
From: phil.bassman
Sent: 25 September 2023 10:49
To: Planning Comments (HPBC)
Subject: Comments & evidence HPK/2023/0351
Attachments: Screenshot_20230604_232339_Maps.jpg; Screenshot_20230604_194248_Maps.jpg; Screenshot_20230604_193710_Maps.jpg

Categories:

Hi,
As mentioned in my submitted comments please find attached 3 pictures obtained from Google Street View.

November 2012 showing the original front door and no porch. You can clearly see the white colour of the door.

March 2021 showing the porch. The white door no longer exists and a dark wooden door is on the porch.

May 2019 (after the claimed completion date). Unfortunately this picture is not as clear as the others but you can still see the white of the front door meaning there is no porch in place at this time.

Regards
Phil.

Sent from Samsung Mobile on O2

----- Original message -----

From: planningcomments@highpeak.gov.uk
Date: 25/09/2023 10:25 (GMT+00:00)
To: phil.bassman@virgin.net
Subject: Comment submitted for Planning application

Thank you for submitting your comments on the planning application.
This is an acknowledgement to confirm they have been received by the planning department and will be processed within the next 5 working days.
Please find a copy of your submitted comments below.

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
Phone:
Email:
Submission: Objection
Comments: FAO Rachel Robinson

Planning Officer

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 & 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