

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
Date: 28 January 2025 12:41:43

Application Reference No. : HPK/2024/0513

Site Address: 4 6 Burlow Road Harpur Hill Buxton Derbyshire SK17 9JD Buxton

Comments by: Paul Shaw

From:

70

Hopton Wood Way

Harpur Hill

Buxton

Derbyshire

SK17 9GT

Submission: Objection

Comments: To whom it may concern.

I am concerned to read that a planning application has been made regarding the former Hoffman Bar on Burlow Road, Harpur Hill. The application indicates that the building will be converted into two additional self contained apartments/flats along with a convenience store.

At the best of times, Burlow Road is a rat run for cars, buses and heavy goods vehicles and my fear should this application gain approval. The already strained infrastructure will be further weakened, impacting both pedestrians and vehicle users. Should this be granted, then HBC should insist that a zebra crossing is installed at the cost of the developer, safeguarding the above users.

Parking at present is already a challenge, especially when using the existing shops on Burlow Road. This is mainly due to the nonexistent parking spaces for the tenants occupying the flats above the mentioned shops. Should this application be granted, I fear the additional parked vehicles using the proposed dwellings and store will further hinder the flow of traffic. To protect all road users, all stakeholders should look at a double red line zone within the planning boundaries and the council should enforce infringements, because this application is an accident waiting to happen.

I am also concerned about the War Memorial located outside the Hoffman Bar, how will the continued preservation of this take place.

There is no doubt that Harpur Hill has grown over the years with the three new housing developments, not forgetting the application by Barratt for a fourth. However, I do question what benefit a new addition convenience store will have for the local community and personally I do see a benefit. The current offering serves the community well, it always seems to have a steady flow of customers, but not busy like the some larger branded stores, hence its small convenience. A further store will damage its footprint and the proposed store will offer nothing extra than the existing shop unless its plans on being a Post Office to.

So I am informing High Peak Borough Council that I fully object to this planning application.

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