

**From:** [John M. Overton](#)  
**To:** [Planning Comments \(HPBC\)](#)  
**Cc:** ["Marion Overton"](#)  
**Subject:** RE: Comment submitted for Planning application: IMPORTANT Newt photo included  
**Date:** 03 January 2025 11:55:19  
**Attachments:** [image001.jpg](#)  
[Scan.rtf](#)

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## **“Consultation on Planning Application No. HPK/2024/0496**

### **Land off Brown Edge Close**

My wife and I are owners of No. 6 Brown Edge Close.

I wish to object to the above planning application, with the following comments.

The housing in Brown Edge Close currently consists of 5 houses, all in occupation. The 5 houses are built on a "brown field" site, which used to contain farm buildings.

The Application is for building on agricultural land. This land is visible from the A6 north of Fairfield, and the reasoning in the negative decision of Planning Application HPK/2015/0471 and appeal case APP/H1033/W/16/3155484 is also applicable against the present proposal. In particular, the engineering works and retaining structures would be very prominent in the landscape

Whilst access to Brown Edge Close is adequate for the existing dwellings, it would be wholly inadequate for the proposed additional dwellings. The access between No. 6 and Nos. 1 and 3 Brown Edge Close, which is unsuitable for widening, is a mere 4.1 metres wide between kerbs. This was not designed for, and is wholly unsuitable to carry, traffic from 3 additional dwellings.

Although the Application provides for wider immediate access at the point where Brown Edge Close joins Brown Edge Road, that point is at a disadvantageous part of Brown Edge Road, quite near to a blind bend in the road a short distance below it.

The dwellings proposed in the Application would have problems in connection to mains sewage, due to their vertical position relative to Brown Edge Road. There does not appear to be anything in the Application that either acknowledges this fact or provides any proposal as to how to overcome it.

The environmental assessment in the application does not appear to take account of sensitive animal species such as newts.

The proposed development involves very considerable reshaping of the landscape which would certainly destroy animals such as newts and their habitat.

There are newts on the Brown Edge Close site and here is evidence of the fact.

Attached is a photograph taken on 16<sup>th</sup> September 2022 of a newt that had found its way into a bucket of rainwater at the back of our house, 6 Brown Edge Close, SK17 7AS . The newt can only have come from the Land off Brown Edge Close. We liberated the newt (without handling it) by pouring the whole contents of the bucket gently into one of two small ponds in the centre of our back lawn.



It is submitted that on the basis of the above comments, and other factors that would be apparent from an inspection of the site and interviewing residents of Brown Edge Close and neighbouring parts of Brown Edge Road, the Application should be rejected.”

Yours faithfully,

*John M. Overton*

John M. Overton  
6, Brown Edge Close  
Buxton  
Derbyshire  
SK17 7AS  
Tel. 01298 24845

-----Original Message-----

From: [planningcomments@highpeak.gov.uk](mailto:planningcomments@highpeak.gov.uk) [mailto:[planningcomments@highpeak.gov.uk](mailto:planningcomments@highpeak.gov.uk)]

Sent: 03 January 2025 11:41

To: [jm.overton@btinternet.com](mailto:jm.overton@btinternet.com)

Subject: Comment submitted for Planning application

Thank you for submitting your comments on the planning application.

This is an acknowledgement to confirm they have been received by the planning department and will be processed within the next 5 working days.

Please find a copy of your submitted comments below.

Application Reference No. : HPK/2024/0496

Site Address: Land Off Brown Edge Close Buxton Derbyshire

Comments by: John M. Overton-

From:

6

Brown Edge Close

Brown Edge

Buxton

Derbyshire

SK17 7AS

Phone: 01298 24845

Email: jm.overton@btinternet.com

Submission: Objection

Comments: Consultation on Planning Application No. HPK/2024/0496

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[Photograph could not be pasted onto this form, but is available upon request]

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