

From:
To:
Subject: Comment Received from Public Access
Date: 17 February 2025 20:47:51

Application Reference No. : HPK/2024/0493
Site Address: 3 Cafe Green Lane Chinley Derbyshire SK23 6AA High Peak
Comments by: L Sowerby
From:

Lower Lane
High Peak
Chinley

Submission: Objection

Comments: I raised my concerns via objection to the previous application - see HPK/2024/0280 - and unfortunately feel that I have no choice but to state my objection to this more recent application too. For the reasons below:

Permission was granted on the previous application (HPK/2024/0280) with several recommendations from the Parish Council, Environmental Health and in respect of the impact on residential amenity. It was also on the basis that the business was intending to operate as a licensed cafe rather than a wine bar / pub.

With an application to amend the hours to closing at 1am this is more aligned to a business operating as a wine bar / pub. A cafe / bistro does not typically require a closing time of 1am.

I understand from the application (and a discussion with Dale following the local press publication and social media activity) that the Cracken would like to be able to open later for New Years Eve. If this is indeed the only intention, this could be outlined as an additional condition on the decision and within the premises license - detailing seasonal opening hours on the 31/12 going into 1/1 rather than changing the hours every day / for the whole year.

On this note, although Dale as the current owner of the Cracken seems keen to state that it is only intended to be used for one night (NYE), the opening hours, if granted, would be passed to any future owners with differing intentions and desire to utilise more frequently.

Since opening in November, myself and other neighbours in the vicinity of the Cracken have suffered an impact on our amenity - specifically due to noise disturbance. Depending on the property location, the noise disturbance differs. In my case, when live/amplified music events are held, there is a low level constant beat which is tolerable. However, when the door opens to let customers in or out throughout the night, the noise increases substantially and becomes as clear as if I was in the bar. This is during the time of the year when I don't have my windows open. The noise can also be a nuisance when customers are leaving at the end of the night and congregating outside whilst waiting for taxis / smoking. 11pm is tolerated, but anything later -especially 1am would be difficult and have more impact on our amenity.

There is no disputing that the owners have done a good job with the design of the bar, but it seems that this is a case of the building and location not matching with the business plans. The building, by design, is not suitable for operating more like a pub, nor is it suited to the residential location, within a conservation area. The front of

the Cracken building has full windows that are single glazed and the door leads straight into the main bar area, without a porch or entrance vestibule to act as a sound breaker.

In summary, due to the added impact to amenity (noise disturbance) from changing the closing time to 1am I object to the application being made here. I would however support a condition to change the closing time to 1am for the purpose of New Years Eve only.

Do you really need to print out this Email? Be green - keep it on the screen.

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://www.highpeak.gov.uk/YourData>
