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From: planningcomments@highpeak.gov.uk
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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: Peter Soden

From:

Downlee Lodge
Bankhall Drive
High Peak
Chapel-en-le-Frith
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SK23 9UB

Phone:

Email:

Submission: Objection

Comments: The HPBC Development Control Committee charged with making a decision on this planning application does not include any representative from Chapel-en-le-Frith. It is therefore even more important than usual that the committee takes into account all of the public comments by local people and by Chapel Parish Council.

There are more than 80 objections by local people and not a single public comment in favour of the development. It may be difficult for anyone who does not know Chapel very well and does not use the popular walks up Bankhall Drive and on to Combs and elsewhere, to understand why local feelings are so high on this issue.

In recent decades there has been a large increase in the number of homes in Chapel Parish without a corresponding increase in infrastructure. Walking in the local countryside remains as a popular recreation for Chapel people, an important source of pleasure and well-being.

The application site is a continuous part of the valley pastures that extend to Combs and beyond. The area is close to the centres of population and relatively flat, making it accessible to residents of all ages and physical ability. Residents who walk here appreciate the beauty of the area, which is largely hidden to those who only drive through Chapel and visit the built-up areas of the town. This is one of the few areas in the High Peak outside the Peak Park that is recognised by Derbyshire County Council as a Primary Area of Multiple Environmental Sensitivity to development, taking into account its visual, ecological and historic features.

One feature of the start of the walk up Bankhall Drive that is particularly appreciated and has been mentioned in several public comments, is the change from the suburban character of this part of Long Lane to the open countryside as you emerge from under the railway bridge.

It can be seen from the proposed site plan that the waste disposal area, car ports and other structures on the proposed glamping site and the trees and hedges that are intended to hide them will completely change the character of this area and obscure the open far-reaching views of the countryside at the start of these popular walks.

The development would be a serious intrusion into the countryside enjoyed by local people and should be refused.

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