

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
Date: 23 March 2021 20:00:53

Application Reference No. : HPK/2021/0120 Site Address: Land To The West Of High Hill Road New Mills
Derbyshire Comments by: Brian Fisher

From:

High Hill Rd
High Peak
New Mills

Phone:

Email:

Submission: Objection

Comments: Dear Sirs

Re Planning Application No HPK/2021/0120

In respect to the above planning application for the land behind 128 High Hill Rd we wish to raise the following objections

Firstly the passageway that is used as access to the said land is jointly owned by myself (128) and our neighbours (130)

Secondly although we understand from old deeds we are to allow access to horse & carriage and motor vehicles these deeds were wrote long before 1966 when the current buildings were erected without planning permission and there were far less motor vehicles

We are aware that this application is to obtain a certificate of lawfulness of the existing use of the 39 single story buildings. We would like to point out that currently the majority of single story buildings on the said land are in a severe state of disrepair and not being used for their intended purpose.

This leads to our biggest concern which is that if these buildings were to be replaced like for like there would be a need for the applicant to use heavy machinery and other building equipment to complete this task, which would mean them utilising the passage way. Upon completion this would then mean a significant increase in traffic utilising the passageway between 128 & 130 High Hill Rd. therefore turning the current road layout into a cross roads junction making an already busy road junction even more dangerous than it is. Please note High Hill Road is currently utilised by all forms of transport cars, vans, busses, bikes, tractors, horses oh and pedestrians all of who due to the parked cars on the street chance their arm when the articulated lorries decide to pass through at speed.

The passageway at this moment is currently utilised daily by 122 to 138 High Hill Rd (excluding 128 & 130)

for vehicular parking to the rear of their property which I believe the current deeds were drawn up for

We have deep concerns that the increased constant use of this would also add to the damage to my property (128) that I already feel has been caused by the current flow of traffic utilising the passageway, not only to the walls inside and outside of my property but to my fence which has already been repaired twice and is still showing the battle scars

The passageway is not a smooth tarmacked surface and is in fact the complete opposite and more suited to a Sherman tank which when cars are negotiating their way to the rear of their property is quite noisy

Following conversations with people visiting the said site we understand that there has been talk of the applicants main aim for gaining the certificate is to take the first steps to building houses/living accommodation on the said land which we feel they would find easier to have granted if they are issued with the certificate of lawfulness for the current buildings.

The possibility of houses/living accommodation increases the flow of traffic even further and has even more concerns itself from a safety point of view as the passageway is used by school children, walkers, dog walkers, horses etc. It would also mean a large number of dustbins at the end of the passage way (outside mine and my neighbours house all day) each bin day causing a potential blockage of not only our driveways but the passage itself

Whilst reviewing this application it came to light that there are other applications awaiting decision to build a further 15 properties on High Hill Rd. How dangerous do you wish to make High Hill Rd and how much traffic can one road take?

We would like to invite you to take time to view the passageway and said land in person rather than through old plans and drawings to highlight the width and condition it currently is

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