

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
Date: 22 April 2025 15:13:25

Application Reference No. : HPK/2025/0047

Site Address: Combs Sailing Club Combs Reservoir Combs Road Chapel-En-Le-Frith Derbyshire SK23 9UH
High Peak

Comments by: Nigel BennettChapel-en-le-Frith Golf Club

From:

Chapel-en-le-Frith Golf Club
The Cockyard
Manchester Road
Chapel-en-le-Frith

Submission: Objection

Comments: We object to the application as we have not been formally consulted despite being a significant adjoining landowner. Our objections are as follows:

1. The proposed access to the development site is directly adjacent to an existing open access onto the golf course from Combs Lane. This access is used both by golfers on foot and in golf buggies, and by greens staff operating heavy machinery. We are concerned that should permission for the development be granted, it could lead to confusion by construction traffic, visitors / holiday makers to the development site who will be unfamiliar with the access arrangements, and this could pose a potential danger to all.

2. There is a risk of injury and damage from errant golf balls from the adjacent 8th fairway/green which is directly adjacent to the access road to the development site. At present the access road is hardly ever used at all, so the risk is minimal, however should the development proceed there will be numerous pedestrian and vehicular movements along the access road and the risk of injury/damage will be compounded as a result.

3. Through the winter months the golf course adjacent to the development site can become very waterlogged and we are concerned that any development which might take place should not increase surface water run-off that could further adversely affect the golf course.

4. Unless the presence of the adjacent golf course is clearly understood by visiting holiday makers, and that it is private land, there is a clear risk that they could wander onto the golf course putting themselves at risk of injury.

5. I understand that some 30 years has passed since development of the holiday lodges was first proposed and the claimed access road was commenced. during which time the golf course has fully established itself on the adjoining land with full permissions

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