
From:
Sent: 12 December 2022 19:45
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: C Gregg
From:

Bank Hall Drive
Chapel-en-le-Frith
High Peak

Phone:

Email:

Submission: Objection

Comments: I would like to object to the glamping site application for Bank Hall Drive.

The Design and Access Statement has several contradictions and inaccuracies.

1. 3.0 Proposed Site Information - "Guests will use an existing gate".

10.0 Site Access "A new entrance is proposed to be created".

2. 3.0 Site and Surrounding Area "The plot for the glamping site will occupy approx. 16,300m² of the applicants land"

5.0 Amount "Glamping Site Area - 11,420m²"

1.0 On the site location plan the area outlined in red, the "Application Site", occupies approximately one third of the area of the applicant's land which would support an area approx. - 23,500m².

3. 11.0 Design "Bank Hall Drive" is a well-maintained public road.

Bank Hall Drive is a private road maintained by the residents.

This point brings into question how the applicant intends to lay ducting for power and water. This is not shown on the plan.

4. Justification for proposed use "The proposed site will be on a tranquil area surrounded by vast green areas"

The site is not tranquil! To the east is the Great Rocks Railway. The eastern boundary is formed by Bank Hall Drive which is a public footpath and the access road to twelve homes. To the north is Chapel-en-le-Frith High School

which, at certain times of the day, especially during break times, can be very noisy. The sports pitches are well used and are flood lit in the evenings. The Tannoy system can be heard at some distance from the school.

5. 1.0 Executive Summary ė ėė the site area in use, moved away from the road into a central areaė.

The plan shows the glamping site to be alongside Bank Hall Drive with the shepherd's huts a few metres from the road.

6. The application form states that the site will require four full-time employees and four part-time employees making an equivalent of one full-time employee. The Design and Access Statement claims the business will create at least one full time job.

Heritage

There is no heritage statement with this application. Given the proximity to four listed buildings and one listed structure perhaps there should be.

Bank Hall Drive is the historic, formal entrance to Bank Hall (Grade II listed). The stone gate posts and railings at the entrance are still present on Long Lane. This development which is in open countryside will impact on the rural approach to Bank Hall. The pastoral nature of the site forms part of the setting for Marsh Hall and Barn (Grade II listed) which are west of the site. The glamping site will negatively impact on this.

Loss of amenity for local people

The Local Plan states, ėthere is an extensive network of footpaths and fine walks throughout the Parish, many of which are readily accessible by walkers from the town. The character of the local landscape within easy reach of the town is one of the main reasons many local residents give for choosing to live in the Parishė.

One of the Inspector's reasons in his appeal decision (AOO/H1033/W/15/3136353) on the same parcel of land remains valid.

ėIt follows, as the site itself forms an integral part of the open countryside which embraces this part of the townė..that new development would undoubtedly intrude into the rural landscape.

(para. 35) ėfrom the public rights of way around the siteė.Would be perceived clearly as a prominent and a damaging visual intrusion into the countrysideė.the loss of open fields would have a local significant impact on the character of the countrysideė.

Countryside is an irreplaceable asset as a community. If our countryside is developed under this proposal our community will fall in value, not in a financial way, but to individuals who value the setting because it is close to nature and wildlife. The development will be deleterious to the enjoyment of the countryside on public footpaths to and around the site. Footpath 57 on Bank Hall Drive is one of the busiest footpaths in the area and offers easy access from the built up area to the countryside for walkers, wheelchairs, baby buggies and mobility scooters. The effect of using shrubs to screen around each yurt and shepherd's hut will destroy the lovely view from the local Green Space (LGS14) into the countryside under the railway bridge off Long Lane.

Access

The Design and Access statement claims that, 'this low level development is considered to be acceptable from a highway safety perspective'.

The glamping site will significantly increase the vehicular use on the section of Bank Hall Drive between Long Lane and the site. While the applicant intends to create a footpath between the glamping site and the road, the section between Long Lane and the railway bridge will remain narrow with poor visibility. There is no lighting on this section in the hours of darkness. The extra traffic will create a danger to pedestrians using this popular footpath.

Plan

The executive summary states that a pre-planning application was submitted for guidance (Ref: PAD/2018/0048). A camping site was considered acceptable. If there is no demand for accommodation on a campsite the tents are not there. This is not a camping site but a blot on the landscape for 8 months of the year. The accommodation will be present and visible even when not in use.

Much has been made of the screening of the yurts and shepherd's huts. Vegetative screening is imperfect, may take many years to mature (some may have to grow to over 2m tall to hide a shepherd's hut) and will become partially effective only during the summer. It will be ineffective from November until May when there will be few leaves on the plants. The plants will not be arranged in a 'natural' manner.

The site plan shows an 'Activity Yurt'. There is no mention of what this is to be used for. The same applies to the 'Wildlife Habitat Interpretation Area' and 'Garden Growing Area'.

The vehicular access is to be used to provide access for a maintenance vehicle to treat/empty the treatment tanks. However on the plan the waste treatment tank is 100m away from the access point and can only be reached by a footpath.

Habitat

The habitat survey took place on 13th Sept. 2022. The assessment states that the site is, 'species poor and has limited ecological value'.

30% of the earth's carbon is stored in grassland. Grassland species, poor or not, is every bit as important as forests and other ecosystems in the fight against climate change.

Rushy pastures are rich in insect larvae and the scattered rushes are beneficial to wildlife. Rushy pasture is used by amphibians, mammals and insects which make use of the damp conditions and shelter. The wet pasture provides feeding and breeding habitat for wading birds such as Lapwing and Curlew. These birds are visitors to a site 200m away from the proposed glamping site.

The vegetation and wildlife on this site has adapted to the growing conditions over decades (maybe centuries) and has evolved into the optimum habitat for this site. It is part of the wide variety of habitats in the area. The glamping site proposal makes much of the inclusion of indigenous shrubbery but time will tell if it would survive on this marshy ground.

Local Neighbourhood Plan

From the LNP, 83% of local people indicated that they wanted to protect the whole of the area outside the built up area from development. The glamping site lies outside the settlement boundary of Chapel-en-le-frith. It comprises development creep. I am concerned, particularly with the previous planning attempts on this plot of land, that if the development is approved the LNP would have been overruled and there will be further attempts to build on the whole field and beyond.

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