

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
Date: 02 January 2025 10:34:32

Application Reference No. : HPK/2024/0449
Site Address: 49 Otterhole Close Buxton Derbyshire SK17 6DX BUXTON
Comments by: Nigel V Gee
From:

51 Otterhole Close
Buxton
Otterhole Close, Buxton
BUXTON
Derbyshire
SK17 6DX

Submission: Objection

Comments: . I apologise to the LPA for misleading it and to the applicant: My subsequent researches have determined that Mr Ponsonby almost certainly does own the land he proposes to use as his second parking space. However, this does not give him the right to park there. This is due to the restrictions on and rights granted to residents as recorded at the Land Registry. Other residents presumably also have unrestricted rights of access to all the access area which includes proposed parking area 2.

.I am the owner of the garage attached to that which is the subject of the application, and a residence adjoining the parking court. I also lease a garage elsewhere in the court. I own parts of the parking court circulation area, but also have no right to park on them as do presumably other residents.

. The Land Registry document TP1 for my property states in Rights Granted over the Estate (subsection d) my right to go pass and repass with or without vehicles or on foot only (as appropriate) at all times over and along that part of the access way shown coloured blue (if any) on the Plan not included in the property.

The access way shown in blue in question is the cobbled yard of which proposed parking area 2 forms a part. I assume this form of wording is boiler plated in all Land Registry forms TP1 assigned to the other users of the cobbled area.

.To go back to the original grant of PP this second proposed parking space is on one of the "cobbled areas" shown on application HPK/2003/0840 (for the Otterhole Close housing development) which are clearly intended for circulation and access purposes.

Finally, I object to the siting of car park 2 on grounds of simple amenity: If it were granted it would (and currently does) make access to and egress from my parking space relatively awkward, which I submit was not what the original grant of planning permission for the site intended.

Regards

Nigel V Gee MCD

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