
From: planningcomments@highpeak.gov.uk
Sent: 07 March 2024 23:13
To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

Application Reference No. : HPK/2024/0055 Site Address: LAND AT FORGE MANOR Forge Road Chinley Derbyshire
Comments by: Angela Benham

From:
23
Buxton Road
Blackbrook Ward
Chinley
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Submission: Neither
Comments: 23 Buxton Road

Chinley

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7 March 2024

Dear Case Officer - Rachael Simpkin,

Planning Application HPK/2024/0055 - For Permission In Principle (PIP) for construction of one dwelling

I am one of the Borough Councillors for Blackbrook Ward. The above Planning Application, for Permission in Principle to construct one dwelling on undeveloped land extending to circa 365 square metres on the corner of Blackbrook Drive and Forge Road leading to Forge Terrace, is for a site within my ward.

One of my constituents has contacted me and discussed her and neighbours' considerable concerns regarding this request for permission in principle to build a dwelling on this land.

Due to the number and strength of objections to this PIP Planning Application I have been asked to 'call in' HPK/2024/0055 for consideration by committee.

I will outline what I understand to be the main reasons why this site is NOT considered suitable-in-principle for the construction of one dwelling and why permission-in-principle should be refused.

Forge Terrace on Forge Road is a row of 6 dwellings whose residents will be seriously impacted by the construction of a house on this corner site.

The main issues are:

- * the loss of parking spaces for Forge Terrace residents and their visitors

The sentence included in the Hourigan Planning Statement 4.4. "The site is not subject to any public rights of way." Is not accurate according to my information.

The house deeds for Forge Terrace dwellings state that there is one parking space in front of each terrace and that there is a right of way for pedestrians and vehicles from the far end of the unadopted access road which fronts Forge Terrace to the Green Lane junction.

The objection is that the construction of a dwelling on this corner plot will encroach on Forge Terrace residents' parking spaces and exacerbate an already difficult parking situation on this narrow cul-de-sac.

- * the increased threat to pedestrian and road safety due to poor visibility at the junction of Forge Terrace access road and Blackbrook Drive

The main and only vehicular exit/entry road from the Forge Manor Estate is via a left/right hand turn out of Blackbrook Drive onto Forge Road or vice versa. Forge Terrace residents on the Forge Terrace access road have right of way at this junction but lack of signage, appropriate road markings and driver misunderstandings lead to frequent near collisions.

The construction of a dwelling on this corner plot would not only cause short-term traffic stress and road safety issues, the completed dwelling and any fencing would create long-term problems due to impaired visibility and increased peril at this busy junction.

- * the fear of increased issues with poor drainage and flooding

Before the Forge Manor Housing Estate was built much of the land, I understand, was subject to waterlogging/flooding. Today I believe that a number of residents on the development experience problems with surface water draining sluggishly from the estate roads and elsewhere.

It is a very serious problem for the residents of Forge Terrace/Forge Road who find water drains down from the estate onto their land/gardens, causing water logging and flooding.

The objection is that the construction of another building on this corner of unsurfaced land will exacerbate the problem of poor drainage for the residents.

Although this site is currently located just within Flood Zone 1, an area with a low probability of flooding, it is extremely close to Flood Zone 3 and not far from Flood Zone 2.

Considering the current climate crisis with increased rainfall and flooding possibilities it does not seem advisable to concrete over a corner of green land which can drain surface water and has been used as a play area.

*the loss of mature trees and a green space

I realise that there may be particular planning regulations and considerations that appertain to the approval or refusal of a Permission in Principle Planning Application.

Nonetheless, due to the strong objections to this Planning Application HPK/2024/0055 that have been expressed to me I wish to call in the application to be considered fully at committee.

Many thanks.

Yours sincerely,

Angela Benham - Borough Councillor for Blackbrook Ward

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