
From: Nigel Tuckett
Sent: 27 January 2023 09:34
To: Planning Comments (HPBC)
Subject: Re: Comment submitted for Planning application (HPK/2022/0476) - urgent corrections please

Categories:

Good morning, I have received the email confirmation of the comments posted yesterday to your web form, and have noticed that the formatting has introduced errors shown as upside-down question marks, perhaps because I typed it on a Mac computer. We have therefore gone through the submission and removed those Mac-formatted items so it now makes more sense, as well as amending a couple of words for clarity.

Could you please ensure that the text below is the one posted?

Thank you.

NIGEL TUCKETT
mobile

CORRECTED TEXT:

Application Reference No. : HPK/2022/0476
Site Address: Land North Of 25 Bings Road Whaley Bridge Derbyshire
Comments by: N & J Tuckett
From:

Bings Road
Whaley Bridge
High Peak

Submission: Objection

Comments:

Firstly, we wish to express our concerns about the previous approval of the Planning Application (HPK/2021/0191 for removal or variation of a condition [2]) to which this Retrospective Application refers, in that Consultation Notices were distributed to only a handful of neighbouring properties to the south of the site rather than to other residents of the area, and if a planning notice was applied to the site it was either ineffective because of confusion with the concurrent housing application/appeal (HPK/2020/0517) or removed. This apparently occurred at a time when a refused Application to build houses on the same site was still under Appeal, effectively creating unwarranted confusion. We have to question how an applicant can submit any Application while another refused Application is still under Appeal?

Approval of HPK/2021/0191 should have been rejected not only on the proposal to increase the size of the shed, but also on the question of the repositioning of the building, in consideration of the far greater impact its larger size and repositioning will have on this pastoral site (no Change of Use from Grazing to Market Gardening yet having been applied for, or granted). That proposal does nothing to protect the quality and sensitivity of the site.

Regarding the present Retrospective Application, we wish to reiterate our earlier comments and objections on the basis that any increase in plant or traffic in and out of this field onto the narrow lane so close to the steep, dangerous hill is entirely unacceptable, eg. we have recently witnessed a parent and toddler who live in a house only three doors from the site almost crushed by a vehicle passing along Bings Road. We emphasize again, this lane is used by walkers, cyclists and riders, all highly vulnerable to an increase in vehicular traffic.

We also object to the further damaging of the character of this unique and treasured area by breaking down ancient stone walls to widen the entrance way and installing concrete pads.

On the Application Form, under the heading Trees & Hedges, there is a question: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? to which NO has been checked. This is demonstrably incorrect. There are trees, and the installation of a concrete pad serving a larger shed will have considerable impact on the local landscape character.

Under the heading: Biodiversity and Geological Conservation, the question Is there a reasonable likelihood of the following being affected adversely within the application site, or on land adjacent to or near the application site? under subheading b) Designated sites, important habitats or other biodiversity features: The correct choice should be: YES, on land adjacent to or near the proposed development.

The development is directly opposite a Conservation Area.

In conclusion, we ask that the planning revisions (HPK/2021/0191) to relocate and enlarge the proposed shed be reviewed, the Retrospective application regarding concreting be refused and the Applicant required to restore the track, damaged gateway and landscape to its original condition, thus protecting the quality and character of this historic and environmentally important area.

ENDS