
From:
Sent: 19 July 2023 18:35
To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : HPK/2022/0484 Site Address: Land off Long Lane South of Chapel-en-le-Frith High School Chapel-En-Le-Frith Derbyshire SK23 0TQ Comments by: Chase
From:

Hayfield Road
Chapel-en-le-Frith
High Peak

Phone:
Email:
Submission: Objection
Comments:

This application clearly constitutes ‘development creep’ which is contrary to the Chapel-en-le-Frith Neighbourhood Plan. The Plan

encourages high quality small touring caravan and camping sites where, when out of season, the site reverts to its original use and

appearance. In this application, however, as well as paths, parking, accommodation and supporting units the applicants intend to

install electrical and water services plus a waste treatment tank and, even when the site is not in use, the structures will remain in situ

and on permanent view. As such the site would become a ‘blot’ on the natural landscape until such time as it ceased trading. After

the removal of moveable structures the electrical, water and waste treatment facilities would remain and lends credence to the many

comments already expressed that this application is simply an interim step to obtaining planning permission for further housing on

this site.

Bank Hall Drive is unsuitable for increased traffic particularly by strangers unused to its narrow width and the large number of

walkers, many with dogs, who regularly use the road. The applicants state bookings will be on a nightly basis and guests are

expected to stay for a limited period meaning even more traffic and road movements by motorists unfamiliar with the area. Cycling

and horse riding is not permitted on the road but the applicants are encouraging both activities in their Design Statement and on their

website.

Noise - The applicants emphasise group bookings will not be allowed but there are no details how this can or will be enforced. The

equivalent of only one full time job is anticipated to be created by this development, therefore how will noise levels be monitored or

restricted? Their Design and Access Statement and the applicants website both promote onsite activities which will encourage the

formation of groups which will potentially lead to increased noise. In June 2022 the applicants hosted 'Sacha's Hen Party' over the

hot weekend of the 16th - 18th where loud music was played well beyond 10pm and heard by residents as far away as Eccles Road

The additional screening and planting on site will adversely affect the existing landscape character of open fields and the paths and

structures will further reduce the damp and often waterlogged sites natural drainage. The applicants ability to carry out and maintain

such a planting scheme is questionable. In August 2021 the High Peak Retreat facebook page announced '420 baby trees' would be

arriving in November and invited anyone interested to help to plant them. This planting did not take place. In June 2022 a reduced

planting scheme was carried out on each side of the new field entrance. Unfortunately no protection was given to these plants which

allowed the 4 horses grazing in the field to trample them into the ground.

The applicants state the bridge has sufficient height to accommodate a refuse lorry. Has agreement been reached with the relevant

owners for refuse lorries to pass through the bridge and with the council for refuse and recycling to be collected from site by said

refuse lorry and where will it turn around?

A new 'stock fence' has recently been erected adjacent to Bank Hall Drive incorporating an access point (original field entrance?)

with a new metal farm gate. I note this access point and gate does not appear on the applicants Design and Access Statement and

therefore question its retention and use. I note, however, that this is the closest access point to the proposed waste treatment tank.

This development would put the public in increased danger and restrict their access to a highly valued and much used local amenity.

The area in and around Chapel has numerous glamping and camping sites already operational and not only is another site not

needed but would put the viability of existing businesses in jeopardy.

This application should be rejected and the next Neighbourhood Plan written to avoid being used as justification for this and future

'spurious' planning applications.

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