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Subject: Comment Received from Public Access
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Application Reference No. : HPK/2022/0568

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

Comments by: Ruth George Derbyshire County Council

From:

Tunstead Milton Farm
Manchester Road
Tunstead Milton
High Peak
Derbyshire
SK23 7ER

Submission: Objection

Comments: My family and I regularly walk along the public footpath edging the field and can confirm it has not been used for the current use of dumping and parking vehicles for the last ten years.

A small area of hardcore track approx. 20m from the yard onto the field was built in May 2012 a few days prior to Mr Moreton's son's wedding when a marquee was erected in the field and temporary coverings were put across the marshy areas. The temporary coverings shown in the photos from the wedding were lifted straight after the event and the hardcore track soon disintegrated as Mr Moreton's statement sets out as it had been placed onto a marshy field.

When the Chapel-en-le-Frith Neighbourhood Plan was created in 2015, and the field was designated as Local Green Space, it was an open meadow which the Plan Examiner described as 'a contained area of open space on the edge of Tunstead Milton, which forms a tranquil riverside area.'

Neighbourhood Plan Examination Report, Jan 2015:

20. Field behind Morton's Yard, Tunstead Milton, between Randall Carr Brook and canal feeder. This is a contained area of open space on the edge of Tunstead Milton, which forms a tranquil riverside area. The site is close to the community, is demonstrably special and holds a particular local significance with regard to its tranquillity, is local in character and is not an extensive tract of land. I am satisfied that it meets the criteria for designation as a Local Green Space.

The extensive use of hardcore and of the field for business activity commenced after this, in the run-up to the application for a warehouse and access for large lorries on the site in May 2019.

The hardcore, parking and use of the field for storing tanks and materials has been subject to several complaints requesting enforcement, which were delayed during the planning application.

This application was subject to numerous delays, at first due to covid, but then due to awaiting revised plans

from the applicant, which meant it took over 3 years to proceed to refusal, preventing the enforcement taking place.

From the refusal of numerous planning applications submitted for this site, and from the appeal decision in 2008, the owner is well aware that this site was designated a Special Landscape Area of Settled Valley Pastures, and from 2015 was designated a Local Green Space in the Chapel Neighbourhood Plan on which development was not permitted.

He has deliberately decided to hardcore and store vehicles and chemicals over a large area of this lovely riverside site in order to try and get planning permission and evade enforcement.

This application and the spreading of the hardcore area in the last few years should not be permitted to continue to ruin the area and local walks and views.

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.

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