

[REDACTED]

From: [REDACTED]
Sent: 14 June 2026 17:16
To: Planning Comments (HPBC)
Subject: Planning Application Number HPK/2026/0212 - Formal Objection

[REDACTED]

To: Development Management, High Peak Borough Council

Re: Planning Application HPK/2026/0212

I wish to formally object to planning application HPK/2026/0212.

I am a resident of the flats situated directly above and/or adjacent to the proposed licensed bar and have significant concerns regarding the impact this development would have on residential amenity, which I believe has not been adequately addressed.

My objections are based on the following material planning considerations:

1. Noise and Disturbance

The proposed use as a licensed bar has the potential to generate significant noise which would directly affect residents living above and adjacent to the premises.

This includes:

- Amplified music and entertainment within the premises.
- Noise transmission through floors, walls and structural elements of the building.
- Customer conversations and gatherings both inside and outside the premises.
- Noise from customers arriving and leaving, particularly during evening and night-time hours.
- Noise associated with smoking and vaping areas.
- Bottle disposal, refuse collection and deliveries.

Given the close proximity of residential accommodation above the proposed premises, I am concerned that occupants will experience a significant loss of sleep and ongoing disturbance.

2. Impact on Residential Amenity

The introduction of a licensed drinking establishment directly beneath residential flats is likely to adversely affect the quiet enjoyment of residents' homes.

The proposed use would introduce activity levels significantly different from those normally associated with residential occupation and would increase evening and late-night disturbance within the immediate vicinity of residents' homes.

I am concerned that the proposal would create an unacceptable living environment for existing residents and would be incompatible with the residential character of the building.

3. Opening Hours

I am concerned that the proposed operating hours are inappropriate for a building containing residential accommodation.

Any operation extending into the evening or late-night period would increase the likelihood of noise disturbance and sleep disruption for residents living directly above the premises.

Should the Council be minded to approve the application, strict restrictions should be imposed on opening hours, customer access, deliveries, waste collection and bottle disposal.

4. Odour and Ventilation Concerns

If food preparation is proposed, there is a risk that cooking odours could affect residential properties within the building.

Furthermore, extraction systems, air-conditioning units, refrigeration equipment and associated plant may generate both noise and vibration which could affect residents.

I do not believe sufficient evidence has been provided to demonstrate that these impacts can be adequately mitigated.

5. Traffic, Parking and Servicing

The proposed use is likely to increase vehicle movements, customer parking demand, taxi drop-offs and servicing requirements.

This may place additional pressure on existing parking provision and create inconvenience and disturbance for residents.

Deliveries and waste collections could also adversely affect neighbouring occupiers, particularly if carried out during early morning or late evening periods.

6. Safety and Security

The proposal would bring a significant number of non-residents into a building primarily occupied by residents.

This raises concerns regarding security, management of shared areas, potential conflicts between residents and customers, and the overall suitability of locating a licensed premises directly beneath residential accommodation.

7. Lack of Supporting Information

I request that the Council carefully assess whether sufficient information has been provided regarding:

- Acoustic insulation and noise mitigation.
- Sound transmission between the commercial premises and residential units.
- Ventilation and extraction systems.
- Waste management arrangements.
- Customer management procedures.
- Hours of operation.

In the absence of robust evidence demonstrating that neighbouring residents will not suffer harm, I do not believe the application should be approved.

Conclusion

For the reasons outlined above, I believe the proposal would result in an unacceptable impact on the residential amenity of existing occupiers through noise, disturbance, odour, increased activity and associated impacts.

I respectfully request that High Peak Borough Council refuse planning permission for application HPK/2026/0212.

Yours faithfully,

Gary Thurgoland

Flat 12, The George
St John's Road
Buxton
Derbyshire
SK176XY

[Sent from Sky Yahoo Mail for iPad](#)