

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
Date: 21 December 2022 22:19:28

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: Stuart WilsonRidge Farm

From:

Off Cowlow Lane
Chapel en le Frith
High Peak

Phone:

Email:

Submission: Objection

Comments: I agree with the majority of concerns voiced by other correspondents.

As there are several sites in the vicinity it would be prudent to have sight of the business plan and projected occupancy rates. There is no mention of the actual number of people the site will have to accommodate at full capacity.

If, as many objectors have noted, this is a charade application leading to another housing development could HPBC put a reinstatement clause on the planning that if the business fails the land has to revert to agricultural use?

Can a restriction on further development of this site be a condition of planning? My concern is that this will become a wedding and events venue with large gatherings creating noise and disturbance.

What provision will there be to stop larger groups booking the site and holding events? Will there be restrictions on further development which I can imagine could include a warden's house, permanent shower and toilet block and hard standing for parking and a large events tent.

Will there be a restriction on what time of year and for what length of time guests are allowed to stay and how will this be enforced?

Parking for 10 vehicles only. What if guests have/arrive in more than one car? Where is the overflow parking provision? Will it be Long Lane?

There is detail of the visual and landscape impact but no study on what noise level will be created and at what time of night/morning. Even at Ridge Farm we could hear the parties last year. Sound carries a long way in the valley that Chapel sits in, especially on still summer nights.

Could the applicant provide more details and a study of the noise impact? In most towns this is a pre-requisite for leisure planning applications. Will there be a curfew and, if so, between what hours?

As there are 3 camp sites nearby Station approach, Chapel, Charlie Lane - Chinley and Combs Road - Combs could HPBC or the applicant provide the rationale for such an increase in this type of provision. Combs has glamping pods and yurts contradicting the design statement. What measures will be taken to restore the site if the business fails?

How will the applicant stop their guests riding horses or bikes along the local public footpaths? We have regular problems with mountain bikers and horse riders illegally using footpaths already. Highways reported seeing 2 cyclists on their short visit. This is not a bridle way and cycling is prohibited.

There is no provision for how the signage would affect the visual landscape. What will the access and site signs look like and where will they be positioned? Will they be illuminated?

I have farmland that is accessed via the Bank Hall lane and need to access my land with large agricultural vehicles. This passes the site. The access is already tight. Safety is a major issue.

As application HPK/2021/0222 has just been refused there seems to very similar grounds for refusing this application

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