

FAO Mr James Stannard
High Peak Borough Council
Planning Department
PO Box 136
Buxton
High Peak
SK17 1AQ

Date: 25th June 2024

By email to: planning@highpeak.gov.uk
james.stannard@highpeak.gov.uk

Dear Mr Stannard,

CONSULTATION ON PLANNING APPLICATION - RESIDENT RESPONSE

APPLICATION NUMBER	HPK/2024/0143
APPLICANTS NAME	The Frith Pension Scheme Mr Joe Sizeland
LOCATION	Derbyshire County Council Works Department Ashbourne Lane Chapel-En-Le-Frith SK23 OPA
PROPOSED DEVELOPMENT	Demolition of existing workshops and retaining walls and erection of 3no. new workshops with new retaining structures, landscaping, and car parking.

Thank you for your letter dated 29th May 2024, concerning the above Planning application, the contents of which I have discussed with my husband and which he informs me requires a response to be submitted to you by 27th June 2024.

The proposals have been explained to me in some detail and I had the chance to also read the various council Planning policies for the High Peak, in order that I can respond to the public consultation.

As such, I have read the following documents –

- *High Peak Local Plan Adopted – April 2016*
- *Chapel-en-le-Frith Parish Neighbourhood Development Plan 2013-2028'* (C-E-L-F Neighbourhood Plan)
- *High Peak Design Guide SPD*

Having looked at the proposed development plans and the various planning policies and guides mentioned above I wish to object to the proposal based on the following Planning Policies.

High Peak Local Plan Policies –

- **S 1 Sustainable Development Principles**
 - Making efficient use of land by ensuring that the density of proposals is appropriate (and informed by the surrounding built environment);
 - Seeking to secure developments provide a high standard of amenity for all existing and future occupants of land and buildings, ensuring communities have a healthy, safe and attractive living and working environment and the risks from potential hazards are minimised

- **EQ 6 Design and Place Making**

- All development should be well designed and of a high quality that responds positively to both its environment and the challenge of climate change, whilst also contributing to local distinctiveness and sense of place.

This will be achieved by:

- Requiring development to be well designed to respect the character, identity and context of High Peak's townscapes and landscapes
- Requiring that development contributes positively to an area's character, history and identity in terms of scale, height, density, layout, appearance, materials, and the relationship to adjacent buildings and landscape features
- Requiring that development achieves a satisfactory relationship to adjacent development and does not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity

- **EQ 7 Built and Historic Environment**

- Particular protection will be given to designated and non-designated heritage assets and their settings including:
 - Archaeological Sites or heritage features

This will be achieved by:

- Requiring all works that could impact on a heritage asset or its setting or sites with the potential to include assets, to be informed by a level of historical, architectural and archaeological evidence proportionate to their significance and sufficient to understand the potential impact of a proposal. Where appropriate, the Council may also require historical research and archaeological recording to be undertaken before works to a heritage asset commence
- Preventing the loss of buildings and features which make a positive contribution to the character or heritage of an area through preservation or appropriate reuse and sensitive development, including enabling development, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss or other relevant provisions of the NPPF apply.
- Requiring proposed developments that affect a heritage asset and / or its setting, including alterations and extensions to existing buildings, to demonstrate how the proposal has taken account of design, form, scale, mass, use of traditional materials and detailing, siting and views away from and towards the heritage asset in order to ensure that the design is sympathetic and minimises harm to the asset

- **EQ 8 Green Infrastructure**

- Identifying and protecting key wildlife corridors and stepping stones that connect sites of importance for biodiversity, including creating or restoring habitats of nature conservation value, in accordance with Local Plan Policy EQ5

- **EQ 10 Pollution Control and Unstable Land**

- The Council will protect people and the environment from unsafe, unhealthy and polluted environments.

This will be achieved by:

- Ensuring developments avoid potential adverse effects and only permitting developments that are deemed (individually or cumulatively) to result in the following types of pollution if any remaining potential adverse effects are mitigated to an acceptable level by other environmental controls or measures included in the proposals .

This may be achieved by the imposition of planning conditions or through a planning obligation.
The Council will not permit any proposal that has an adverse effect on a European site:

- Air pollution (including odours or particulate emissions);
- Pollution of watercourses (rivers, canals reservoirs, streams, ditches, ponds and wetland areas) or groundwater;
- Noise or vibration;
- Light intrusion;
- Land contamination; or
- Other nuisance, environmental pollution or harm to amenity, health or safety

- **E 1 New Employment Development**

New business and industrial developments will primarily be focused on designated employment sites in close proximity to other employment premises. Such locations provide better infrastructure and services for employers and are likely to have less impact on residential amenity. Business and industrial developments elsewhere within the built-up-area will also be supported to encourage economic growth, subject to the impact of the proposal on the local area.....

