
From: planningcomments@highpeak.gov.uk
Sent: 31 October 2023 16:15
To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : HPK/2023/0416 Site Address: Land Opposite 2 Chapel Brow Charlesworth Derbyshire
Comments by: Charlesworth Parish Council
From:

55 Platt Street
Padfield
Glossop

Phone:

Email:

Submission: Objection

Comments: Charlesworth Parish Council considered this application at its meeting on 18th October 2023. Residents were in attendance and two residents spoke in opposition to the application.

By unanimous vote the Council resolved to object to the application on the following grounds:

- 1.The impact on the adjacent listed buildings (44-46 Town Lane) is not considered
- 2.No Listed Building Consent application has been submitted
- 3.The new dwelling is on the edge of the Green Belt and the Charlesworth Conservation Area, and the impact on these areas needs to be properly considered
- 4.There is evidence that trees on this site, within or adjacent to the Conservation Area, have been felled without the necessary approval from the Local Planning Authority
- 5.There is continuing concern about the danger to pedestrians, vehicles and horses presented by virtue of the new access on to Chapel Brow, a narrow and dangerous road, which is now increased by virtue of this new application
- 6.The proposed building is overbearing, with a dominant position overlooking Chapel Brow and into neighbouring houses and gardens, with consequent loss of amenity and privacy and a concern about safeguarding
- 7.The applicant does not demonstrate a local need for additional housing in Charlesworth
- 8.The design is wholly out of character with the local vernacular
- 9.The proposal will impact on the Chapel Brow stone wall (within the Conservation Area) and the historic wall within the site; previous concern had been raised about the alleged historic tunnel underneath part of the application site
- 10.Concern was raised about the impact of the development on the natural environment, especially bats

11.The proposal will set a precedent for other proposals on the countryside edge of Charlesworth

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