

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
Date: 09 April 2024 11:10:01

Application Reference No. : HPK/2024/0102

Site Address: LAND REAR OF 44 TO 46 Town Lane Charlesworth Derbyshire

Comments by: Cllr Pauline BellHPBC St John's Ward

From:

2

Rarewood House

Chisworth

Glossop

SK13 5DL

Phone:

Email:

Submission: Objection

Comments: I have several concerns about this planning application and I do hope that the relevant bodies, particularly Highways will visit the site so as to see the problems first hand.

This application has appeared before and was withdrawn, but the new application has hardly changed and my original objections remain. My principle objection is the scale of the development, it is too dense, it's trying to fit a quart into a pint bottle. My secondary objection is the limited access onto Chapel Brow, a steep, narrow, one way lane.

The proposed structure is 3 storeys high, with the lower floor underground, necessitating excavation to depths of 6-8 metres, extremely close to a neighbouring property and to the highway. This has the potential to destabilise both the neighbouring property and Chapel Brow.

The height and mass of the building in this confined area will overlook and overshadow neighbouring properties.

Chapel Brow is a very narrow lane with limited visibility. It has recently been made one-way, (up hill only) due to the number of accidents that have occurred. Whilst planning was approved a while ago for a 3 bed house (yet to be built) to access Chapel Brow, it does not follow that permission should automatically be approved for access to an additional 4 bed house. This second house that Mr Duffy is seeking permission for will more than double the traffic and double the problems of accessing Chapel Brow, Monk's Road and Town Lane.

My original concerns on the previous application about the removal of an historic wall and the change of use from agricultural use (a field) to domestic use, also remain.

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