

The Planning Inspectorate

QUESTIONNAIRE (s78) and (s20) PLANNING AND LISTED BUILDING CONSENT (Online Version)

You must ensure that a copy of the completed questionnaire, together with any attachments, are sent to the appellant/agent by the date given in the start letter. **You must include details of the statutory development plan, even if you intend to rely more heavily on some other emerging plan.**

If notification or consultation under an Act, Order or Departmental Circular would have been necessary before granting permission and has not yet taken place, please inform the appropriate bodies of the appeal now and ask for any comments to be sent direct to us by the date your statement is due.

Appeal Reference APP/H1033/W/24/3348508

Appeal By HIGH PEAK RETREAT

Site Address Land off Long Lane
Chapel-en-le-Frith
Derbyshire
SK23 0TQ
Grid Ref Easting: 405266
Grid Ref Northing: 379960

PART 1

1.a. Do you consider the written representation procedure to be suitable? Yes ☒ No ☐

*Note: If the written procedure is agreed, the Inspector will visit the site **unaccompanied** by either party unless the relevant part of the site cannot be seen from a road or other public land, or it is essential for the Inspector to enter the site to check measurements or other relevant facts.*

2.a. If the written procedure is agreed, can the relevant part of the appeal site be seen from a road, public footpath, bridleway or other public land? Yes ☒ No ☐

2.b. Is it essential for the Inspector to enter the site to assess the impact of the proposal? Yes ☒ No ☐

Please explain

To fully assess the site and its constraints.

2.c. Are there any known health and safety issues that would affect the conduct of the site inspection? Yes ☐ No ☒

3.a. Are there any other appeals or matters relating to the same site still being considered by us or the Secretary of State? Yes ☐ No ☒

3.b. Are there any other appeals or matters adjacent or close to the site still being considered by us or the Secretary of State? Yes ☐ No ☒

PART 2

4. Does the appeal relate to an application for approval of reserved matters? Yes ☐ No ☒

5. Was a site ownership certificate submitted with the application? Yes ☒ No ☐

6. Did you give publicity to the application in accordance with either Article 15 of Yes ☒ No ☐

the DMPO 2015, Section 67/73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 or Regulation 5 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990?

6.a. If a press advert notice was published, please upload a copy

☒ see 'Questionnaire Documents' section

7. Does the appeal relate to a county matter?

Yes ☐ No



8. Please indicate the development type for the application to which the appeal relates.

Major Developments



Minor Developments



Other Developments



8.a. Major Developments

Dwellings



Offices/R and D/light industry



General industry/storage/warehousing



Retail and services



Traveller caravan pitches



All other major developments



Is the appeal site within:

9.a. A Green Belt?

Yes ☐ No



9.b. An Area of Outstanding Natural Beauty?

Yes ☐ No



10. Is there a known surface or underground mineral interest at or within 400 metres of the appeal site which is likely to be a material consideration in determining the appeal?

Yes ☐ No



PART 3

11. Would the development require the stopping up or diverting of a public right of way?

Yes ☐ No



12.a. Is the site in a Conservation Area?

Yes ☐ No



12.b. Is the site adjacent to a Conservation Area?

Yes ☐ No



12.c. Does the appeal proposal include the demolition of a non-listed building within a conservation area?

Yes ☐ No



13.a. Does the proposed development involve the demolition, alteration or extension of a Grade I / II* / II listed building?

Yes ☐ No



13.b. Would the proposed development affect the setting of a listed building?

Yes ☒ No



Please attach a copy of the relevant listing description from the List of Buildings of Special Architectural or Historic Interest

☒ see 'Questionnaire Documents' section

13.c. If YES to 13.a or 13.b, was Historic England consulted?

Yes ☐ No



14. Has a grant been made under s3A or s4 of the Historic Buildings and Ancient Monuments Act 1953?

Yes ☐ No



15.a. Would the proposals affect an Ancient Monument (whether scheduled or

Yes ☐ No



not)?			
16. Is any part of the site subject to a Tree Preservation Order?	Yes	☐ No	☒
17. Have you made a Local Development Order under s61A to 61C of the Town and Country Planning Act 1990 (as inserted by s40 of the Planning & Compulsory Purchase Act 2004) relating to the application site?	Yes	☐ No	☒
18. Does the appeal involve persons claiming Gypsy/Traveller status, whether or not this is accepted by the planning authority?	Yes	☐ No	☒
19.a. Is the appeal site in or adjacent to or likely to affect an SSSI or an internationally designated site (ie. cSAC, SAC, pSPA, SPA Ramsar)?	Yes	☐ No	☒
19.b. Are any protected species likely to be affected by the proposals?	Yes	☐ No	☒

