
From: planningcomments@highpeak.gov.uk
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To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

Categories:

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: Carah Boden

From:

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Submission: Objection

Comments: I strongly OBJECT to planning application HPK/2025/0047 for a number of reasons.

1) Primarily, it is an outdated application from over 30 years ago during which time the circumstances around the application have changed significantly and render it no longer appropriate and I would argue the Certificate of Lawfulness needs serious reviewing.

2) Chapel-en-le-Frith golf course is now a well-regarded, fully established and busy golf course and this adjacent development could increase chances of damage or danger to people, property or animals due to flying golf balls. Noise from the holiday lets by people unfamiliar with the area and/or etiquette of golf could be a distraction for the players, further increasing the chances of damage or injury. A golf course is a peaceful environment as a pre-requisite for the sport, and this development threatens to undermine that aspect of the game.

3) The access road is not only far too close to the golf course, but also enters and exits onto a blind corner round which many vehicles are often travelling at an inappropriately fast speed, especially if they are not local (e.g delivery drivers, visitors to the Combs Camp site etc).

4) The level of traffic using Combs Road has increased significantly since the application was first approved. Population in and around Chapel en le Frith, with its increased levels of development, has increased significantly with consequent large increases in traffic, many of whom are regular visitors to Combs Village and the Beehive Pub. Combs Campsite has also resulted in significant increases in traffic, often of a bulky nature - caravans, motor homes and large vehicles - as well as drivers unfamiliar with the hazards of the road with its many 'pinch points' and blind corners. Furthermore, the development of Combs Infant School into providing nursery and pre-school care has also significantly increased traffic on the lane in the mornings and afternoons. There is an accident waiting to happen.

5) Together with all the extra traffic as outlined above, and the proliferation of the Combs Campsite, means that there are now high levels of walkers, dogs, children, prams, and cyclists on the lane, many of whom are not traffic aware and used to narrow country lanes with high levels of traffic and no pavements or places to easily step aside. There are frequent near-misses on the blind corners. Adding to the dangers are the livery stables in Combs which means there are horses and riders frequently on the roads, as well as off-road motorbikers heading on the tracks over to Buxton and Whaley Bridge and cyclists doing likewise. This is also therefore an accident waiting to happen, and it could be a very serious one.

6) The increased levels of traffic have also meant that Combs Road, onto which the site would enter and exit, is in a very bad state of repair with endless potholes (currently about 20 very deep ones). There have also been much digging up of the road in that section and it is in a terrible state which would only get worse with even more traffic use - and be an extra cost to the council to keep repairing to make it safe. Currently many vehicles are travelling down the middle of the road to avoid the potholes - not clever on the blind corners, but hard to avoid.

7) Combs Sailing Club and Combs Reservoir is a local amenity for people to come and enjoy the peaceful environment and the flora and fauna which live and thrive on it. Increased and unnecessary development on this land is simply greed-based and shows total disrespect for the Neighbourhood Plan which was put in place, rendering the nature of even having a Neighbourhood Plan farcical.

8) With the current number of campsites in Chapel en le Frith/Combs (3), let alone in the surrounding areas, together with a high number of holidays cottages, shepherds huts and Air BnBs already available in the vicinity, cramming in 14 holiday units and 2 houses for 'the manager' (of dubious necessity) seems entirely NOT in the needs or best interests of the local community.

9) A large section of the land around Combs is in the Peak District National Park offering walks of high elevation and sweeping views down to the valley. These views have already been significantly compromised by development in recent years and this proposed development would create a further eyesore to a landscape which should be protected for future generations to enjoy rather than being blighted by yet more (unnecessary) urban sprawl. Noise already travels easily up from the valley to some of these beautiful walks - from the railway, the off-road bikes, the campsite and the reservoir - so a further development for holiday makers in this location would simply add to the general noise pollution of this National Park.

10) the developers concerned have been underhand in submitting this application at a time when they know many people will be away for the Easter holidays, no doubt hoping that it will slip under the radar. Greed over Need.

Yours sincerely

Carah Boden

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