

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
Date: 22 December 2022 22:54:33

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: Simon Whitbread

From:

The Potting Shed
Bank hall
High Peak
Chapel-en-le-frith

Phone:

Email:

Submission: Objection

Comments: I would like to object to the proposed development for several reasons.

1. The application seems fundamentally the same application which was withdrawn and had substantial public objection last year. Some superficial changes have been made, but nothing that should fundamentally alters any opinions made last year.
2. The proposed site would be adjacent to the High School, which could cause a safe guarding issue.
3. The junction on to Long Lane, has very limited visibility. An increased traffic load of users who are not aware of the local flow of pedestrian traffic, principally pupils from the high school, would be an accident waiting to happen.
4. The land between the stone pillars and the railway bridge (Bankhall Drive Entrance), is explicitly stated in the Chapel Neighbourhood plan as an area to be protected as a 'Local Green Space'. Clearly any new commercial enterprise focussed in that area, would go against the Neighbourhood plan.
5. The current up keep of the hedge/fence surrounding the field has been inadequate and there have been several cases of the horses escaping and in one case causing damage to a vehicle. This should be significant cause for concern, as it indicates that the applicant is unable to deal with the husbandry needed for this type of rural location.
6. The refuse collection for the residents along Bankhall Drive, requires recycling and refuse to be left in bags at the junction of Long Lane. This is far from optimal, but no alternative has been proposed from the council. A commercial business would add an undue amount of additional refuse being left at the bottom of Bankhall Drive. This would present a health and safety issue for all users of Bankhall Drive and in particular the local residents living adjacent on Long Lane.

7. Bankhall Drive itself is owned privately and not a public road. There is no mention within the application that any agreement or communication has been made to the various owners of drive.

8. The ecosystem along Bankhall Drive is very delicate, it is both a public footpath and a private drive for the residents who live along it, to have a commercial property adding unsupervised and uncontrolled traffic along the lane, could cause significant safety issues for all of the current legitimate users.

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