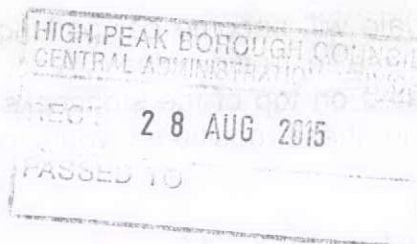


Mr Iain and Mrs Claudine Liddle  
Rydale  
Tunstead Milton  
High Peak, Derbyshire  
SK23 7ER



21<sup>st</sup> August 2015

HPBC  
Town Hall  
Buxton  
Derbyshire  
SK17 6EL



Dear Sirs

**RE: Application Number HPK/2015/0410**

We are writing in connection to the above planning application regarding the demolition of the existing building and erection of three terraced properties. In principle we would welcome a sensitive renovation of the property. But we have a number of concerns with the proposed development.

### **1. Too many dwellings**

There are currently a number of properties for sale in Tunstead Milton, which have been on the market for some time. We feel that it would be excessive to turn the existing property from one to three dwellings.

The planning application and subsequent appeal for a building plot almost adjacent to the current Rose House was refused in August 2014 (Appeal Ref: APP/H1033/A/14/2217948) and we feel that reasons given in that refusal are valid in this case too. Particularly those points listed under 'Reasons', which outline the local plan and framework and the lack of facilities in Tunstead Milton to support future residents. Obviously the building was a home to one family but to quote the appeal:

- 13 Whilst I also saw on my site visit that the appeal site is within walking distance of two bus stops, I could not locate any important local services or facilities such as schools, shops, or health centres within the vicinity and I have not been provided with any details of these. In the absence of any evidence to the contrary, I am therefore unable to conclude that there would be a sufficient provision of local services and community facilities to meet the everyday needs of future local residents. There would also be a strong likelihood that most future occupiers would be dependent on



the private car for the majority of trips to access local services further afield. As such I do not consider this to be a sustainable location.

- 14 By reason of the proposal's encroachment into an isolated untouched countryside location, and its limited accessibility to local shops and services,  
I conclude that the proposal would not be a suitable site for housing having regard to the character and appearance of the surrounding area and the principles of sustainable development. As such it would conflict with the aims of Local Plan Policy GD4 and similar objectives in paragraphs 17 and 55 of the Framework.

## **2. Car Parking**

Part of the garden nearest to Rydale will become car parking for four cars with a resulting loss of privacy and increase in traffic noise. Also, the two car parking spaces adjacent to Unit 1 are located on top of the stopcocks for both Rydale and Orchard Cottage. Cars parked in these positions would not allow emergency access.

There is a 'Deed of Grant' (dated November 2007, Land registry) between Rose House and the adjacent cottages giving residents pedestrian access to the main road for their wheeley bins etc. Enclosed is a document (Attachment 2) showing the area this deed relates to shown in green overlaid on the proposed plans for Rose House. It can be seen that the 4 car parking spaces block this access, which according to paragraph 4.3 of the deed, must be kept 'clear and unobstructed at all times'.

We believe that after the construction of Rydale the route of this access took many, expensive years of legal wrangling to alter. A condition of this is that a fenced pathway is provided across Rose House's garden (ie the green section). We cannot see on the site plans any provision for this access.

## **3. Narrow Access to car park**

The access to the rear parking and garden areas appears to be very restrictive and inadequate for the volume of traffic.

We are concerned that this narrow access, which is shown as 3m, would be unsuitable for emergency vehicular access to Rydale and Orchard Cottage.

In addition, there is an ongoing boundary dispute between Rydale and Rose House. Attached is the survey produced for Rydale which would indicate that there is insufficient area to provide the gardens as shown and access to the rear parking. (Attachment 2)

It has been agreed, between the developer and ourselves, that the current fence position does not accurately represent the general boundary recorded with the land registry. Both parties have undertaken separate surveys to clarify matters but, as there are appreciable differences between the two, an agreement has yet to be reached.



The plans submitted in the above application do not necessarily reflect the actual plot available. Given that the proposed development at Rose House will significantly affect the access to our property, we believe it would be prudent to resolve the boundary issue before planning permission is granted especially as the outcome may impact on the ability to provide facilities for three properties.

