
From: planningcomments@highpeak.gov.uk
Sent: 14 March 2018 10:50
To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

Categories: Purple Category

Application Reference No. : HPK/2018/0087 Site Address: 3 The Risings Godward Road New Mills Derbyshire SK22 3DJ High Peak

Comments by: Andrea Healey

From:

1
Broadhey View
Eaves Knoll
New Mills
High Peak
SK22 3DE

Phone:

Email:

Submission: Objection

Comments: I write in objection to the proposed planning application

I have been a resident of Broadhey View since 1996. At the time of purchase from the developers, Brock Building Ltd, there were three houses completed and occupied. On purchasing the house, we received copies of the planning application for the development (Borough of High Peak, Application No 028033, decision date 14 Sep 1989) which had the following conditions included:

¿The development shall make provision for a children's play area to a standard of 1.5 acres per 100 population or such lower standard as may be agreed in writing by the Local Planning Authority. That facility shall be made available for use within six months of the first dwelling being occupied AND THAT AREA SHALL NOT THEREAFTER BE USED FOR ANY PURPOSE THAN AS A PLAY AREA.¿

We also received a copy of the land registry document for our own plot, which clearly indicates the designated children's play area separate from the individual housing plots on Broadhey View and The Risings. In addition, the marketing brochure supplied by Brock Homes indicates an area of Open Space.

As a mother with a small child and the intention of having more children, this added amenity attracted us to the property we subsequently bought. My two children have utilised this area for ball games and the like, during their formative years and the area has been enjoyed by other children who live on Broadhey View and their friends. Whilst my children are now grown up, I would hope that their children and my grandchildren, could benefit from this children's play area. Indeed, there are children currently residing on Broadhey View and as the houses were designed as family houses, I would expect there to be other children living on Broadhey View in the future.

Shortly after we purchased our property, it became apparent that Brock Building Ltd were pulling out of the development. Semi-completed homes and building plots were sold off. Since 1996, 16 homes have been completed/built by individuals, in line with the original planning consent and each individual/builder have respected the area designated as a children's play area.

Brock Building Ltd, employed a gardener (Keith Chatterton) to maintain the children's play area and the grounds of the Show Home. We purchased the Show Home and continued to employ Keith, as well as contributing to his salary to maintain the children's play area once Brock pulled out of the development. We have enquired of the council as to whether they should maintain the children's play area, as they have now adopted the road. We have been informed that the council have not acquired the children's play area. We have also contacted Brock Building Ltd,

who have operated in various guises since 1996, to be told by Victoria Morgan, a director, that they could not help us on this matter.

As residents of Broadhey View we are proud of our community and as a result we have collectively tended the children's play area or paid to employ someone to maintain the area.

I strongly object to the planning application submitted by Mr Ogden. He has shown little consideration for the community he has recently joined. Residents of Broadhey View became aware of his intentions in November 2017, when large pieces of plant arrived on Broadhey View. The plant over a period of about 10 days, subsequently removed fencing, pulled up trees and shrubs and damaged the land designated as a children's play. The heavy plant mounted the pavement, causing damage to the pavement and the road, all of this was done without consideration or consultation.

Residents of Broadhey View approached the contractor, who claimed that Mr Ogden owned the land and that he was extending his garden. My husband the same evening spoke to Mr Ogden to seek clarification of his ownership of the land, this was and remains not forthcoming. My husband contacted Victoria Morgan from Brock again, who could not help him on this matter.

The development was designed and planning approved on the basis that the development would have an open aspect, so that residents could enjoy the light and air. On driving into Broadhey View you will notice this. We have a substantial curtilage attached to our property which we maintain for the benefit of the community. As part of the Transfer document drawn up by Brock's solicitors when we purchased 1 Broadhey View in 1996, it states that the vendor 'may not erect or construct any dividing wall or fence on the Premises forward of the front elevation,' yet Mr Ogden if his planning application is approved, will be allowed to erect a 1.8m fence, therefore enclosing Broadhey View and losing the unique open design feature that was originally planned forever.

Mr Ogden will not be inconvenienced. In his endeavour to increase the size of his home, which I don't object to, he is inconveniencing all the residents of Broadhey View. If his earlier action is anything to go by, he intends to carry out all construction work from Broadhey View. This in my opinion, is a grave health and safety risk to residents and visitors to Broadhey View. The current children's play area has been left for over 4 months, unusable and dangerous. I believe Mr Ogden is grabbing land which I don't believe he owns, to supplement the land he has lost in extending his home and I will take the necessary action individually or collectively to retain the children's play area and the open design feature of Broadhey View.