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From: planningcomments@highpeak.gov.uk
Sent: 05 February 2015 09:41
To: Planning Comments
Subject: Comment Received from Public Access

Application Reference No. : HPK/2015/0052
Site Address: Land Off Eccles Road Chapel-en-le-Frith Derbyshire SK23
Comments by: Malcolm Tinkler

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Submission: Neither

Comments: We wish to register our strong objections to the above planning application on the following grounds:

Firstly, the application statement states that the site for the proposed development comprises infill between housing to the left and right. The Neighbourhood plan defines infill as being within the built up area. This is not infill within a developed area as can be clearly seen from the photographs, but a green field in the countryside surrounded by a dry stone wall. In addition to which the site is outside the development boundary and 300 metres to the west of the proposed new build lays the historic landmark Eccles Pike owned by the National Trust.

Reference is made in the statement to the proposed houses being similar in scale and footprint to the existing properties to the west but there is no mention of the stark incongruity between the proposed houses and those to the east, which are in fact natural stone cottages.

The historic hamlet of Higher Crossings is of very special character and national interest; there is no doubt that the new build plans are significantly different from later houses to the west by this area of green field. Not only is the proposed development unsympathetic to the character and setting of the hamlet but it would also physically and visually coalesce the historic buildings with the later houses thus destroying its identity.

In a landscape context the development would obstruct the open and far-reaching views visible only from this section of Eccles Rd. Many walkers use this route because of these views which place the hamlet of Higher Crossings in the context of the unique countryside scenery in which it exists. The views to the National Park are a visual amenity enjoyed by many, residents and non-residents alike.

This proposed development does not sit within Chapel Vision's criteria for new development in that it does not satisfy the need for affordable housing, these are large 3-bedroomed family homes with a very large footprint, they are not within 15 minutes walk from the town centre and they do not have a minimal impact on the landscape.

Also informed and wrote to:

English Heritage, National Trust, BBC, Prince Charles and local MP