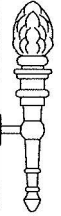
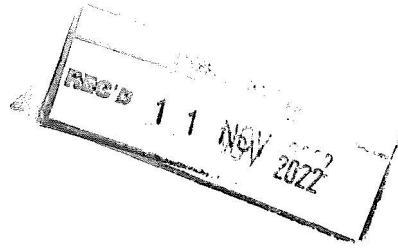


Trevor Gilman C Eng, M I Mech E
2, Roseneath,
4, Hardwick Mount,
Buxton, Derbyshire
SK17 6PP



Planning Department
High Peak Borough Council
Town Hall
Buxton
Derbyshire SK17 1AQ

7 November 2022



Dear Sirs

**PLANNING APPLICATION HPK/2022/0457
PROPOSED HOUSE AT SYLVAN CLIFF, BUXTON**

I have been asked by Mr and Mrs Wilson of 9, Sylvan Cliff to place on record the following objections to the above proposed house. Mr and Mrs Wilson have been consulted as neighbours directly affected by the proposal; their house is directly opposite the application site. This application follows previous attempts to obtain permission for a house on this site, all of which have been rejected.

Some attempt has been made with the latest application to address issues raised in previous applications. The house has been reduced to two storeys and set back from Sylvan Cliff to allow off-street parking. In addition, Design and Access Statement and Heritage Impact Statement have been provided. However several fundamental issues remain and it is difficult to see how they could be resolved with any application to develop this site.

The Design and Access Statement says that the building is not suitable for use as a garage or for storage. This is incorrect. It is currently used for storage. Previously it was used as a working plumber's store. The use for storage suggests that the building is kept in good condition in order to protect the contents.

Parking and access is currently a major problem in the area. Sylvan Cliff is the only access to Keddleston Road and Curzon Road. Together, the three streets contain a total of 38 dwellings with one house on Holker Road also having parking access from Sylvan Cliff. The three streets, forming a cul-de-sac, are narrow and not all dwellings have adequate off street parking. Silverlands is used as an unofficial 'free' car park for those visiting or working in the Spring Gardens area with cars parked obstructing both road and pavement for much of the day. Access for larger vehicles is severely impeded. A response to a recent fire at a house in Sylvan Cliff resulted in firefighters having to park on Holker Road and run to the scene of the fire.

The building is designed to occupy the whole width of the site. It is difficult to see how it could be built without the active cooperation of neighbours. Construction would involve deliveries of materials and components over a protracted period. Experience shows that even small deliveries to building sites are made with large vehicles to reduce the suppliers' transport cost. The inevitable result is that Sylvan Cliff would be obstructed for lengthy periods.

Silverlands is a site of archaeological interest. The original 'road' through the area followed roughly the line of the modern Windsor Road, Silverlands and Ashbourne Road. The Romans improved this route to form an important highway, with a road from Silverland down to the well, now St Ann's well. This site is one of the few remaining undisturbed plots in the area and

could contain important artefacts. It is important that the site is investigated by professionals before any work is undertaken.

In March 2022, following Government advice, planning applications in many parts of the country were put on hold. English Nature had expressed concerns that new developments were adding to the run-off into rivers of nutrients such as phosphates and nitrates. This is leading to non-native species proliferating at the expense of native species in these rivers. The River Wye catchment around the Buxton area was identified as being one area of concern. As a result, any work creating new bedroom space needs to deal with both water and sewerage without using the usual sewer system. The current view is that an on-site treatment plant is the only way of achieving this. Such a system requires a substantial drainage field of the right soil conditions well clear of dwellings. Although this is dealt with by Building Regulations (Part H), it is pointless to give permission for a development that cannot, under the current restrictions, be built.

The above concerns cannot be addressed by any changes to design so the application must be rejected.

Yours sincerely

Trevor Gilman

Enc five photographs showing cars parked along Sylvan Cliff recently.

