

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
Date: 17 November 2023 09:48:31

Application Reference No. : HPK/2023/0353

Site Address: LAND OFF Combs Road Chapel-En-Le-Frith Derbyshire SK23 9UW BUXTON

Comments by: Ann Chapman

From:

Willow Hey
Combs Road
High Peak
Chapel-en-le-Frith
Derbyshire
SK23 9UW

Submission: Objection

Comments: Dear Sir/Madam,

I am writing to you to record my objection to the above planning application on the following grounds:-

﻿﻿﻿

1. Combs is a small hamlet in open countryside, part of which is within the Peak District National Park. The site is surrounded by farmland and moorland and can be seen from Combs Road, and the surrounding hills. The council's recently adopted Supplementary Planning Document, (SPD) indicates that the site lies within "settled valley pastures" Landscape Character Type.

﻿﻿﻿2. The development would involve an intensification of use of an access with substandard visibility.

3. ﻿﻿﻿Vehicles entering or leaving this derestricted section of classified road would be the cause of hazard and obstruction to the free and safe flow of traffic. 

Ref:- (Dept. of transport no. TA 20/84) "The layout of major/minor Junctions". Visibility. "Drivers ability to judge safely when they may cross or turn in or out of the road".

The access is on a bend on what is one of the most dangerous parts of a road which is very narrow, with no footpath and used by walkers and cyclists visiting the area.

Combs Road is not suitable to sustain any further growth in traffic flow. It is very narrow, with blind bends, has no footpaths, and no speed limit. There is no realistic through route, therefore, other than residents, the traffic that goes into the village has to return the same way doubling the traffic flow. Larger agricultural vehicles, horse boxes, caravans and more delivery vans (on line shopping) and visitors to the area have significantly

increased the traffic using the road.

Please note that the plans show a new proposed visual splay in order to fulfil the highway requirements.

To achieve this involves the removal of a large section of protected hedgerow. Mature (over 30 years old), mature tree branches and shrubs. These include Hawthorn, Blackthorn, Wild rose, Ash and Hazel.

Impact on the Environment and Conservation.

The application shows a substantial track/road across open countryside, together with areas of hardstanding and 4 large metal containers.

Re. Biodiversity.

The site is on open pasture, providing a large flower and grassland meadow, a habitat of Hares, Toads, Newts etc. The trees and hedgerows provide a natural habitat for Owls and many other bird species.

Ref. Site Photograph. (Land off Combs Road)

BAGSHAWS, Sale notice.

The land also lies directly opposite Combs Reservoir. SSSI

The Sandford Report (ch.8.11. p54) says such areas should be

"cherished and protected with great care"

This application is contrary to Borough and Local Planning Policies and approval would set a precedent for future planning in the area and therefore I request that permission is refused.

Yours faithfully,

Ann Chapman

(For referenced sources, please refer to BAGSHAWS Sale Notice and Traffic Photographs sent via post.)

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