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

Categories:

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

Bank House, 12
Green Lane
Chinley
Chinley, Derbyshire
United Kingdom
SK23 6AA

Phone:

Email:

Submission: Objection

Comments: My wife and I fully support local businesses and have previously visited the Craken. However, we have concerns regarding its current operation as a bar rather than the café/wine bar described, and we strongly object to the proposed extension of closing hours to 01:00.

While we are fortunate to have high-quality windows that mitigate much of the noise, the primary disturbances—particularly from patrons smoking and conversing outside—become more disruptive as the evening progresses. The slamming of car doors is also very noticeable. Extending the closing time to 01:00 would exacerbate these issues at an entirely unsociable hour, negatively impacting nearby residents.

We share the concerns raised by the Chinley, Buxworth, and Brownside Parish Council and support occasional late closures for special events where demand justifies it. However, regular late-night operation is unlikely to see sufficient demand to offset the disruption to the community. The marginal financial benefit to the business would come at the expense of residents' quality of life, as highlighted by others.

We sympathize with the proprietor's challenges, including limited seating capacity and inconsistent demand. Rather than extending hours, we encourage the business to explore alternative strategies—such as improving its offering to attract a clientele seeking a high-quality experience rather than late-night drinking—to enhance profitability without adversely affecting the neighborhood.

We urge the committee to consider the impact on residents and reject the application for regular 01:00 closures. I also urge the Craken to reach out to the local community next time they wish to implement a planning application, as I think a friendly chat with your neighbors would have received less opposition to the proposed plans.

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