
From: planningcomments@highpeak.gov.uk
Sent: 21 December 2022 14:31
To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : HPK/2022/0484 Site Address: Land off Long Lane South of Chapel-en-le-Frith High School Chapel-En-Le-Frith Derbyshire SK23 0TQ Comments by: MS BALDWIN

From:

RIDGE SMITHY
COWLOW LANE
CHAPEL EN LE FRITH
CHAPEL EN LE FRITH
DERBYSHIRE
SK23 9UD

Phone:

Email:

Submission: Objection

Comments: As a local resident I strongly object to this planning application. There are numerous reasons I don't support it, which I have listed below.

The land is designated for agricultural use only and the owners albeit they have access to their field they are not permitted to give access to people visiting the field. This is a private road with no public access. Therefore, no paying guests are permitted to use this road for vehicle use or cycling, it is a public footpath only. They do not own the road it is owned by Mr C Dodds who holds a covenant on this field deeming it for agricultural use only.

This is Not the first time this developer has tried to get Planning permission for this land. They submitted planning July 2020, which was rejected, but before the planning had been approved they still had shepherd's huts on the land and were advertising it on AIRBNB and taking money from paying guests, without permission!

There's an existing camp site on opposite side of road, which I note hasn't been busy this year. We certainly don't need another site from proposed development.

They are planning 10 glamping pods, which given the size of the pods that were on site previously, they'll be designed to maximise on guest accommodation and profit. As most households have more than one car this could incur multiple cars to one pod, this could mean if the site is at full capacity in the summer months, there could potentially be up 20 or more cars using the site/lane over an 8 week period or longer. Access to the field is not adequate to support current vehicular use, never mind additional traffic.

As the lane is a designated footpath, people are using the lane to walk and dog walk because it's a peaceful rural location, in such a bucolic setting this will be an eyesore and with the additional vehicular traffic, potentially dangerous for current road users. People holidaying have very little respect for residents and locals.

The site is requesting permission for 'Glamping', however, with no sanitation, running water or electricity, this is far from my idea of glamping, more Bear Grylls! There is zero sanitation, which is totally inadequate and if the site is at full capacity in the summer, without a doubt there will be guests urinating and maybe even human excrement. There is no Spring water as claimed on this land, it is just drain water from the surrounding area, which, if we have prolonged periods of extreme heat due to global warming, as we saw this summer, it will certainly dry up. In fact, myself and my partner have just many spent thousands of pounds drilling for water due to our bore hole drying up this summer, we've had to drill down 120 metres, so I can say with conviction that even if they did have spring water, this would be totally inadequate and would dry up altogether in a long dry summer and in no way support this venture.

As they only have permission for agricultural use, they currently pay no council tax for the waste to be removed, so I imagine it will get left at the end of the road on the assumption it will get picked up for free. As I live locally, I know the amount of litter visiting people leave behind, who have no regard for the countryside. I cannot imagine that the current owner will be litter picking to ensure the location is left in a satisfactory condition which doesn't negatively impact the wildlife.

The owners currently have young horses in the field, the fencing on the field is almost non-existent. It's falling apart and ancient, and because of this the horses have escaped multiple times, and on one occasion a horse collided with a vehicle rolling across the bonnet, causing significant damage and distress to the driver. On multiple occasions escaping horses have frightened people out walking who have no experience of handling horses, they are then expected to put them back in the field.

They've also planted some trees and shrubs, in what is a half-hearted attempt at hiding whatever they had planned next. This would've cost quite a bit to do, but like everything they do it's very slap dash. The trees were not protected from the horses, and they were trampled and eaten within a week. If this is anything to go by, it doesn't give me confidence that this venture would be done well and for the benefit of the local community.

Given their terrible reputation for being ruthless house builders and their shoddy workmanship they've displayed thus far you cannot blame people for objecting to this planning application. People are worried and with good cause.

What if they were to get permission for this site? They have submitted planning for 10 pods and parking spaces, given their reputation, once they have permission, what's stopping them from adding to the pods? Who is going to monitor this? I imagine if they were granted permission, the answer would be nobody.

In 2021 application they stated they were working with the Green Camping Club. On enquiring with the said Club they had indeed applied for membership but it had been declined.

My property runs along Cowlow lane, on one occasion there was a 2-day Party with other caravans and tents being on site too. They had a food van and a Cocktail Van and loud music which caused a nuisance for neighbours in the vicinity, but because noise carries up the valley, I could also hear this in my back garden! If this venture is to go ahead, who is going to monitor noise pollution and what are deemed acceptable levels? If the venture is running at full capacity, it will definitely generate noise pollution, who is going to monitor this and what action will be taken if it's deemed too loud?

I've been made aware the planning officer assigned to this application is Rachel Simpkin, who I believe also has an involved with a building firm in Buxton as a Director. This worries me that the planning officer will have a biased view on this application (and not a favourable one) due to their building connections.

Do you really need to print out this Email? Be green - keep it on the screen.

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://www.highpeak.gov.uk/YourData>