PART 4			
Environmental Impact Assessment - Schedule 1			
20.a.i. Is the proposed development Schedule 1 development as described in Schedule 1 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011?	Yes	☐ No	☒
Environmental Impact Assessment - Schedule 2			
20.b.i. Is the proposed development Schedule 2 development as described in Column 1, Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011?	Yes	☐ No	☒
20.c.i. Have you issued a screening opinion (SO)	Yes	☐ No	☒
Environmental Impact Assessment - Environmental Statement (ES)			
20.d. Has the appellant supplied an environmental statement?	Yes	☐ No	☒
Environmental Impact Assessment - Publicity			
20.e. If applicable, please attach a copy of the site notice and local advertisement published as required for EIA development.	Applies	☐ N/A	☒
21. Have all notifications or consultations under any Act, Order or Departmental Circular, necessary before granting permission, taken place?	Yes	☒ No	☐
Please attach copies of any comments that you have received in response.			
☒ see 'Questionnaire Documents' section			

PART 5			
22. Do you wish to attach your statement of case?	Yes	☐ No	☒
For appeals dealt with by written representations only			
23. If this appeal is not following the written representations expedited procedure, do you intend to send a statement of case about this appeal?	Yes	☒ No	☐

Copies of the following documents must, if appropriate, be attached to this questionnaire

24.a. a copy of the letter with which you notified people about the appeal;



☒ [see 'Questionnaire Documents' section](#)

24.b. a list of the people you notified and the deadline you gave for their comments to be sent to us;



☒ [see 'Questionnaire Documents' section](#)

Deadline

10/10/2024

24.c. all representations received from interested parties about the original application;



☒ [see 'Questionnaire Documents' section](#)

24.d. the planning officer's report to committee or delegated report on the application and any other relevant documents/minutes;



☒ [see 'Questionnaire Documents' section](#)

24.e. any representations received as a result of a service of a site ownership notification;



24.f. extracts from any relevant statutory development plan policies (even if you intend to rely more heavily on the emerging plan);



You must include the front page, the title and date of the approval/adoption, please give the status of the plan. Copies of the policies should include the relevant supporting text. You must provide this even if the appeal is against non-determination.

☒ [see 'Questionnaire Documents' section](#)

☒ [see 'Questionnaire Documents' section](#)

☒ [see 'Questionnaire Documents' section](#)

List of policies

S1, S6, EQ2, EQ3, EQ6, E6 and E7

24.g. extracts of any relevant policies which have been 'saved' by way of a Direction;



24.h. extracts from any supplementary planning guidance, that you consider necessary, together with its status, whether it was the subject of public consultation and consequent modification, whether it was formally adopted and if so, when;



☒ [see 'Questionnaire Documents' section](#)

24.i. extracts from any supplementary planning document that you consider necessary, together with the date of its adoption;



In the case of emerging documents, please state what stage they have reached.

24.j. a comprehensive list of conditions which you consider should be imposed if planning permission is granted;



Only tick that this applies if you intend to submit a list of conditions with the questionnaire. If you do not submit the list with the questionnaire, then this should be submitted by the date your statement is due. This list must be submitted separately from your appeal statement.

24.k. if any Development Plan Document (DPD) or Neighbourhood Plan relevant to this appeal has been examined and found sound/met the basic conditions and passed a referendum, the date the DPD or Neighbourhood Plan is likely to be adopted and, if you consider this date will be before the Inspector's decision on this appeal is issued, an explanation of the Council's policy position in respect of this appeal upon its adoption. You should also include an explanation of the status of existing policies and plans, as they relate to this appeal, upon adoption and which (if any) will be superseded;



24.l. if any DPD or Neighbourhood Plan relevant to this appeal has been submitted for examination, or in the case of a Neighbourhood Plan has been examined and is awaiting a referendum, an explanation of any substantive changes in the progress of the emerging plan, and their relevance to this appeal if it is considered that the plan will not be adopted before the Inspector's decision on this appeal is issued;



24.m. your Authority's CIL charging schedule is being/has been examined;	☐
24.n. your Authority's CIL charging schedule has been/is likely to be adopted;	☐
24.o. any other relevant information or correspondence you consider we should know about.	☐
For the Mayor of London cases only	
25.a. Was it necessary to notify the Mayor of London about the application?	Yes ☐ No ☐
25.b. Did the Mayor of London issue a direction to refuse planning permission?	Yes ☐ No ☐

LPA Details	
I certify that a copy of this appeal questionnaire and any enclosures will be sent to the appellant or agent today. ☒	
LPA's reference	HPK/2022/0484
Completed by	R Simpkin
On behalf of	High Peak Borough Council
Please provide the details of the officer we can contact for this appeal, if different from the Planning Inspectorate's usual contact for this type of appeal.	
Name	
Phone no (including dialling code)	
Email	
Please advise the case officer of any changes in circumstances occurring after the return of the questionnaire.	

