
From: planningcomments@highpeak.gov.uk
Sent: 20 September 2023 14:30
To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

Application Reference No. : HPK/2023/0288 Site Address: BARN Diglee Road Furness Vale Derbyshire SK23 7PW
HIGH PEAK Comments by: Stephen Sanders

From:
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Submission: Objection

Comments: There is no mention, in the application, that there is a very high pressure water pipe being part of the Wybersley Water Treatment system, that runs directly under the area that is referred to in this retrospective planning permission. Are United Utilities aware of this planning application?

There were trees and hedges that were situated on the land boundaries, which have been lopped or chopped prior to the building of the barn and hence, not include or mentioned, in this retrospective planning application.

The original intention was believed to be to erect a stable for a horse. The resulting structure being 4 meters high and 59.3square meters, is of significant size and footprint.

The area of the two fields are approximately five acres, the provision of 10 vehicles appears to be excessive. The recent grass cutting, separation, aeration, hay making and baling was carried out via third parties using their own equipment. This heavy purposeful equipment was brought to site, used and then driven away. This appears to be the case for most small holdings in the Furness Clough area. Hence, there appears to be little need for such a comparatively large footprint to be hardstanding. By requesting and or allowing this number of vehicles appears to open the door to potentially other uses of the hardstanding, for other purposes.

The few farm implements that are on the hard standing, at present, are; rusty; the muck spreader has weeds growing in it; a wheel less flatbed, hence not been used for their purpose. To have the option to house such an array of implements may detract from the need of use for such a small holding.

Why is the retrospective application requiring so many vehicles to be allowed to be parked on the footprint?

No farm animals or horses, have yet to be released for exercising or grazing in either of the fields, as of the time of writing.

There appears to have been an addition of a septic tank (which normally apparently, does have an outlet) or a cess pit (one which apparently, does not have an outlet) sunk into the hard standing, although the retrospective planning permission does not mention this, it says that the disposal of foul swage is 'unknown'. Is it appropriate to understand if and why there has been the introduction of a septic tank or cess pit? What is the intention of such a collection unit?

There are two new separate taps for water on the hard standing and there is also a water drinking trough in the field. In the answer to "how will surface water be disposed of" the answer in the application, is 'existing water course'. However, the existing water course has been filled in, with rubble etc to make the hard standing.

It should be noted that, from the same address as the applicant, Whittle Fold, SK22 4EF, there was an application August 9, 2022, for the 'Change of use of agricultural buildings to dwelling under class Q of the general permitted development' HPK/2022/0367 at Highwood Farm, Mellor, SK22 4EG. Although this application appears to have been withdrawn, there may be some potential similarities in this applications.

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