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CONSULTATION ON PLANNING APPLICATION – HPK/2016/0320

Outline application for 4 Semi-Dethatched houses off Eccles Road, Higher Crossings, Chapel-en-le-Frith.

Dear Mrs Gibson,

I wish to register my objection to this application.

The planning application makes repeated references to the land being infill and the development being supported by Plan Policy H2: Smaller Sites of the Chapel en le Frith Neighbourhood Plan. I believe this is wrong on two grounds.

The Chapel en le Frith Neighbourhood Plan defines infill as space between houses within the built up area. Firstly, the site falls outside of the built up area boundary, is within the special landscape area and the countryside. The proposed site currently enhances the openness of the countryside and gives a visual link to the public footpath and a taste of what can be enjoyed by using it. To infill this land with housing will greatly impact this openness and result in the loss of the connection with the country side.

Secondly I don't concur that the land can be considered as infill. The proposed development site forms part of an agricultural field, used as grazing land, which abuts Eccles Road. It lies immediately adjacent to a small nucleus of historic buildings built of traditional materials in the local vernacular, including a Grade II Listed Building. These buildings form the locality of Higher Crossings. Higher Crossings retains a strong rural character, primarily because of the nature of the buildings and their relationship to open farmland. It is clear that development of this site would detract from the established rural character of the setting and have a significant adverse effect on the character and distinctiveness of the area.

I would also like to make reference to Section 5.25 of the “High Peak Local Plan Adopted April 2016”. The proposed development clearly does not support the objectives of this statement to “protect, restore and enhance the landscape character” of the area.

On a general note Eccles Pike is a valuable amenity for both locals and visitors. Allowing this development to go ahead would detract from this forever.

There are additional considerations for the properties in the immediate vicinity of the proposed development. These properties would be subjected to an unacceptable loss of light and privacy. As pointed out above the nature of these properties as important historical buildings would be detracted from irrevocably and the impact on those living in them would be significant.

There must also be safety considerations of four additional properties exiting directly onto Eccles Road. Eccles Road is a narrow road that carries a significant amount of traffic. The road is in almost constant use by farm vehicles, people driving up to Eccles Pike, pedestrian dog walkers, runners, cyclists and horses.

Finally, the application has been the subject of a significant number of objections and so therefore should be determined by the full Planning Committee as is not suitable for determination under delegated powers.

Yours Sincerely,

Jamie Bell