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To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

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Application Reference No. : HPK/2026/0212 Site Address: Garage Adjacent George Mansions George Street Buxton Derbyshire SK17 6AY Buxton Comments by: Anna Draisey

From:

Flat 8, The George
St. Johns Road
Central Buxton
Buxton
Derbyshire
SK176XY

Phone: [REDACTED]

Email: [REDACTED]

Submission: Objection

Comments: Dear Planning Officer,

I am writing to formally object to the above planning application for the proposed change of use from garages to a licensed bar.

While I appreciate the desire for appropriate development and the reuse of the garages, I have serious concerns that this particular proposal would have a significant and unacceptable negative impact on the amenity of existing residents currently living in the flats at The George.

1. Noise disturbance . A licensed bar is likely to generate considerable levels of noise, particularly during evenings and late hours. This includes noise from general outdoor conversations, music, and any potential entertainment, as well as people chatting outside when they want to smoke or vape. Given the proximity of our flats, this would result in a material loss of residential amenity, especially during hours when we expect peace and quiet. The single glass in all the flat windows really doesn't help the situation!. The cumulative impact of late-night activity, including dispersal of customers, taxis, and deliveries, disposal of bottles etc would further exacerbate noise pollution.

2. Odour concerns.  Depending on the specific nature of the offering in the bar, there is a strong possibility of an odour issue. Waste storage associated with a licensed premises, particularly if not managed effectively, can lead to unpleasant smells affecting the neighbouring flats. This would further reduce the quality of life for nearby residents. If extraction or air conditioning units are required, this will generate noise and possibly vibration.

3. General disturbance and anti-social behaviour . The introduction of an additional licensed bar in a mixed-use area is likely to increase levels of disturbance, including increased footfall, littering, potential anti-social behaviour, and congestion in the surrounding streets. The opening hours are likely to disturb us living in the flats, affecting sleep.

4. Security and safety of people living in the flats

Having a bar as part of the building makes me nervous regarding residents' safety and security. Part of the reason for the flat purchase was that the building was secure and no strangers could easily gain access. Also, it muddies the waters regarding who should pay for the cleaning of communal areas, upkeep and door lock maintenance etc. its just

creating issues for the residents and existing management committee which will be stressful and potentially expensive.

I don't believe that it has been demonstrated that the lives and wellbeing of people already living in The George won't be significantly negatively affected and so I do not believe the application should be approved

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