

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
Date: 29 January 2024 08:49:05

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

From:
Poets Cottage
Eaves Knoll
New Mills
High Peak

SK22 4QD

Phone:

Email:

Submission: Objection

Comments: Having looked at this application I am writing to object for the following reasons:

One: The land is absolutely not a fly tipping site or subject to anti-social behaviour. The site does not need developing and what is proposed, being the creation of an RV park does not [quote] save the site [unquote]. Save it from what? In what sense was the site [quote] unsafe [unquote]? What does need safeguarding is the greenbelt and pockets of wild uncultivated land for nature.

Two: The [quote] off-road parking area [unquote] and references to their vehicle does not make clear that what they are talking about is a LARGE MOTORHOME. In this regard the Application Form is not accurate when it says that the proposed Vehicle Type for the new parking area is CARS. What has been created is not off-road parking - but a hardstanding area. It would be logical to assume that having invested money in the site the applicants intend to spend sustained period of time living on the site. Far from merely [quote] using the garden as a hobby [unquote] what is being created here is a site people can camp and live on.

Three: Cars routinely park on Eaves Knoll Road, they are not [quote] abandoned in the way of traffic [unquote]. The proposed creation of the hardstanding area is not a public service, it is an RV park being created, by the backdoor, so people can camp and live on the site.

Four: Access to the small site is not suitable for a sizable motorhome. It includes crossing a private, unadopted road and to our knowledge no permission has been sought to do so. The size of the vehicle concerned will further degrade the road surface, and require repairs at others expense.

Five: The stated purpose of the proposed shed as [quote] to house tools [unquote] does not tally with the picture provided or the dimension given, what is shown in the picture is a garden office/room, leading to the suspicion that the applicants are really intending to reside in the structure whilst onsite. If they are not planning to do so and only intend to use the site as a [quote] peaceful garden [unquote], presumably during the day - why have they applied for solar panels?

Six: The fact that work started before seeking planning permission shows bad faith. The supporting statement

says that this was done [quote] ¿prior to the owner being alerted to the fact that the land is green belt and any development of the land would require an application [unquote]. It was no one¿s responsibility but the applicants to be aware of the land¿s status. It is hard to believe that they did not know that, given that the Sutherland Reay sale advertisement said (in capital letters) *PLEASE NOTE: PLANNING PERMISSION WILL NOT BE GRANTED FOR ANY TYPE OF PERMANENT STRUCTURE ON THIS LAND* Both the hardstanding RV park and the proposed shed are permanent structures.

Seven: This proposal will not result in [quote] ¿greater aesthetic¿with the work of the new owner to create a peaceful garden. [unquote]. The LARGE MOTORHOME has also ready been parked on the site and can be seen from considerable distances, as will an 8ft high shed, affecting the general landscape. The galvanised agricultural gates are incongruent in the surrounding area and ugly compared with the drystone walling which they replace.

Eight: The living conditions of local people will be degraded by light and noise pollution were the applicants to camp on the site ¿ motorhomes / outdoor living does not provide the same neighbour protection from noise of conversations, TVs, music etc as houses do.

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