

From: [Declan Cleary](#)
To: [Planning \(HPBC\)](#)
Subject: FW: HPK/2023/0407 - Chinley House Farm
Date: 23 November 2023 13:39:54

Hello,

Can the below please be uploaded as Parish Council comments for the above.

Thanks

Declan

Sent from [Mail](#) for Windows

From: [Georgina Cooper](#)
Sent: 23 November 2023 12:30
To: [Declan Cleary](#)
Subject: RE: HPK/2023/0407 - Chinley House Farm

Hi Declan

Many thanks for following up the Parish Council's queries with the applicant's agent. The Parish Council found this approach to be very helpful. At their meeting last night, the Parish Council agreed that their queries had been answered satisfactorily and no further comments were raised prior to determination.

Regards

Georgina Cooper
Clerk of the Council
Chinley, Buxworth and Brownside Parish Council

Current Working Days – Monday, Tuesday and Thursday

From: Declan Cleary <>
Sent: Thursday, November 16, 2023 8:31 PM
To: Georgina Cooper <
Subject: FW: HPK/2023/0407 - Chinley House Farm

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FAO Parish Clerk,

Hello,

I am the planning officer dealing with the above planning application on behalf of High Peak Council.

I have seen the comments raised by the PC with regard to the above. I have asked the applicants agent to comment on those comments raised. Please see below their responses to your questions in red:

1.) *Where would the electricity to be stored be generated? There is concern that this could be linked to the development of a solar farm or an array of solar panels, particularly given previous entirely inappropriate proposals for such a development off Dolly Lane.*

The proposal is that electricity will be taken off the grid off peak and returned on peak thereby balancing demand and supply. The application does not propose solar panels and is a standalone application.

2.) *What would be the arrangements for transmission of the electricity to the national grid? Would this entail the erection of additional overhead power lines across the countryside?*

There is no need for additional overhead power lines the development will utilise the existing overhead line that runs in an east west direction to the rear of the farmstead, the line of

telegraph poles that support the overhead lines can be seen quite clearly on Google Maps aerial image.

3.) Given the proximity of the proposed storage facility to a well-used public footpath, what arrangements would be put in place to ensure there is no risk to public safety of fire or explosion?

The facility will be 25m away from the footpath and the applicant will erect security fencing so that there will be no prospect of anyone walking on the footpath getting any closer to the facility. As set out in the Planning Statement the chosen batteries have features that make the risk from fire minimal and they can be flooded completely with water in a worst case scenario. I am advised that no battery storage facilities have exploded.

4.) With the unsuitability of Dolly Lane and Marsh Lane for heavy goods vehicles what arrangements would be made for access by construction traffic?

I note that there are no objections to the application on highway safety grounds and as we have outlined in our report the current and historic use of the site has meant that there is regular use of the surrounding highway network by heavy goods vehicles albeit the scaling back of the scale of the pig enterprise has resulted in a reduction in vehicle movements. We do not agree with your statement that Dolly Lane is unsuitable for heavy goods vehicles but we do agree that Marsh Lane is unsuitable and no traffic would use Marsh Lane.

I have a determination date of 4th December for this, do you have a meeting before then for these comments to be considered? Or, noting your no objection in principle, are you content for the application to proceed to determination? If you do wish to refer back to the relevant meeting could you please confirm the date and likely date for a further written response...

Thanks in advance

Declan

Declan Cleary

(on behalf of HPBC)

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