

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
Date: 05 February 2024 15:28:46

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

From:
Moorland Cottage
Eaves Knoll
New Mills
New Mills

Phone:
Email:
Submission: Objection
Comments: I wish to object to planning application HPK/2023/0532.

Whilst others have rightly and correctly objected on a number of amenity and visual issues concerned directly with the proposals the application should be refused as it fails a significant number of local and national planning policies.

The applicant has failed to demonstrate compliance with a number of planning policies contained within the adopted High Peak Local Plan 2016 - see below

Policy S6 - this policy makes clear the Council's policies to protect the greenbelt and to ensure that any development enhances the distinctiveness of the Peak District area and to enhance its setting. The parking of a camper van for prolonged periods, including overnight, in an elevated position as shown by the photographs submitted by the applicant, prove that significant harm will be a result of these proposals if approved. The landscape visual impact of these proposals must be considered 'severe' when short, medium and long range views from PROW are considered. There is no attempt to even screen the obtrusive and incongruous proposals.

The proposals fail to meet the criteria set out clearly in policies EQ2 (Landscape Character) and indeed are in direct conflict with the clear policies set out to protect landscape character, openness and protection of the greenbelt from unsympathetic development.

Policy EQ4, within the adopted Local Plan, states clearly " Within Greenbelt planning permission will not be granted unless it is in accordance with national planning policy". The National Planning Policy Framework (NPPF) makes very clear that development within Greenbelt will only be permitted when 'very special circumstances (VSC) are demonstrated. The definition within this context sets a very high bar and means that significant reasons must be proven to mitigate for development. The applicant has simply not demonstrated any ' very special circumstances'. The land in question is not fly tipped and even if it was this does not constitute a VSC. With specific reference to paragraphs 152, 153 and 154 in the NPPF the proposals fail on every conceivable level of national planning policies relating to development in Greenbelt.

It is for the above reasons that there is simply no substantive planning policy, local or national, to support or

justify whatsoever these proposals and enable Council support. Notwithstanding the clear policy justification for refusal of this application is that the proposal's have not even attempted to mitigate the undoubted landscape and visual impact of far reaching views from PROW's within the greenbelt.

In conclusion the proposal fails many local and national planning policies, the impact to the greenbelt must be considered 'severe' and the application should be refused for these very reasons.

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