

From: _____
To:
Subject: PLANNING APPLICATION NUMBER HPK/2025/0047 Mr. Talbot Case Officer.
Date: 27 April 2025 14:34:24

Dear Mr. Talbot,

With reference to the above application I submit the following views on the application and draw attention to the following :-

The application for a Certificate of Lawfulness states

LOCATION Combs Sailing Club
Combs Reservoir, Combs Road,
Chapel-en-le-Frith

This is not the LOCATION

or address.
renders the application invalid.

Applying for a certificate with the wrong address

PROPOSED DEVELOPMENT: Existing use of 14 no. holiday units. It fails
to mention the 2 five bedroom houses

This again constitutes a misleading statement, which
is Potential for Revocation.

Re :- Commencement of development is evidenced by the construction of the access road on site to base course level.

The Golf Club own the access to Combs Road
indicated on the plan .

The "track" just off that which is referred to is
therefore not an access road.

The "track" referred to as the access road is not and never was constructed to base course level, the criteria for

which has specific requirements..

These can be viewed by any Developer, Planning authority etc.

They include adequate and safe access for construction activities, with clear visibility , drainage, durability etc etc.

The "access road" was shown on the planning application passed in 1994 but not constructed .

The "track" appeared later and there is a letter referring to this 08.May 1996.

indicating that the development permission to be regarded as extant.

However further applications followed which were refused and the latest in 2018

was dismissed at appeal together with the "access road"

which indicated a splay which was inaccurate and misleading.

The land indicated to provide this included an area to the south that belonged

to Canals and River trust who again had not given permission.

and in fact went into the water of the reservoir.

This application shows a lack of clarity and information, an incomplete description and wrong location.

The letter for consultation was dated 07/04/2005 but not received by anyone until 15/04/2005 .8 days later.

Given the lack of clarity with wrong information we therefore ask that this application be rendered invalid.

Yours sincerely,

Ann Chapman