- This will be achieved by:
 - Supporting business development outside of allocated employment sites or Primary Employment Zones but within the built up area when it would not create undue harm to the character, appearance or amenity of the area.

- **CF 6 Accessibility and Transport**

The Council will seek to ensure that development can be safely accessed in a sustainable manner.

Proposals should minimise the need to travel, particularly by unsustainable modes of transport and help deliver the priorities of the Derbyshire Local Transport Plan.

- This will be achieved by:
 - Requiring that all new development is located where the highway network can satisfactorily accommodate traffic generated by the development or can be improved as part of the development

- Requiring that new development can be integrated within existing or proposed transport infrastructure to further ensure choice of transportation method and enhance potential accessibility benefits
- Ensuring development does not lead to an increase in on street parking to the detriment of the free and safe flow of traffic
- Approving developments provided that the capacity and design of the transport network serving the site will reasonably accommodate the anticipated increase in travel without materially harming highway safety or local amenity. In addition, the traffic generated by the development will not unduly interrupt the safe and free flow of traffic on trunk or primary roads or materially affect existing conditions to an unacceptable extent

Chapel-en-le-Frith Neighbourhood Plan Policies

• EP 1 Design of employment sites

- Development should be visually attractive, compatible with the character of the surrounding area, include necessary screening and be of a scale, design and finish appropriate to the locality, particularly where the development can be viewed from main roads or other heavily used areas, including high ground and beauty spots
- Development must not cause detriment to valuable areas or features of nature conservation or man-made heritage.
- Development must not exacerbate flooding and must deal satisfactorily with waste, emissions and effluent.
- Proposals must include details of appropriate treatment of boundaries and means of enclosure and surfacing within the site.
- Development should have no unduly adverse effect on residential amenity.

• EP 2 Existing employment sites

- Proposals which lead to the improvement, modernisation or upgrading of current employment sites will be welcomed and supported, subject to there being no adverse impacts on the amenity of neighbours.

• EP 5 Existing employment sites – I note that whilst there is no site specific requirements for the DCC yard in the C-E-L-F Neighbourhood Plan, I believe the policies that relate to other sites mentioned in the plan, within the C-E-L-F locality, can be equally applied to this site. In particular –

- No unacceptable impact on neighbouring properties through noise, vibration, smell, smoke, dust, fumes, lighting, litter, traffic and other disturbance, and no unacceptable impact on residential amenity including consideration of hours of operation
- Buildings should not breach the ridgeline/skyline and, where appropriate, should be cut into the hillside to minimise their visual impact.

High Peak Design Guide SPD

- **Section 3. New Development – Designing in Context**

Large Buildings – 3.6

- Accommodating large buildings within the area needs to be handled carefully. Their appearance is usually driven by their use and may not sit comfortably within a more traditional context.
- However, they are often essential to the local economy and should be designed to be as inconspicuous as possible.
- This can be achieved by giving them a low profile, a shallow pitched roof to reduce the ridge height, and ensuring they are in dark or recessive colours.
- For very wide buildings, creating a series of parallel roofs rather than one enormous roof will help to break down the apparent bulk of the building.
- Sites on the skyline should be avoided. Instead, wherever possible, such buildings should be sited in shallow depressions or otherwise positioned to fit into the landform.

Scale – 3.8

- A new building should respect the scale of those surrounding it.

Proportion – 3.12

- Where possible new buildings should pick up on the proportions of neighbouring buildings in some way.

Points to remember – page 17

- In towns and villages be guided by the existing context, pattern and grain of development and building heights.
- Respect surrounding scale.
- Reflect the proportions of neighbouring buildings.

Location of the development

The proposal is not in-keeping with the overall style of the properties for this area.

I can see that the development that the development will be much larger and is not in-keeping with the area and the building types, styles and sizes/scale that currently surround the site. The proposal for the site will consist of three buildings that could be used for a variety of uses either storage or industrial and one of which (Unit B) will be designed that it could be split to create three smaller Units. This makes it possible for the site can be occupied by up to five businesses, when only one business existed on the site previously.

