

[REDACTED]

From: [REDACTED]
Sent: 23 March 2026 11:01
To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

[REDACTED]

Application Reference No. : HPK/2026/0030 Site Address: STADEN GRANGE Staden Lane Buxton Derbyshire SK17 9RZ BUXTON Comments by: Denis Woodhead
From:

Staden Lane
High Peak
Buxton
Derbyshire
SK17 9RZ

[REDACTED]

[REDACTED]

Submission: Objection

Comments: I write to object to the above application for a Certificate of Lawfulness seeking confirmation that the planning unit at Staden Grange has been used continuously as Class C1 holiday accommodation.

Based on the information submitted with the application, together with other publicly available material relating to the site, there appear to be significant inconsistencies which raise doubt as to whether the planning unit has been used continuously as Class C1 accommodation for the required ten-year period.

1. Evidence of mixed tourism uses

The sales particulars attached to the application describe the property as a mixed rural tourism enterprise, including a guest house, a campsite with glamping pitches, a café, a former animal petting farm and a substantial five-bedroom owners' annexe. This description suggests a composite planning unit with several distinct activities rather than a single C1 hotel use.

2. Existing lawful campsite use

The planning history indicates that the Council issued a Certificate of Lawfulness for the use of the site as a campsite in 2012.

Campsite use is a separate planning use from Class C1 accommodation, and the continued reference to camping and glamping activity suggests the site has historically operated as a mixed tourism use rather than a pure hotel planning unit.

3. Evidence of recent reconfiguration of the building

In a publicly available video tour of the property, the applicant states that the building was purchased ‘last year’ as a hotel with 24 rooms and has since been ‘reconfigured and turned into 13 cottages.’ The video shows accommodation units containing living rooms, kitchens and bedrooms and describes them as ‘holiday homes.’ (https://youtu.be/OY94PJAYZ-Q?si=S_E0u9yb4vZiM58n)

These statements suggest that former hotel rooms may have been combined and converted into self-contained accommodation units. Such works may constitute operational development and may represent a material change in the character of the accommodation from hotel rooms to independent holiday cottages.

4. Statements regarding glamping pods

The same video states that the site has planning permission for 30 glamping pods. However, no application or permission for such development appears to be recorded on the Council’s planning portal. This discrepancy raises further questions regarding the nature of development proposed or undertaken at the site.

Conclusion

Taken together, the available evidence suggests the site has operated as a mixed tourism enterprise rather than a planning unit whose primary and continuous use is Class C1 hotel accommodation.

In these circumstances it does not appear that the applicant has demonstrated, on the balance of probabilities, that the planning unit has been used continuously as Class C1 accommodation for the relevant ten-year period, and I therefore request that the application be refused.

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