#### **4. Side area with garden (rotary dryer) and parking**

Referring back to the 'Deed of Grant' (2007), the brown area shown on the enclosed document (Attachment 1) is the area relating to Rydale, Rose House and adjacent cottages. Again, paragraph 4.3 states that this area must be kept 'clear and unobstructed at all times'. Therefore the construction of a stonewall, side garden with rotary dryer and parking for two cars would be in breach of this deed.

#### **5. Privacy**

We strongly object to the 6 north facing windows proposed for the second floor elevation. These would look directly onto our property and substantially reduce the privacy currently afforded. They would be better situated on the south-facing roof to avoid any potential loss of privacy to Rydale.

The overdevelopment of Rose House into three, 3-bedroom properties would result in a lack of private space for these dwellings and a loss of privacy for Rydale and adjacent cottages.

#### **6. Area for bins**

The area proposed on the site plan for rubbish/recycling bins awaiting collection is insufficient for the adjacent properties including the three new homes, Rydale etc. particularly on a recycling day. This may also make access difficult if they block the driveway.

#### **7. Access during construction**

We are concerned that works during construction may also block access to Rydale. It would be helpful if deliveries are loaded and unloaded in the garden area of Rose House and not from the driveway. Due to the nature of Iain Liddle's work we need full access to the main road 7 days a week.

Yours sincerely



Iain and Claudine Liddle

#### **Enclosed**

Attachment 1

Attachment 2

Copy of planning notice on lamppost dated 10 Aug 2015

Deed of Grant 23rd November 2007

## Notes:

1. I certify that the measurements shown on this plan are accurate to  $\pm 10$ mm and that the National Grid coordinates shown have an absolute positional accuracy of 300mm.

2. For print scale of 1:200 plot to A3 layout.

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## revisions

rev	amendment	date	checked

**ATLANTIC GEOMATICS**  
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+44 (0)1769 483 310  
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**RICS** **GE** **IOI** **RICS**  
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client  
Mr & Mrs Liddle

project  
Rydale, Manchester Road  
High Peak, SK23 7ER

title  
Boundary Investigation  
Rose House Site Plan

surveyed by	date	checked
EB	1st May 2015	TV
drawn by	date	checked
ADM	18th May 2015	TV
dwg no.	cad file	scale
3166-P-03	3166P01-P03.dwg	1:200
rev.		



num foil/takenway trays,  
magazines, news paper,  
card, food/drink  
bins,  
lit/veg.





Area A  $5.2\text{m}^2$   
Area B  $25.6\text{m}^2$

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[illegible]

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100

Claudine Liddle

Rydale, Manchester Road  
High Peak, SK23 7ER

## Boundary Investigation Determination Plan

checked	TV	date	surveyed by
checked	TV	1st May 2015	EB
checked	TV	date	drawn by
rev.	scale	18th May 2015	ADM
1:200	cad file		
	3166P01-P02.dwg		
	3166-P-02		



**High Peak Borough Council**  
*working for our community*

## **PLANNING NOTICE**

### **PROPOSED DEVELOPMENT AT**

**Rose House Manchester Road Tunstead Milton Whaley Bridge SK23 7ER**

This is a major development which may affect a public right of way  
HIGH PEAK BOROUGH COUNCIL has received a planning application for: -

**Proposal:- Proposed Demolition of Existing Building and Erection of  
Three Terraced 3 Bedroom Dwellings with Associated Parking and  
Amenity Space (Resubmission of HPK/2015/0032)  
Applicant:- Mr Muncey  
Application Number:- HPK/2015/0410**

Details of the application can be inspected at the Town Hall, Market Street, Chapel-  
En-Le-Frith, Monday - Friday, 9.00am - 12 noon or alternatively details of the  
application are available to view online at [www.highpeak.gov.uk](http://www.highpeak.gov.uk)

Your comments about the application must be made in writing to Planning Applications, High  
Peak Borough Council, P O Box 136, Buxton, Derbyshire SK17 1AQ, quoting the above  
reference number, within 35 days from the date of this notice. If you want to discuss the  
proposal please telephone the Planning Applications Section on 01298 28400 or 0345 129 777.

It should be noted that any representations made about the application will be  
available for public inspection and copy.

Please note the application reference number when writing and telephoning.

DATE:

10 AUG 2015