
From:
Sent: 12 April 2023 15:20
To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : HPK/2023/0061
Site Address: Land to the west of Bridgemont Whaley Bridge Derbyshire SK23 7PB
Comments by: Dr Eric J Culbert
From:

48
Bridgemont
Whaley Bridge
Whaley Bridge
High Peak
SK23 7PB

Submission: Objection

Comments: I object strongly to the building of houses and apartments at the location.

First and foremost, the land is classified as GREEN BELT, and so should not be built on. As an assigned conservation area, it is important that the land remain undeveloped to ensure the conservation of the natural resources in the village. Since the applicant purchased the land as a speculative project, he has made several unsuccessful attempts to gain planning permission for a completely inappropriate purpose. His response has been to dump scrap metal, discarded equipment and an increasing number of junk cars presumably in an attempt to antagonise the residents, and to influence the planning process adversely. Indeed, the applicant should be encouraged to remove these vehicles to a more appropriate location as they are at high risk of damaging the landscape permanently.

A development of social housing has already been started on land adjacent to the land described in the application. We were told at the time that this was an exceptional case due to the need for social housing in the area, and that the development was small and appropriate. Though small, the ongoing development will significantly expand the footprint of dwellings, and will put significant pressure on the parking in the village which is already problematical for the residents. It will be important to assess the effect of the ongoing development on the village before even considering any further applications, especially one like the current application which is of a completely inappropriate size, even if the land were not already designated GREEN BELT.

The proposed development is substantial and completely out of character with the existing dwellings.

The footprint will more than double in size, and the effect of a significant increase in traffic on the cul de sac road, which is already under significant pressure to support parking for the residents will introduce unacceptable levels of noise and air pollution on top of that from the nearby A6.

The current dwellings are a mixture of small stone cottages and semi-detached dwellings. The proposal to build a large number of apartments in particular is completely out of keeping with the character of the existing village.

Such is the slope of the land that the ground level proposed dwellings will be at the level, or higher than the roof level of the current houses, and thus tower over the current gardens.

There are already issues of drainage from the ground. There is regular flooding to Bridgemont street, and the increased pressure from the proposed concreting of the land, plus the stresses caused by increased pressure on waste and sewage are likely to cause significant problems. The proposed mitigation plan appears to be in denial of these facts, and completely unsuitable.

There is access to the site which was previously a footpath (now diverted) and runs between Number 52 Bridgemont, and the Village Hall. It is inappropriate as any sort of vehicular access to the land, yet the applicant has been running industrial vehicles up and down the path resulting in damage to the walls of both Number 52 and the Nursery, which are now both in danger of collapse.

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