
From:
Sent: 13 December 2022 19:00
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: Chase
From:

Hayfield Road
Chapel-en-le-Frith
High Peak
Derbyshire

Phone:

Email:

Submission: Objection

Comments: Although this development is on a reduced scale from the proposal HPK/2021/0388, the same issues remain and so the comments/objections raised by that application should also be taken into account even though the application was withdrawn.

This development is contrary to the Neighbourhood Plan. The site is accessed from a single lane private and not public road where the applicant has the right of access for agricultural use only. Cycling and horse riding are also prohibited on Bank Hall Drive although I note the applicant includes 1 x Field Storage Shelter/Bike Storage facility within the proposal. It would be disingenuous to expect or believe that clients would push their bikes to Long Lane before mounting!

The traffic flow generated from the ten proposed placements together with service vehicles would mean a substantial increase in the number vehicles using Bank Hall Drive and the short term nature of stays (the proposal states units to be rented out on nightly basis and designed for short breaks) will only serve to multiply the number of movements to and from the site putting both vehicles and pedestrians using Bank Hall Drive at risk.

The suitability of the site for glamping is questionable. The Flood Risk Assessment and Drainage Strategy Report May 2021 supplied by the applicant confirms the site is underlain by "slowly permeable seasonally wet loamy and clayey soils". This is evidenced by surface water seen regularly on site during spring and autumn together with ponding in the summer after heavy rainfall. A natural "duck pond" was in fact created on this site this summer and which remained for several days until the water eventually drained away. The proposed introduction of hard/semi permeable landscaping for an access road and footpaths, 10 placements for glamping units, a reception pod, 2 shepherd huts for washing facilities, 2 covered parking areas for 10 vehicles, 1 Field Storage Shelter/Bike Storage facility and an activity yurt all reduce the permeable nature of the site which in itself is contrary to the Neighbourhood Plan.

There are several statements in the proposal pertaining to noise. "Fewer guests meaning less noise and disruption...marketed as a peaceful and relaxing retreat meaning noise from guests is not a consideration...glamping guests tend to be respectful to others and do not create noise...party groups will not be permitted by the operator". This last statement is no doubt due to the noise disruption experienced by residents as far afield as Eccles Road following hen party held by the applicant over the weekend 16th-18th July 2021, with loud music being played beyond 2200 hours. As only one full time job is anticipated as being created by the proposal, how do the applicants intend to control the noise generated from this site?

I note the proposal includes an "activity yurt" on the plan but the reason for or intended use of this yurt is not explained or even referred to. Clues for its intended use may be found by referring to the applicant's own still live website www.highpeakretreat.co.uk and facebook page. "Recreation activities, communities projects, activity centre/space, workshops, yoga retreat, pizza making workshops, cycle routes and hire, pony trekking/horse riding" all seem to indicate this applicant still has intentions well beyond the scale of this revised planning application which should be refused.

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