
From: planningcomments@highpeak.gov.uk
Sent: 05 December 2022 07:34
To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : HPK/2022/0484 Site Address: Land off Long Lane South of Chapel-en-le-Frith High School Chapel-En-Le-Frith Derbyshire SK23 0TQ Comments by: S De-Nym
From:

Long Lane
High Peak
Chapel-en-le-frith

Phone:
Email:
Submission: Objection
Comments:

Contradiction

Bank Hall Drive is a well-maintained public road.

BankHall drive is a poorly maintained private road, with codicils relating to the allowed traffic on the drive.

Concern

Refuse/recycling bins for guest use will be situated at the entrance to the site.

Clarification of refuse collection arrangements has not been published.

Currently residents place their refuse at the junction of Bank Hall Drive/Long Lane as the refuse vehicles do not pass through the railway bridge.

Have HighPeak Retreat arranged a contract with the waste disposal organisation?

If not what arrangements have been made to ensure the waste collection on the site is transferred to the current collection point?

What arrangements would be in place to store the relevant types of refuse over the current fourteen day refuse collection cycle current in place.

Lack of Evidence

The site will also be marketed as a peaceful and relaxing retreat, which again should mean noise from guests is not a consideration.

Sound from this site has been a concern in the past, reaching as far as Eccles Road.

Lack/Incorrect Evidence

¿ EQ5 - Biodiversity

By introducing new indigenous shrubbery in various areas of the site, it is thought this project will help to enhance the biodiversity on the land rather than create any adverse effects.

There are no existing trees within the chosen site area therefore the proposal does not impose any threat to trees or woodland.

Attention is drawn to the overview of the proposed site, and confirmation that there is at least three mature tree on the proposed site as of December 2022

¿ EQ9 - Trees, Woodlands and Hedgerows

Native trees and hedgerows are located to the south and east boundary of the proposed glamping area, these will provide adequate screening from the road and also to

provide privacy for guests staying in the glamping facilities.

No trees or hedgerows will be required to be removed or pruned and will be retained as part of the proposal.

Attention is drawn to the overview of the proposed site, and confirmation that there is at least three mature tree on the proposed site as of December 2022

Statement with no enforcement details or evidence

The glamping units would be rented out on a per-nightly basis.

Patrons would likely be families or friends due to the size of the units.

Party groups will not be permitted by the operator.

How will this be enforced?

Statements with no evidence

The site would be operated over a limited period between 1st March to 31st October, much like a caravan site, but with much fewer guests,

meaning less noise and disruption to neighbouring properties and road users etc.

The site will also be marketed as a peaceful and relaxing retreat, which again should mean noise from guests is not a consideration.

Sound from this site has been a concern in the past, reaching as far as Eccles Road.

Disturbances would result in probable visitation and subsequent action by the authorities with the corresponding cost to the public purse.

How will this be enforced?

Contentious Why is this statement relevant

There is no intention to use the glamping units for long term lease / permanent residences.

Such a small-scale development and the compact footprint of the glamping units would not be suited to this in any case.

Will the area be required to be reclassified from agricultural to an alternative classification?

Vague Statements

Following this, services ducting will be laid for power and water. Pipework will be run for water and cables for electricity.

Will this be prior to the opening of the site to the public?.

What arrangements are in place to supply water to the site for hygiene purposes?

Why is an electricity feed required as it has been stated there is solar derived power available (but not defined as to what this power source is used for)

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