

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
Date: 28 March 2023 17:41:07

Application Reference No. : HPK/2023/0073

Site Address: Charlesworth Stud Woodseats Lane Charlesworth Derbyshire SK13 5DR Glossop

Comments by: Mr and Mrs Wright

From:

Elizabeth Cottage
Woodseats Lane
Charlesworth
Glossop
Derbyshire
SK13 5DR

Phone:

Email:

Submission: Objection

Comments: To Whom It May Concern,

We would like to make comment about HPK/2023/0073 with regards to Charlesworth Stud, Woodseats Lane, Charlesworth and the application for variation of condition 4 relating to HPK/2004/0118 ¿ number of permitted lessons.

Firstly, may we point out that the original application HPK/2004/0118 ¿Certificate of Lawful Proposed Use or Development¿ is not on the online High Peak Borough Council Planning Portal and therefore members of the public wishing to make comment on this application will not be able to view the original detail in condition 4 unless they request to view this document at Buxton Town Hall. We would like to suggest that this document is provided as part of this application so that people can make a thorough assessment of the situation.

Section 4 reads as follows:

4. The use of the land shown edged in green on the plan attached to this certificate for the giving of not more than 12 riding lessons per month to visiting members of the public. For the avoidance of doubt the limit of 12 lessons per month shall include both lessons on horses or ponies owned by the landowner and those owned by the visiting members of the public. For the further avoidance of doubt the lawful use of the land shown edged in green on the plan attached to this certificate does not include the giving of group lessons or the holding of summer, easter or other riding schools for visiting members of the public.

To confirm the land edged in green as described in Section 4 is the menage at Charlesworth Stud Equestrian.

We would also like to know why a yellow site notice has not been put in place to make passing members of the public and other residents on Woodseats Lane that have not received a consultation letter aware of the application. The public consultation period ends on 13.04.23, we only received our letter on 27.03.23, therefore not allowing a long period of time to comment. Is there a minimum period of time for public consultation once a site notice has been put in place? This variation application should be highlighted with a site notice so that members of the public that use Woodseats Lane on a regular basis are given the right to comment accordingly.

The consultation list does not seem to include properties that are close to the menage i.e. Hunters Gate,

Underhill Cottage and Rose Cottage who will all be closely affected by any variation at the Charlesworth Stud site.

We would like to comment on the increase of lessons from 12 a month to 56. This is more than 4.5 times the current number of lessons allowed. The supporting document states that this equates to an average of 2 lessons per day. Most of the current lessons happen at weekend or in the evenings when customers are not at work/school and most certainly are never spread out in the manner described. Most of the lessons will be given out of normal working hours i.e. Saturdays, Sundays and evenings 5 to 9pm. This will cause a significant increase in traffic on the lane and noise nuisance whilst residents are trying to enjoy their own social space. Surely this is the reason that a restriction of 12 lessons was noted on the original approval.

Unfortunately, Charlesworth Stud is closely surrounded by residential properties that can all view and hear the activities in the menage. The riding lessons all require an instructor to convey their instructions across an area of 40 metres by 20 metres, something that cannot be done quietly. The lessons last an hour or half an hour and if you are fitting 56 into a month when members of the public are available to have them it is going to cause a considerable noise nuisance in this area. Most certainly one that can be heard from our gardens whilst we are sat out trying to enjoy our rural residential setting in the green belt.

If lessons are to take place during the evenings this would also mean that the menage floodlights could be on until 9pm each night during the winter evenings. Light pollution could be an issue for some of the residents' properties if the number of lessons is increased.

The supporting document also makes comment about the emphasis of the business changing from livery to riding school and that this would compensate for the traffic generated. Does this mean that the livery element of the original application HPK/2004/0118 will be removed. If not, there is nothing to stop the livery from starting again in the future.

This area is a small, quiet hamlet of houses on a single-track lane. The entrance to Charlesworth Stud already causes an issue on the highway as the gates are closed and not set back from highway. The Highway Authority generally recommends that any gates to accesses are located a minimum of 6 metres behind the highway boundary in order to enable a vehicle to be stood clear of the highway whilst opening and closing is carried out. Any gates and boundary walls in excess of 1 metre in height relative to the nearest carriageway channel should be demonstrated as being located behind exit visibility sightlines of 2.4m x 43m to the same carriageway channel from any existing vehicular access as any reduction in exit visibility would be considered to be against the best interests of safe operation of the public highway.

Some changes are currently being made to the entrance area at Charlesworth Stud and new posts/gates put in place. These posts are not set back from the highway in accordance with the Highway Authority recommendations so the problem of vehicles blocking the highway whilst the gate is being opened and closed will remain ongoing. It would seem more suitable to have the entrance set back so that vehicles can pull off the single-track lane whilst the gate is opening (if automated) or being opened. All the other residential properties on the lane have gates set back from the highway so that they can pull off the highway whilst gates are being opened, this would seem a much safer entrance for a commercial premises.

Our field and menage entrance is opposite the commercial entrance and car park to Charlesworth Stud. We are sometimes unable to access our facilities due to customers blocking the lane when arriving and leaving the stud and this is already an issue with the current 12 lessons a month, this would be magnified if the number were to

be increased. It is also important to note that the owners at Howard Cottage use the Charlesworth Stud entrance as their main entrance/access to their property therefore causing a further blockage on the lane.

In conclusion we object to this variation application as we feel that there is already enough traffic on the lane to this site. The access to Charlesworth Stud is a problem for all residents that live on Woodseats Lane as it causes delays when visiting customers, staff and residents of Howard Cottage who all use the main entrance regularly block the single-track lane when arriving and leaving. This also causes issues for us as they block the gate to our menage, and field and we are regularly waiting for a vehicle to move so that we can enter or exit our property at Elizabeth Cottage. The increase in lessons will cause more traffic and more hours of noise nuisance during leisure times for this quiet hamlet in the green belt.

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