
From: planningcomments@highpeak.gov.uk
Sent: 10 October 2023 22:24
To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : HPK/2023/0328 Site Address: Portland Nursing Home 8 Park Road Buxton Derbyshire SK17 6SG Buxton Comments by: Simon Whiteley

From:

Park Road
Park Road
Buxton

Phone:

Email:

Submission: Neither

Comments: Comments on planning application HPK/2023/0328 for conversion of 8 Park Road to 13 apartments & 29th September 2023.

Bins.

Adequate waste disposal bin storage needs to be provided for the 13 apartments

Parking at 8 Park Road & close by on Park Road.

The Transport Statement document recommends 20 parking spaces but only 13 are accommodated within the plans as shown.

Park Road has unrestricted parking & is close to the town centre, so is used by many for parking whilst in the town or staying at nearby hotels guest houses, B&B's & air B&B's over a weekend. For this reason the parking at the entrance/exit to 8 Park Road will be full of parked cars parked up to the entrance of 8 Park Road on most week days & weekends between 9am & 5pm making it difficult to park close by. Not having sufficient parking spaces at 8 park Road will exacerbate this situation further & put further pressure on parking on Park Road.

Park Road is on the ambulance route from the ambulance station on Park Road, so ambulances on emergency calls with blue lights flashing commonly pass by 8 Park Road, which with cars parked on both sides of the road, makes for difficult / dangerous pedestrian crossing & vehicle access to properties.

The development thus needs to consider more parking space provision within the property.

Cycling & the provision for a secure Cycle store for all residents.

As a mitigating circumstance to the fact that the site can only accommodate 13 parking spaces, the Transport Statement document makes reference to the fact that the site can be accessed by bike & that a network of cycle routes exist around Buxton. In this regard cycle storage should be provided.

Access to supermarkets.

The Transport Statement document states that Aldi & Waitrose are close by, mitigating the need for car ownership, however, Aldi is moving out of town shortly, so transport will be needed to shop there.

Summary & Conclusion.

In summary I support the change of use to C3 with the proviso that the flats are not used for short term holiday or air BnB lets, however, the parking, refuse + recycling & cycle storage facilities proposed are inadequate for the number of apartments proposed.

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