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Categories:

Application Reference No. : HPK/2024/0143 Site Address: Derbyshire County Council Works Department
Ashbourne Lane Chapel-En-Le-Frith Derbyshire SK23 0PA High Peak Comments by:
From:

Submission: Objection

Comments: We do not object in principle to development of the site but we consider this proposal to be seriously flawed for these reasons.

Design and visual impact

The height of the buildings, in particular unit A, is much greater than both the buildings being replaced and the immediately neighbouring properties on Ashbourne Lane. The present buildings are both lower and shielded from view by the surrounding vegetation but buildings of the height proposed would tower over neighbouring properties and not be in keeping with the general residential ambience of Ashbourne Lane.

Unit A will deprive Moss Cottage in particular of natural light, especially in the afternoon and evening.

This is a special concern of ours as occupiers of Moss Cottage, the property immediately adjacent to the proposed Unit A. This unit would be two metres higher than our cottage and would look incongruous next to a 170 year old stone building which formerly featured in the Peak Forest Tramway.

Living conditions of local people

Ashbourne Lane is a narrow country thoroughfare whose usage has already been increased by housing developments in the surrounding area. The present level of traffic is tolerable, indeed unavoidable, but the likely increases in traffic volume and vehicle size and weight will increase the noise, pollution and accident risk levels.

The access to Ashbourne Lane from Market Street is a known pinch point for even smaller cars and there is no legal restriction on the size of goods vehicles using the road. LGVs that have tried to pass through Ashbourne Lane have

often failed to get through, often causing damage to the LGVs themselves, other vehicles and buildings and road furniture. This problem also affects 7.5 tonne vehicles and the road is unsuitable for anything larger.

That pinch point is not remediable because of the proximity of existing buildings.

Increased noise and smells nuisance will arise from both the increased traffic and the operational the units proposed.

Light pollution

At present Ashbourne Lane is just about adequately but not excessively lit: the lighting required for a materials handling yard would not provide any benefit to local residences but risk significant diminution of the highly desirable dark sky.

Traffic issues

Increased traffic will inevitably cause increased problems not only for local residents but also for other road users. Ashbourne Lane is already used by some drivers as a rat-run at morning peak times and is a recommended route on satnavs for traffic travelling between Buxton and Chapel already. It is also used by drivers attempting to avoid congestion and hold-ups on the A6; a recent fatal accident on the A6 led to Ashbourne Lane quickly becoming heavily congested and then blocked by several LGVs, trying to get through.

Traffic issues on Ashbourne are already exacerbated by the increased traffic on Meadow Lane and Long Lane following housing developments.

These problems feed into serious issues at the Dove Holes traffic lights which are already the subject of consultation by Derbyshire County Council's roads department and a matter of concern to Chapel en le Frith Parish Council.

Health and safety, and hazardous materials

We are not told much about the nature of the plastics to be held and processed or about the nature of the processes themselves and the chemicals involved. Residents of Chapel will already be familiar with the nuisance of the smells emanating from the Ferodo factory and we would be most concerned about the unpleasantness and risks to health from smoke and fumes produced by day to day operations, not to mention the increased potential fire risk from plastics which are highly combustible materials which also emit highly toxic fumes when burnt.