

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
Date: 21 March 2018 21:30:58

Application Reference No. : HPK/2018/0101 Site Address: Hilltop Cottage Eccles Road Whaley Bridge
Derbyshire SK23 7EW High Peak

Comments by: Iain Jaundrell-Thompson

From:

The Sycamores
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Submission: Objection

Comments: Dear Sirs

Ref: Planning Application HPK/2018/0101

Conclusion

It is our opinion that this planning application is ill conceived and fraught with issues, especially the visual impact and road safety. If it were to go ahead, either as per this application or a scaled down version offering camping and bunk house facilities only, the health and well being of many people could still be negatively affected.

We have major objections to the above planning application.

It should be noted that there are significant inaccuracies made in the application itself.

Design and visual impact:

The design shows a toilet/shower block on the edge of a steep embankment. The visual impact will be significant, even if it does have a green roof. It will be seen from Eccles Road and Back Lane and all immediate neighbouring properties. An extra 40 people as proposed in this application will require about 10 cars needing parking, yet the application only states 4 parking places.

Visual sight lines will be negatively affected and impact significantly on neighbouring properties, Eccles Road itself and from adjacent areas of Peak Park. The proposed positions of the permanent buildings will be intrusive to neighbours and no amount of screening or green roofing will resolve this. This site will always be fully visible from the elevated public footpath to the rear of the site. This site is included in an area of outstanding natural beauty and these plans, if approved, will have a negative impact on the view from surrounding Peak Park areas.

Living conditions of local people:

There are six households in the immediate vicinity currently accounting for 16 residents, domestic pets and farming livestock. Other neighbouring properties (8 in total) account for at least an additional 17 residents, most also with domestic pets or livestock.

The proposed caravan and camp site would add up to another 40 people to the immediate area. An extra 40 people will affect the existing population by greatly increasing road traffic, extra noise and possible pollution.

Loss of Privacy to others:

The proposed site is elevated above all neighbouring properties in the immediate vicinity. Loss of privacy to neighbours, with an additional 40 people in close proximity to existing properties, will have immediate negative consequences.

Light pollution:

The areas surrounding the proposed site are blessed by not having any street lighting. The consequence of having 40 people in 10 holiday dwellings plus outbuildings, all with lighting, will inevitably cause an unwanted increase in light pollution.

Traffic issues:

The safety of other road users is a major concern. Eccles Road is a single track road with very few passing places. The suggested north-west access is a single track road with an unsuitable for Lorries sign, has no passing places and is accessible only by making a very sharp 90° turn. This access road is very steep upwards and just 8' wide; most 4 berth caravans, being about 7'4" wide before the car's extended mirrors are included, means that parts of a car-caravan set-up will overlap the edges of the road. The house wall of Salters Way forms one side of the lane and there have already been accidents there. There are no footpaths on any parts of Eccles Road and the road sides here are made up of a stone wall on one side and very steep banking on the other, making getting out of the way impossible to almost everybody. If a car or caravan goes up or down this road there is nowhere for horse riders, walkers, cyclists, etc to get safely out of the way.

The alternative suggested access route has similar problems.

Most drivers will use sat-navs which may direct them via Milton Lane, Back Eccles / Portobello or over Eccles Pike all of which are just as unsuitable and not designed for caravan traffic.

Any increase in traffic on Eccles Road, and especially with cars towing caravans, is a really serious accident waiting to happen.

Noise and Smell pollution:

There is significant potential for happy holidaymakers to make a lot of excessive noise. Many holidaymakers would bring their dogs and the negative potential for associated noise and smell pollution must be given serious consideration.

The absence of any detail about sewage disposal is worrying. A sewage system capable of handling foul output from 40 people would be a serious undertaking.

The output from this must be very carefully considered because the adjacent property of Salters Way and others nearby use boreholes for their clean drinking water supply.

Impact on Health and Safety:

As mentioned above there are several areas where there are significant Health and Safety concerns ; Traffic on narrow lanes that are steep with no passing places for any other road users either on wheels or foot; sewage handling and possible pollution of ground waters used for drinking, availability of continuous fresh water drinking supplies, etc.

This application should be rejected.

Yours sincerely,

Iain & Gill Jaundrell-Thompson