

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
Date: 29 January 2024 22:35:22

Application Reference No. : HPK/2024/0005

Site Address: 184 Taxal Edge Macclesfield Road Whaley Bridge Derbyshire SK23 7DR High Peak

Comments by: Mr & Mrs Whittell

From:

Beech Rise
Whaley Bridge
Whaley Bridge
Derbyshire
SK23 7EQ

Phone:

Email:

Submission: Objection

Comments: Re: 184 Taxal Edge, Macclesfield Road, Whaley Bridge, SK23 7DR

Objection to Application HPK/2024/005

The Council's Breach of Procedure.

Although the letter of notification is dated 8 January 2024, it was not in fact received until the middle of the week commencing 22 January, as a result of which I have had insufficient time to study the proposals and prepare proper objections in relation to the proposed development, including studying the various Council Policies, which will no doubt be breached by the proposed development.

I reserve the right to file further observations when I have had the opportunity to properly reflect on the planning applications.

Initial observations

The owners have a history of breaching planning permission. What was a small school house which could barely be seen from the road, has developed into a three story house with double the foot plate of the original building. Numerous trees have been chopped down, some of which were protected and promises of the owners to plant further trees have not been kept.

The owners operate a form of car cleaning/garage business from the land which is already in breach of planning permission yet the Council have taken no enforcement procedure and it is suspected that the large and unnecessary garage space and office accommodation are needed for that business and are disproportionate to the needs of what should be a 4 bedroom dwelling house.

It should be noted that the house has been built in contradiction to the original planning permission and was the subject of an enforcement notice and the owners had originally been ordered to demolish the offending part of the building.

Intrusion into the countryside

It is disputed that the development is not in the countryside and is in a green belt area. The boundary line of the properties forming the outskirts of the developments in Whaley Bridge i.e. the houses to the rear of Beech Rise is separated from the property by a bridal way. This is building in the countryside and part of a wider scheme by the owners of the property to develop all the land. The planning department should not allow this building creep in what is designated as countryside areas.

It is not acceptable to build, garages, and offices in what has already been designated the countryside.

Design

The size of the proposed extension is greater than the floor plate of the original school extension building which was expanded beyond the extremities of the planning permission, granted for the approved works.

This is yet a further breach of the privacy of the people who live on Beech Rise.

Light Pollution

The light pollution from the property is already extensive and can be seen from the road, whereas before, when there was a legitimate building in situ, no lights or very little light could be seen. The house now stands out like a Belisha Beacon and this will only add to the problem.

Attack on Trees

This is yet another reason for the owners to chop down healthy trees. The property looks out onto Taxal Beeches. It is not known how many beech trees have been chopped down, many of which were healthy trees, and all of which have improved the visibility from the bedrooms of the property down the valley. Promises by these owners to plant other trees have not materialised. It is not suitable to chop down a fully grown beech tree to replace it with a young sapling tree.

The effect of the developments at this property is to destroy the woodland setting on the side of the hill, running alongside the natural beauty spot and walk Taxal Beeches. As can be seen from old photographs, instead of the area being totally covered by trees, the land has now only a few remaining trees.

It should be noted that not coincidentally the trees that have been taken down seem to have restricted the views from the property.

Size and Nature of the Proposed Building

It is suspected that the garage is to supplement the illegal trade of a garage business, which already operates from the property in breach of planning regulations .

The huge house which has been constructed over and around the previous much smaller schoolhouse, already dominates the horizon and has changed the characteristics of the surrounding property and countryside. This unnecessary extension will mainly add to the problems which have been created by the council not enforcing policies in the past.

The dwelling cannot be considered to be in line with the current design and appearance. Neither is it reflective of older properties in the locality nor is it in character with the other housing on Beech Rise. The use of glass will be yet further invasion of privacy and a blocked on the landscape, which can be seen from the main road

There should be plenty and adequate planning parking space already available. The need for further garage space can only arise from the running of a garage business from the property.

Change of Use

The construction of an office would change the residential nature of the property, and unfortunately is a premonition of the fact that now planning permission for the land to the side has been refused for the construction of dwelling houses, the land is now utilised for industrial use or commercial use.

The change of use to office buildings is unexplained in the proposal of Emery planning. If this is a residential dwelling, which is disputed, then there is no need for office accommodation..

Breach of High Peak Policies

It is submitted that the application is in breach of policy E Q3 in this extensive rural development, which is not simply supportive of the use of a dwelling house but is yet a further infringement of the greenbelt.

The council should refuse the application upon the basis that it does not protect the intrinsic character and distinctiveness of this land which is adjacent to a public footpath/bridal way

The proposal continues to breach policy EQ6 in that the height and density and layout and appearance breach the areas character and it is yet a further visual intrusion overlooking and over shadowing the residents of Beech Rise. Further it is significant in terms of light pollution and adverse impacts on the local character of the area.

The proposal continues to breach the High Peak Design Guide SPD in terms of integration with the landscape destruction of trees and wildlife, the design is not in sympathy with the area and breaches tree strategy.

It cannot be said that the proposed development promotes the landscape, nor does it make a positive contribution to the landscape, but in fact destroys its key characteristics and features, mainly of the woodland full of beech trees along the natural beauty spot Taxal Beeches. The development continues to detract far from the open character of the countryside and has a significant adverse impact on the character of Taxal Beeches. This is a significant and detrimental change to the composition of the trees and woodland and will affect wildlife habitats.

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>
