

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
Date: 18 December 2022 21:27:05

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: Mr & Mrs Pearson

From:

Beckets Wood
Chapel en le Frith
High Peak
Derbyshire

Phone:

Email:

Submission: Neither

Comments: Points for consideration:

We have the following concerns in relation to the proposed development that we want to be considered by the planning authority as part of their review of the proposed development:

Traffic / Road Access / Highway Safety: The access to the proposed development is a single-track road with very limited passing places and is a well-used local footpath. It's likely that the current road wouldn't be able to effectively support additional traffic that is likely to be generated by the proposed development (likely to also include larger vehicles and potentially motorhomes) at peak times. Additional traffic on this single access road that is highly utilised by pedestrians is also likely to increase the chance of an accident between cars and pedestrians without investment into clear signage on the road for the additional traffic. We note in the Design & Access statement that there is a proposal for an additional footpath, however this footpath will only be alongside the development itself and not the start of lane where there will be higher traffic, therefore it's not clear how this will be addressed by the applicants. We would like this to be clarified.

Ownership / access: We note that the design and access statement, Section 11.0 states 'Bank Hall Drive is a well maintained public road', we would like this statement to be reviewed and the ownership (public or private) of the lane to be clarified, as it is not fully clear if the proposed access road is in public or private ownership.

Noise Pollution / Disturbance: We live in close proximity to the proposed development and could hear the noise generated by the site on the party that was had on the site on 17th July 2021, the noise travelled across the fields. We note in the Design & Access statement, Section 3.0, stated 'not expected that noise from the units will impact any' and 'In our experience, glamping guests tend to be respectful to others and do not create noise in any case'. These appear to be quite general statements with no real foundation for the assumptions made. It is unclear how noise pollution generated by the proposed development would be effectively managed and reduced. We therefore request that the noise reduction strategy / approach is clarified.

Litter / Refuse Considerations: As stated above we live in close proximity to the proposed development and we regularly walk along the footpath parallel to the proposed site. There was a significant amount of litter on and

around the proposed site after the party on 17th July 2021. Is not clear how littering would be effectively managed by the applicants.

Waste disposal: A connected point in respect of litter is that we are aware that the local council refuse bin vans are not able to use this road and therefore the residents from the houses on this road have to leave their rubbish at the road entrance on Long Lane Road for collection by the local council, these rubbish bags are often ripped open by animals and this does cause open litter on Long Lane Road. It's unclear that this specific consideration has been considered by the proposed developer and what the waste strategy / approach is. We would like this to be clarified.

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