

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
Date: 11 January 2023 21:10:23

Application Reference No. : HPK/2022/0536 Site Address: LAND REAR OF 44 TO 46 Town Lane
Charlesworth Derbyshire Comments by: Mr & Mrs Phillips

From:

Rose cottage
Chapel brow
Charlesworth
Glossop
Derbyshire
SK135HH

Phone:

Email:

Submission: Objection

Comments: Our concerns overlap with those originally raised in relation to the previous planning application HPK/2018/0048 (Land Opposite 2, Chapel brow).

Our current concerns include the following:

- The 'Design and Access Statement' states that an ATC (Automatic Traffic Counter) was installed by SCP. The only ATC installation we observed was on the main part of Chapel Brow, not the narrower road of the V related the proposed property entrance. Also, one of the pair of related ATC cables crossing the road was snapped due to passing traffic with two days of installation (photo available). If this was the related ATC installation, these points render the information collected as invalid.
- The '14647 - 31A - Proposed Dry Stone Wall Visuals' rendering (and the same rendering also within the 'Design and Access Statement') gives the illusion that the road is far wider than in reality. It is a narrow single lane road with a left bend leading into it, effecting visibility.
- Proposed reduction in height and amount of the historic dry-stone wall being removed is significant. For example, the 'Design and Access Statement' states that 'the wall heights reduced to 0.6m'. Currently the wall height is in excess of 1.8m in places, meaning that the majority of protected historic wall related to this planning application will be lost if this were approved.
- After removal of this historic stone wall, it is still questionable whether this will provide enough acceptable and safe visual splay for vehicles leaving or passing the proposed driveway entrance. Vehicles can be seen racing both up and down this related side of the V to skip ahead of other vehicles. Also, vehicles use this when traffic backs up on the other side of the V with several near misses and accidents occurring on this narrow stretch of road every year.
- Concern raised in the previous planning application HPK/2018/0048 in relation to damage to the historical tunnel (underground passage) still apply (Please refer to the HPK/2018/0048 'Consultation Response Charlesworth PC'). The necessary excavations related to the creation the propose new driveway, significant wall height reduction and removal of related earth could cause damage. The new planning applications 'Heritage statement' briefly mentions the underground passage but makes no attempt to address original the concern.

- The proposed development's modern design is not sympathetic with the surrounding properties/conservation area and has a detrimental impact on the grade 2 listed building that will adjoin the proposed development. This could further, and irreversibly, erode the rural setting of the conservation area.

- Any approval of this proposed development, and its related access driveway, could set a precedent for access for further developments related to the area surrounding the new property.

- There is no mention in this planning application of the pond in the fields behind Rose Cottage that is within 500 metres of the proposed development. Or any reference to a habitat sustainability survey. Great Crested Newts have been seen in the area, yet no assessment has been conducted as to whether Great Crested Newts will be affected by the development proposal. Current legislation and protection laws make it illegal to deliberately disturb Great Crested Newt breeding sites and to damage, destroy or obstruct access to Newt breeding sites or resting places. Considering the amount of excavation that is to be carried out to construct the access road into the proposed development and the significant disturbance of the historic dry-stone walls, which will be required to construct the driveway, there is a legal requirement that this must be completed to correctly assess the planning application in line with the Conservation of Habitats and Species Regulations 2017.

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