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From: planningcomments@highpeak.gov.uk
Sent: 25 October 2017 12:34
To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

Application Reference No. : HPK/2017/0515 Site Address: Reddish Barns Reddish Lane Whaley Bridge Derbyshire SK23 7FY High Peak
Comments by: Jon Hooley

From:
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Mereside Gardens
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Phone:
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Submission: Objection
Comments: 25/10/17

Reddish Farm and Barns Planning application HPK/2017/0515

I object to Planning Application HPK/2017/0515 (FULL) on the following grounds

Summary

- 1) Noise: The Noise survey is invalid as it is not undertaken for this location and does not include noise derived from the adjacent school playground.
- 2) Access: The Access Trackway does not comply with current residential access requirements.
- 3) Refuse Plan: There is no refuse collection plan in the planning application.
- 4) Drainage Plan: There is no drainage plan submitted with this planning application. This water saturated land slopes towards the east and football pitches.
- 5) Ecology: There has already been considerable destruction of the ground, hedges, and trees which would continue with this planning application. How can this wanton destruction of our environment be allowed!
- 6) Heritage Environment: To build this incongruous house next to these exquisite buildings is an affront to our local heritage.

1) Noise survey

- a) The Noise survey is invalid as it is not undertaken for this location and does not include noise derived from the adjacent school Play Ground (undertaken in school holidays).

- b) This proposed residential development site will be enveloped by noise originating from the MUGA on one side and the school playground from the other. This location has not been surveyed correctly to determine the impact on the proposed house's future residents' health and wellbeing.
- c) It is essential that primary school children have an outside play / recreation area for their development and be able to shout, scream, and run to their hearts content. Enjoying exercise is a lifelong learned skill as essential as any academic achievement. This development threatens them being able to use the playground as they do at present due to future residents' complaints.
- d) Unlike the MUGA survey the school playground is a more complex noise source. The 2 storey full glass front facing / parallel aspect to the playground is only 10m & 12.5m away and will be a massive noise receptor.
- e) The open nature of the native deciduous trees and hedge will give little acoustic noise reduction especially in winter.
- f) There will be a symbiotic relationship between the MUGA and the school playfields both extending the period of noise events and additive noise impact when being used simultaneously.

2) Access

The only access is via a narrow farm track which does not comply with development Control Advice Notice 15 2nd Edition sec. 10.2 for new housing access requirement. It is over 1 metre narrower than the 3.75 metre requirement in places. It also has a blind bend with a narrow radius and a steep hill as you enter this private trackway.

The applicant has not received permission to widen this access by adjacent landowners as was assumed by the highways department.

Widening this farm track would mean the destruction of an old drystone wall and disturbance to the roots and crown of a line of trees in this Heritage environment. Both are shown on the 1844 Tithe maps.

Furthermore one of the pinch points is an ancient gateway with side stile. Residents wish to keep this feature as a 'safe haven' for walkers. Additionally this gateway may have to be reinstated to deter drivers from parking in the trackway and farm as this area is becoming ever more popular.

This farm track is part of the Midshires and Border Way (two long distance footpaths) and without separate pavements. It is extremely popular with dog walkers, commuters going to the train station, school children both going to school and the skate park, shoppers, visitors of all types. It is an alternative quicker walking route to the single narrow pavement on Macclesfield Road. It is usually quicker than the car undertaking a trip to Whaley Bridge from this area. Pedestrian traffic is likely to increase significantly from the 107 house new development with outline planning permission at Linglongs Road.

This farm trackway is an extremely good example of sustainable transport arrangements in action and should be preserved as it is at present!

The farm track is initially a thin gravel base overlaid with a shallow tarmac layer. It passes between the farm buildings as a gravel thoroughfare with services beneath it and is totally unsuitable for construction equipment. There has been no survey of this trackway as to its suitability for use by building equipment.

3) Refuse Collection

There is no refuse collection plan in the planning application.

