

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
Date: 22 April 2024 19:37:24

Application Reference No. : HPK/2024/0102

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

Comments by: L BramwellCharlesworth Parish Council

From:

Crookbank Farm
Lane Head
Tideswell
Buxton
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SK17 8RB

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Submission: Objection

Comments: HPK/2024/0102 Land opposite 2 Chapel Brow, Charlesworth

Construction of a new three storey, four-bedroom detached dwelling

Charlesworth Parish Council considered this application at its meeting on 17th April 2024. Residents were in attendance and two residents spoke in opposition to the application.

The Parish Council were disappointed that the application and its associated documents make no reference to the previous application on this site (HPK/2023/0416) which attracted considerable opposition. This application was withdrawn. It is difficult to see how the applicants have taken on board the comments made by residents and the Parish Council at the time and included them in this revised proposal.

By unanimous vote, the Council resolved to object to the application on the following grounds:

1. The proposal will cause considerable harm to the Charlesworth Conservation Area and to the settings of important listed buildings (Top Chapel and 44-46 Town Lane); the applicants do not justify the public benefit that might outweigh the obvious harm
2. No Listed Building Consent application has been submitted
3. The new dwelling is on the edge of the Green Belt and the Charlesworth Conservation Area, and the impact on these areas needs to be carefully considered
4. There is evidence that trees on this site, within or adjacent to the Conservation Area, have been felled without the necessary approval from the Local Planning Authority
5. There is continuing concern about the danger to pedestrians, vehicles and horses presented by virtue of the new access on to Chapel Brow, a narrow and dangerous road, which is now increased by virtue of this new application
6. The access arrangements onto Chapel Brow are potentially dangerous
7. It is not at all clear how the onsite parking, especially the proposed turntable, will work, especially with

modern large cars, and will surely clash with the parking and access arrangements for the other dwelling (approved) to be served from this driveway

8. The proposed building is overbearing, with a dominant position overlooking Chapel Brow and into neighbouring houses and gardens; the applicants describe the proposal as 'design with an emphasis on unintrusive', which clearly is not the case

9. The design shows a cut into the rising ground of the site of about ten metres, raising questions about structural stability both of the proposed dwelling and Rose Cottage to the south

10. The consequent loss of amenity and privacy and a concern about safeguarding; this is especially true of the immediately neighbouring properties Rose Cottage, 2 Chapel Brow, and 48 Town Lane

11. The proposal is for market housing; the applicant does not demonstrate a local need for additional housing in Charlesworth

12. The design is wholly out of character with the local vernacular

13. The proposal will impact on the Chapel Brow stone wall (within the Conservation Area) and the historic wall within the site, both of which are in a dangerously poor condition

14. Previous concern had been raised about the alleged historic tunnel underneath part of the application site

15. Concern was raised about the impact of the development on the natural environment, especially bats

16. The proposal will set a precedent for other proposals on the countryside edge of Charlesworth

17. The construction process on this very restricted site with substandard access will have a very damaging effect on neighbouring residents, in terms of noise, dust and disruption

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