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

Categories:

Application Reference No. : HPK/2024/0318 Site Address: 103 Green Lane Buxton Derbyshire SK17 9DH Buxton
Comments by: Darren Woodwrd

From:

104
Green Lane
Burbage
Buxton

SK17 9DH

Phone:

Email:

Submission: Objection

Comments: I object to the proposed change of use as it is out of character for the area, will have a detrimental effect on the local neighbours and the proposed limited use of the kitchen facility is clearly a first step to a more wholesale change of use at a later date.

The original decision under HPK/2021/0122, to change the use of 103 Green Land from residential to office accommodation, was granted on the condition that it "was solely for the purposes of office accommodation and for no other purposes, for the residential amenity of the adjacent neighbour".

Paragraph 130 of the NPPF states that "planning should create places with a high standard of amenity for existing and future users".

This new application to change use to allow the use as a commercial kitchen, is clearly at odds with this requirement. A commercial kitchen will need to have an extraction system installed, venting outside the building.

The plans submitted with this application make no reference to any extraction system.

Where these will be installed?

Where will the extraction system vent outside?

What will they look like?

Will they be in keeping with the conservation area and the historic nature of the building?

How noisy will they be?

What filters will be installed to prevent smell?

Any extraction system will directly impact on the neighbouring property, which would be at odds with the requirements of paragraph 130 and the decision of the previous planning officer.

There is also the question over how the food produced in the kitchen will be moved to the main building. There is currently no direct access from 103 Green Lane to the main Pooles Cavern building, and the plans do not show any alteration to allow access. This would suggest that food will have to be moved via Green Lane. Raw ingredients will also have to be taken to 103 Green Lane to be used in the kitchen

The previous decision was that there would be no impact to the immediate neighbours from "comings and goings" as vehicles would be parked in the main carpark. If a vehicle is used several times a day to take food to the main building and food delivery vehicles are arriving on a regular basis, this will clearly have an impact on the immediate neighbours.

A recent non material amendment, NMA/2024/0017, was granted to increase the height of the existing garage to allow for the storage of a new utility vehicle. Again, the regular "coming and going" of this vehicle, is at odds to the previous change of use decision, which stated all vehicles would be kept in the existing main carpark.

The cost of installing a commercial grade kitchen in 103 Green Lane is at odds with the proposed limited use of making soup and cake. Given the recent licence for evening entertainment and alcohol sales, it is reasonable to assume that this change of use request, will soon be followed by another, allowing for the use of the kitchen in the evenings to match the entertainment and to produce a wider range of foods.

Had the Buxton Civic Association been fully open and transparent on their original change of use application, regarding their long term plans for 103 Green Lane, I would have objected to that application. The fact they were not transparent and have followed that application with a number of small amendments or other non planning changes, all done deliberately without consultation with the neighbours and now this change of use request, it is clear that the BCA are trying to achieve by stealth, a change to their business that they would not otherwise achieve through the planning system.

I also object to this application on the basis that High Peak council have failed to followed the required procedures. Despite 104 Green Lane being listed as a consultee by the planning department, I have not been contacted by the planning department, either for the first or second consultation period.

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