Special provisions have had to be made for refuse collection when this Farm & Barn refurbishment was undertaken.

The refuse vehicle had to be of a size able to negotiate the narrow farm trackway. Bins for residents¿ No. 2,3,4,5 had to collect near the entrance of the Farm & Barns as the gravel trackway was unsuitable for the refuse vehicle.

The bin store is absolutely full.

It is located in the front garden of one of the residents who is adamant that there is no further encroachment of their garden. No approach has been made by the applicant to this resident for permission to expand the bin store.

Incidentally the bin store as shown on the site plan has incorrect dimensions- it is actually 4.0 metre wide and 2.0 metre deep.

It was considered essential that the bin store was off the main trackway as it would attract ¿poop¿ dog bags, plus other unsavoury wastes from walkers. This is monitored to determine whether a lockable gate is required.

The bin store is adjacent to a car passing place for this single track thoroughfare which is another reason for bins to never be located outside the bin store.

4) Drainage

There is no drainage plan submitted with this planning application. The land slopes towards the east and football pitches.

This land is unsuitable for the use of a normal absorptive sustainable drainage system (SuDS). It is often totally saturated with water. Excavations for garages and drains rapidly filled with water showing a narrow band of soil overlying heavy clay. These observations mimic the tests to determine the suitability for land to be used for absorptive techniques.

The downstream football pitches have to be well drained for frequent mowing etc., good drainage for all seasons is essential for the continued use of this essential community facility.

5) Ecology

How can this wanton destruction of our environment be allowed to continue?

This land was part of Reddish farm pasture land. I have photos of yearling heifers grazing on this now despoiled land.

The land was used as a temporary store for building material which has never been reinstated. Hedges and trees were removed prior to the applicants first planning application.

There has been inadequate land protection and there has been illegal fly tipping which was only removed by the owners after residents¿ complaints.

There is no mention of the distance required from the hedge and trees surrounding the proposed property for their root structure. Is this going to be another future complaint to remove the trees in the school playground?

The full front glass façade faces south. What will be the impact of reflected sunlight on the trees and the usability of the playground?

Living between the farm and Mereside Gardens I am treated to the special view of birds and bats flying between my house and the farm. They are travelling a ¿safe¿ route protected by the hedges and trees in the proposed

development from the Goyt Valley, Memorial Park on the River Goyt and Toddbrook valley and reservoir. A wonderful wildlife corridor! The proposed house is built across this hedge.

I often hear the owl hooting on Reddish Barns hunting late at night for the profusion of small mammals that live in the fields.

6) Heritage Environment

Reddish Farm and Barns has been established as a Local Heritage Asset. It has progressively expanded over the centuries and is first mentioned in Taxal church Records in the 1620s as being lived in by Ralph Reddish. It has an interesting threshing floor and is situated close to the Roman Road from Melandra (Glossop) to Buxton. It is also on the old coaching route up the Goyt Valley. It nestles on the south bank of Toddbrook Reservoir, an early canal feeder reservoir built in 1836 (predating all other reservoirs in the area), the dam has a puddle clay core, and is also of considerable heritage interest.

The Reddish Farm & Barns have been recently restored in an extremely sympathetic fashion to start a new life as 6 residential homes.

To build this incongruous house next to these exquisite buildings is affront to our local heritage. I would describe this building, as viewed from the reservoir, as a cross between a Prison and an old Asylum with its windowless façade. The roof of slate is totally out of keeping with all the other residents proudly showing their local stone roofs. Only the small utility buildings have slate roofs.

It goes against many sections of the Local plan adversely impacting this heritage area. Surely we should be encouraging tourists to improve the vibrancy of the town. I recently lead a walking party starting from the station and I received many comments on how quickly you could get into countryside with magnificent views using Reservoir Road and over the dam. Do we really want to stop visitors making those sorts of comments?

Jon Hooley. MRSC, MCIWEM. Resident of Whaley Bridge.