

From:
To:
Subject: Comment Received from Public Access
Date: 17 February 2025 21:16:52

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

Princes Road
Chinley
High Peak

SK23 6AB

Submission: Objection

Comments: As the cracken is operating as a bar and not a bistro it seems only fair that the conditions are the same as for the Green lane social which also operates as a cafe/bar and is less than 10m away. I know in the previous application the planning officer tried to compare the new development to the paper mill, a 200 year old pub more than half a mile away, which is frankly a daft comparison

Even if you do believe that the business is being operated as a cafe/bistro and not a bar then in my opinion opening times should be limited to no later than 9pm to ensure that the residential amenities that occupiers can reasonably expect to enjoy are adequately protected in accordance with Policy EQ6 of the High Peak Local Plan 2016 and paragraph 17 of the National Planning Policy Framework.

There should also be no sound-amplifying equipment, loudspeaker or public address system installed/operated or music played outside the premises. To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area, in accordance with Policy EQ6 of the High Peak Local Plan 2016 and paragraph(s) 17 and 123 of the National Planning Policy Framework.

I would also recommend a scheme for the installation of equipment to control the emission of fumes and odour from the premises should be submitted to and approved in writing by the Local Planning Authority. The scheme should demonstrate compliance with, and be consistent with EMAQ Industry Guidance "Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems (2018)". The approved scheme should be implemented in full prior to the equipment being brought into use. All equipment installed as part of the odour control scheme should thereafter be operated and maintained to ensure compliance with EMAQ (2018) and in accordance with the manufacturer's instructions.

This would safeguard the amenities of the area, in accordance with Policy EQ 10 of the High Peak Local Plan 2016 and the National Planning Policy Framework.

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