

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
Date: 25 September 2023 10:25:14

Application Reference No. : HPK/2023/0351

Site Address: The Owd House Far Woodseats Farm Far Woodseats Lane Chisworth Derbyshire SK13 5RS
Glossop

Comments by: Philip Barnes

From:

Far Woodseat Farm
Far Woodseats Lane
Chisworth
Glossop
Derbyshire
SK13 5RS

Submission: Objection

Planning Officer

Ref HPK/2023/0351

Application for Lawful Development Certificate

This application is not accurate. Namely the date of completion to be considered. The application states the significant completion date to be 1st April 2019.

The applicants purchased the property in February/March of 2019, and initially were only working on it at evenings and weekends. The first couple of months were taken up with clearing the buildings of 50 years worth of farming activity. Following this they began work on the inside of owd house, which was just a shell, alongside drilling a borehole to hopefully find water.

The porch, LPG tank and septic tank were actually not completed until mid 2020, only 3 years ago, not 4 as is required for an LDC.

Both the LPG tank and septic tank are situated on agricultural land, so as I understand the law, an LDC for change of use to domestic could only be issued after 10 years. Furthermore, as the septic tank was installed after January 1st 2020, it is subject to The Environmental Permitting (England and Wales) Regulations 2016 and requires full planning permission.

If the April 2019 date were accurate, I would have expected some corroborating evidence to be included with the application, as is normal. There should be plenty available. Perhaps invoices showing the purchase of the tanks, or even the bill for the first fill of the LPG tank (which will be easily available on the suppliers website). I have also seen the applicants taking photos of the work done as they go along.

As a neighbour, I do not have access to such evidence, but I do have photographic evidence from a verifiable source showing the porch as not existing on a later date than that claimed, which I will supply separately via email.

I cannot confirm or deny that the building known as Owd House has previously been used as a single dwelling. When I first viewed the farm in 2006 it was just a shell of stone and blockwork walls, with no roof or connected utilities. The roof was completed in 2006, electricity was connected in 2019, and water in 2020.

Also note that this is the third recent planning application from this site (all retrospective) to which I am a named consultee, yet I have received no paperwork from the council in respect of any of these. This can not simply be a postal error, there must be a gap in your process that you should investigate.

Yours sincerely

Phil Barnes

Far Woodseats Farm

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