

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
Date: 22 July 2024 11:39:18

Application Reference No. : HPK/2024/0280 Site Address: Tea on The Green 3 Green Lane Chinley
Derbyshire SK23 6AA Comments by: L Sowerby
From:

Lower Lane
High Peak
Chinley

Phone:

Email:

Submission: Objection

Comments: I am objecting to the application as it currently stands. I do not feel it is an accurate and full application reflecting the intended use of the building.

The applicant is requesting change of condition, yet hasn't submitted an application for change of use. The use currently in place is for a cafe with opening times of 10am-5pm (M-F), 10am-4pm (Sat), 11am-3pm (Sun, BH). It is clear from the applicants own branding and social media that the intended use will be that of a wine bar / bistro with live music and a side note of small plates - not a cafe. See HPK/2014/0381

Aside from the lack of the necessary planning application for change of use to 'sui generis' I object to the extent of the variation being proposed.

The opening times proposed will have a significant impact on residents amenity - namely from noise disturbance. This is a residential area and given the layout of the surrounding areas to 3 Green Lane, the noise will carry in several directions impacting a large number of neighbouring residents. Noise continuing to 11 and 11.30pm is not appropriate for the area. This is confirmed by the planning conditions enforced by HPBC on The Green Lane Social directly opposite 3 Green Lane. They too operate as a wine bar/bistro, offering small plates, with their operating times restricted and class usage 'sui generis', 9am-9pm (M-Sat), 9am-4pm (Sun/BH) - See HPK/2019/0373. This runs successfully and mitigates the risk of noise nuisance for the neighbours. I think that this model would be more suitable for 3 Green Lane and offers a fair and consistent approach.

Parking in the vicinity of 3 Green Lane is already inadequate and doesn't meet the needs of the established businesses. There will be staff, patrons and deliveries associated with the new wine bar/bistro, all requiring either parking or loading/unloading space. The time restrictions on the parking bays on Green Lane and outside the Lower Lane shops will not provide enough time for staff during their shifts and therefore puts additional pressure on the nearby side roads and streets.

Should the upper floors be run as Air BnB or other letting style (rumour, not confirmed) - again, there is little to no parking provision for such operation.

The impact the proposals will have on the neighbours should not be dismissed.

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