QUESTIONNAIRE DOCUMENTS

Appeal Reference APP/H1033/W/24/3348508

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Site Address
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Grid Ref Northing: 379960

The documents listed below were uploaded with this form:

Relates to Section: PART 2

Document Description: 6.a. A copy of the notice published.

File name: press advert.pdf

Relates to Section: PART 3

Document Description: 13.b. A copy of the relevant listing description from the List of Buildings of Special Architectural or Historic Interest.

File name: BANK HALL LODGE, Chapel-en-le-Frith - 1088046 _ Historic England.pdf

File name: MARSH HALL AND BARN, Chapel-en-le-Frith - 1088025 _ Historic England.pdf

Relates to Section: PART 4

Document Description: 21. Copies of any comments that you have received in response.

File name: Consultation Response DCC Highways.pdf

File name: Consultation Response Chapel Parish Council.pdf

File name: Consultation Response Manchester Airport.pdf

File name: Consultation Response Flood Risk Management.pdf

File name: Consultation Response DCC Highways 6.pdf

File name: Consultation Response DCC PROW.pdf

File name: Consultation response DCC Flood Risk Team.pdf

File name: Consultation Response DCC Conservation.pdf

File name: Consultation Response DCC Highways 4.pdf

File name: Consultation Response HPBC Arboricultural Officer.pdf

File name: Consultation response Peak District National Park Authority.pdf

File name: Consultation response Derbyshire Wildlife Trust21.09.2023.pdf

File name: Consultation Response Chapel Parish Council (2).pdf

File name: Consultation Response Conservation.pdf

File name: Consultation Response Flood Risk Management (2).pdf

File name: Consultation Response Network Rail.pdf

File name: internal response conservation.pdf

File name: Consultation Response Cllr Kath Sizeland.pdf

File name: Consultation Response DCC Highways (2).pdf

File name: Consultation Response Environmental Health.pdf

File name: Consultation Response Derbyshire Wildlife Trust.pdf

File name: Consultation Response DCC Highways (3).pdf

File name: Consultation Response United Utilities.pdf

File name: Consultation Response DCC Highways 3.pdf

File name: Consultation Response Derbyshire Archaeologist Preapplication.pdf

Relates to Section: PART 5

Document Description:	24.a. A copy of the letter with which you notified people about the appeal.
File name:	appeal notification letter.pdf
Relates to Section:	PART 5
Document Description:	24.b. A document containing a list of the people you notified of the appeal.
File name:	appeals written reps notification list.pdf
Relates to Section:	PART 5
Document Description:	24.c. Copies of all representations received from interested parties about the original application.
File name:	Public Comment Amy.pdf
File name:	Public Comment Elizabeth McCormick.pdf
File name:	Public Comment Tony Grosling.pdf
File name:	Public Comment D Brock High Peak Animal Welfare.pdf
File name:	Public Comment L Selby AES.pdf
File name:	Public Comment T A Gosling.pdf
File name:	Comment The Derbyshire Ornithological Society.pdf
File name:	Public Comment Derek Bodey.pdf
File name:	Public Comment Mrs E Smith.pdf
File name:	Public Comment Hugh Barton.pdf
File name:	Public Comment Chase.pdf
File name:	Public Comment Peter M Barnes.pdf
File name:	Public Comment Clare Dilks.pdf
File name:	Public Comment Lewis Coupland.pdf
File name:	Public comment Dave Brock HP Animal welfare.pdf
File name:	Public Comment Liz D.pdf
File name:	Public comment Elizabeth McCormick.pdf
File name:	Public Comment Mark Downings.pdf
File name:	Public Comment H Patton.pdf
File name:	Public Comment Paul Buxton (2).pdf
File name:	Public Comment Tony Gosling3.pdf
File name:	Public comment Peter Soden2.pdf
File name:	Public Comment Thomas Gosling.pdf
File name:	Public Comment Kristian Ashlower.pdf
File name:	Public Comment Steven Thomson.pdf
File name:	Public Comment M Gauld.pdf
File name:	Public Comment Deborah Needham.pdf
File name:	Public Comment Mark Tidmarsh.pdf
File name:	Public Comment G Thompson.pdf
File name:	Public Comment Melanie Watts.pdf
File name:	Public Comment Elizabeth Newman.pdf
File name:	Public Comment S De-Nym.pdf
File name:	Public Comment Helen.pdf
File name:	Public Comment Penelope Pilling.pdf
File name:	Public Comment Peter Farrer.pdf
File name:	Public Comment Dave Brock.pdf
File name:	Public Comment Chase (2).pdf
File name:	Public comment Hugh Barton1.pdf
File name:	Public Comment Heather Casey.pdf
File name:	Public Comment Olivia Pollington.pdf
File name:	Public Comment Hannah Topley.pdf
File name:	Public Comment Paul Buxton.pdf
File name:	Public Comment Helen Simkins.pdf
File name:	Public Comment Sara Gourlay.pdf
File name:	Public Comment Rachel Ellis.pdf
File name:	Public Comment Thomas Roberts.pdf
File name:	Public Comment Liz Dunbar.pdf
File name:	Public Comment Barbara Bennett.pdf