I have read the Chapel Neighbourhood Plan and see that this site is not shown as one of the employment sites within the area and has not been included in Neighbourhood Plan. The creation of this site into a larger industrial park, will effectively mean that our home is sandwiched between industrial sites – The Longson's

Yard/Sheffield Road/Frith Knoll business parks to the North and this site to the South. As such the proposal appears to be out of sync with the policies I've highlighted above.

Having been a resident of Chapel-en-le-Frith and raised a family here for almost 40-yrs and I do not know of any industrial buildings that have been developed so close to other residential properties, so that they will have such an overbearing effect on the amenity of other residential properties.

I'm conscious that there was a consultation undertaken by the Parish Council some years ago to show a proposal to develop the land between Longson's yard and Bowden Lane for small – medium sized businesses, as such I feel the development proposed would be better served by developing earmarked employment areas as opposed to overdeveloping land for an industrial purpose that is in a predominantly residential area.

Size and scale of the buildings

The size and volumes of the buildings on the proposed site are significantly larger than those in the surrounding area and are out of character and scale to the residential properties against those it will lie adjacent to.

I understand that the increase in volume of buildings is in the region of 200 – 300% to those that already exist on the site.

The height and closeness of the proposed building – Unit C – will tower over our property and cause a significant overbearing effect – given its raised position. In comparison to our home and this unit appears to be almost 34ft higher than the lowest point of our back garden.

I'm also conscious that other properties near to us (22C Buxton Road and 2, 4, 6, 8 and Sandybank Netherfield Road) will be similarly dwarfed by the size of the new Unit(s). These new buildings will be significantly out of character to the scale of both the existing buildings on the site and to the size and scale of the residential buildings surrounding the site. I understand that, when considering the roof levels of the new buildings and comparing these to the roof/gutter levels of the properties on Ashbourne Lane there will be a similar overbearing effect to the properties along South side of Ashbourne Lane/North of Anchor Avenue – bearing in mind that these houses are all raised up from the road level.

Shadowing/shading

Because of the new development's scale and closeness to our home it is likely to have a significant impact on shading and overshadowing throughout the year but especially in the winter when there is less daylight and the sun is much lower. I am very worried that Unit C will substantially increase shading especially in winter but also in summer with the towering effect of Unit C.

Privacy/security

Given the closeness of Unit C with the boundary of our property and the lack of any apparent screening I'm, concerned that people working and visiting Unit C could use the rear area as a smoker's area. Having myself worked in industrial settings I'm only too aware that, fire exits can, be used to access the rear of the building for cigarette breaks, which makes me very worried that this will allow people to stand and overlook our rear garden, ground floor living room and first floor bedrooms, which could happen 7-days a week, depending on the hours of operation.

I'm also worried that Unit C could install security measures and that CCTV cameras might intrude on our privacy, if positioned to show the back of our home.

Our house is next to the 199 bus stop. We have had trespassing through our garden in the past from people using our garden as a short-cut to and from Ashbourne Lane.

I am very concerned that staff employed at the site might want to use our garden as a short-cut again.

Pollution

I am not reassured by the proposal that adequate safeguards have been put in place to protect ourselves and others from the effects of noise, litter, light, dust, fumes, fibres etc either while building works are in progress or once the site becomes operational.

I would also appreciate knowing what will be done to safely remove the asbestos cement sheets that enclose the existing DCC building behind our home.

The potential for the units to be in use 24/7/52 could also cause substantial nuisance to us and others who will neighbour the site.

Traffic

My family have lived here for almost 30-yrs and have seen traffic size, speed etc. increase over this time. However, there appears to be no account of the increase in traffic using Buxton Road and Ashbourne Lane.

Having taken my own children to Warmbrook Road School when they were young, I can say that the crossing at the Ashbourne Lane junction with Buxton Road is already dangerous and the increase in large wagons will only make the crossing even more hazardous.

Peak Forest Tramway

I haven't seen anything in the proposals that seems to address the history of the tramway, which lies behind our home.

Bats

I have not seen anything in the proposals that addresses whether bats that frequently fly around our house will be protected from the effects of the development.

As a result, I feel the proposals to be inappropriate for the area and will be a serious detriment to the amenity of our property and I do not believe they meet with –

The Local Plan Policies – S1, EQ6, EQ 7, EQ 8, EQ 10, E 1, and CF 6; and
The local Neighbourhood Plan Policies – EP 1, EP 2, and EP 5; and
High Peak Design Guide

Yours sincerely,

Tracey Timperley