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

Application Reference No. : HPK/2024/0318 Site Address: 103 Green Lane Buxton Derbyshire SK17 9DH Buxton
Comments by: Martin and Anne Willey

From:

103a
Green Lane
BUXTON
BUXTON
Derbyshire
SK17 9DH

Phone:

Email:

Submission: Objection

Comments: RESPONSE to PLANNING APPLICATION HPK/2024/0318

From Martin and Anne Willey 103a Green Lane, Buxton SK179DH

OBJECTION to the granting of Planning Application HPK/2024/0318

PREAMBLE

We are the residents and owners of 103a Green Lane, Buxton SK179DH, the property immediately adjacent to 103 Green Lane, the subject of the application.

We are members of and supporters of BCA, the applicant organization which owns 103 Green Lane and have a good relationship with BCA. We know BCA to be an organisation that is committed to maintaining the heritage and enjoyment of life in Buxton.

HISTORY

BCA bought 103 Green Lane in 2021 and sought change of use from Residential to Office Accommodation to which we did not object. Permission was granted for Class E (g)(i) use with the important rider -

and for no other purposes in Class E of the Town and Country Planning (Use Classes Order) 1987 (as amended)

This limited the use of the premises strictly to office use.

The Reason for the rider was

In the interests of the highway safety, off road parking provision and the residential amenities of the adjacent neighbour.

Our property 103a Green Lane is clearly the adjacent neighbour mentioned in the reason and is in close proximity to 103 Green Lane having been built in the garden of 103 in 2010/2011. The kitchen area that is proposed for use in food preparation is less than 3m from the boundary to our garden sitting area and is on the elevation nearest to our property.

The building was not fit for office use when the Change of Use was granted over three years ago and is only shortly coming into use following refurbishment. The Applicant is now seeking a Change of Use before the original permission has even been implemented.

REASONS for OBJECTION

We are strongly opposed to the Application because it goes against the clear decision made in 2021 and there is no justification for such a change. The rider in 2021 was clearly included to protect the amenity of our property and this Application seeks to remove or dilute that protection.

The current application requests a change in that condition and its rider in order to allow the commercial preparation of food in the kitchen of 103. When the Applicant mentioned the proposal to prepare food in 103 to us, it was to produce scones. This application has broadened the proposal to cakes and soups. The Applicant has recently written that he expects that any permission granted would not specify the foodstuffs permitted allowing a wide range of food to be produced, very different from the original 'scones' mentioned and completely unacceptable. We are very concerned that any relaxation of the 2021 restriction could, overtime, lead to a significant change in the nature of the use of 103.

We also have Environmental Health concerns over the suitability of the kitchen for commercial cooking. As is stated in the applicant's Heritage Statement supporting the application, the kitchen would also to be used by staff to prepare drinks and warm up lunches, etc for their own use. We note from the plans of the building that the kitchen

is a through route for employees moving between different parts of the office accommodation and the toilets and for those entering the building which could include outdoor workers and dogs. We believe that the dual use of the kitchen and the through passage of personnel would make it difficult to meet the Environmental Health requirements for commercial food preparation.

Apart from the specific permissions issue, we also believe that, bearing in mind the location of 103 Green Lane in a residential conservation area, the proposed changes are inappropriate and inconsistent with what was envisaged when BCA purchased 103.

CONCLUSION

We have a number of concerns over the application of which the major issue is our objection to any dilution of the restriction in the 2021 granting of change of use and the rider which was placed on that in the interests of the protection of the residential amenities of our property and residence.

We hereby register our objection to the Application HPK/2024/0318

Martin and Anne Willey 29th August 2024

103a Green Lane, Buxton SK17 9DH

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