

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
Date: 31 January 2023 21:15:50

Application Reference No. : HPK/2022/0568

Site Address: Newfield Garage Manchester Road Tunstead Milton Whaley Bridge Derbyshire SK23 7ER High Peak

Comments by: Mathew Look

From:

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Submission: Objection

Comments: 1. It is unclear in the supporting planning statement prepared by Emery Planning, as to which area in section 1.1 is the subject, the red or blue outline. We are perfectly aware that the operations on this site have included areas within the blue but the area edged red is a matter for concern and no photographic evidence of the area edged red could conclude that this has been used for 10 years plus.

2. With regard to the statement of the laying down of hardcore to extend areas for storage and parking in section 5 of the planning statement, it is not clear until section 5.8 as to the reliability of the written statements as to when the extension of these areas actually took place. The compliance officer clearly has been in contact some time in 2017 about extended activity but this is only 5-6 years ago and the 2005 Google image only shows some attempt to lay a hardcore track across the area edged red in 1.1, on the marshy field between the canal feeder and the brook.

3. The applicant has shown no consideration towards the environmental issues arising from the attempted use of this land with its proximity to the adjacent water courses. In times of heavy rain which lead to flooding downstream from here, this land acts as an important sponge to soak-up and slow release water. This development and seemingly unlawful extension of this parking area will not only decrease surface water retention but increase surface water run-off increasing flood risks and with the added potential of pollutants entering the water course due to the very nature of this business.

4. We can see quite clearly from the 2005 image that the red outline in the image in 5.9 has been extended along the roadside. This area was screened with the seemingly deliberate purpose by planting of a Leylandii hedge to screen the operations from the residents across the road. Panted inside the existing hedge and tree lined boundary, it appears most operations were not extended until this hedge provided that screen. This may appear to be a deliberate intention to deceive and as time has gone by and gaps appear there have been storage containers placed blocking any view through to the expanding area across the canal feeder.

5. We are well aware of the use of the land to the east of the red zone in the 5.9 image and have no issues with this nor potentially the majority of the area edged red in 5.9 but we see not substantial evidence, other than the attempted hardcore track across the boggy field, to suggest that it has been used for storage or parking of heavy goods vehicles for more than 6 years.

6. The plans and Google images supplied by Emery Planning in (1.1) seems to demark a red random shaped outline which on the face of it would extend this area of the field in question. The environmental risks still remain and would increase. There is also an inconsistency in their presentation which confuses the reader, as this boundary outline changes from red in 1.1 to blue in 5.9 where it also is a much revised shape and size.

7. Summary & Conclusion.

There seems to be an element to hide/screen the development actions of the applicant from the general public by the planting of the evergreen hedge. Their intentions to expand by screening may have enabled unlawful expansion over many years and the exact extent of this prior to 6 years ago is not conclusive. We have no objection to Lawful Use where it is lawful and provided it does not extend that area or usage which is lawful beyond doubt. It is clear that the applicant has extended this area within 6 years. We also have no objection to Lawful Use where it does not create potentially damaging environmental issues or expose any member of the public to any threats or risks of pollution or flooding, however small or large that threat may be.

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