

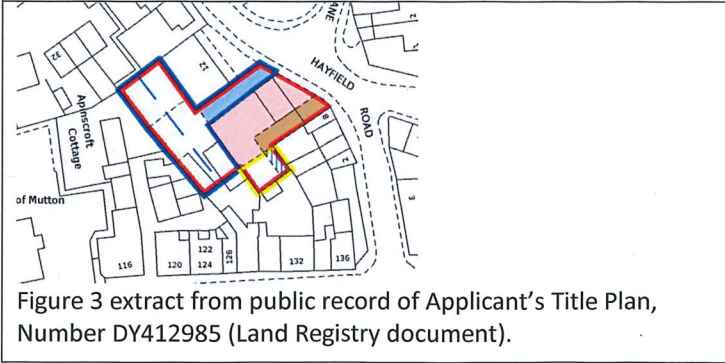
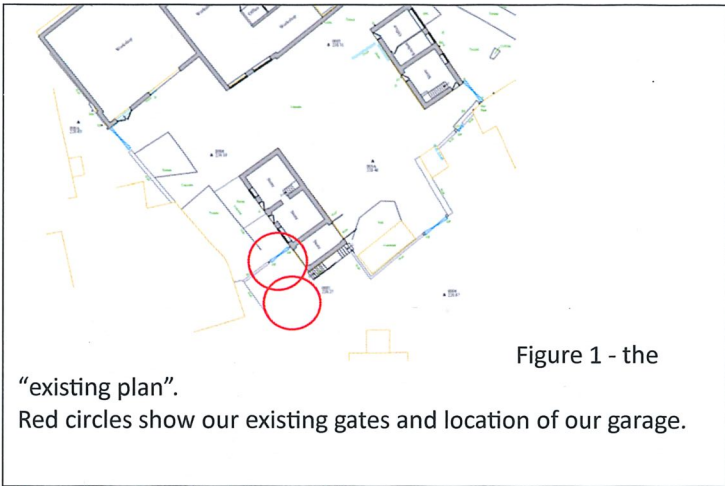
To – Mr Stannard, Planning Officer, High Peak Borough Council, Town Hall, Market Place, BUXTON, Derbyshire, SK17 6EL
cc - Mr Adrian Martin, Highways Officer, Highways Department, Derbyshire County Council, County Hall, Matlock Debs DE4 3AG
Objection HPK/2024/0121

Dear Sirs,

Further to our previous objection letter we have become aware of the Highway consultation response to the above planning application and need to point out that this response was made without full possession of the facts.

In principle we welcome the housing proposal for ‘Chapel Garage’ (ref HPK2024/0121) but the existing design cannot be built in its present form and therefore we have to expand on our previous objection on the following grounds -

- 1. PARKING – the provision of parking shown on the proposals is incorrect.
 - a. Mr Adrian Martin of Derbyshire County Council Highways Department, has commented that there is adequate parking associated with the development but unfortunately this response is based on inaccurate information. Parking will not be possible on an existing right of way. There is therefore only provision for 2 off-street parking spaces associated with this proposal which will lead to a reduction in public safety on the highway.
 - b. Our property has a lawful right of way over all and any part of the application land in order to gain access to the back of our property where our gate is located (see figure 1 & 2 below).
 - c. In their present form, the proposals will lead to a lack of neighbourhood amenity if we have to drive over the gardens of a neighbouring property in order to continue lawfully accessing our property.



- a. Figure 3 opposite is from the applicant's Title Plan which details the obligation to and access rights of the surrounding properties "at all times and for all purposes... with or without vehicles". The obligation is passed to all successors in title.
- b. The broken blue line shows the location of the surface water drain for the surrounding properties

- 2. FLOODING – The proposal shows a building over the surface water drains of the surrounding existing properties. The loss of the drainage area could cause flooding to the surrounding properties (see figure 3 above).

Whilst we commend a housing proposal in principle, the design must be changed to address neighbouring amenity, lack of parking and highway safety.

Yours sincerely,

Mr K Jackson

128 Market Street, Chapel-en-le-Frith, High Peak Derbyshire, SK23 0HZ