

**From:** [planningcomments@highpeak.gov.uk](mailto:planningcomments@highpeak.gov.uk)  
**To:** [Planning Comments \(HPBC\)](#)  
**Subject:** Comment Received from Public Access  
**Date:** 25 January 2023 18:58:47

---

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

From:  
25  
Bings Road  
Whaley Bridge  
Whaley Bridge  
High Peak  
SK237ND

Phone:

Email:

Submission: Objection

Comments: 1)The applicant remains determined to develop the site for housing in some form. The construction of a paved access road and parking area, to a standard approved by the LPA and Highway Authority, would take him one step closer to achieving that objective.

2)A paved driveway would concentrate the rainfall run-off from the field onto the public highway at the access point, where there is no positive drainage system. The existing crushed stone access track is perfectly adequate for occasional 4x4 visits, is more in keeping with it's countryside setting, and has the added benefit of being free-draining. It could be extended to provide a turning area, without paving over long established grazing land permanently.

3) 'Propagation of tree saplings' has been a constant theme across 18 years of neglect by the applicant. The justification for a 4x4m shed and paved approach road to further that ambition remains highly questionable, given the horticultural evidence to date. I assume a commercial venture would require change of use in any event.

4) The opening up of the existing access, without approval, has taken what was simply a field gate into a part of the rural landscape into something more akin to a housing estate entrance. The damage is there for all to see, and retrospective approval would simply endorse what many locals see as an act of vandalism in a valued area of countryside.

---

Do you really need to print out this Email? Be green - keep it on the screen.

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://www.highpeak.gov.uk/YourData>

---