

2 Reddish Barns

Reddish Lane

Whaley Bridge

High Peak SK23 7FY

15.1.17

Dear Sir/Madam

We write to object to planning application HPK/2016/0663 at Reddish Barns site.

We have some general objections to development on the site. We also have some specific comments about aspects of the application itself.

This application replaces 0281, previously withdrawn by the applicant, and we note that some effort has been made to match building materials etc wrt 0663 vs 0281. We also note reduction in height of building, removal of Leylandii hedging which the applicant planted on the edge of Midshires Way path and the intention to replace with native species such as hawthorn. Much of the natural hedging, shrubs and trees on the site have unfortunately already been destroyed by the applicant in preparation.

Basic objections to the development remain: Reddish Farm is of local historical importance; this was a prominent consideration during sympathetic restoration of the buildings. Many original features were retained, and planning permission for extra buildings on the site was not granted, except for single garages for existing properties. The remaining ground is still referred to as grazing land. HPBC Local Plan makes reference to maintaining the visual amenity of the local area, enhancing and preserving the character of the Whaley Bridge heritage area. The proposed development will detract from the carefully preserved appearance of the farm.

New problems arise from features on the new application.

Our specific concerns are:

Drainage:

The applicant has been careful to show the ridge heights of the proposed house compared to existing buildings. In order to achieve this he intends to place some of the dwelling below ground level. Excavation required to allow creation of this "lower ground floor" poses a significant flooding risk to drainage toward Midshires Way footpath and field to the north towards the reservoir, and to the MUGA (multi-use games area) pitches to the east, in what is after all naturally a wetland area. In addition the heavy plant required to excavate and clear the site will threaten the integrity of the unmade access track currently only used by a few households.

Buildings:

All of the farm dwellings have retained stone roofs, the proposal shows slate, clearly not in keeping with existing.

No indication of chimney positions or heights for log burners or heat pump.

Both north and south gables still show floor to roof glass walls. These ignore restrictions placed on farm buildings during restoration work, and the design is unsympathetic to the heritage of Reddish Farm. In addition the light pollution created by the glass gables would reflect across the landscape and Toddbrook reservoir. Local wildlife would also be impacted; once the MUGA lights are off the area is an important corridor and haven for badgers, birds (especially owls), bats etc.

Drawings show aluminium doors and window frames – also unsympathetic to Derbyshire farm buildings.

I trust that all the points raised will be taken into consideration when the HPBC determine this application.

Yours faithfully,

Dr. Stephen Gaduzo  
Mrs. Christine Gaduzo

2 Reddish Barns, Whaley Bridge