HPK/2012/0131

-6 MAR 2012

TOLLBAR COTTAGE
LONG HILL
FERNILEE, HIGH PEAK
DERBYSHIRE, SK23 7HB
PHONE: 01663 719232
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28 February 2012

Dear Sir/Madam

Retention of new access to garden at Toll Bar Cottage Long Hill Fernilee

I refer to planning application HPK/2011/0419, to which permission was refused due to poor visibility onto Elnor Lane.

Please find enclosed our revised planning application. We enclose:

- four copies each of the location plan and site plan, which are obviously unchanged from our previous application.
- four copies of 3 photographs of the site - one of the gate as it is currently (photograph A), and two of how it might look if some of the stone wall directly to the side of the gate is reduced (photographs B and C– see below).

We hope to reach a compromise with yourselves, in order to obtain planning permission for access to our land. Our proposals for changes that we could make to the site are as follows:

- A mirror could be installed opposite the exit to improve visibility, such as the one below. We would install whatever was specified by yourselves/the Highways Agency.



- The dry stone wall directly at each side of the gate could be reduced, in order to improve visibility (without lowering the entire wall alongside Elnor Lane). We have computer generated images of how this could look (please see photographs marked B and C).
- The angle of the exit could be changed (without changing the height of the entire wall along the edge of Elnor Lane) – again, we would work on the measurements that you specify.

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In reviewing the current planning application please take the following into careful consideration:

- The access is to our garden only for maintenance purposes, and is to ensure that it does not get overgrown. Vehicular access would only be required only to an absolute maximum of ten times per year – this is NOT for regular access.

- Access would always be in a 4 x 4 vehicle (due to the terrain), and therefore visibility is not so much of a problem due to the height of the vehicle.

- We cannot get the garden maintenance equipment to that part of the garden in any other way other than by driving it in – it is too heavy to drag from the house manually and the only access is by steps.

- We note that one of the Government's planning policies is '*protecting and enhancing the natural and historic environment, the quality and character of the countryside, and existing communities'*, and also '*to raise the quality of life and the environment in rural areas'* (Planning Policy Guidance Notes, Planning Policy Statements & Regional Spatial Strategies – Update February 2007 – pages 4 and 9 respectively). If we are unable to maintain this land (i.e. mow the grass and keep the brambles at bay), then it will become severely overgrown – we do not see how this would be complying with either of the above statements, or how it can comply with Council policies either.

- We do not wish our own land to become a health and safety hazard – especially as we have a young child. We doubt that a public area would be allowed to fall into such a state that it cannot be walked through, and we also do not wish this to be the case with our own land.

We would be grateful if you would take the time to look at our proposals and advise us if you will allow us to implement any of them in order for planning permission for the access to be granted.

Please let us know if you require any further information.

Yours faithfully

David Mellers and Sally Mellers