturn in visitor numbers due to the planned proposal.

The proposed development will affect amenity in the area by limiting access to the play park and gardens if there is a perception of risk due to large numbers of males gathering in parks who will have no other recreational options or the possibility of employment.

There is an existing problem of anti social behaviour in Spring Gardens as evidenced by the police issuing short term dispersal notices last year. A sudden and significant increase in population in that same area would suggest that extra police presence is likely to be required and the council should ensure that they can provide that before permission is granted to go ahead with the proposals

If occupied to capacity, the increase in numbers will be in excess of 1% of the existing population, an event that has obviously not been planned for, and seems disproportionate to the Town's size and ability to support.

The student population who formerly occupied the building would have been net contributors to the local economy a key reason initial planning permission was given as it was in line with the LP to support the growth of the town's economy. If by changing the occupation of the building it is no longer providing this financial contribution it clearly represents a change of use.

The building would have been ideal as Conference accommodation and help in this way achieve the aims of the council in its LP to increase overnight visits to Buxton as part of its bid to support Buxton's tourist trade and local economy.

Planning permission was granted when the accommodation was built for the housing of a temporary student population who had support from student services. The new occupants would have to rely on the town's existing infrastructure which is already struggling especially with access to a GP. Already one of our surgeries is in special measures with pressures growing on remaining surgeries to take new patients.

Overall there has been a lack of transparency in the planning application itself- no details of type of occupancy eg for asylum or otherwise .

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