

Response to Planning Application HPK/2025/0075 & HPK/2025/0074

From David Dove, Bowden Hall Cottage, Bowden Lane, Chapel en le Frith, High Peak SK23 0QP

Questions – regarding activity that has already happened:

Is the activity that has been going on internally within The Stables & Coach House over the last few months in line with what has been agreed previously (was this 2007?) with the Planning Authority?

Was the sky dish that was recently erected also agreed by the Planning Authority?

Why do the velux roof lights (that were never authorised by the Planning Authority), and rejected upon appeal, continue to feature on the latest plans?

Objections to latest planning application:

The **boundary line** drawn on ALL documents is incorrect and goes through the grounds of the neighbouring property of Bowden Hall Cottage. All documents need to be re-drawn with correct boundary lines.

Why does the latest planning application include **Velux windows/roof lights** when they have been declined before and declined on appeal? If it was previously declined, and the application is the same, or similar on this occasion, then I cannot understand any reason for a change in outcome?

Privacy will be significantly affected with windows allowing views overlooking the neighbouring house and garden at Bowden Hall Cottage. The velux roof lights and more specifically the new vertical sliding sash window (numbered 1 and 4 on the South end at the rear of the building) will have this direct outlook, taking away all privacy.

Car parking - Insufficient outdoor space for car parking - Is there any way that multiple vehicles required for 3 x 4 bedroom houses will fit in allocated “garages” plus rubbish bins? The grassed area and existing tree(s) (with TPO) need to be protected to preserve the appearance/aesthetics of the area.

Conservation – Work contained within the Planning application could well have an adverse effect on local wildlife, birds, bats etc which are all reasons that people like myself want to live in an area like this.

Trees – The applicant appears to wish to chop down tree (T5) on the east side of the building, based on it being a single tree, and subject to weather and potential instability of the ground. Was the applicant responsible for felling all the other trees in that location (with or without any reference to the authorities) as, ironically, it is that course of action that has left this tree “isolated”. This is an area of outstanding natural beauty with local wildlife (bats/birds/insects etc) benefitting from a diverse area, and cutting all the trees down takes away this vital mixed landscape. The Cheshire Woodland Report experts appear to recommend that this remaining tree will acclimatise to change and should be retained. Does this view carry any weight?

Questions – regarding this planning application:

Amended Parking Section of Application Form – starts with Section 14, then Section 15 and then Section 9 (Biodiversity Net Gain). Within this section however, question 3 has been ticked as “No” to affecting local habitat. Surely that cannot be right due to the previous reference of the removal of significant trees within the boundary a few years ago? Questions 16, 17, 18 & 19 have not been filled in, and some of the other sections aren’t visible in the report. Should these sections be completed with relevant information and shared as part of this application?

Application Form – Under the heading “Trees & Hedges” it says that there are no trees on or adjacent to the development site. As far as I am concerned this is incorrect. Please can this be checked? The Form says “yes” to protected and priority species and yes to important habitats on land adjacent to the site – what are these? The section also refers to Biodiversity net gain and the reason stated is “retrospective planning permission”. Is the whole application retrospective? Are there not areas to address now, e.g. the velux roof light windows, which weren’t included in the original application? If it’s a new or different planning application, does the biodiversity net gain criteria introduced in February 2024 have to be met?

PEA-PRA The Coach House Derbyshire SK23 0QP - Two of the trees referred to in the report appear to be on land belonging to the neighbouring property of Bowden Hall Cottage. Please can this be clarified / amended / re-drawn?

Foul Sewage - In one of the reports it stated: “How Foul Sewage is to be disposed of – unknown”. Should this not be detailed at planning stage?