

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
Date: 24 January 2023 13:59:32

Application Reference No. : HPK/2022/0476
Site Address: Land North Of 25 Bings Road Whaley Bridge Derbyshire
Comments by: A.Scorer
From:

Bings Road
Bings Road
Whaley Bridge

Phone:
Email:
Submission: Objection
Comments: I object on the following grounds:-

1. There are inconsistencies within the planning application itself, namely
 - a) under the heading "Bingsrd Specifications" it states that the greenhouse and shed will "occupy a central position within the field" yet the plan "AP2022shed" clearly show the proposed greenhouse to be located on one side of the field with the proposed shed on the opposite side of the field. So which is it?
 - b) under the heading "Trees and Hedges" the applicant has answered "No" to the question "Are there any trees or hedges on the proposed development site? Any visit to the site will clearly show that this is not true, with one particularly large tree right next to the proposed site for the shed.
2. In July 2018 permission was granted for the erection of a wooden shed and greenhouse within this site. The shed was then erected as proposed in the middle of the field. Subsequent planning permission was approved in July 2021 for the size of the shed to be increased and the site of the shed to be moved. Some basic groundwork for this new shed has already started. If this current application is approved will the existing shed in the middle of the field be removed? If not, then there would be two sheds and a greenhouse in the field. This needs clarifying.
3. Taken together the proposed location of this shed (only 18 metres from the road), a concrete pad for parking (measuring 40 sq m) and concrete strips for a drive from the road to the shed, represent a prominent intrusion into open countryside, contrary to local plan policy. There is no doubt that, because the site is elevated above the road, it would damage the current rural nature of the site. In fact, the work that has already been undertaken on the site has created something of an eyesore, with apparently little respect to the ecological nature of the site - again contrary to a number of local plan policies.
4. In February 2021 the applicant had planning permission for two detached dwellings on this site refused and in August 2021 a subsequent appeal against this decision rejected. Many of the reasons stated in both these two decisions are equally relevant to this particular application. This new application should therefore be rejected as inappropriate development for a piece of open countryside that is an integral part of local green amenities, being in close proximity to both Bings Wood and the Roosedyche.

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