

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
Date: 30 July 2024 15:46:48

Application Reference No. : HPK/2024/0310

Site Address: Land adjacent to Carndhu 13 Back Lane Charlesworth Derbyshire SK13 5HJ Glossop

Comments by: Chris Winterbottom

From:

Lee Vale Drive
Charlesworth
Glossop

Phone:

Email: Submission: Neither

Comments: Conservation Area;

- The proposal falls within the Charlesworth Conservation area with this change of use having an impact on the flora and fauna of the area.

- Previously there has been informal access steps to the footpaths across the land providing a peaceful retreat and panoramic views of the surrounding area (it seems ironic that in permitting use as an eco therapy centre it is at the expense of place of solitude for locals)

- From my own experience of the area the quarry itself provides an important natural habitat for wildlife and flora with a variety of birds (including birds of prey) which clearly would be lost/ severely disturbed.

Footpaths

- The new landowner has closed off community access to footpaths on the land, which have been used as right, uninterrupted for in excess of 20 years and has provided place of well being for dog walkers and hikers, the panoramic views are some of the most outstanding in the area.

- Local footpaths and a public bridleway abut the boundary and it should be noted that provision of green spaces and making links to other bridleways in the area has been an aim of local authority.

Application

- Oh the irony, the applicant talks about the importance of access to 'outside space', and yet has denied access to the community of 'open' space that has been used uninterrupted for over 20 years in order to preserve this space for fee paying guests only.

- The proposal circulated to the local community consisted of buildings which seem to have been omitted, presumably to get this 'lawful' use accepted. The proposal would involve significant loss of the conservation area to provide a small car park, area to erect a large tent/ gazebo, toilet facilities.

- The application states the site is not visible from public footpaths or bridleways, this is simply not true, in fact the site is visible from the higher routes of Cown Edge.

- The proposal suggest dropping children on the roadside and escorting them on foot, with some routes via farmland and others by busy roadways, this seems to present an unnecessary risk.

- The proposal suggests using area of the village for parking, with this typically in areas where there is inadequate parking for residents.

- The proposal makes no consideration for existing small businesses in the area and appears to assume some

form of Carte Blanche on the area.

- There are already three forest schools in close proximity to the village centre, so why if a fourth required/ sustainable without impacting existing. These are a Springfield Day Nursery, Kinderview Day Nursery and one at Lymefield in Broadbottom.
- There will undoubtedly be a negative impact to established wildlife with no detail of wildlife impact assessments or surveys of existing flora and wildlife in the area.
- The proposal is muddled and confused, contradictory and patronising the the local community
- Not clear what infrastructure is required for the operation.
- No details on constructability and a waste plan.
- Number of days use suggested does not match up with returning a revenue for the investment.
- Are weekend an addition or inclusive
- The common land suggested to be used for car parking is not a car park but is maintained by the parish council.
- The applicant does not have any agreements in place for car parking with the whole proposal based on providing no car parking and forcing parking on already 'challenged' public highways.

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