
From: planningcomments@highpeak.gov.uk
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To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : HPK/2023/0532 Site Address: Land off Eaves Knoll Road New Mills Derbyshire
Comments by: Caroline Greig

From:

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Eaves Knoll

New Mills

High Peak

Derbyshire

SK22 4QD

Phone:

Email:

Submission: Objection

Comments: In Breach of Planning Control Ref HPC/2023/0017 the Compliance and Monitoring Officer stated that the raising of the land levels was a breach of planning control - this proposed planning application does not address this issue.

The area that is raised is the area closest to Eaves Knoll Road and where the applicant has installed a large access gate and where they intend to have their off road parking. Due to the topography / elevation of the land, the land at this end of the land is already at least 3 meters higher than Eaves Knoll Road which runs along side of it, add to this the fact that they have further raised the land. The applicant intends to park and store their motorhome on this area as part of this application for off road parking, due to the height of the land in comparison to the road and that it is at the brow of the hill, any parking (especially a large motorhome) in this location will create a massive negative visual impact on the greenbelt as it is not in keeping of the area. Currently no parking on private land in the hamlet is visible from Eaves Knoll Road. A motorhome parked in this location would create a visual eyesore over 6 meters tall when combined with the elevation of the land - taller than a single storey property.

The applicant is seeking off road parking permission but actually they plan to store their motorhome on the land and therefore surely they need to apply for different planning permission / a change in the land usage?

The waste pipes of some of the properties of the hamlet of Eaves Knoll run under the land, therefore the weight of off road parking (especially a large motorhome) and garden building and solar panels has the potential to damage the pipes as no survey has been carried out by the applicant and any development of the land would prevent access to them if required for maintenance or repair.

There are no plans attached as to the size of either the garden building or the size / number of solar panels which causes great concern as any structure on the land (especially if it is large or numerous) would have a huge negative impact on what is agricultural green belt land. This is because within the immediate locality there are no structures or properties that are visible / so close to Eaves Knoll Road and is therefore not in keeping with the area and opens up the potential for further developments within the green belt.

The fact that the planning application includes solar panels for green belt land that doesn't have an inhabited property on it and is intended to be used as a garden concerns us that the land is actually going to be used for more than just a garden and that they intend to use the land as a holiday home and that they intend to stay over night on the land either in the 'garden building' or in their motorhome, which would be a breach of the land usage - especially as they have already parked on the land and stayed over night on it prior to this planning application.

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