File name:	Public Comment Helen Hall.pdf
File name:	Public Comment Nathan Lomas.pdf
File name:	Public Comment Gail Hannan.pdf
File name:	Public Comment Ms Baldwin.pdf
File name:	Public Comment Greg Bellton.pdf
File name:	Public Comment Stuart Wilson.pdf
File name:	Public Comment M Gregg.pdf
File name:	Public Comment Clifford Dodd.pdf
File name:	Public Comment Mary Wright.pdf
File name:	Public Comment H Hilland.pdf
File name:	Public Comment Mrs A Cunningham.pdf
File name:	Public Comment Heather Hammond.pdf
File name:	Public Comment Trevor & Nicole Peach.pdf
File name:	Public comment Rachelle.pdf
File name:	Public Comment Vincent Goss.pdf
File name:	Public Comment Mr & Mrs Pearson.pdf
File name:	Public Comment Jasmin Cheung.pdf
File name:	Public comment T Gosling.pdf
File name:	Public Comment Peter Soden.pdf
File name:	Public Comment Tony Gosling(2).pdf
File name:	Public Comment James Neve.pdf
File name:	Public Comment Wendy Chandia(1).pdf
File name:	Public Comment A Reece.pdf
File name:	Public Comment Jennie Andrew.pdf
File name:	Public Comment SDeNym.pdf
File name:	Public Comment Alex Burrows.pdf
File name:	Public Comment Peter and Lesley Brown.pdf
File name:	Public comment Tony Gosling (4).pdf
File name:	Public Comment Amber Fay Rafferty.pdf
File name:	Public Comment Joanne Carrington.pdf
File name:	Public Comment Willian N Pilling.pdf
File name:	Public Comment Amanda Barton.pdf
File name:	Public Comment J Smith.pdf
File name:	Public Comment P Soden.pdf
File name:	Public Comment Alex Baker.pdf
File name:	Public Comment Hibbert.pdf
File name:	Public Comment Simon Whitbread.pdf
File name:	Public Comment Mr Yeomans.pdf
File name:	Public Comment Caroline Gregg.pdf
File name:	Public Comment Alastair Carrington.pdf
File name:	Public Comment C. Gregg.pdf
File name:	Public Comment C Gregg.pdf
File name:	Public comment C Gregg 27.11.22.pdf
File name:	Public Comment Bryan McGee.pdf
File name:	Public Comment Cand Gregg.pdf
File name:	Public Comment Beverley Cheyne.pdf
File name:	Public Comment Chase (3).pdf
File name:	Public Comment Sophie Wadsworth.pdf
File name:	Public Comment Tony Gosling.pdf
File name:	Public Comment Diane Bayirli.pdf
File name:	Public Comment D Presley.pdf
File name:	Public Comment Chris Jarvis.pdf
File name:	Public Comment Clare Dilks 2.pdf
File name:	Public Comment Cherida McGee.pdf
File name:	Public Comment Wendy Chandia.pdf
Relates to Section:	PART 5
Document Description:	24.d. The planning officer's report to committee or delegated report on the

	application and any other relevant documents/minutes.
File name:	ITEM 1 HPK-2022-0484 Long Lane RS.pdf
File name:	22nd January DC Committee Updates Report.pdf
Relates to Section:	PART 5
Document Description:	24.f. Copies of extracts from any relevant statutory development plan policies.
File name:	Local plan 2016 front page.pdf
Relates to Section:	PART 5
Document Description:	24.f. Copies of extracts from any relevant statutory development plan policies.
File name:	HP LP policy S1.pdf
File name:	HP LP policy S6.pdf
File name:	HP LP Policy EQ2.pdf
File name:	HP LP Policy EQ3.pdf
File name:	E6 Promoting Peak District Tourism.pdf
File name:	HP LP policy E7.pdf
File name:	HP LP Policy EQ6.pdf
Relates to Section:	PART 5
Document Description:	24.f. Copies of extracts from any relevant statutory development plan policies.
File name:	CELF Neighbourhood-Plan-Referendum-version.pdf
Relates to Section:	PART 5
Document Description:	24.h. Copies of extracts from any supplementary planning guidance, that you consider necessary, together with its status, whether it was the subject of public consultation and consequent modification, whether it was formally adopted and if so, when.
File name:	Settled Valley Pastures Landscape Character SPD 2006.pdf
Completed by	Not Set
Date	18/09/2024 12:02:27
LPA	High Peak Borough Council