

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
Date: 21 December 2022 22:45:37

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: G. Thompson

From:

Bank Hall Drive
Bank Hall
Chapel en le Frith

Phone:

Email:

Submission: Objection

Comments: 1/ Bank Hall Drive is wholly unsuitable for any form of traffic increase as demonstrated last year (2021) when the site was operated, without permission, with just two huts. The additional traffic created both then and now by this proposal for ten huts/pods would cause significant danger to pedestrians on what is already a very busy, narrow and much used footpath.

2/ The 'Proposed' entrance has already been installed and for which permission was neither sought nor granted from the relevant land owner whose land it crosses. The application states (10.0 Site Access) that two more new entrances will be created seemingly disregarding the land owners rights.

3/ The 'Temporary Field Shelter' (11.0 Design) is already situated in the field and is a permanent structure for which I can find no permission being granted. It is not constructed on 'skids' to enable movement and indeed hasn't been moved since installation in 2021.

4/ Bank Hall Drive is NOT a public road as is incorrectly stated in the application (CF6 & 11.0 Design). The road is privately owned by three different parties - two private individuals and the third Network Rail. However the stretch of drive from Long Lane to under the railway line is not included in the survey area. Use of this section of drive has to be shown on the application to gain full context of the proposal. At least one of the landowners has not been informed of this application.

5/ Access over Bank Hall Drive for public right of way is as a footpath only - no motor vehicles, bicycles or horses are permitted.

6/ When operated without permission in 2021 the site quickly became an eyesore with rubbish from the (only) two huts blowing around the site and a cursory look now shows a large plastic container still stuck in the hedge that has been there for much of this year.

7/ During summer 2021 the site was used for a 'music event/party' that carried on late into the night. The noise and associated behaviour from this and having a bar at the event was unacceptable. Was permission sought for

this event?

8/ An agricultural covenant that covers this site stipulates it be used for agricultural purposes only. For some time the land has been used to keep horses. Is equine use classed as agricultural?

9/ 'An efficient operational waste management and recycling strategy will be carried out' (12.0 Sustainability). Further to my point 6/ also important to note there is no waste collection carried out anywhere on Bank Hall Drive by High Peak Borough Council.

10/ Construction of paths, tracks (permeable or otherwise), access roads, hardstanding for cars and the structures themselves cannot have anything but a detrimental effect and cause significant damage to the ecology of the site and its surrounding area.

11/ There is currently a glamping/ yurt site just over half a mile away which is properly maintained, has someone permanently present and is well run.

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