

[REDACTED]

From: Paul Hyett <[REDACTED]>
Sent: 21 June 2026 15:49
To: Planning Comments (HPBC)
Subject: Application number HPK/2026/0200

Dear Sir or Madam

Re: Application number HPK/2026/0200 Proposed development: External alterations to existing commercial premises and change of use of part of ground floor of Bargain Store to form uncover(as letter) parking area.

As you must already be aware, the Amos Group have been developing the old Otter Controls factory site (also known as "Otters Ole") for some time, over a number of phases.

- Phase One: the apartment block facing Hardwick Square South was completed nine years ago in 2017; comprising 25A,B,C, Hardwick Square South and 1 to 7, Otter Court.
- Phase Two: a further three townhouses and a row of eight terraced cottages, (in which I live), were completed in 2021. The bungalows and townhouses in Smithy Lane shortly after that.

When Phase Two was at the planning stage, the residents of the apartments raised the issue of the lack of extra parking for the townhouses and the terraced cottages. Indeed, the parking was not completed as shown on the first planning permission. In fact, four extra spaces had to be created in front of Nos 11 and 12 Otter Court.

Since then, the Council have agreed that the three trees planted as a screen are in breach of planning permission because these trees were meant to go into the gardens of the three townhouses.

Furthermore, there is currently a complaint lodged with the Council regarding the car park because the car park was not finished to the required standard prior to any residents taking occupancy of any properties and the surface has deteriorated as a result.

Therefore, my conclusion is that parking for residents here has always been an issue since the beginning of the development of Otters Ole.

Furthermore, in my opinion, the suggested arrangement for parking on the ground floor of the Bargain Store would only exacerbate the problem for the following reasons.

1. Only eight parking spaces have been provided for 14 apartments, resulting in a shortfall of six spaces.
2. In addition, the marked "vehicular access" would result in the loss of four parking spaces already allocated to residents of Otter Court.

3. Ultimately, this plan results in a shortfall of ten parking spaces. Where are these going to go?
4. In my opinion, the parking issue must be fully addressed prior to approval being given, and must be strictly adhered to afterwards.

However, I would like to offer a solution to the above. Currently there is a fenced area, facing onto Hardwick Square South, which is owned by the Amos Group and has not been developed.

Furthermore, I understand that planning permission for residences is unlikely to ever be given. Therefore, I would recommend that this area be cleared and leveled to provide a larger residents' and visitors' car park, possibly with a gated entrance as originally promised to all Otter Court residents.

I would like to make some further observations regarding the vehicular access to the ground floor of the Discount Store.

- There is little room between the corner of the Conservative Club and the paved area that is allocated parking for the terraced cottages.
- Also, there is pedestrian access required to the rear of the Conservative Club flat.
- The refuse bin store for Otter Court residents would also have to be relocated. I see no provision on the plans for this. Where will they go?
- The "adopted road" shown is in an extremely poor state of repair. The drain is blocked, which causes flooding when it rains heavily. In my opinion these issues would have to be addressed if vehicles are to regularly access the ground floor parking area from this direction.
- From what I have observed during the Otter Court development, more than a few properties have simply become AirBnBs. In my opinion, this does not result in properties being available to Buxton residents. I understand there was an attempt to prohibit this from happening, however, the prohibition was subsequently dropped at the time of sale! Why?

Thank you for your attention in this matter.

Yours faithfully,
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