

Chisworth Parish Council

www.chisworthparishcouncil.btck.co.uk

2nd October 2017

Mr M Ollerenshaw
Planning Officer
High Peak Borough Council and Staffordshire Moorlands District Council
PO Box 136
Buxton
SK17 1AQ

Dear Mr Ollerenshaw

Re: HPK/2017//0464
Rock Bottom Farm, off Far Coombes Lane, Chisworth

Chisworth Parish Council wish to object to the request of the removal of condition 2 relating to the above application on the following grounds:

1. The proposed new plan relocates Outbuilding 1 some distance from the original approved development. In itself, the proposed development was already a large and intrusive feature to the unspoilt landscape. The site is highly visible from most angles in the locality of Chisworth, Charlesworth and Broadbottom, it sits within the green belt and is very close to the edge of the Peak District National Park. Re-siting Outbuilding 1 would make the whole development significantly larger and even more intrusive.
2. The cumulative size of the three outbuildings appears to be larger than the current approval. This point has been raised to the Parish Council by local residents. Please would you confirm whether or not that is the case?
3. The creation of a space between new Outbuilding 1 and Outbuilding 2 raises concerns regarding further building infill in the future.

With regard to the ongoing work at Rock Bottom Farm, the Parish Council has other comments and questions on which we would appreciate your clarification:

a). The current development work seems to be concentrated mainly on the farmhouse. This appears to be contradictory to condition 4, which specifically states, "The agricultural worker's dwelling hereby approved shall not be occupied unless and until the agricultural buildings have been completed in full and brought into use".

b). Condition 18 details the need for work on the access road - known locally as Far Coombes Lane - to the proposed site of Rock Bottom Farm "to assist two way vehicle movement and improve junction visibility". No such work has been undertaken despite it being a condition that it should be carried out

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prior to the commencement of other operations (which have clearly already started). Please can you confirm:

- Has the Applicant purchased the necessary land to construct this passing point?
- When will the work be carried out?

c). There are references in the application suggesting that the "predominant" vehicle access to the proposed site of Rock Bottom Farm will be from Gun Road. The Parish Council is not convinced that this claim can be delivered.

You will recall that the refused applications HPK/2015/0602, 0603 and 0604 for the Applicant to develop on the land above Moorside Farm included vehicle access from Gun Road. This was an area of concern to the Highway Department at the time as this is a single track, which also carries a Public Right of Way (Footpath 16). Despite the relatively short distance from Gun Road to the land above Moorside, it is difficult to see how this track could be extended to reach the proposed site of Rock Bottom Farm. Building a new lane would add to the visible scarring of the landscape and would also be an engineering challenge given the steep and boggy terrain over the land, which is particularly exposed in poor weather. It would also necessitate crossing another Public Right of Way (Footpath Chisworth HP9 9/1). Have any plans been drawn up for such a contentious undertaking? Would this need to be a new planning application?

This development is an extremely contentious one for the villages of Chisworth and Charlesworth and, as such, Chisworth Parish Council remain very concerned as to how the approved work is fulfilled. In the event of the Applicant failing to adhere to any of the 21 conditions from the Full Permission for Development of application HPK/2016/0386, we would respectfully request - and expect - that High Peak Borough Council will strictly apply the full obligations that the Applicant has undertaken by making this application.

Yours sincerely,

Martin Bell
Chair of Chisworth Parish Council