

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
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Application Reference No. : HPK/2025/0018

Site Address: Storage Buildings To The West Of High Hill Road New Mills Derbyshire SK22 4HQ

Comments by: Clelia Simpson

From:

12

Watford Bridge Road

New Mills

High Peak

Derbyshire

SK22 4HJ

Phone:

Email:

Submission: Objection

Comments: Name: Clelia Simpson/Roy Kinnar

Dated 03.02.25

Address: 12 Watford Bridge Rd, New Mills, SK22 4HJ

Email:

Reference Application: HPK/2025/0018 Proposed development at High Hill

Objection of proposed development at High Hill.

Please see below objections regarding application HPK/2025/0018

Notice of application:

As of today;s date 03.02.25 no formal notice has been provided by either the applicant or HPBC, of a proposed development. Article 15 of the Development Management Procedure Order says a site notice or neighbour notification letter should be provided, we have not received any correspondence relate to this development from either HPBC or the applicant. I also believe section 13 planning states this is a legal requirement. However, works have been started on the site prior to the purchase of the site or approval by HPBC, the removal of trees used by nesting birds and some groundworks have taken place.

In addition, no current tenants renting the garages on this site have received any notification of the proposed development or notice to state that their tenancy is due to end. This will add unnecessary financial hardship to local businesses who currently use these garages due to higher prices they may be forced to pay at another rental site.

Boundary of the proposed plans:

The plans show fencing is to be erected surrounding the site. The plans show the fence to be erected at the rear of the properties comes over our boundary as shown on our deeds, Unit 4 is a clear example as the fence position shows it going to the outer side of the wall, not the internal as per our deeds. This needs amending and addressing as we own this land, and it is not part of the land the garages are currently situated on. Clarification to the boundary is required, as the hedges and the wall linked to the hedges, are included as our land within our deeds, and the hedges have been maintained by my partner for over 2 decades, and his father before him. I believe the same issue applies to number 10 as their boundaries are aligned with ours, as originally the land also had the same boundary hedge, which was removed by the current owners who have used this land for over 2 decades as a parking space. These hedges are used by lots of wildlife so removing them would at the detriment of various birds and other animals within the area.

We are also concerned with the proximity of the buildings. The measurement to determine the distance between our house and the new properties doesn't appear to use the shortest distance, and it not clearly shown on the plans. This also needs clarification.

Ancient Light Law:

The building of these properties will significantly affect the light into my property. Windows used for light by an owner for 20 years or more cannot be obstructed by the erection of an edifice or by any other act by an adjacent landowner, and these buildings would affect our light.

Access to the Sett Valley trail:

The plans show a retaining wall is to be erected surrounding the whole site, see the wall surrounding unit 6 and the car parking space. Access via number 128 & 130 has been used to access the Sett Valley trail for many, many years by the surrounding community. There is a clear access route through the woods behind the plot linking to the trail, in addition the plot of land behind the proposed plot would also not have the access they have used for many years, and they have also not been informed via consultation. Removing access would affect the whole community, this footpath is used on a daily basis, by children going to school, dog walkers, cyclists and the local community as a whole. There is a public footpath sign clearly showing the access points from the Sett Valley Trail, which have not been included in the plans or application, this has been used as a public footpath for over 40 years. If development was granted we would like to have the H&S issue addressed as to how access to the public and H&S would be maintained. The plans also show green space to the front of the properties and parking area which are sectioned off from the garage land which suggest they are part of land not of the current garages plot, again these are significant areas for wild life, birds, bats and squirrels so any disturbance to the land would adversely effect the wildlife. In addition, currently there are also 2 gates in the hedge from number 12 & number 10 Watford Bridge Road which have again been used for access to the Sett Valley trail via this site for over 4 decades.

Access to the site & parking:

The plans show access to the site will be via number 128 & 130 High Hill Road, this is concerning as it is opposite an already busy junction leading from the housing estate and poses health and safety concerns this is a busy road with limited views of on coming vehicles due to on street parking. This would also cause additional parking issues with residents on both High Hill Road and Watford Bridge Road, should the new properties not have enough parking at the front of the proposed properties. In addition, any building and HGV vehicles accessing the site would cause a H&S issue for the same reasons.

Other H&S issues

In the passageway behind number 12 a hydrant is situated, should a fire occur at this or the surrounding properties, I would assume the Fire Brigade would access the property and the Hydrant via the Garages, if the proposed development goes ahead, the Fire Brigade would not have access to this Hydrant or the property as the current passageway which was built when the properties were built, is not large enough for a modern fire engine to access the site.

Utilities

Whilst the plans show the proposed drainage to the site, they don't show how other utilities will be accessed. The plans show a Hydrant outside the back gate in the passageway at number 12, but this is private land with access required on a daily basis. We have had no formal notification and have not given permission to access to this Hydrant or our property should this be the intention. Again, clarification is required as to where other utilities are being connected to provide supplies to the proposed development.

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