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To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
Date: 23 April 2025 14:46:02

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: T&N Peach

From:

Ridgegate
Manchester Road
Tunstead Milton
Whaley Bridge

Submission: Objection

Comments: This application, from the information submitted, appears to be the same as application no HPK/2016/0580 submitted by Lakefield Development in 2016 and refused by the planning committee. And the decision was upheld by Mr J. Ayes government planning inspector at an appeal hearing in 2018. The main reasons for the inspectors decision was, The Effect of the Proposal on the Character and Appearance of the Area and whether the site is a suitable Location for Development. The long distance views would be visible from Ladder Hill and across the reservoir.

What has changed?

Planning policies have changed significantly since the original approval in 1994 and also in the local neighbourhood plan the areas around Combs reservoir were included in the areas for special protection as a Local Green Space which includes this site. Combs reservoir is not Lake Windermere and can not sustain activities for this kind of development.

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