

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
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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: Emma Knowles

From:

22c
Buxton Road
Chapel en le Frith
High Peak
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Phone:

Email:

Submission: Objection

Comments: I received the letter regarding the consultation on the proposed planning application for Ashbourne Lane Industrial site on Wednesday 5th June. The letter was dated the 29th May with a 3 week response for objections, which has then reduced by 1 week.

Does it really take one week to send letters out on something so important to local residents?

I am writing to object to the proposed development plans.

I live at 22c Buxton Road. The proposed demolition of existing workshops and retaining walls and the erection of 3 new workshops with retaining structures, landscaping and car parking will result in my life being made a complete misery, for a number of reasons.

The proposed Unit 3 will massively impact my house. It will overshadow both my house and garden resulting in a significant loss of daylight and in particular sunlight, which will be further emphasised during the winter months.

I have lived here for 24 years, accepting now of the derelict building on that land, which I do remember used as the Council's wood yard.

We are facing a proposed structure that will literally tower above, not only my house but also the existing structure already on that site. The proposed raising of the ground on the Ashbourne Lane site behind my house, will result in an over-bearing structure and seemingly significantly out of scale structure facing my home, at 8-9 metres above ground level. There is no doubt that this will have a detrimental impact on residential amenities. After all, this is a residential area. The appearance is out of character with the existing property.

My house is south-facing, and enjoys the sunshine coming from the east (left side of the house, when stood at the back door) to the west (towards my neighbours). This proposed building will eliminate this sunshine and I will only have shadows all afternoon and evening. There will be no sunlight at all.

Crucially, and most importantly, the rooms at the back of the house including 2 bedrooms, bathroom, kitchen

and dining room will be significantly affected by loss of light in those rooms and will also increase fuel bills when more lights are required.

Other concerns include:

- * No final use has been listed for these units.
- * Is the use of the land being changed?
- * I have yet to discover what will be happening in these units, will there be day and night time working. The potential for disturbance to residents?
- * Is there the possibility of light, smoke, smell and noise pollution? After all this is a residential area.
- * The scale of the proposed units is obscene.
- * Due to the scale of the proposed Unit 3, my privacy in my own home and garden will be massively affected.
- * Unit 3 should not breach the skyline, it appears not to have been handled with any sensitivity at all.
- * Surely structures like this should be placed in shallow depressions or positioned to fit the landform rather than being so tall.
- * The drainage proposed for the site may put my property at risk of flooding.
- * This development is not listed on Chapel en le Frith's Neighbour Plan ?Why
- * Unit 3 is so out of scale that it will be seen from Buxton Road, between 22B and 22. Is that what planners want?
- * The increase in traffic down Buxton Road is a serious concern as already a very busy road.
- * The junction at Ashbourne Lane off Buxton Road is too narrow for wagons. This will cause a massive issue for traffic as well as a potential accident hotspot.

This is primarily a residential area in Chapel en le Frith. The proposed scale of this development is not only unfair to the residents surrounding this area but also immensely out of proportion. Surely, any new building should respect the scale of its surroundings.

I would urge planners to honestly review and consider if they would be happy to see this development behind their home and garden.

This is a residential area after all. It appears that very little consideration has been given to surrounding residents particularly on Buxton Road who are greatly affected by this proposed development.

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